

LOCATION MAP
NOT TO SCALE

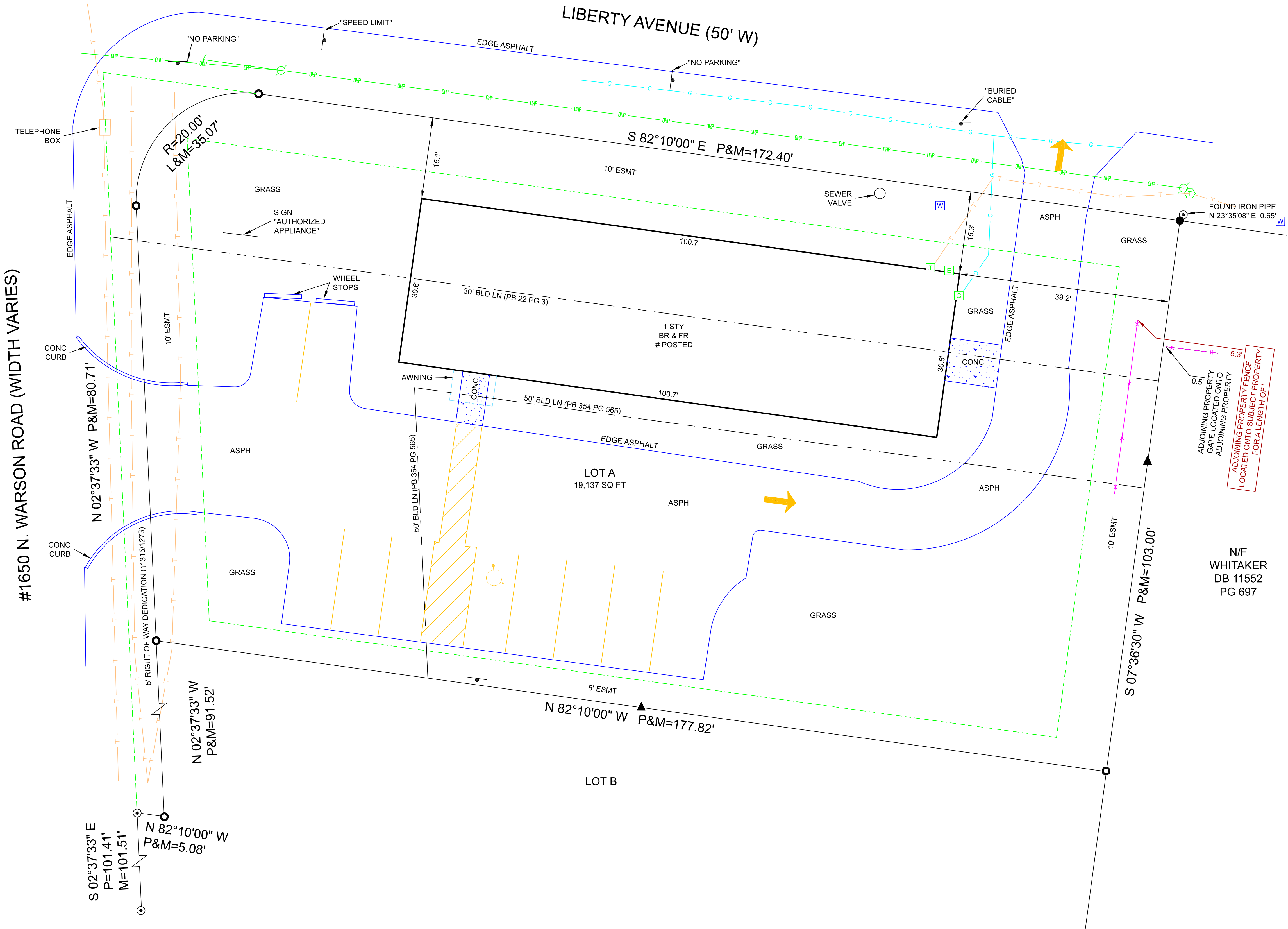
LOT "A" OF P AND L SUBDIVISION

PLAT BOOK 354 PAGE 565, ST LOUIS COUNTY, MISSOURI



1" = 10'

- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ONLINE
- FOUND REBAR
- ⊙ FOUND IRON PIPE
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ TELECOMM. BOX
- Ⓦ WATER METER
- Ⓢ ELECTRIC METER
- Ⓤ GAS METER
- SIGN
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS LINE



PROPERTY DESCRIPTION:

LOT "A" OF P AND L SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 565 OF THE SAINT LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO ST LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 11315 PAGE 1273.

SURVEYORS NOTES:

1. BASIS OF BEARING ADOPTED FROM THE RECORD PLAT OF P AND L SUBDIVISION AS RECORDED IN PLAT BOOK 354 PAGE 565 OF THE ST LOUIS COUNTY RECORDS.

2. TITLE COMMITMENT PROVIDED BY TITLE PARTNERS AGENCY ON JULY 25, 2018 COMMITMENT NO 18-231911-TH. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-41 AS FOLLOWS:

ITEM 1-6 - NOT OF A SURVEY NATURE

ITEM 7 - BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 22 PAGE 3 AND PLAT BOOK 354 PAGE 565 AND BOOK 11315 PAGE 1273 AND ANY SUBSEQUENT AMENDMENTS (AS SHOWN ON DRAWING)

EXCEPTION LISTED IN DESCRIPTION - DEED BOOK 11315 PAGE 1273 - AS SHOWN ON DRAWING

3. UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 182062320. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.

4. PARKING SPACE: 9 REGULAR SPACES
1 HANDICAP SPACES
10 TOTAL SPACES

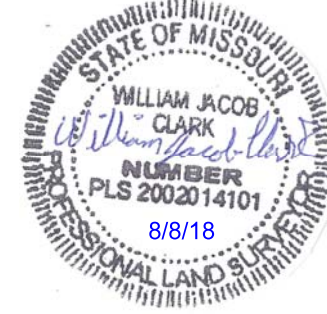
SURVEYORS CERTIFICATE

To: MI N. VO AN NGHIA X CAO; TITLE PARTNERS AGENCY; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7A, 8, 9, 11, 13, OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON AUGUST 3, 2018. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.010) OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229



PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
DRAWN BY: JLK CHECKED BY: WJC
FIELDWORK BY: PND/TDO
JOB #1807222 FB 487:17

