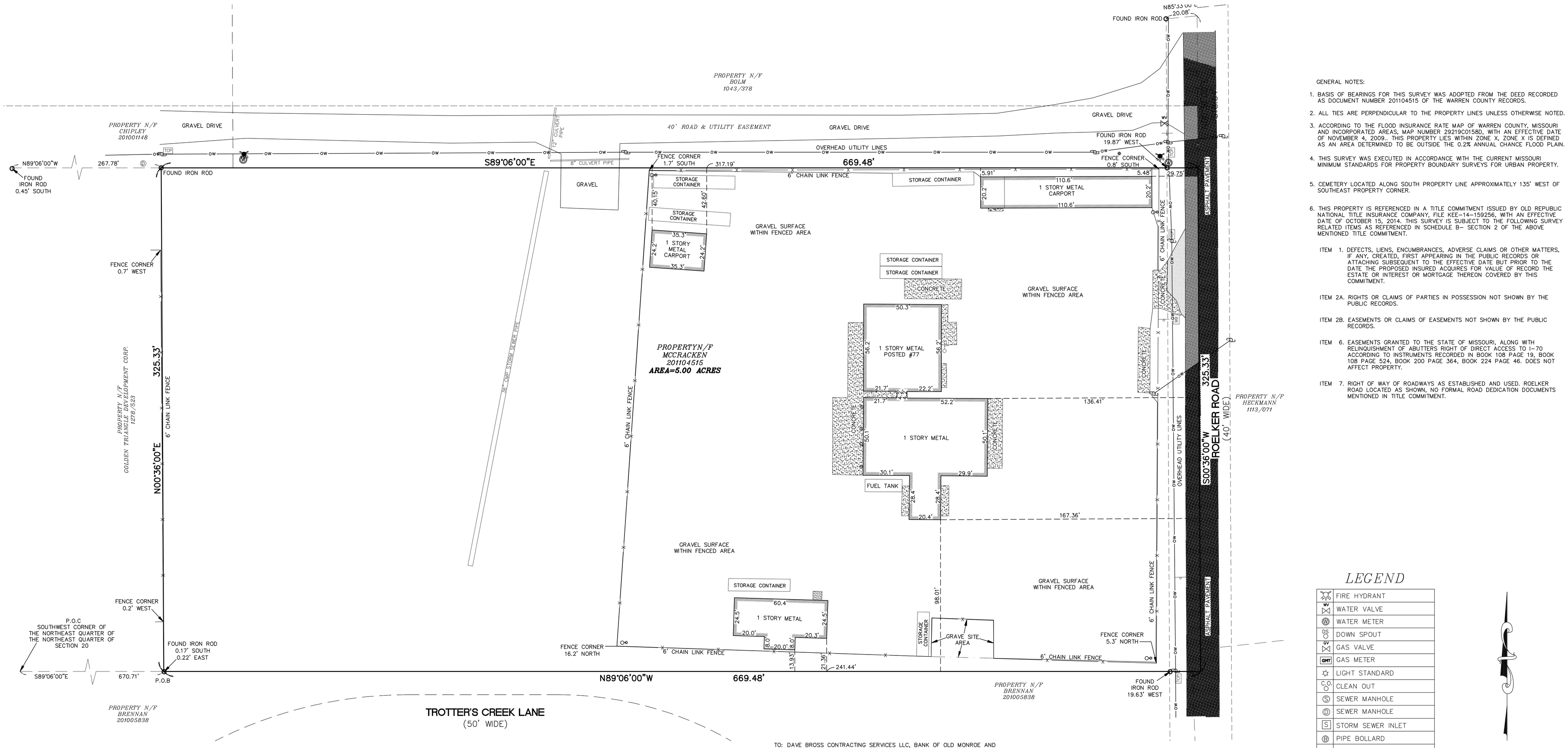
ALTA/ACSM LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WRIGHT CITY, WARREN COUNTY, MISSOURI



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE DEED RECORDED AS DOCUMENT NUMBER 201104515 OF THE WARREN COUNTY RECORDS.
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29219C0158D, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 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.
4. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.
5. CEMETERY LOCATED ALONG SOUTH PROPERTY LINE APPROXIMATELY 135' WEST OF SOUTHEAST PROPERTY CORNER.
6. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE KEE–14–159256, WITH AN EFFECTIVE DATE OF OCTOBER 15, 2014. 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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

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 6. EASEMENTS GRANTED TO THE STATE OF MISSOURI, ALONG WITH RELINQUISHMENT OF ABUTTERS RIGHT OF DIRECT ACCESS TO I–70 ACCORDING TO INSTRUMENTS RECORDED IN BOOK 108 PAGE 19, BOOK 108 PAGE 524, BOOK 200 PAGE 364, BOOK 224 PAGE 46. DOES NOT AFFECT PROPERTY.

ITEM 7. RIGHT OF WAY OF ROADWAYS AS ESTABLISHED AND USED. ROELKER ROAD LOCATED AS SHOWN, NO FORMAL ROAD DEDICATION DOCUMENTS MENTIONED IN TITLE COMMITMENT.

LEGEND

	FIRE HYDRANT
WV	WATER VALVE
W	WATER METER
DS	DOWN SPOUT
GV	GAS VALVE
GMT	GAS METER
	LIGHT STANDARD
CO	CLEAN OUT
S	SEWER MANHOLE
D	SEWER MANHOLE
S	STORM SEWER INLET
B	PIPE BOLLARD
	SIGN
	BUSH
	TREE
TCP	TELEPHONE BOX

SCALE : 1" = 30'

0' 15' 30' 60'

LAND DESCRIPTION

A TRACT OF LAND IN THE COUNTY OF WARREN, STATE OF MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 47 NORTH, RANGE 1 WEST AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON PIPE AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89 DEGREES 6 MINUTES EAST 670.71 FEET TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE LEAVING SAID SOUTH LINE NORTH 0 DEGREES 36 MINUTES EAST 325.33 FEET; THENCE SOUTH 89 DEGREES 6 MINUTES EAST 669.48 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20 IN THE COUNTY ROAD; THENCE ALONG SAID EAST LINE AND COUNTY ROAD SOUTH 0 DEGREES 36 MINUTES WEST 325.33 FEET TO A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER NORTH 89 DEGREES 6 MINUTES WEST 669.48 FEET TO THE PLACE OF BEGINNING.

TO: DAVE BROSS CONTRACTING SERVICES LLC, BANK OF OLD MONROE AND TITLE PARTNERS AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON NOVEMBER 06, 2014.

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

PREPARED FOR:
DAVE BROSS CONTRACTING SERVICES LLC
77 ROELKER RD
WRIGHT CITY, MO 63390

DATE: 11/06/14
SCALE: 1"=30'
PROJECT NO: 14–2640
FILE NAME: 14–2640.DWG

ALTA/ACSM LAND TITLE SURVEY

REV–1:
REV–2:
REV–3:
REV–4:

FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636–332–0610
FAX: 636–332–0710

SHEET: 1 OF 1