

FOR THE BENEFIT AND USE OF:

ORDER # 23-0870

INVESTORS TITLE COMPANY

DATE 5/22/2023

BUYER: DAWN KIMMICH AND ROBERT KIMMICH

SELLER: DARREL REUSS AND LORETTA KAY RUESS

ADDRESS: 219 AUBURN RIDGE DRIVE, LINCOLN COUNTY, MISSOURI

PROPERTY DESCRIPTION

LOT/PARCEL: 19

SUBDIVISION: REVISED AUBURN LAKE ESTATES PLAT 1

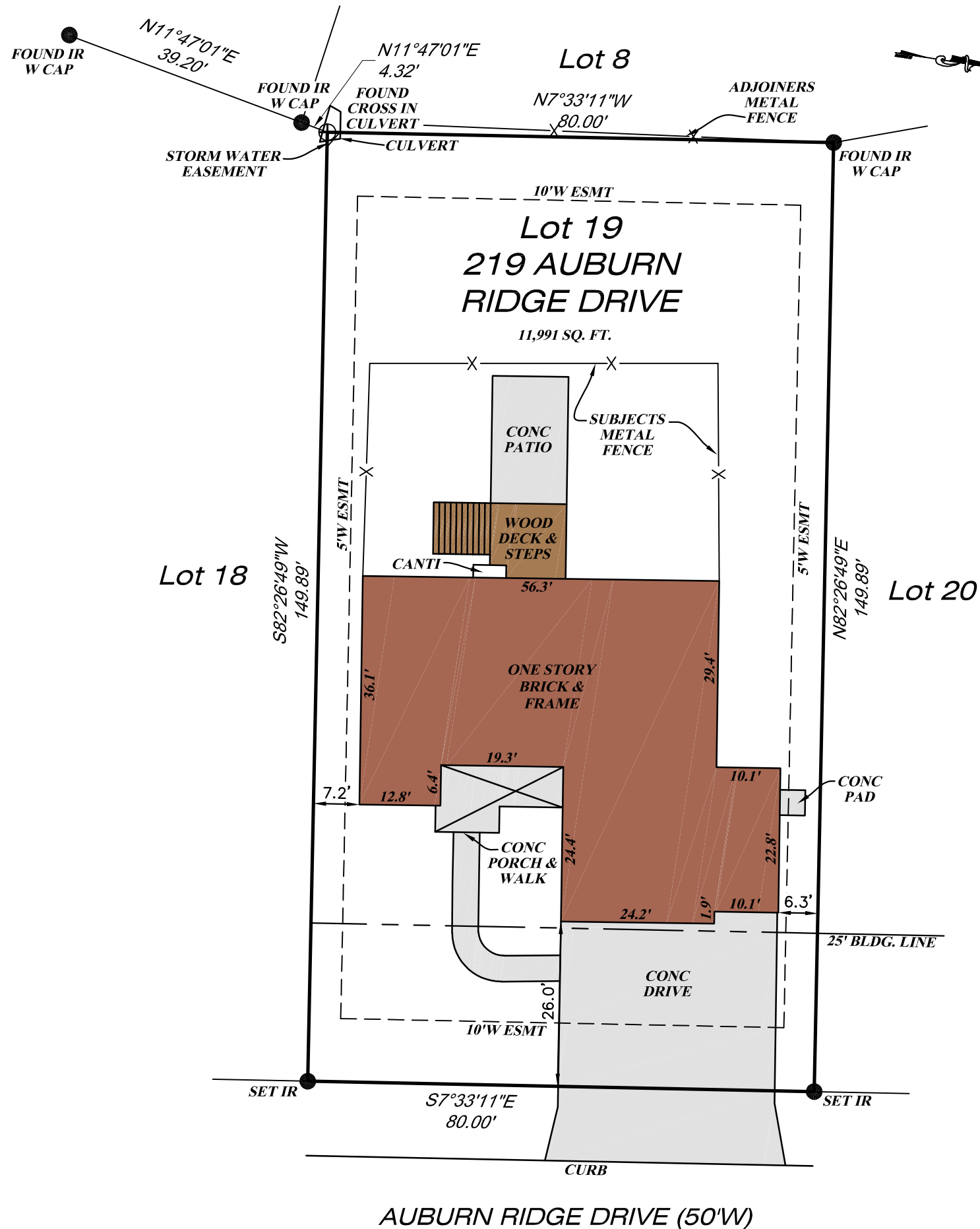
PLAT BOOK: 14 PAGE: 311

RECORDED IN: LINCOLN COUNTY, MISSOURI

NOTES/ENCROACHMENTS & VIOLATIONS

THERE ARE NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY COMPLETION.





BASIS OF BEARINGS:
P.B. 14, PGS. 311

LEGEND
— ESMT LINE —
— SETBACK LINE —

**BOUNDARY AND IMPROVEMENT SURVEY
LOT 19 OF AUBURN LAKE ESTATES PLAT 1,
A SUBDIVISION RECORDED IN
PLAT BOOK 14 PAGE 291,
AND AMENDED IN PLAT BOOK 14, PAGE 311
LINCOLN COUNTY, MISSOURI**

SCHEDULE B SECTION II:
ITEM NO. 7: ESMT PER 2056/759 DOES NOT FALL UPON SUBJECT PROPERTY.
ITEM NO. 8: ASSIGNMENT PER 2434/13 COVERS ESMTS AS PART OF THE LISTED SUBDIVISION, AS SHOWN.

THIS IS TO CERTIFY THAT AT THE REQUEST OF DAWN KIMMICH AND ROBERT KIMMICH / INVESTORS TITLE COMPANY / WESTCOR LAND TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 752464, WE HAVE DURING THE MONTH OF MAY, 2023 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 19 OF AUBURN LAKE ESTATES PLAT 1, A SUBDIVISION IN LINCOLN 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 DAWN KIMMICH AND ROBERT KIMMICH / INVESTORS TITLE COMPANY / WESTCOR LAND TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MAY 16, 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 OBSERVED AT TIME OF SURVEY COMPLETION.
 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.

NO. 23-0870	DATE: 5/16/2023	DRAWN BY: AJADJR	CREW: JR/SS	REV: 5/22/2023
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THD DESIGN GROUP, INC.

"your solution for engineering and surveying"

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CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

BRIAN J FISCHER
MISSOURI P.L.S. #2584
THD DESIGN GROUP, INC.

SCALE: 1" = 20'