



BASIS OF BEARINGS:
P.B. 31, PG. 41

LEGEND
— ESMT LINE —
— SETBACK LINE

BOUNDARY AND IMPROVEMENT SURVEY

LOT 3 OF GARDEN LANE, A SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 41 ST LOUIS COUNTY, MISSOURI

12,321.49 SQ.FT.

- SCHEDULE B SECTION II:**
- ITEM 9: ESMT PER 1480/278 IS SHOWN HEREON
 - ITEM 10: ESMTS PER 1477/449 & 1724/562 LIE IN STREET
 - ITEM 10: ESMT PER 1726/205 IS SHOWN HEREON
 - ITEM 11: ESMTS PER 7374/1210 & 17699/3435 ARE SHOWN HEREON

THIS IS TO CERTIFY THAT AT THE REQUEST OF JENNIFER ANNE STANLEY / ALLIANCE TITLE GROUP / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 4608ATG, WE HAVE DURING THE MONTH OF July, 2018 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 3 OF GARDEN LANE, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, BRIAN J FISCHER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THD DESIGN GROUP TO JENNIFER ANNE STANLEY / ALLIANCE TITLE GROUP / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON July 6, 2018; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

- NOTES:**
1. SUBJECT PROPERTY'S WOOD AND WIRE FENCES LIE ON ADJOINING PROPERTY.
 2. SUBJECT PROPERTY'S FRAME SHED LIES IN EASEMENT.
 3. FENCE OWNERSHIP (IF SHOWN) BASED ON CONSTRUCTION AND FIELD OBSERVATION.
 4. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

NO: 18-1585
DATE: 07/06/18
DRAWN BY: BWS
CREW: DT/SK

THD DESIGN GROUP, INC.

"your solution for engineering and surveying"

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BRIAN J FISCHER
MISSOURI P.L.S. #2584
THD DESIGN GROUP, INC.

SCALE: 1" = 30'

