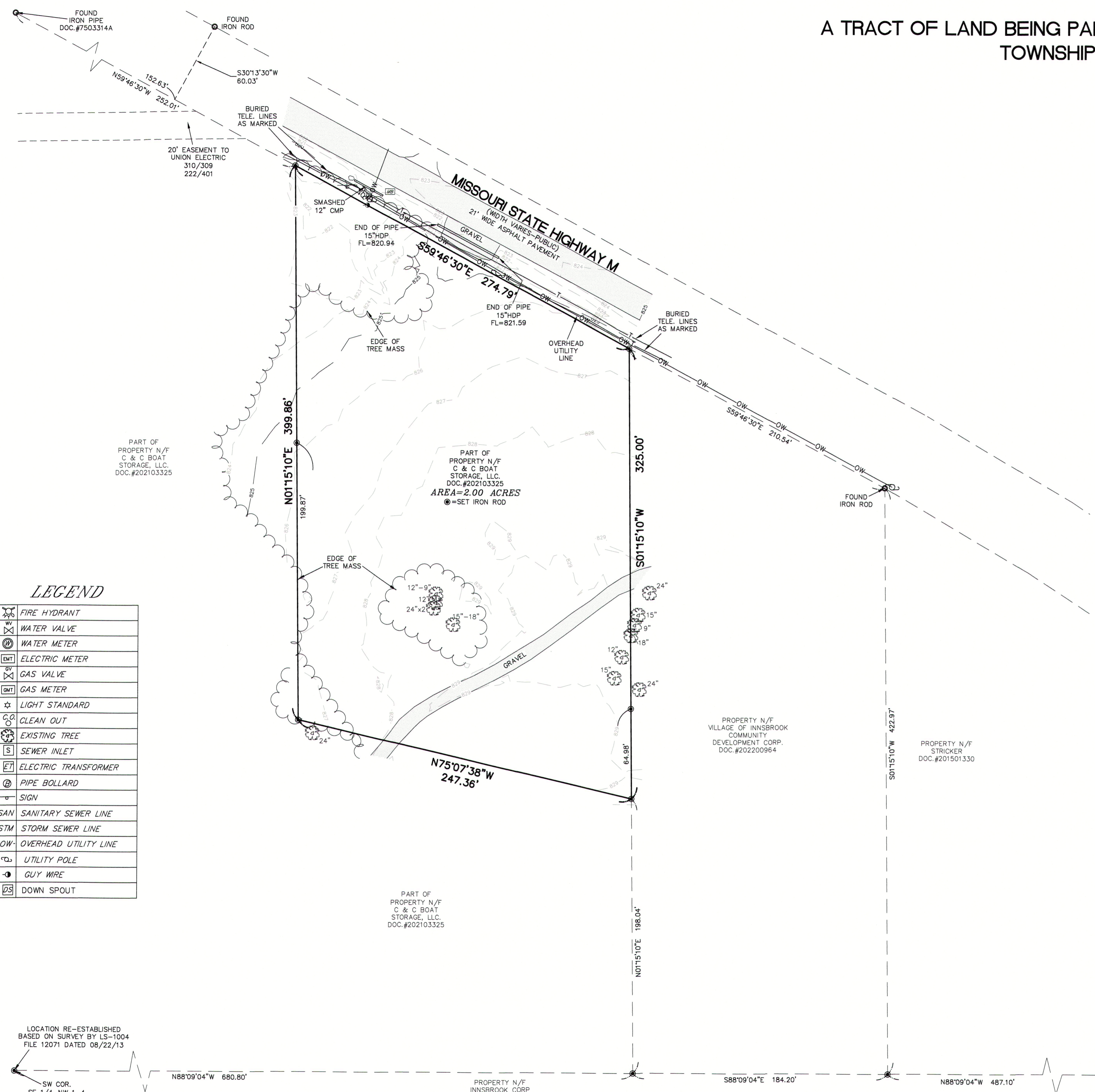
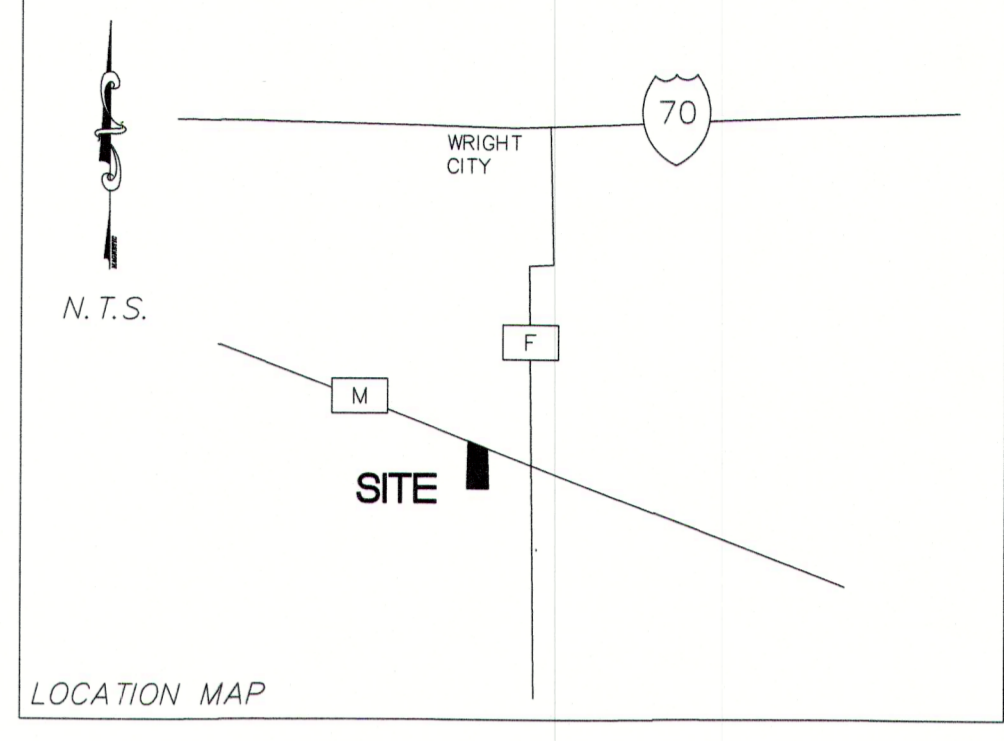


# ALTA/NSPS LAND TITLE SURVEY

## A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI



**LEGEND**

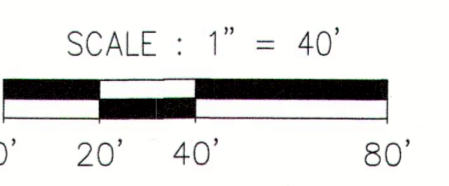
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	ELECTRIC METER
	GAS VALVE
	GAS METER
	LIGHT STANDARD
	CLEAN OUT
	EXISTING TREE
	SEWER INLET
	ELECTRIC TRANSFORMER
	PIPE BOLLARD
	SIGN
	SANITARY SEWER LINE
	STORM SEWER LINE
	OVERHEAD UTILITY LINE
	UTILITY POLE
	GUY WIRE
	DOWN SPOUT

**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 88 DEGREES 09 MINUTES 04 SECONDS EAST 680.80 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 15 MINUTES 10 SECONDS EAST 198.04 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 01 DEGREES 07 MINUTES 38 SECONDS WEST 247.36 FEET TO A POINT; THENCE NORTH 01 DEGREES 15 MINUTES 10 SECONDS EAST 399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M", SOUTH 59 DEGREES 46 MINUTES 30 SECONDS EAST 274.79 FEET TO A SET IRON ROD; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M", SOUTH 01 DEGREES 15 MINUTES 10 SECONDS WEST 325.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2022.

- GENERAL NOTES:**
- BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE-GRID NORTH.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2921900170D, WITH AN EFFECTIVE DATE OF 11/04/2009, THIS PROPERTY LIES WITHIN ZONE X, ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
  - THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.
  - UTILITY LOCATIONS BASED ON FIELD MARKINGS BY MISSOURI ONE CALL, TICKET #221602767, AND ABOVE GROUND OBSERVED EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED.
  - ELEVATIONS ESTABLISHED USING THE MODOT VRS SYSTEM WITH GEOID GIBUS-NAVD1988.
  - THE PARENT TRACT THE SUBJECT TRACT WAS PART OF IS SHOWN AS BEING 13604 STATE HIGHWAY "M" ON THE WARREN COUNTY GIS SITE.
  - THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY U.S. TITLE GUARANTY COMPANY, COMMITMENT NO. 2096022-05272, DATED OF APRIL 13, 2022 AT 8:00AM. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B- SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
    - ITEM 1. ANY DEFECT, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE WHICH ALL THE SCHEDULE B, PART 1- REQUIREMENTS ARE MET.
    - ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
    - ITEM 2B. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
    - ITEM 5. RIGHT OF WAY TO STATE OF MISSOURI ACCORDING TO BOOK 95 PAGE 632 AND BOOK 95 PAGE 635. RIGHT-OF-WAY OF STATE HIGHWAY "M" LOCATED AS SHOWN.
    - ITEM 6. EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. BY THE INSTRUMENT RECORDED IN BOOK 352 PAGE 338. IS NOT PLOTTABLE.
    - ITEM 7. EASEMENT GRANTED TO STATE OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 106 PAGE 294. RIGHT-OF-WAY OF STATE HIGHWAY "M" LOCATED AS SHOWN.
    - ITEM 8. TERMS AND CONDITIONS OF 20 FOOT EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 222 PAGE 401. IS NOT LOCATED ON THE SUBJECT TRACT.



TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, U.S. TITLE GUARANTY COMPANY AND WAGS & WHISKERS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(A), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11 & 14, 2022.

DATE OF MAP OR PLAT: Dennis C. Frazier 06/15/2022

DENNIS C. FRAZIER  
FRAZIER LAND SURVEYING SERVICES, INC.  
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247  
CORP.# 2008003911



PREPARED FOR: WAGS & WHISKERS	DATE: 06/11/22 SCALE: 1"=40' PROJECT NO: 21-7105 FILE NAME: 21-7105.DWG	<b>ALTA/NSPS LAND TITLE SURVEY</b>
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	REV-1:06/15/22 CLIENT COMMENTS REV-2: REV-3: REV-4:	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710