

LEGEND
--- SURVEY
--- EXISTING
--- EASEMENT

BOUNDARY AND IMPROVEMENT SURVEY
PARCEL 1: PART OF LOT 99 OF RUNNYMEDE PLAT 5
A SUBDIVISION RECORDED IN
PLAT BOOK 134 PAGES 2-3
PARCEL 2: LOT 11 OF RUNNYMEDE PLAT NO. 2,
A SUBDIVISION RECORDED IN
PLAT BOOK 117 PAGE 84; EXCEPTING THEREFROM THAT
PART CONVEYED BY GENERAL WARRANTY DEED RECORDED
IN BOOK 7036 PAGE 988
ST LOUIS COUNTY, MISSOURI

SCHEDULE B SECTION II:
ITEM 8: EASEMENTS DO NOT AFFECT PROPERTY

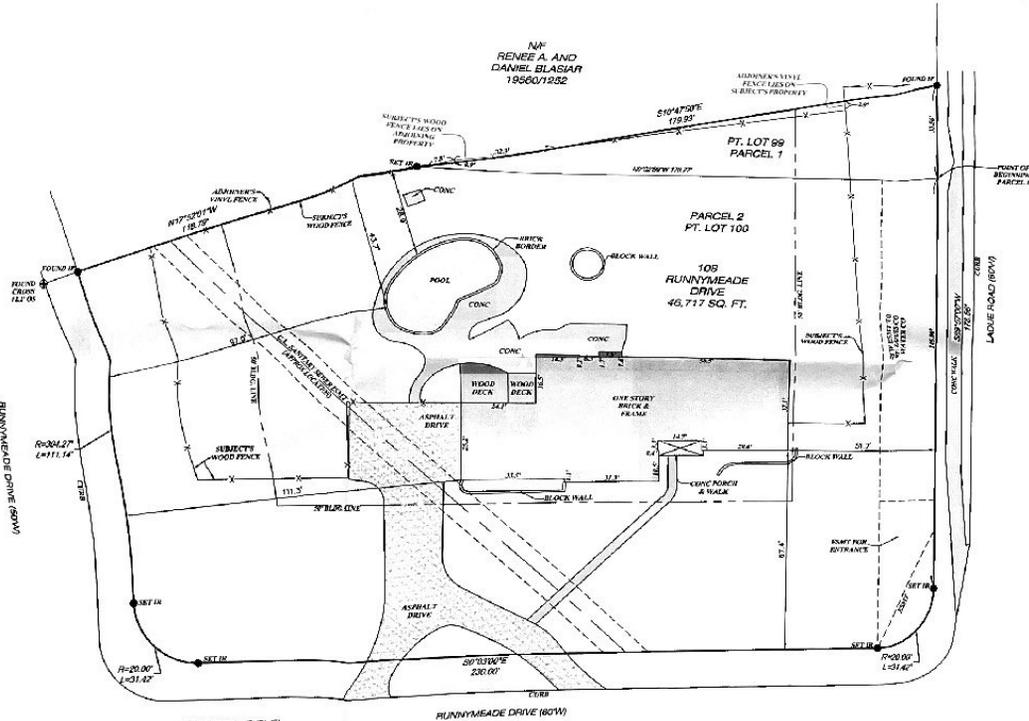
BASIS OF BEARINGS:
P.B. 134, PGS. 2-3

THIS IS TO CERTIFY THAT AT THE REQUEST OF 2004 LEIBOVITCH-CHUN FAMILY TRUST / SECURITY TITLE / FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 226915EC, WE HAVE DURING THE MONTH OF May, 2018 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON PART OF LOT 99 OF RUNNYMEDE PLAT 5 PLAT BOOK 117 PAGE 84; EXCEPTING THEREFROM THAT PART CONVEYED BY GENERAL WARRANTY DEED RECORDED IN BOOK 7036 PAGE 988 AND PART OF LOT 99 OF RUNNYMEDE PLAT 5 A SUBDIVISION RECORDED IN PLAT BOOK 134 PAGES 2-3, 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 2004 LEIBOVITCH-CHUN FAMILY TRUST / SECURITY TITLE / FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON May 25, 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. ADJOINER'S VINYL FENCE LIES ON SUBJECT'S PROPERTY.
2. SUBJECT'S WOOD FENCE LIES ON ADJOINER'S PROPERTY.
3. FENCE OWNERSHIP (IF SHOWN) BASED ON CONSTRUCTION AND FIELD OBSERVATIONS.
4. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.



LEGAL DESCRIPTION (PER TITLE):

PARCEL 1:
 PART OF LOT 99 OF RUNNYMEDE PLAT 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 134 PAGES 2 AND 3 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 99, AND POINT BEING ON THE NORTHERN LINE OF LADUE ROAD, 60 FEET WIDE; THENCE ALONG THE WESTERN LINE OF SAID LOT 99 NORTH 0 DEGREES 02 MINUTES 59 SECONDS WEST, 176.77 FEET TO A POINT, THENCE LEAVING SAID WESTERN LINE AND RUNNING SOUTH 10 DEGREES 47 MINUTES 50 SECONDS EAST, 179.93 FEET TO A POINT ON THE NORTHERN LINE OF LADUE ROAD, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LIEN SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 33.56 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 LOT 11 OF RUNNYMEDE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117 PAGE(S) 84 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED BY GENERAL WARRANTY DEED RECORDED IN BOOK 7036 PAGE 988.

BOUNDARY AND IMPROVEMENT SURVEY

THD DESIGN GROUP, INC.

your solution for engineering and surveying

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CORPORATE CERTIFICATE OF AUTHORITY # 201104112

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