

BOUNDARY AND IMPROVEMENT SURVEY A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 47, RANGE 1 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 6566 PAGE 1874 ST CHARLES COUNTY, MISSOURI

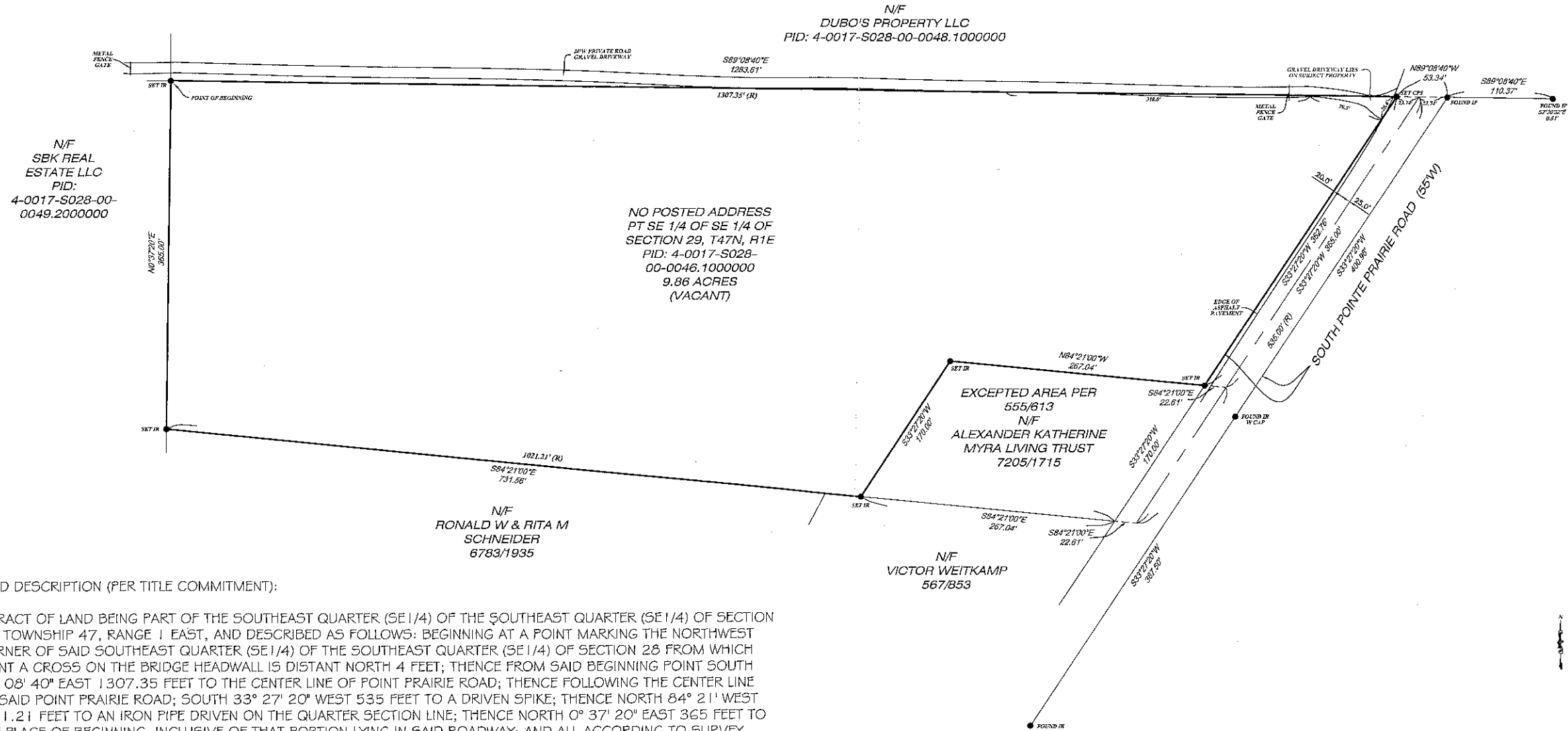
**SCHEDULE B SECTION II:
NO EASEMENTS LISTED**

THIS IS TO CERTIFY THAT AT THE REQUEST OF RUTH WYRICK AND KAREN PERKINS / ALLIANCE TITLE GROUP, LLC / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 12092ATG, WE HAVE DURING THE MONTH OF May, 2021 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 47, RANGE 1 EAST, 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 RUTH WYRICK AND KAREN PERKINS / ALLIANCE TITLE GROUP, 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 May 8, 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.

**BASIS OF BEARINGS:
D.B. 6566, PG. 1874**

LEGEND
--- EASEMENT ---
--- BLACKLINE ---



LAND DESCRIPTION (PER TITLE COMMITMENT):

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 47, RANGE 1 EAST, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28 FROM WHICH POINT A CROSS ON THE BRIDGE HEADWALL IS DISTANT NORTH 4 FEET; THENCE FROM SAID BEGINNING POINT SOUTH 89° 08' 40" EAST 1307.35 FEET TO THE CENTER LINE OF POINT PRAIRIE ROAD; THENCE FOLLOWING THE CENTER LINE OF SAID POINT PRAIRIE ROAD; SOUTH 33° 27' 20" WEST 535 FEET TO A DRIVEN SPIKE; THENCE NORTH 84° 21' WEST 1021.21 FEET TO AN IRON PIPE DRIVEN ON THE QUARTER SECTION LINE; THENCE NORTH 0° 37' 20" EAST 365 FEET TO THE PLACE OF BEGINNING, INCLUSIVE OF THAT PORTION LYING IN SAID ROADWAY; AND ALL ACCORDING TO SURVEY MADE BY CHARLES W. RUFF, SURVEYOR, ON FEBRUARY 27 AND 28, 1964.

EXCEPTING THEREFROM THAT PART CONVEYED TO RAYMOND E. BERT AND DOROTHY M. BERT, HUSBAND AND WIFE DATED JUNE 6, 1970 AND RECORDED JUNE 8, 1970 IN BOOK 555 PAGE 613.

NOTES:

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

NO. 21-0065 DATE: 5/10/2021 DRAWN BY: CAS CHECKED BY: GA	THD DESIGN GROUP, INC. <i>"your solution for engineering and surveying"</i> 148 CHESTERFIELD INDUSTRIAL BLVD, STE 5, CHESTERFIELD, MO 63005 TEL: 636-294-2927 FAX: 636-294-2927 WWW.THDDSG.COM MISSOURI LICENSE # 000000000 CORPORATE CERTIFICATE OF AUTHORITY # 2013004412
BOUNDARY AND IMPROVEMENT SURVEY A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 47, RANGE 1 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 6566 PAGE 1874 ST CHARLES COUNTY, MISSOURI	
BRIAN J FISCHER MISSOURI P.L.S. #2584 THD DESIGN GROUP, INC.	
SCALE: 1" = 60' 	
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