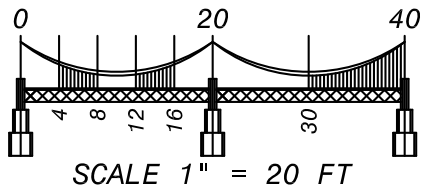
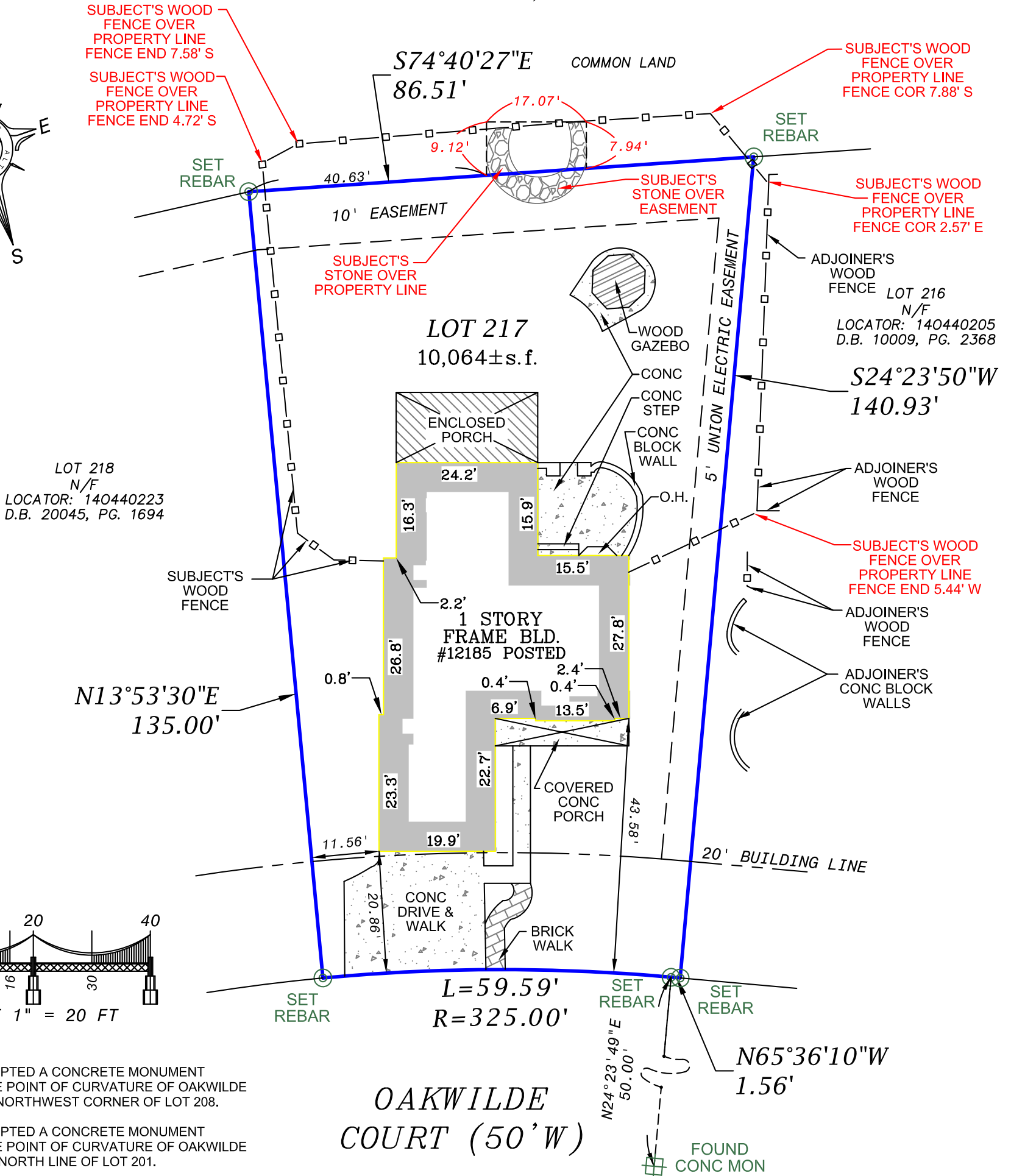
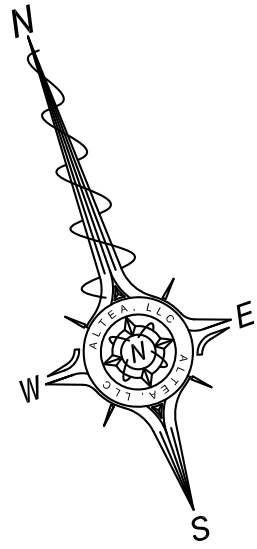


BOUNDARY AND IMPROVEMENT SURVEY

LOT 217 OF PHEASANT RUN PLAT 2

PLAT BOOK: 128 PAGE(S): 58-59
ST. LOUIS COUNTY, MO



NOTE:
FOUND AND ADOPTED A CONCRETE MONUMENT LOCATED AT THE POINT OF CURVATURE OF OAKWILDE COURT, AT THE NORTHWEST CORNER OF LOT 208.

FOUND AND ADOPTED A CONCRETE MONUMENT LOCATED AT THE POINT OF CURVATURE OF OAKWILDE COURT, ON THE NORTH LINE OF LOT 201.

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY SELECT TITLE GROUP, LLC, COMMITMENT NUMBER STG-2018-06-1747-S01.

BASIS OF BEARINGS
PHEASANT RUN PLAT 2
PLAT BOOK: 128 PAGE(S): 58-59

- BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- BUILDING FOOTPRINT
- - - - - CENTERLINE
- - - - - PARCEL LINE

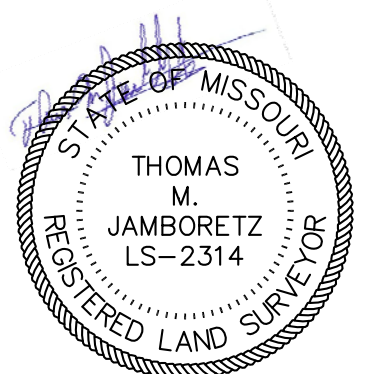
I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO JOSH REANDO, AMY WESTFALL AND SELECT TITLE GROUP, LLC, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF JULY, 2018, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 217 OF PHEASANT RUN PLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 128, PAGE(S) 58-59 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

7-9-18

DATE



ALTEA, LLC
Consulting Land Surveyors
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ST. CHARLES, MO 63304
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: **18-0872**

1 OF 1	FIELD CREW:	PTM
	DRAFTER:	ECR
	DRAFTED ON:	07/05/2018
	REVIEWER:	BLH
	REVIEWED ON:	07/05/2018