

"your solution for
engineering and
surveying"

FOR THE BENEFIT AND USE OF:

ORDER # 16-2412

REGENCY TITLE GROUP

DATE 8/30/16

PURCHASER: JOSEPH A CUSUMANO

SELLER: VICKIE PLACE INC

ADDRESS: 3219 REGAL PLACE, ST LOUIS CITY, MISSOURI

PROPERTY DESCRIPTION

LOT/PARCEL: 30 & 31

SUBDIVISION: REGAL PLACE

CITY BLOCK: 4754

RECORDED IN: ST LOUIS CITY, MISSOURI

NOTES/ENCROACHMENTS & VIOLATIONS

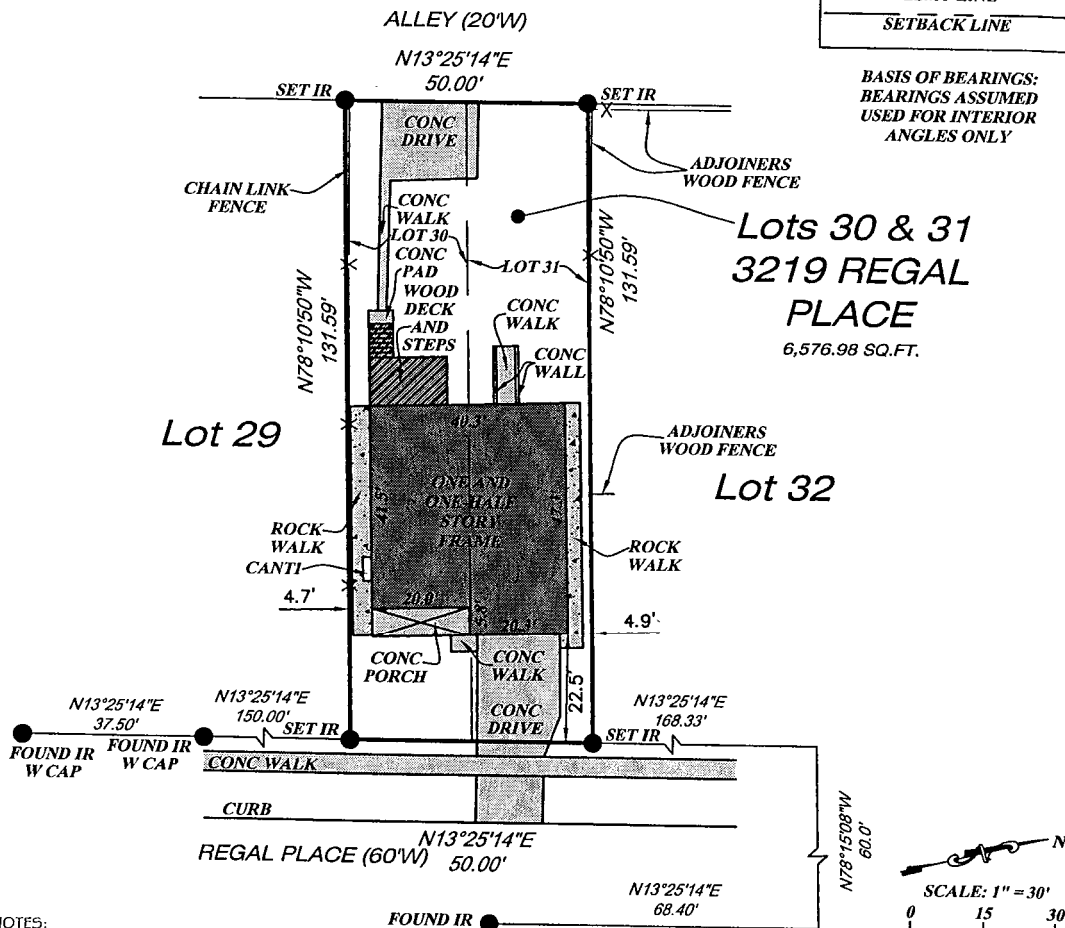
THERE ARE NO ENCROACHMENTS ON THIS PROPERTY



BOUNDARY AND IMPROVEMENT SURVEY
 LOTS 30 AND 31 OF REGAL PLACE,
 AND IN BLOCK 4754,
 ST. LOUIS CITY, MO

LEGEND	
---	ESMT LINE
---	SETBACK LINE

BASIS OF BEARINGS:
 BEARINGS ASSUMED
 USED FOR INTERIOR
 ANGLES ONLY



- NOTES:
1. THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
 2. FENCE OWNERSHIP BASED ON CONSTRUCTION AND FIELD OBSERVATION.

SCHEDULE B SECTION II:
 NO EASEMENTS LISTED

THIS IS TO CERTIFY THAT AT THE REQUEST OF JOSEPH A CUSUMANO / REGENCY TITLE GROUP / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 16-205913-RTK, WE HAVE DURING THE MONTH OF August, 2016 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOTS 30 AND 31 OF REGAL PLACE, A SUBDIVISION IN ST. LOUIS CITY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND LAND SURVEYORS. 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 JOSEPH A CUSUMANO / REGENCY 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 August 29, 2016; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.



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

THD DESIGN GROUP, INC.
 "your solution for engineering and
 surveying"
 CORP. CERT. OF AUTH. # 2011004412

148 CHESTERFIELD
 INDUSTRIAL BLVD, STE E
 CHESTERFIELD, MO 63005
 TEL: 636-294-2972
 FAX: 636-294-3027
 WEB: THDDESIGNGROUP.COM

ORDER # 16-2412
 3219 REGAL PL
 DATE: 8/30/2016
 DRAWN: BWS CREW: DT/GA