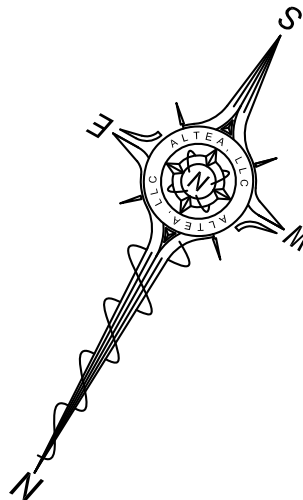
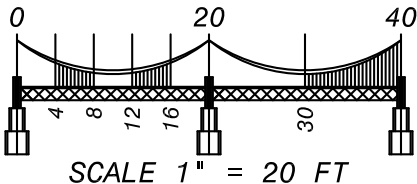


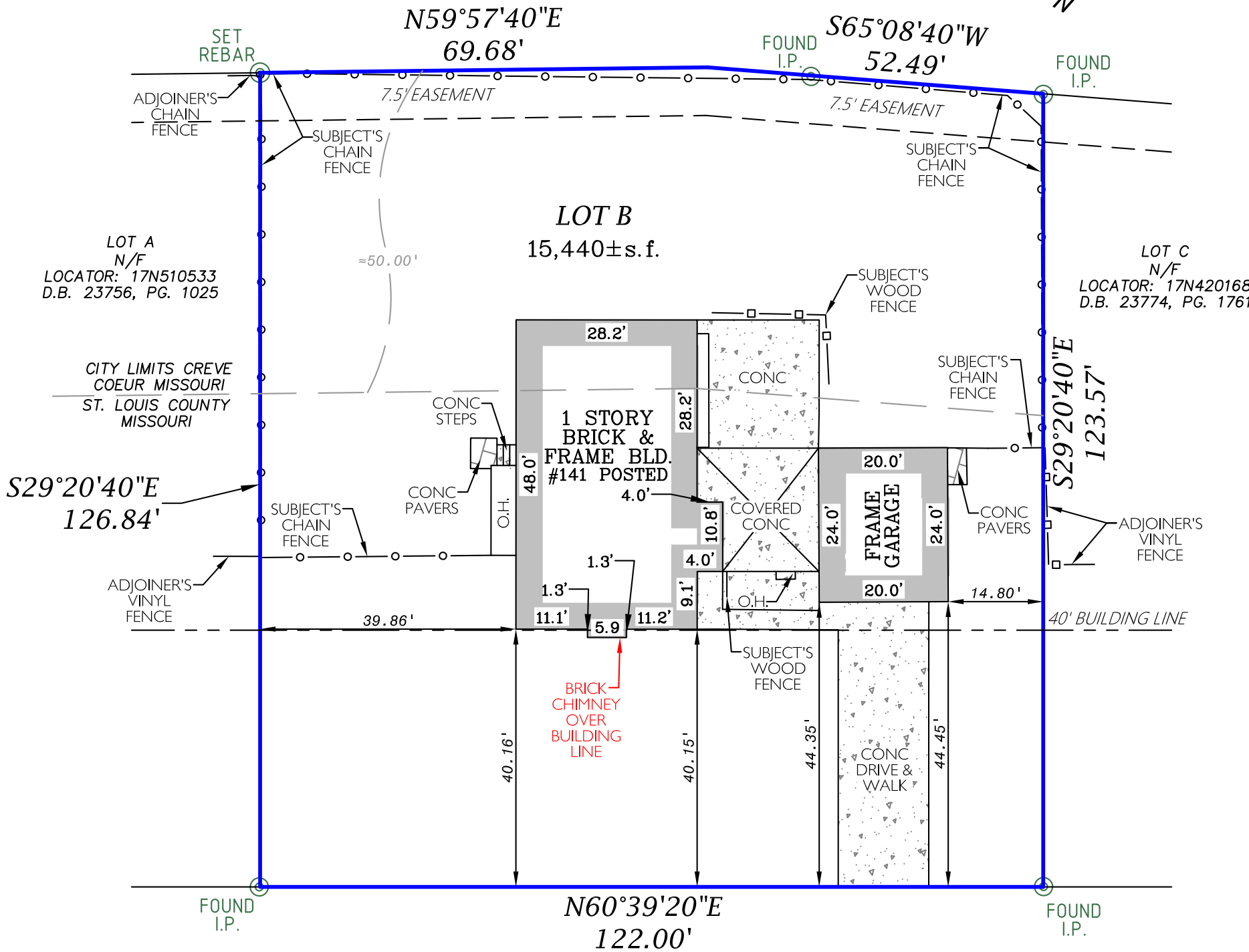
BOUNDARY AND IMPROVEMENT SURVEY

141 NASSAU CIRCLE

LOT B OF PARK WEST PLAT NO. 2
PLAT BOOK: 86 PAGE: 46
ST. LOUIS COUNTY, MO



OLIVE OFFICES CONDOMINIUM
P.B. 337, PGS. 8-9
N/F
LOCATOR: 17N510665
D.B. 22918, PG. 68



TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY AND INVESTORS TITLE, FILE NUMBER 739055.

- 9.) EASEMENT FOR RIGHT OF WAY PER 5386-86; NOT LOCATED ON SUBJECT PROPERTY.
- 10.) EASEMENT TO UNION ELECTRIC PER 4095-176; NOT LOCATED ON SUBJECT PROPERTY.

NASSAU CIRCLE (50'W)

BASIS OF BEARINGS

PARK WEST PLAT NO. 2
PLAT BOOK: 86 PAGE: 46

- WOOD/METAL/VINYL FENCE
—○—○—○—○— CHAIN FENCE
— BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
— BUILDING FOOTPRINT
- - - - - CENTERLINE
- - - - - PARCEL LINE

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: 22-2533-O

SHEET	FIELD CREW:	JTH
1	DRAFTER:	LD/SK
OF 1	DRAFTED ON:	09/21/2022
	REVIEWER:	JED
	REVIEWED ON:	09/21/2022

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO ADAM MACLEAN, JANEL MACLEAN, ALLIANT NATIONAL TITLE INSURANCE COMPANY AND INVESTORS TITLE, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF SEPTEMBER, 2022, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT B OF PARK WEST PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 46 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

AS AGENT OF ALTEA, LLC
DATE 9-23-22

