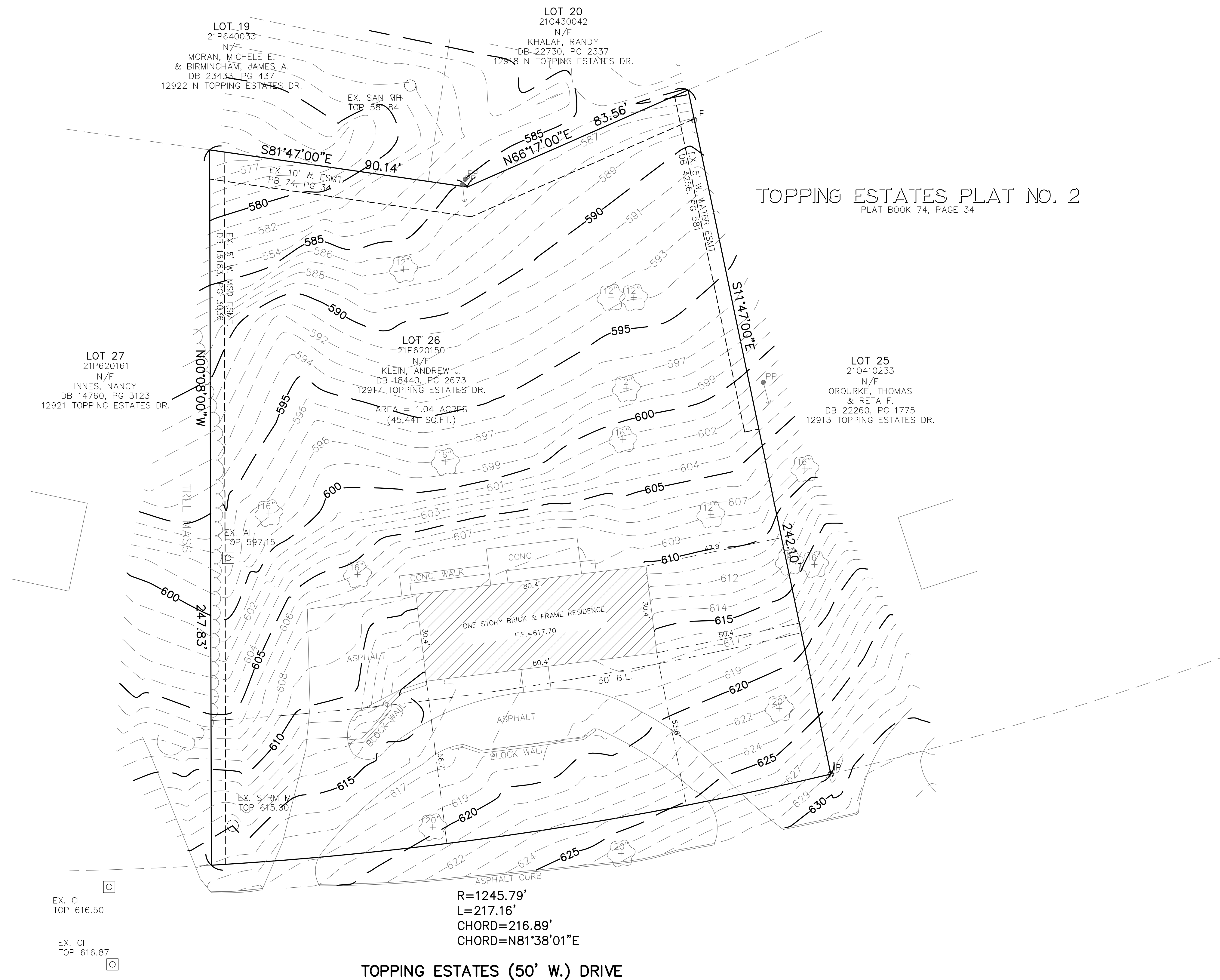


# BOUNDARY SURVEY

LOT 26 OF TOPPING ESTATES PLAT NO. 2  
SECTION 28, TOWNSHIP 45 NORTH, RANGE 5 EAST  
ST. LOUIS COUNTY, MISSOURI



### SURVEYOR'S NOTES

- This property boundary survey was prepared with the benefit of a title report prepared by Old Republic National Title Insurance Company, File No.: 20-279133-BTP with an Commitment date of December 8, 2020, 8:00 am. Issued through the office of Title Premier, LLC.
- Basis of bearings – Survey bearing system was adopted from "Topping Estates Plat No. 2" according to the plat thereof recorded in Plat Book 74, Page 34, St. Louis County Recorder's Office.
- Source of record title: Lot 26 of Topping Estates Plat No. 2, according to the plat thereof recorded in Plat Book 74 Page 34 of the St. Louis County Records, conveyed to Andrew J. Klein by a Deed recorded in Deed Book 18440, Page 2673 of the St. Louis County Recorder's Office.
- The on site field work required pursuant to Section 5 for this property boundary survey was performed during the month of December, 2020.
- All dimensions are shown in feet and decimal fractions thereof.

Title Commitment Schedule B-Section II (matters of survey)

Items 6 – Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 74 page 34 and instrument recorded in Book 3556 page 506, Book 3855 page 125, Book 11301 page 360 and any subsequent amendments. Noted on survey.

Item 7 – Easement(s) granted to the Metropolitan St. Louis Sewer District according to instrument recorded in Book 15183 Page 3036. Noted on survey.

Item 8 – Easement(s) granted to Union Electric according to instrument recorded in Book 4256 Page 581. Noted on survey.

Item 9 – Easement(s) granted to St. Louis County Water Company according to instrument recorded in Book 3586 Page 582. Falls within road right-of-ways.

Item 10 – Easement(s) granted to Laclede Gas Company according to instrument recorded in Book 6360 Page 143. Falls within road right-of-ways.

Item 11 – Easement(s) granted to Fee Fee Trunk Sewer according to instrument recorded in Book 6561 Page 2173. Falls within road right-of-ways.

### Surveyor's Certificate

This is to certify to Old Republic National Title Insurance Company, Title Premier, LLC & Daniel Burnham and Nancy Burnham, that we have during the month of December, 2020, at the request of Shelly Colburn of Title Premier, LLC, performed an Urban Property Boundary Survey of Lot 26 of Topping Estates Plat No. 2, St. Louis County, Missouri, as shown hereon. The results of said survey is, to the best of my knowledge and belief, correctly represented on the above plat and was performed in accordance with the current requirements of the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Land Survey, as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 22nd day of December, 2020.

DES Land Surveying, LLC  
LS#2012000030  
2812 Cynthia Ct.  
Farmington, Mo. 63640  
(636)-208-8511

By: Donald E. Simms  
Donald E. Simms PLS  
Missouri Land Surveyor #2005019218

### UNDERGROUND UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

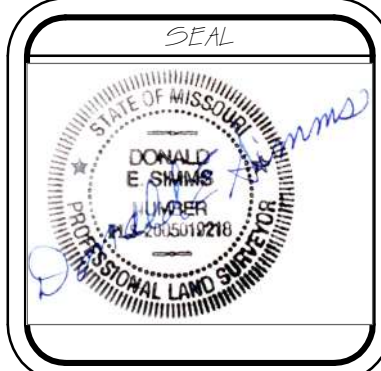
No.	DATE	REVISIONS DESCRIPTION	DRAWN	CHKD.

DRAWN  
DES

CHECKED  
DES

BOUNDARY SURVEY  
12917 TOPPING ESTATES DRIVE

PREPARED FOR:  
Title Premier  
2203 South Dix Bend Blvd  
Suite 101  
St Louis Mo 63117



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Farmington, Mo. 63640  
Cell: (636) 208-8511  
des\_land@yahoo.com

PN # 2020178  
12/22/2020

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