

- NOTES:
1. ADJOINER'S WOOD FENCE LIES ON SUBJECT PROPERTY.
 2. ADJOINER'S WOOD FENCE LIES ON SUBJECT PROPERTY.
 3. ADJOINER'S WOOD FENCE LIES ON SUBJECT PROPERTY.
 4. FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD OBSERVATIONS, FINAL DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 5. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

LEGEND
--- ESM LINE ---
--- SETBACK LINE ---

HILLSDALE DRIVE (50'W)

BOUNDARY AND IMPROVEMENT SURVEY

A TRACT OF LAND IN THE WEST HALF OF FRACTIONAL SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 20018 PAGE 3113 ST LOUIS COUNTY, MISSOURI

**SCHEDULE B SECTION II:
ITEM 5: EASEMENT PER 6692/364 DOES NOT FALL UPON SUBJECT PROPERTY**

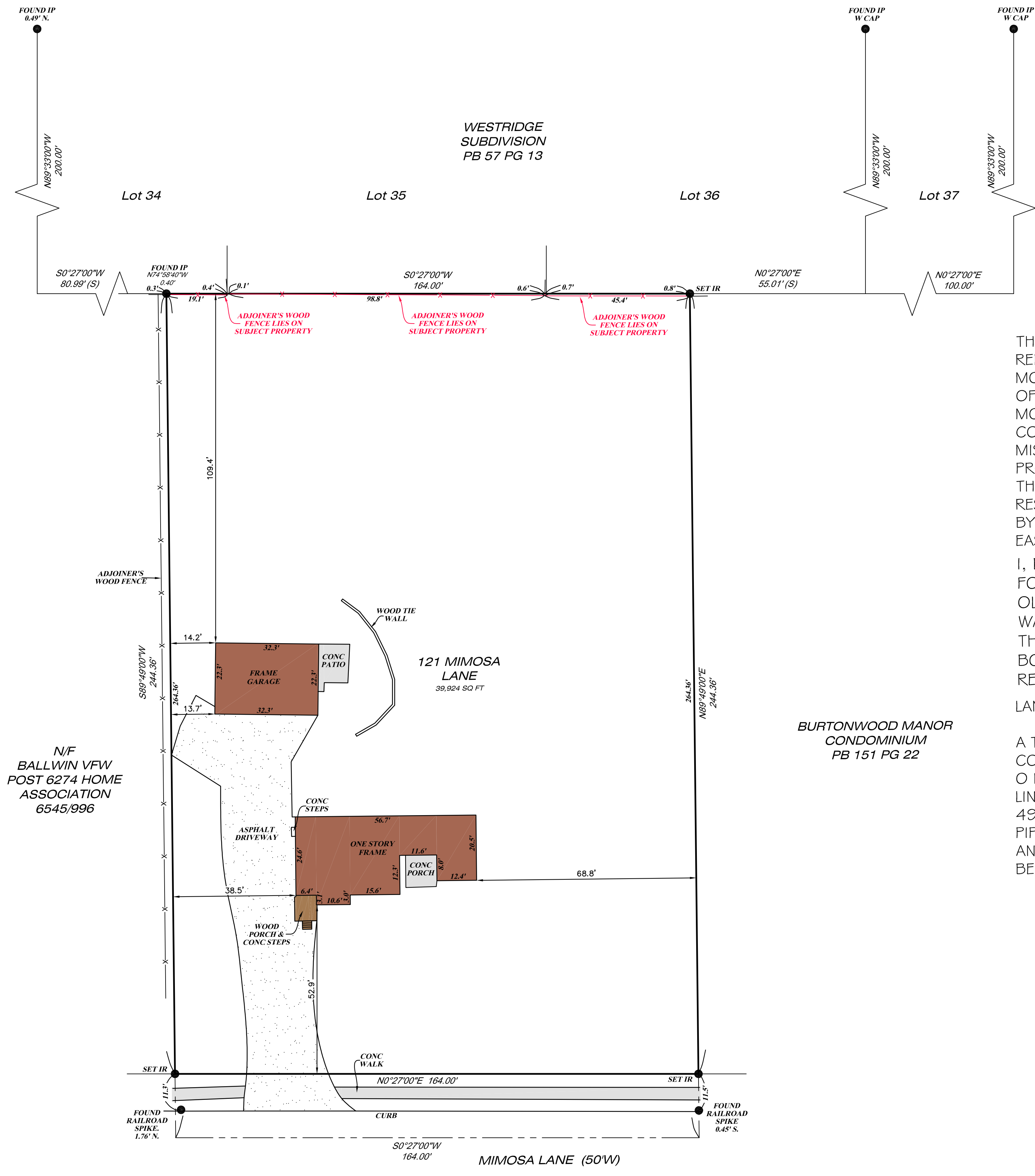
**BASIS OF BEARINGS:
D.B. 20018, PG. 3113**

THIS IS TO CERTIFY THAT AT THE REQUEST OF KRONER INVESTMENTS LLC / CHESTERFIELD TITLE AGENCY, LLC / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 21-1260, WE HAVE DURING THE MONTH OF February, 2021 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON A TRACT OF LAND IN THE WEST HALF OF FRACTIONAL SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, A TRACT OF LAND RECORDED 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 KRONER INVESTMENTS LLC / CHESTERFIELD TITLE AGENCY, LLC / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON February 2, 2021; 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.

LAND DESCRIPTION (PER TITLE COMMITMENT):

A TRACT OF LAND IN THE WEST HALF (1/2) OF FRACTIONAL SECTION 34 TOWNSHIP 45 NORTH RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS: BEGINNING AT AN IRON PIPE IN THE WEST LINE OF SAID SECTION 34, DISTANT NORTH 0 DEGREES 27 MINUTES EAST 991.09 FEET FROM AN OLD CONCRETE MONUMENT SET AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION, WITH THE NORTH LINE OF MANCHESTER ROAD, 60 FEET WIDE, THENCE RUNNING NORTH 89 DEGREES 49 MINUTES EAST 264.36 FEET, TO AN IRON PIPE, THENCE NORTH 0 DEGREES 27 MINUTES EAST 164 FEET TO AN IRON PIPE, THENCE SOUTH 89 DEGREES 49 MINUTES WEST 264.36 FEET TO AN IRON PIPE IN THE WEST LINE OF SAID SECTION AND THENCE SOUTH 0 DEGREES 27 MINUTES WEST ALONG THE WEST LINE OF SAID SECTION, 164 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY CLAYTON SURVEYING & ENGINEERING COMPANY OF OCTOBER 15 AND 17, 1952.



NO. 21-0216
DATE: 2/2/2021
DRAWN BY: CMS
CREW: JB
REV. DATE: 2/2/2021

THD DESIGN GROUP, INC.

"your solution for engineering and surveying"

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CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

BOUNDARY AND IMPROVEMENT SURVEY
A TRACT OF LAND IN THE WEST HALF OF FRACTIONAL SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST,
A TRACT OF LAND RECORDED IN DEED BOOK 20018 PAGE 3113 ST LOUIS COUNTY, MISSOURI



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

