

# PROPERTY BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF  
 U.S. SURVEY 2448 & FRACTIONAL SECTION 32  
 TOWNSHIP 47 N., RANGE 7 E.  
 ST. LOUIS COUNTY, MO

**Title Commitment Notes**

This property is referenced in a Title Commitment issued by Fidelity National Title Company #22435 Dated Sept. 18, 2012. This plat and survey on which it is based are subject to the following Survey related conditions and Exceptions as listed in Schedule B-Section 2 of the above mentioned Title Commitment.

- Item 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Item 2. Rights or claims of parties in possession by public records.
- Item 3. Easements or claims of easements, not shown by public records.
- Item 4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete Land Survey of Land.
- Item 5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
- Item 6. Taxes or special assessments which are not shown as existing liens by public records.
- Item 7. All assessments and taxes for the year 2012 and all subsequent years for the County of St. Louis and for the City of Bellefontaine Neighbors.
- Item 8. Easement granted to the City of St. Louis for Ingress Egress according to instrument recorded in Book 11445 Page 900 (As shown on this Survey)
- Item 9. No comment by Land Surveyor. Not Survey related.
- Item 10. Option to purchase and any right or possible right of reversionary interest or right of reverter to the City of Bellefontaine Neighbors, notice of which if filled in Release executed by the City of St. Louis recorded in Book 15818 Page 814.
- Item 11. No comment by Land Surveyor. Not Survey related.
- Item 12. No comment by Land Surveyor. Not Survey related.

**PROPERTY DESCRIPTION FOR PARCEL XXX:**

A tract of land being part of, Section XX,  
 Township XX North, Range XX East, St. Louis County, Missouri.

And being more particularly described as follows:

containing xx acres more or less.

- FOUND IRON PIPE
- ▽ FOUND METAL ROW MARKER
- FOUND IRON ROD
- ◆ SET IRON ROD
- ⊠ FOUND STONE

**SURVEY NOTES:**

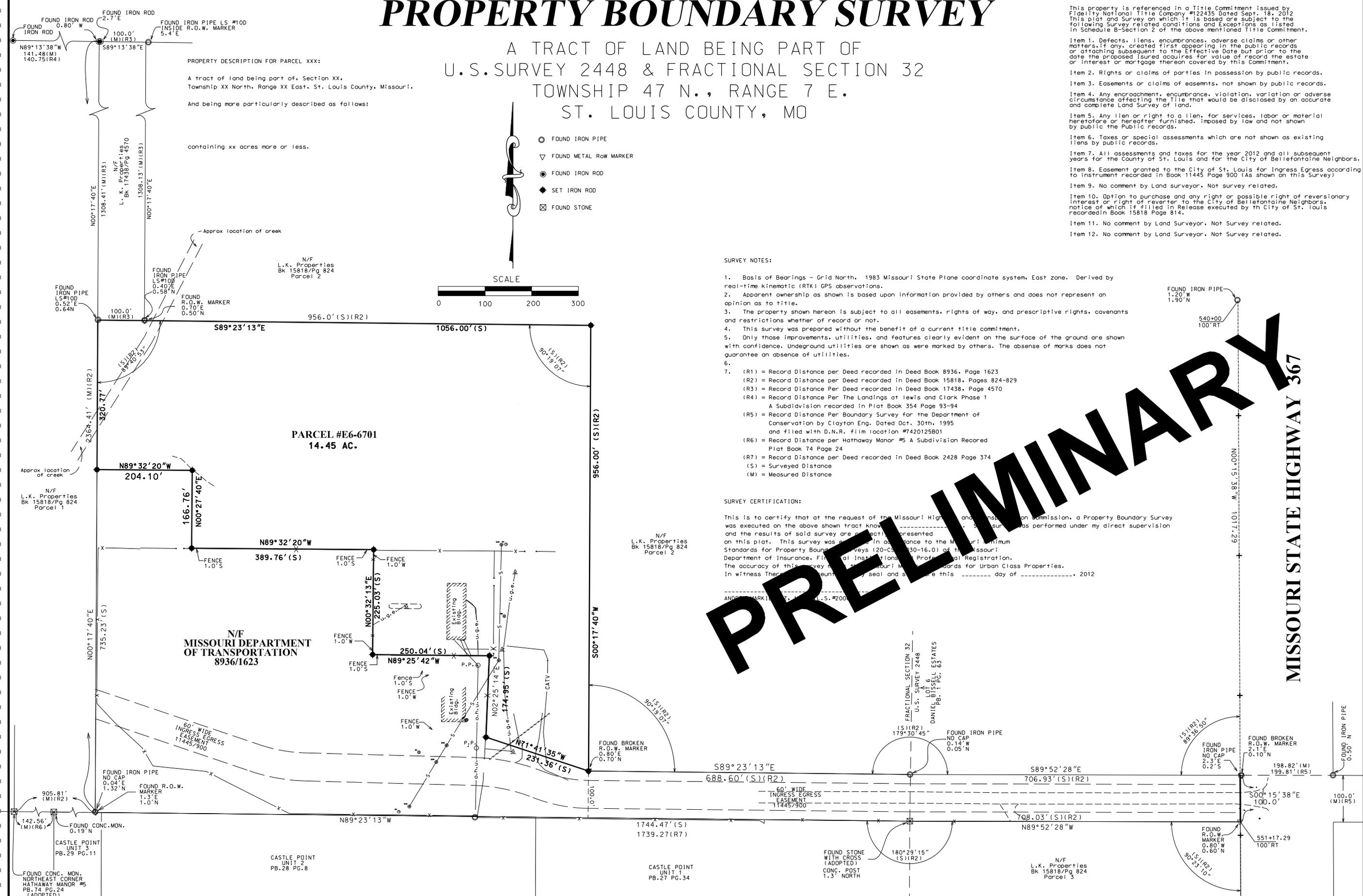
1. Basis of Bearings - Grid North, 1983 Missouri State Plane coordinate system, East zone. Derived by real-time kinematic (RTK) GPS observations.
2. Apparent ownership as shown is based upon information provided by others and does not represent an opinion as to title.
3. The property shown hereon is subject to all easements, rights of way, and prescriptive rights, covenants and restrictions whether of record or not.
4. This survey was prepared without the benefit of a current title commitment.
5. Only those improvements, utilities, and features clearly evident on the surface of the ground are shown with confidence. Underground utilities are shown as were marked by others. The absence of marks does not guarantee an absence of utilities.
- 6.
7. (R1) = Record Distance per Deed recorded in Deed Book 8936, Page 1623  
 (R2) = Record Distance per Deed recorded in Deed Book 15818, Pages 824-829  
 (R3) = Record Distance per Deed recorded in Deed Book 17438, Page 4570  
 (R4) = Record Distance Per The Landings at Lewis and Clark Phase 1 A Subdivision recorded in Plat Book 354 Page 93-94  
 (R5) = Record Distance Per Boundary Survey for the Department of Conservation by Clayton Eng. Dated Oct. 30th, 1995 and filed with D.N.R. film location #7420125B01  
 (R6) = Record Distance per Hathaway Manor #5 A Subdivision Recorded Plat Book 74 Page 24  
 (R7) = Record Distance per Deed recorded in Deed Book 2428 Page 374  
 (S) = Surveyed Distance  
 (M) = Measured Distance

**SURVEY CERTIFICATION:**

This is to certify that at the request of the Missouri Highway and Transportation Commission, a Property Boundary Survey was executed on the above shown tract known as Parcel #E6-6701. This survey was performed under my direct supervision and the results of said survey are correctly presented on this plat. This survey was executed in accordance to the Missouri Minimum Standards for Property Boundary Surveys (20-CSS-30-16.0) of the Missouri Department of Insurance, Financial Institutions and Professional Registration. The accuracy of this survey meets the Missouri Minimum Standards for Urban Class Properties. In witness Whereof, I have hereunto set my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

AND MARKED BY ME, S. #2001

**PRELIMINARY**  
**MISSOURI STATE HIGHWAY 367**



DATE PREPARED 2/7/2013	
ROUTE	STATE MO
DISTRICT	SHEET NO.
COUNTY	
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	
DESCRIPTION	DATE
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION	
 105 WEST CAPITOL JEFFERSON CITY, MO 65102 1-888-ASK-MDOT (1-888-275-6636)	
PROPERTY BOUNDARY SURVEY	

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.