

20160919000611710 ESMT  
Bk:DE6614 Pg:804  
09/19/2016 11:51:00 AM 1/6  
\$36.00  
CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, Missouri  
BY:GBEQUETTE

DOCUMENT TYPE: PERMANENT STORM WATER DRAINAGE AND SANITARY SEWER EASEMENT 12244JEC

DATE OF DOCUMENT: August 11, 2016

GRANTOR: JOHN P. WILEY REVOCABLE TRUST  
2862 MEXICO ROAD  
O'FALLON, MISSOURI 63366

GRANTEE: LK INVESTMENTS, LLC  
PO BOX 340  
ST. PETERS, MISSOURI 63376

CITY/MUNICIPALITY: UNINCORPORATED ST. CHARLES COUNTY, MO

LEGAL DESCRIPTION: A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF FRACTIONAL SECTION 23, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

REFERENCE BOOK AND PAGE: BOOK 1199, PAGE 1358

PERMANENT STORM WATER DRAINAGE AND  
SANITARY SEWER EASEMENT

KNOWN ALL MEN BY THESE PRESENTS. That on this as of 11 day of Aug, 2016, the undersigned JOHN P. WILEY REVOCABLE TRUST ("Grantor"), owner of the property described and shown on the attached Exhibit "A" incorporated herein by reference, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid does hereby grant unto LK INVESTMENTS I LLC, its successors, and assigns (hereinafter referred to as "Grantee"):

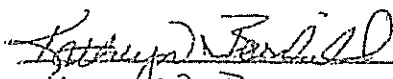
- (i) A non-exclusive permanent easement for grading and installation of a sanitary sewer line, storm water lines, inlets, culverts and storm water detention basin together with appurtenances thereto and siltation control in the area of the Property legally described on the attached Exhibit "A" incorporated herein by reference Permanent Storm Water Drainage and Sanitary Sewer Easement.
- (ii) A nonexclusive permanent easement for storm water drainage and the maintenance, repair and replacement of storm water lines, inlets, culverts within the area of the Property legally described on the attached Exhibit "A", incorporated herein by reference (the "Permanent Storm Water Drainage and Sanitary Sewer Easement") (the Permanent Sanitary Easement and Permanent Storm Water Easement are hereinafter collectively referred to as the "Permanent Easement").

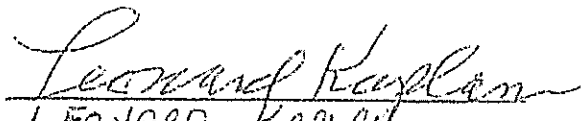
(Collectively, the Permanent Storm Water Drainage and Sanitary Sewer Easement is hereinafter referred to as the "Easement").

The grant of the Easement is given upon the understanding that the following terms set forth in Paragraphs 1 through 3 below shall apply and GRANTEE, for itself, its successors, and assigns, by the execution of this Agreement herein below, expressly covenants and agrees to comply with such terms:

1. In the event that Grantee, its successors or assigns shall engage an independent contractor to perform the installation of any of the work connected therewith, Grantee, its successors and assigns, shall indemnify and hold Grantor harmless from and against any mechanics or materialmen's liens in connection with such work.
2. Grantee, its successors, and assigns shall exercise the rights granted hereunder in compliance with all applicable governmental laws, rules, regulations, and ordinances.
3. Grantee, its successors and assigns, shall (i) properly backfill all excavations so as to avoid any settlement or sinking, (ii) restore the Easement Area after installation of any underground structures by regarding any disturbed areas, seeding such areas and covering such seeding with straw following completion of construction, (iii) remove all debris therefrom that is generated by the work performed by Grantee, and (iv) replace any fenced areas on or across said Easement that are removed during construction.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the day and year first above written:

Grantor   
Print Name KATHERINE BORDHILL  
Title JOHN P. WOLFE REVOCABLE TRUST  
TRUSTE

Grantee   
Print Name LEONARD KAPLAN  
Title MANAGING MEMBER

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF MALEWAN )

On this 14th day of SEPTEMBER, 2016 before me personally appeared KATHRYN BARNHILL who being by me duly sworn did say that he/she is a trustee OF JOHN P. LILLY REMOVAL TRUST and that the foregoing instrument was signed on behalf of said trust by authority of the trustees and that said KATHRYN BARNHILL TRUST, declared said instrument to be the free act and deed of said trust.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

Notary Public Derrick Moser  
Print Name Derrick Moser  
My commission expires 2/2/2017

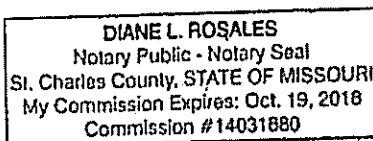


STATE OF Missouri )  
 ) SS.  
COUNTY OF St. Charles )

On this 12th day of September, 2016 before me personally appeared Leonard Kaplan who being by me duly sworn did say that he/she is a member of LK Investments I, LLC, a Limited Liability Company duly organized and existing under the laws of the state of Missouri and that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its members and that said Leonard Kaplan, declared said instrument to be the free act and deed of said Limited Liability Company.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

Notary Public Diane L. Rosales  
Print Name Diane L. Rosales  
My commission expires OCT. 19, 2018





20170929000612250 2/6  
Bk:DE6815 Pg:707

### **EASEMENT AGREEMENT AND DEED**

*This Easement Agreement and Deed ("Easement")* made and entered into the 14 day of September, 2017, by and between Guthrie Partners, LLC, the Grantor and the City of O'Fallon, Missouri, Grantee.

*Witnesseth:* that Grantor, for and in consideration of the sum of One Dollar (\$1.00), paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee, a perpetual, non-exclusive Easement for the following purposes:

To grant access to a detention basin that services the proposed Keystone Ridge subdivision, across and through the following described real property situated in the County of St. Charles and State of Missouri, to wit:

**Shown hachured on Exhibit A attached hereto and incorporated herein by reference.**

The Grantor agrees that nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede within the Grantees Emergency Access and Inspect Purposes Easement as shown on Exhibit A. Additionally, no fences shall be constructed, and nothing shall be erected, placed, planted or allowed to grow within the Emergency Access and Inspect Purposes Easement as shown on the attached Exhibit, in a manner which would materially impede the access for inspection purposes. The maintenance of the easement shall be maintained by the property owner, their successors and assigns.

The Grantor covenants to and with the Grantee that subject to existing easements and other matters of record, covering the land herein described, the Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey the easement described herein.

To have and to hold the said Easement, together with all rights and appurtenances to the same belonging, unto the said Grantee and to its heirs and assigns forever.

*In Witness Whereof*, the said Grantor and Grantee has executed these presents the day and year first above written.

Grantor  
Guthrie Partners, LLC

By:

[Signature]  
Jeremy Malensky

Title:

member

STATE OF MISSOURI )

) SS.

COUNTY OF )

On this 10 day of July, 2017 before me personally appeared Jeremy Malensky who being by me duly sworn did say that he/she is a member of Guthrie Partners, LLC a Limited Liability Company duly organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its members and that said member, declared said instrument to be the free act and deed of said Limited Liability Company.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

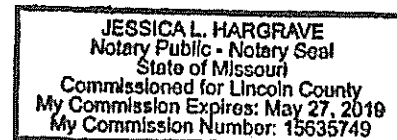
My commission expires: 05/27/2019

Notary Public:

Jessica L. Hargrave

Print Name:

Jessica L. HARGRAVE



Grantee  
City of O'Fallon, Missouri

Lenore Toser - AIDAZ  
By: Lenore Toser - AIDAZ  
Title: Acting City Administrator

STATE OF MISSOURI     )  
                                      ) SS  
COUNTY OF St. Chas )

On this 15 day of September, 2017, before me appeared Lenore Toser - AIDAZ, to me personally known, and stated that he she is the Acting City Administrator of the City of O'Fallon, Missouri, and that he she executed the foregoing Easement Agreement and Deed on behalf of the City of O'Fallon, by authority of the City Council, and that the said Easement Agreement and Deed is the free act and deed of the City of O'Fallon

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Pamela L. Clement  
Notary Public

My commission expires:

PAMELA L. CLEMENT  
Notary Public - Notary Seal  
St. Charles County  
STATE OF MISSOURI

My Commission Expires May 18, 2020  
#12412954

6  
L-1  
S-3



20170929000612250 ES AGR  
Bk: DE6815 Pg: 706  
09/29/2017 08:41:14 AM 1/6

CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, Missouri  
BY: DORANFORD \$36.00

(Space above this line reserved for Recorder of Deeds)

**EASEMENT DEED COVER PAGE**

*Easement Agreement And Deed*

Date:

*September 14, 2017*

Grantor:

Guthrie Partners, LLC  
5055 Highway N, Suite 215  
Cottleville, MO 63304

Grantee:

City of O'Fallon, Missouri  
100 North Main  
O'Fallon, Missouri 63366

Legal Description:

A tract of land being part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 47 North, Range 2 East of the Fifth Principal Meridian, St. Charles County, Missouri

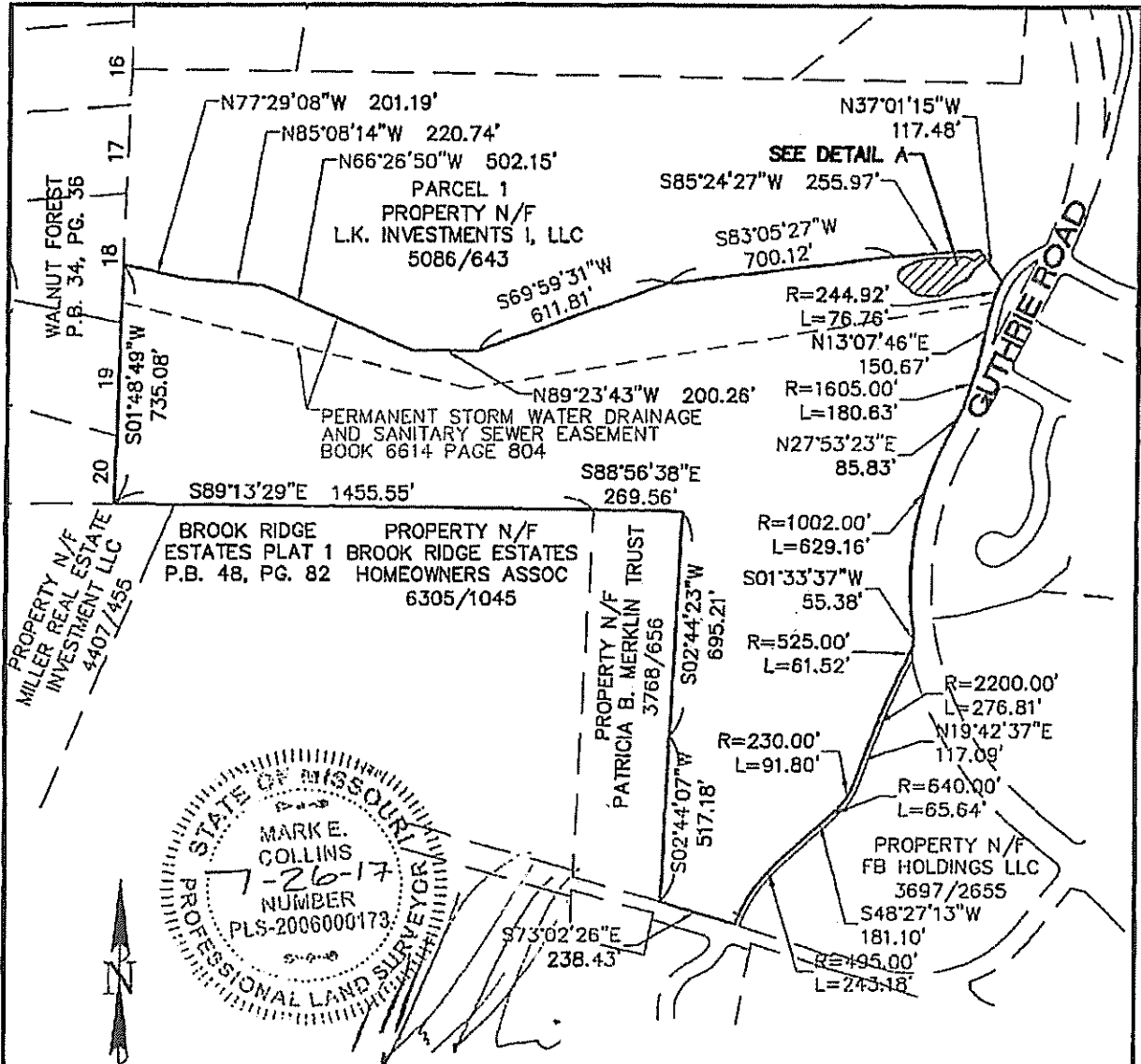
The Easement is shown as hachured on the attached Easement Plat.





20170929000612250 5/6

Bk:DE6815 Pg:710



SCALE: 1"=500'

## GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE.
2. THIS EXHIBIT DOES NOT CONSTITUTE AN ACTUAL BOUNDARY SURVEY.

PAGE 1 OF 2

EXHIBIT A

DATE	06/19/17
DRAWN	DRK

PERMANENT DRAINAGE ACCESS EASEMENT

INITIALS:

PROJECT	16-16857
FILE	PDE-ACCESS

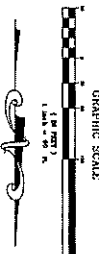
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF FRACTIONAL SECTION 23 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



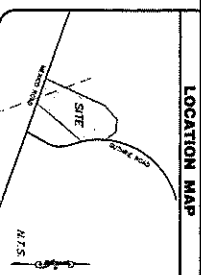
# ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22,  
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH,  
RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

GRAPHIC SCALE  
1" = 100'

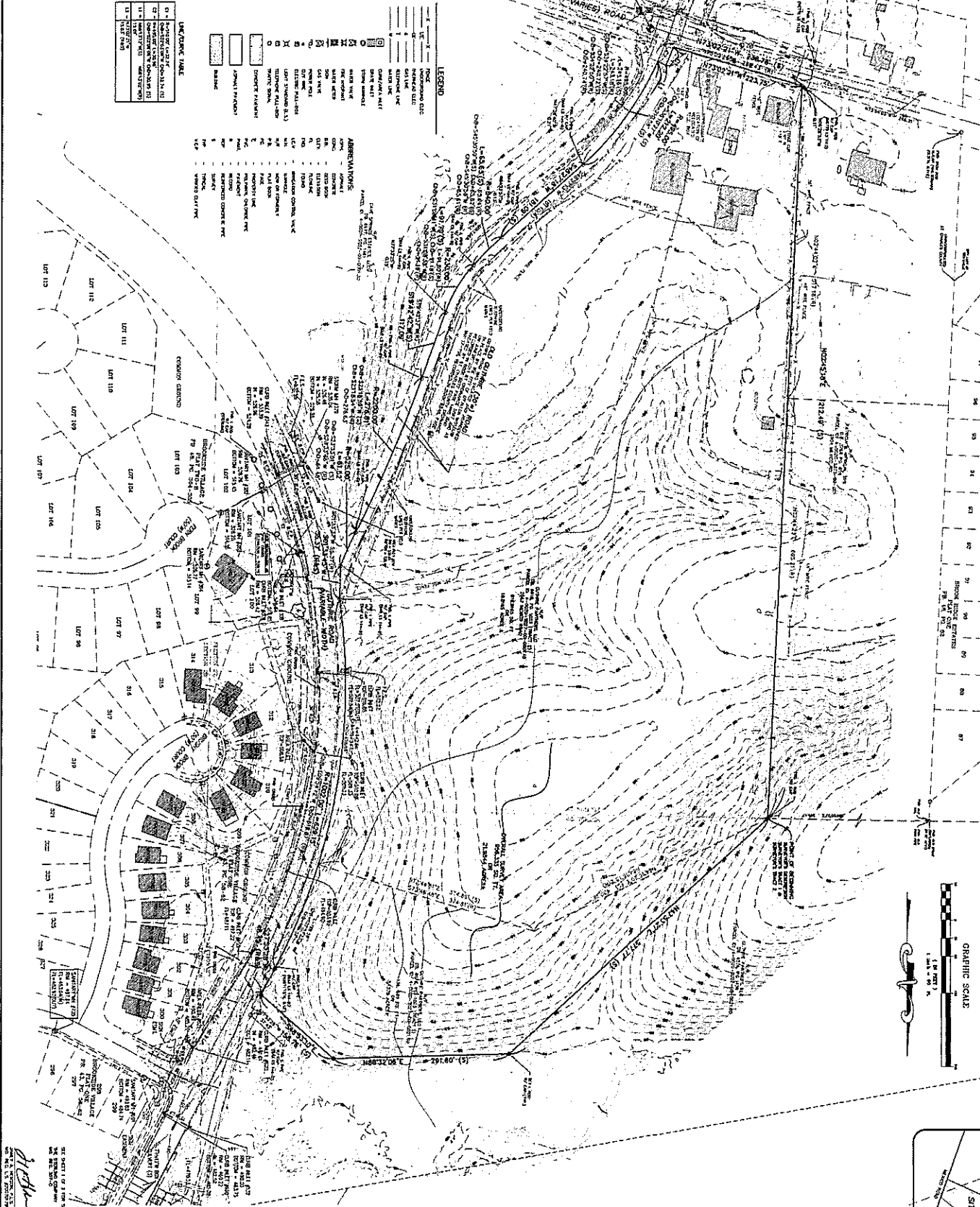


## LOCATION MAP



## LEGEND

1	1" = 100'
2	2" = 100'
3	3" = 100'
4	4" = 100'
5	5" = 100'
6	6" = 100'
7	7" = 100'
8	8" = 100'
9	9" = 100'
10	10" = 100'
11	11" = 100'
12	12" = 100'
13	13" = 100'
14	14" = 100'
15	15" = 100'
16	16" = 100'
17	17" = 100'
18	18" = 100'
19	19" = 100'
20	20" = 100'
21	21" = 100'
22	22" = 100'
23	23" = 100'
24	24" = 100'
25	25" = 100'
26	26" = 100'
27	27" = 100'
28	28" = 100'
29	29" = 100'
30	30" = 100'
31	31" = 100'
32	32" = 100'
33	33" = 100'
34	34" = 100'
35	35" = 100'
36	36" = 100'
37	37" = 100'
38	38" = 100'
39	39" = 100'
40	40" = 100'
41	41" = 100'
42	42" = 100'
43	43" = 100'
44	44" = 100'
45	45" = 100'
46	46" = 100'
47	47" = 100'
48	48" = 100'
49	49" = 100'
50	50" = 100'
51	51" = 100'
52	52" = 100'
53	53" = 100'
54	54" = 100'
55	55" = 100'
56	56" = 100'
57	57" = 100'
58	58" = 100'
59	59" = 100'
60	60" = 100'
61	61" = 100'
62	62" = 100'
63	63" = 100'
64	64" = 100'
65	65" = 100'
66	66" = 100'
67	67" = 100'
68	68" = 100'
69	69" = 100'
70	70" = 100'
71	71" = 100'
72	72" = 100'
73	73" = 100'
74	74" = 100'
75	75" = 100'
76	76" = 100'
77	77" = 100'
78	78" = 100'
79	79" = 100'
80	80" = 100'
81	81" = 100'
82	82" = 100'
83	83" = 100'
84	84" = 100'
85	85" = 100'
86	86" = 100'
87	87" = 100'
88	88" = 100'
89	89" = 100'
90	90" = 100'
91	91" = 100'
92	92" = 100'
93	93" = 100'
94	94" = 100'
95	95" = 100'
96	96" = 100'
97	97" = 100'
98	98" = 100'
99	99" = 100'
100	100" = 100'



17-02-041  
2  
2

GUTHRIE TRACT

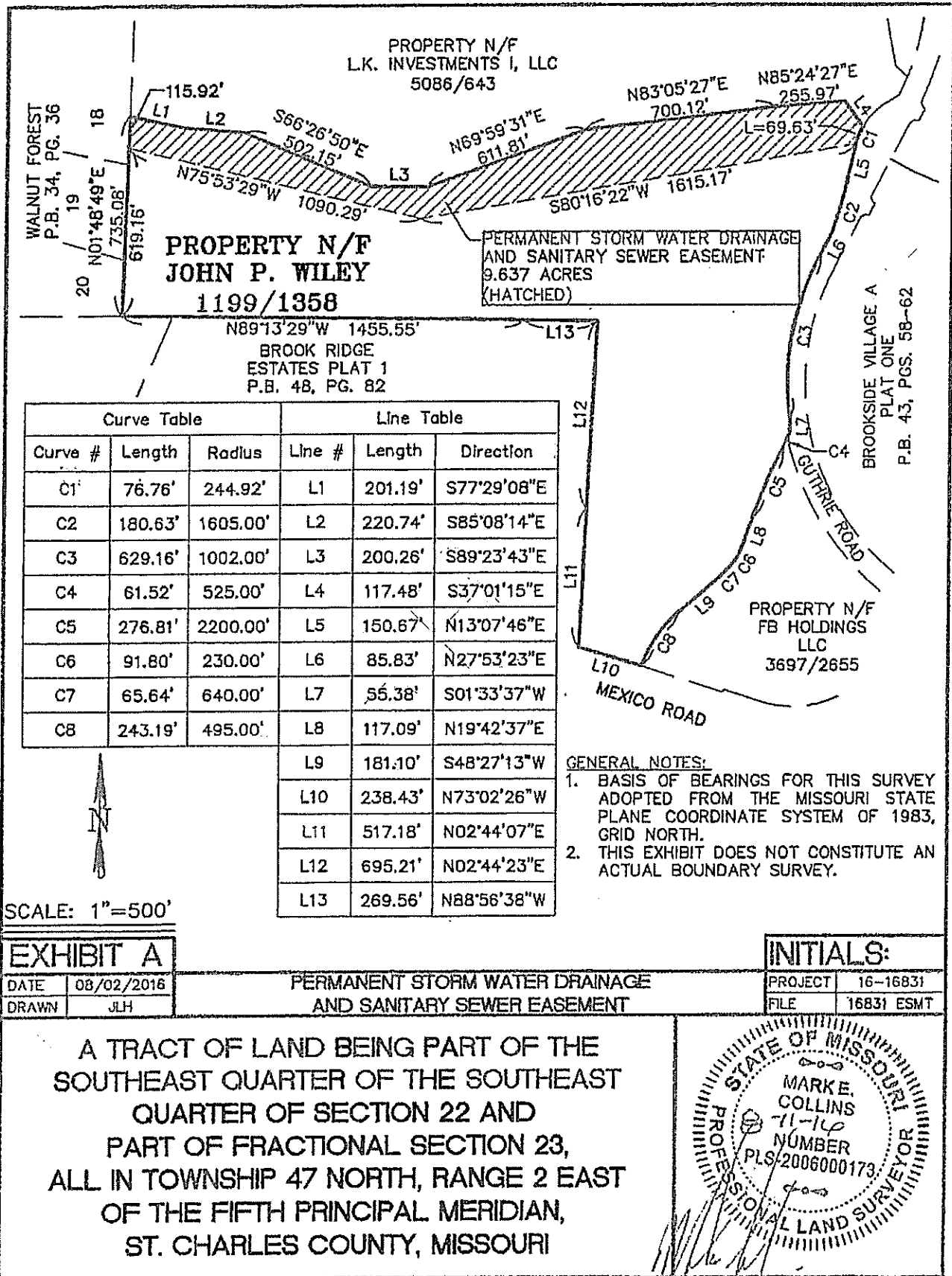
ALTA/NSPS LAND TITLE SURVEY

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
1001 S. MAIN STREET  
ST. LOUIS, MISSOURI 63101  
TEL: 314.433.1111 FAX: 314.433.1112  
E-Mail: [info@sterlingco.com](mailto:info@sterlingco.com)

McBRIDE GUTHRIE, LLC  
1601 S. MAIN STREET  
ST. LOUIS, MISSOURI 63101  
PHONE: 314.336.0225

DATE	REVISION	DESCRIPTION
1/17/2017	1	REVISED PER CLIENT COMMENTS
1/17/2017	2	ORIGINAL ISSUE
1/17/2017	3	REVISED PER SURVEYOR'S DESCRIPTION OF DATUM PROPERTY LINES
1/17/2017	4	REVISED PER COMMENTS
1/17/2017	5	REVISED PER COMMENTS
1/17/2017	6	REVISED PER COMMENTS

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLACED THEREON BY THE SURVEYOR AND DO NOT REPRESENT THE SURVEYOR'S OWN INVESTIGATION OR RESEARCH. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF THESE UTILITIES. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE SURVEYOR'S OWN INVESTIGATION OR RESEARCH. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF THESE UTILITIES. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE SURVEYOR'S OWN INVESTIGATION OR RESEARCH. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF THESE UTILITIES.





ENGINEERING  
PLANNING  
SURVEYING

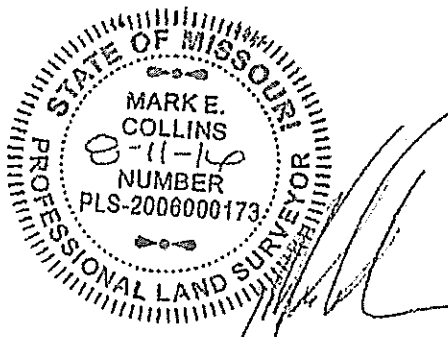
20160919000611710 6/6  
Bk:DE6614 Pg:809

LAND DESCRIPTION  
9.637 ACRES  
AUGUST 2, 2016  
BAX PROJECT NO. 16-16831  
JLH

EXHIBIT A – PAGE 2

A tract of land being part of the Southeast Quarter of the Southeast Quarter of Section 22 and part of Fractional Section 23, all in Township 47 North, Range 2 East Of The Fifth Principal Meridian, St. Charles County, Missouri and being more particularly described as follows:

Commencing at the Southeast corner of Lot 20 of "Walnut Forest", a subdivision according to the plat recorded in Plat Book 34, Page 36 of the St. Charles County Records; thence along the East line of said Lot 20 and continuing along the East line of Lot 19 and Lot 18 of said "Walnut Grove", North 01 degrees 48 minutes 49 seconds East 619.16 feet to the Actual Point of Beginning of the tract of land herein described; thence continuing along the East line of said Lot 18, North 01 degrees 48 minutes 49 seconds East 115.92 feet to a point on the South line of property conveyed to L.K. Investments I, LLC according to the deed recorded in Book 5086 Page 643 of the said Records; thence along the said South lines of the L.K. Investments I, LLC property the following courses and distances, South 77 degrees 29 minutes 08 seconds East 201.19 feet; South 85 degrees 08 minutes 14 seconds East 220.74 feet; South 66 degrees 26 minutes 50 seconds East 502.15 feet; South 89 degrees 23 minutes 43 seconds East 200.26 feet; North 69 degrees 59 minutes 31 seconds East 611.81 feet; North 83 degrees 05 minutes 27 seconds East 700.12 feet; North 85 degrees 24 minutes 27 seconds East 255.97 feet; and South 37 degrees 01 minutes 15 seconds East 117.48 feet to a point on the West right-of-way line of Guthrie Road, variable width; thence along the said Western right-of-way line of Guthrie Road, along a curve to the left whose chord bears South 22 degrees 56 minutes 28 seconds West 69.40 feet and whose radius point bears South 58 degrees 54 minutes 50 seconds East 244.92 feet from the last mentioned point, an arc distance of 69.63 feet; thence leaving the said Western right-of-way line of Guthrie Road, the following courses and distances, South 80 degrees 16 minutes 22 seconds West 1615.17 feet; and North 75 degrees 53 minutes 29 seconds West 1090.29 feet to the Point of Beginning, containing 9.637 acres.



BAX ENGINEERING CO.  
221 Point West Blvd.  
St. Charles, MO 63301  
(636) 928-5552 Fax: (636) 928-1718  
www.baxengineering.com

60 Foot Wide Road and Utility Easement

A strip of land 60 foot wide for road and utility easement being part of the South Half of the Southeast Quarter of Section 22, Township 47 North, Range 2 East St. Charles County, Missouri and being described as follows:

Commencing at an old stone at the most Western Corner of U.S. Survey 54; thence along the Southwest line of U.S. Survey 54, South  $36^{\circ}$ -57' East 283.53 feet to an iron rod at the place of beginning of the said tract of land; thence South  $36^{\circ}$ -57' East 116.63 feet to a point on the West line of Guthrie Road; thence along the said West line with a curve to the left, said curve having a radius of 244.92 feet and a chord of South  $22^{\circ}$ -57' West 69.35 feet; thence leaving the said West line of Guthrie Road, North  $36^{\circ}$ -57' West 189.39 feet; thence North  $85^{\circ}$ -23' East 71.01 feet to the place of beginning and containing 0.21 acres, more or less.

3-27

S-2

L-1

20040817000802860 ESH  
Bk:DE3955 Pg:367  
08/17/2004 03:04:21PM 1/3

CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, MO  
BY: Paula Goodrich

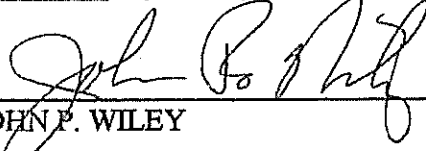
#### EASEMENT FOR INGRESS AND EGRESS

UST025/01667

KNOW ALL MEN BY THESE PRESENTS, that the undersigned JOHN P. WILEY, a single person having an address of 150 Mexico Road, O'Fallon, Missouri 63366 ("GRANTOR"), the owner of the property legally described on the attached Exhibit A, incorporated herein by reference (the "Property") hereby grants to LK PROPERTIES II, L.L.P., a Missouri limited liability limited partnership, having an address of P.O. Box 340, St. Peters, MO 63376 and its employees, agents, contractors, invitees, licensees, successors and assigns (collectively, "GRANTEE") an easement (the "Easement") to enter over, upon, across and through that part of the Property legally described on the attached Exhibit A, incorporated herein by reference (the "Access Way"). Grantee shall use the Access Way for ingress and egress of personnel, vehicles and construction equipment to and from Guthrie Road and the property acquired from Grantor by Grantee pursuant to that certain General Warranty Deed dated of even date herewith and recorded in Book 3955, page 375 of the St. Charles County Recorder of Deeds office. Grantor disclaims any obligation of repair or maintenance of the Access Way, it being understood that use of the Access Way is at the sole risk of Grantee, to each of whom the Grantor assumes no responsibility or liability for safety of passage or hazards or conditions existing in or with respect to the Access Way. Grantee may improve the Access Way with such roadway or other street and storm water improvements to facilitate ingress and egress as Grantee, in its sole discretion, may desire or the City of O'Fallon, Missouri may require. Grantee may, in Grantee's sole discretion, dedicate any such roadway or other street and storm water improvements to the City of O'Fallon as a public street and improvements and in such event, Grantor shall, if necessary or desirable to accomplish such dedication, execute any plat or other instrument reasonably necessary to effectuate such dedication. Grantee agrees that in the event Grantee obtains an alternate means of ingress and egress to Guthrie Road that is suitable to

Grantee and the City of O'Fallon, Missouri, then Grantee shall terminate this Easement and quit claim the same to Grantor, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the 13<sup>th</sup> day of August, 2004.

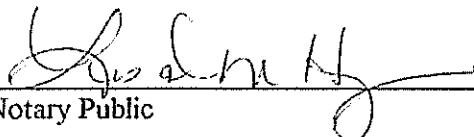
  
\_\_\_\_\_  
JOHN P. WILEY

STATE OF MISSOURI                    )  
  )SS  
COUNTY OF ST. CHARLES            )

On this 13<sup>th</sup> day of August, 2004, before me appeared John P. Wiley, a single person, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles and State of Missouri the day and year first above written.

My term expires: March 23, 2008

  
\_\_\_\_\_  
Notary Public



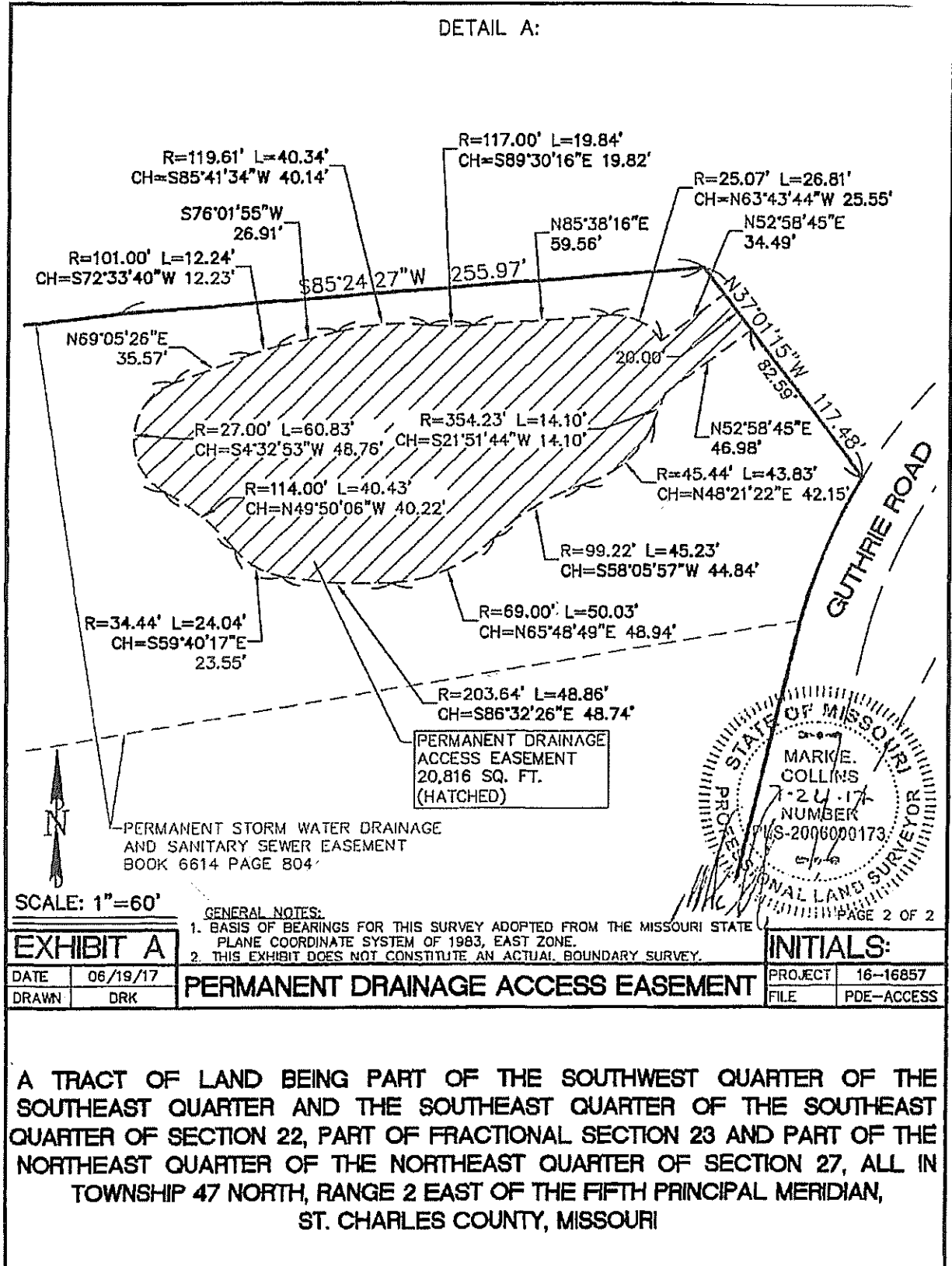
LISA M. HOGEN  
Lincoln County  
My Commission Expires  
March 23, 2008





20170929000612250 6/6  
Bk:DE6815 Pg:711

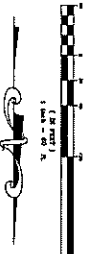
DETAIL A:



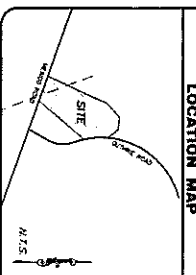
# ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22,  
PART OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH,  
RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

GRAPHIC SCALE  
1" = 200' ±



## LOCATION MAP



SYMBOL	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

SYMBOL	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

### LEGEND

SYMBOL	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

### ABBREVIATIONS

SYMBOL	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

### DESCRIPTIVE TABLE

NO.	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

### NOTES

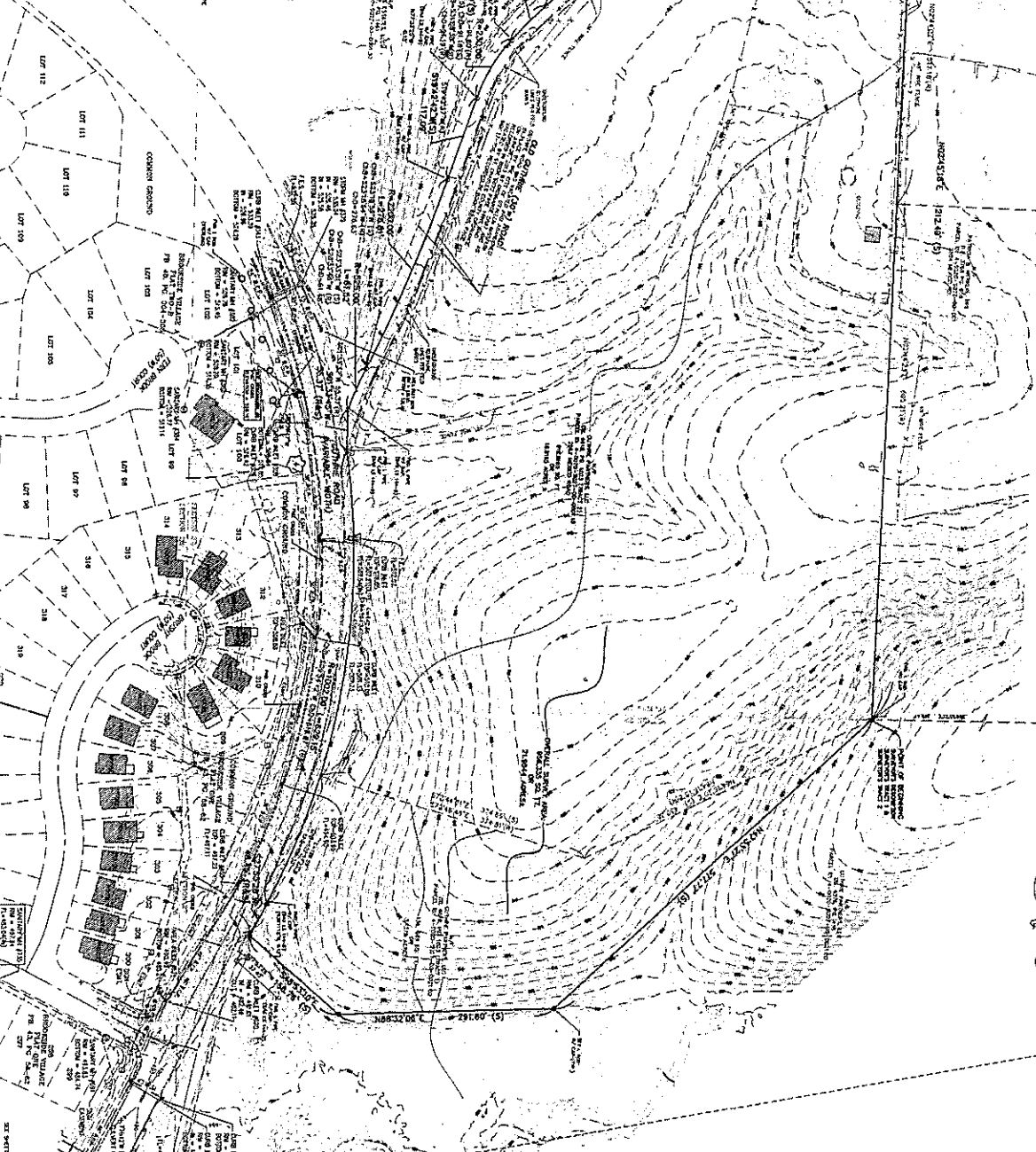
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.  
3. ALL BEARINGS ARE TRUE BEARINGS.  
4. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
5. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL.  
6. ALL ADJACENT LANDS ARE SHOWN FOR REFERENCE.  
7. ALL UTILITIES ARE SHOWN FOR REFERENCE.  
8. ALL EXISTING BUILDINGS ARE SHOWN FOR REFERENCE.  
9. ALL EXISTING ROADS ARE SHOWN FOR REFERENCE.  
10. ALL EXISTING FENCES ARE SHOWN FOR REFERENCE.

### CONCLUSIONS

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS.  
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT.  
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD RULES AND REGULATIONS.  
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD ETHICS.  
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD CODE OF CONDUCT.

### CERTIFICATE

I, **ALTA/NSPS LAND TITLE SURVEY**, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.



<p>1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF. 3. ALL BEARINGS ARE TRUE BEARINGS. 4. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED. 5. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL. 6. ALL ADJACENT LANDS ARE SHOWN FOR REFERENCE. 7. ALL UTILITIES ARE SHOWN FOR REFERENCE. 8. ALL EXISTING BUILDINGS ARE SHOWN FOR REFERENCE. 9. ALL EXISTING ROADS ARE SHOWN FOR REFERENCE. 10. ALL EXISTING FENCES ARE SHOWN FOR REFERENCE.</p>	<p>1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS. 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT. 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD RULES AND REGULATIONS. 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD ETHICS. 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD CODE OF CONDUCT.</p>
--	--

<p>PROJECT: <b>GUTHRIE TRACT</b></p> <p>SHEET: 1 OF 2</p> <p>DATE: 11/17/2017</p>	<p>PREPARED BY: <b>ALTA/NSPS LAND TITLE SURVEY</b></p> <p>REVIEWED BY: <b>ALTA/NSPS LAND TITLE SURVEY</b></p> <p>CHECKED BY: <b>ALTA/NSPS LAND TITLE SURVEY</b></p>	<p>PREPARED FOR: <b>ALTA/NSPS LAND TITLE SURVEY</b></p> <p>16001 SWINGLEY RIDGE ROAD, SUITE 300 CHESTERFIELD, MO 63017 PHONE: 314.336.0225</p>	<p>REMARKS:</p> <p>1. 11/17/2017 - REVISED PER CLIENT COMMENTS</p> <p>2. 11/17/2017 - NEW SURVEYOR'S DESCRIPTION, CREATING PROPERTY LINES</p> <p>3. 12/29/2017 - REVISED PER COMMENTS</p> <p>4. 1/4/2018 - REVISED TITLE COMMITMENT</p>	<p>THE UNDERSIGNED HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS SHOWN TO ME BY THE OWNER OF THE LAND SURVEYED.</p> <p>DATE: 11/17/2017</p> <p>SIGNATURE: <b>ALTA/NSPS LAND TITLE SURVEY</b></p>
---	---	--	---	---