

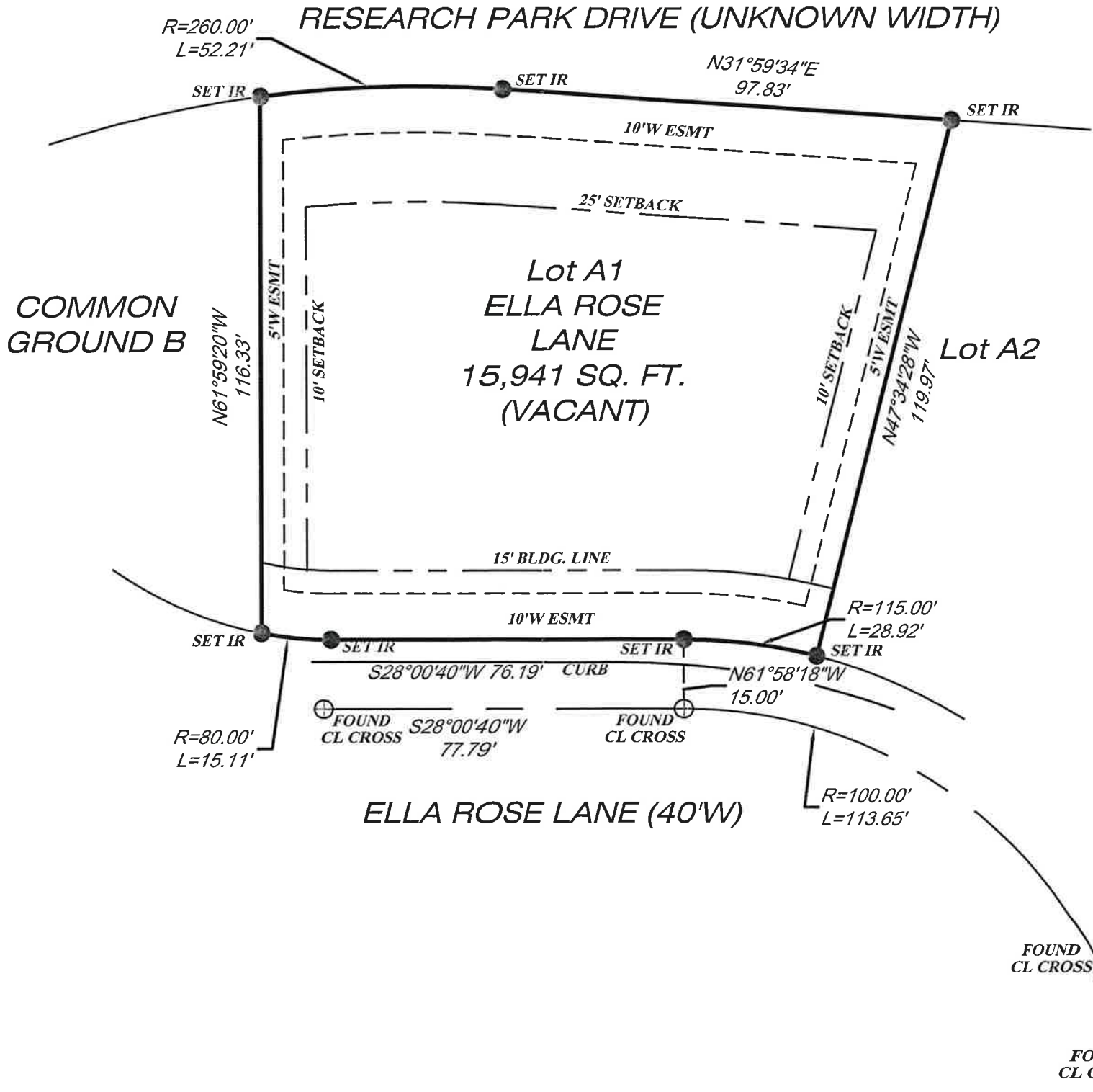


BASIS OF BEARINGS:
P.B. 2023R-004814

LEGEND	
	ESMT LINE
	SETBACK LINE

BOUNDARY AND IMPROVEMENT SURVEY LOT 1A OF THE MISSOURI BLUFFS PLAT 1B, A SUBDIVISION RECORDED IN PLAT BOOK 2023R-004814 ST CHARLES COUNTY, MISSOURI

NO. 23-0375
DATE: 3/21/2023
DRAWN BY: CBS
CREW: DT/SS



SCHEDULE B SECTION II:
ITEM NO. 13: ESMT. PER 7200/2256 DOES NOT FALL UPON SUBJECT PROPERTY
ITEM NO. 14: ESMT. PER 7200/2190 DOES NOT FALL UPON SUBJECT PROPERTY
ITEM NO. 15: ESMT. PER 16/47 DOES NOT FALL UPON SUBJECT PROPERTY
ITEM NO. 17: ESMTS. PER 1372/1131, 1749/1072, 1749/1084 DO NOT FALL UPON SUBJECT PROPERTY
ITEM NO. 18: ESMTS. PER 2022R-040934, 2022R-040935, 2022R-040936, 2022R-040937, 2022R-040938, 2022R-040939, 2022R-040940, 2022R-040941, 2022R-040942 DO NOT FALL UPON SUBJECT PROPERTY
ITEM NO. 19: ESMTS. PER 2023R-08491, 2023R-008492, 2023R-008493, 2023R-008494 DO NOT FALL UPON SUBJECT PROPERTY

THIS IS TO CERTIFY THAT AT THE REQUEST OF PHILLIP KURIAN AND RINA KURIAN / CONTINENTAL TITLE COMPANY / FIRST NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 23447504, WE HAVE DURING THE MONTH OF MARCH 2023, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 1A OF THE MISSOURI BLUFFS PLAT 1B, A SUBDIVISION IN ST. CHARLES 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 PHILLIP KURIAN AND RINA KURIAN / CONTINENTAL TITLE COMPANY / FIRST NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MARCH 20, 2023; 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. THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
 2. FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD OBSERVATION, FINAL DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 3. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

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.

