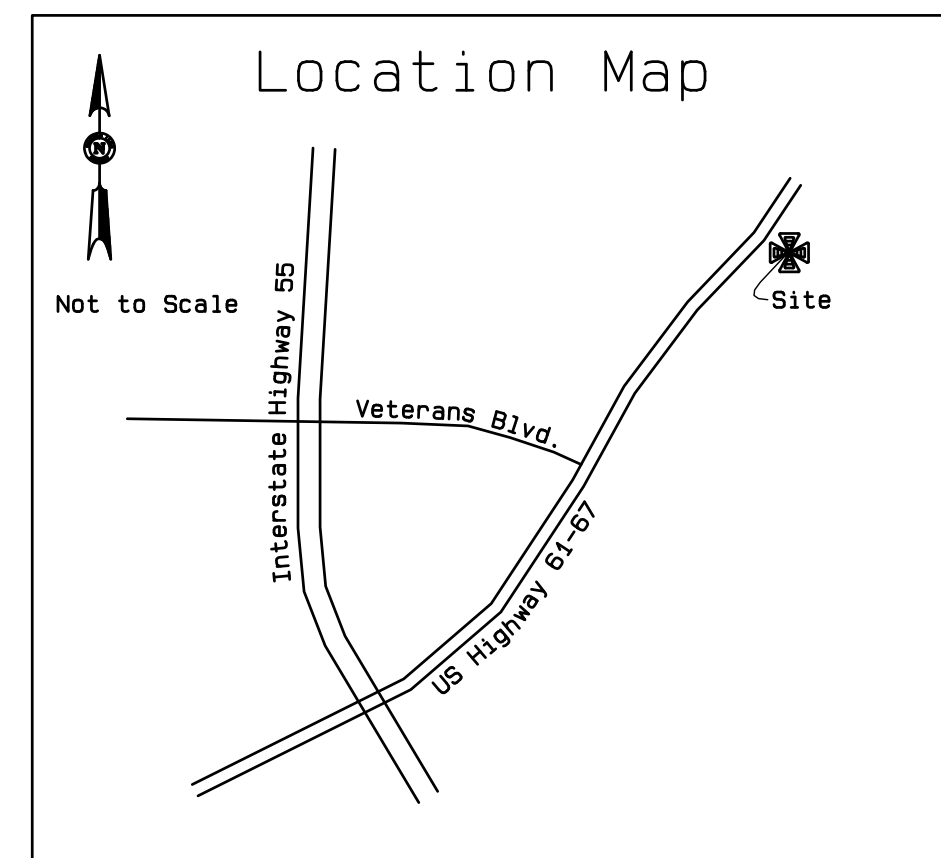
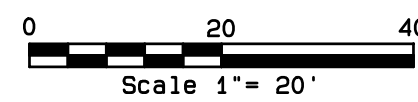


# ALTA / NSPS Land Title Survey

Lot 2B of Buechting Acres No. Two (P.B. 124, P. 27) in United States Survey #315, Township 40 North, Range 6 East of the Fifth Principal Meridian. City of Festus, Jefferson County, Missouri.



North from Plat Book 127, Page 27

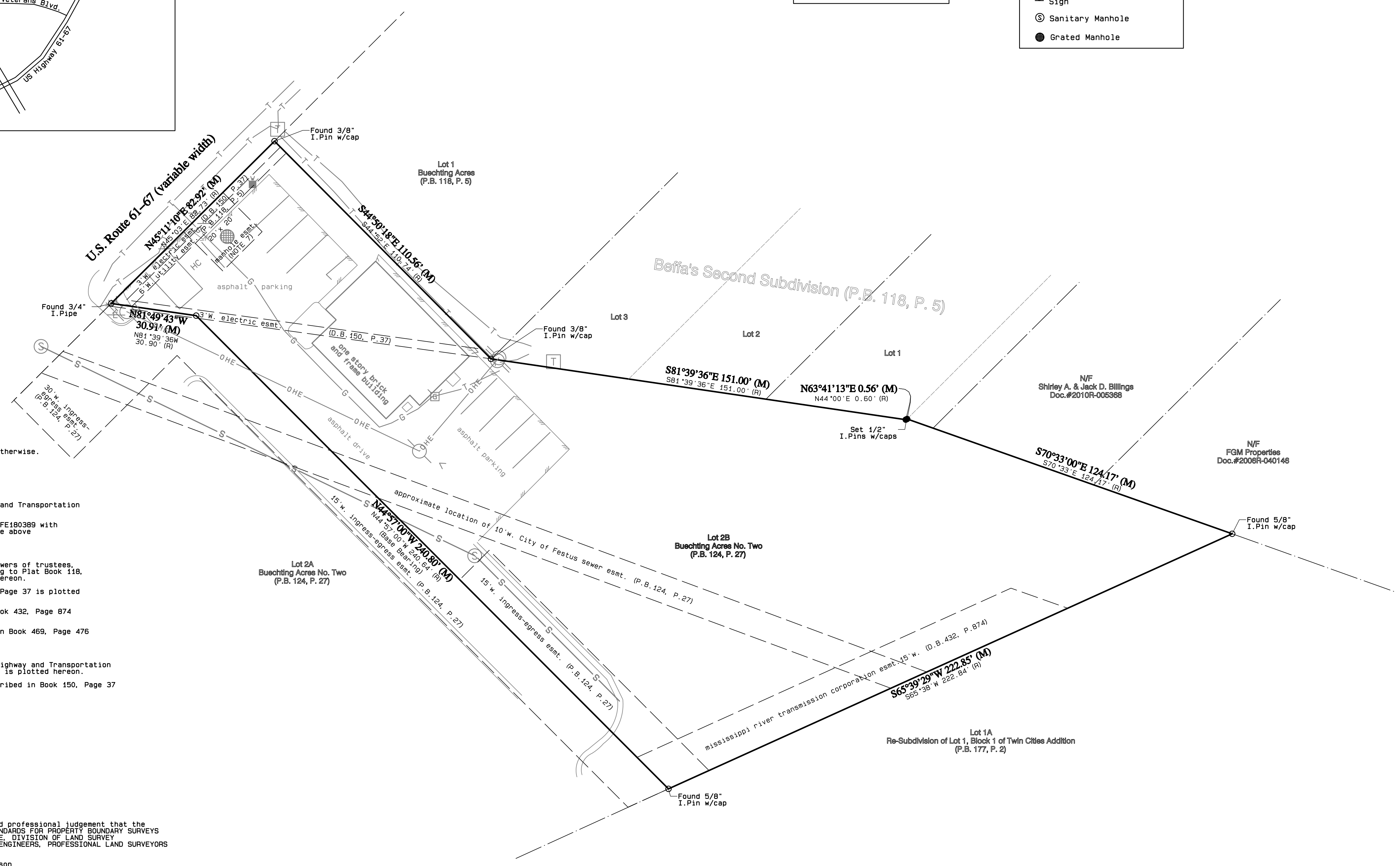


### Line Table

|      |                     |
|------|---------------------|
| —G—  | = Gas Line          |
| —T—  | = Telephone Line    |
| —W—  | = Water Line        |
| —OE— | = Overhead Electric |
| —S—  | = Sewer Line        |

### Legend of Symbols

|  |                           |
|--|---------------------------|
|  | Gas Meter                 |
|  | Water Meter               |
|  | Utility Pole              |
|  | Telephone Pedestal/Marker |
|  | Sign                      |
|  | Sanitary Manhole          |
|  | Grated Manhole            |



#### SURVEYOR'S NOTES:

- This plat contains 36,432 square feet, or 0.75 acre, more or less
- Source of record title: Document #2007A-052398
- All bearings and distances are Measured (M) or Record (R) unless noted otherwise.
- Current address of subject lot: 606 S. Truman Boulevard, Festus MO 63028
- Parcel ID of subject lot: 1930080201201702
- Subject lot is zoned B-2, Community Retail
- 20' x 20' manhole easement from Wilmer Buechting to the Missouri Highway and Transportation by quitclaim deed dated 12/04/92.
- For easements a title commitment by True Title Company, LLC file number FE180389 with an effective date of June 22, 2018. The notes regarding Schedule B-II of the above mentioned commitment are outlined below:  
Items 1-9 are general exceptions. NO COMMENT BY THE SURVEYOR.  
Item 10: Building lines, easements, covenants, conditions and rights and powers of trustees, including the power to levy assessments and architectural controls according to Plat Book 118, Page 5 and Plat Book 124, Page 27. Ingress and egress easements are shown hereon.  
Item 11: Easement granted to Union Electric Company of Missouri. Book 150, Page 37 is plotted hereon.  
Item 12: Easement granted to Mississippi River Transmission Corporation. Book 432, Page 874 is plotted hereon.  
Item 13: Easement granted to Southwestern Bell Telephone Company recorded in Book 469, Page 476 contains a description that is too vague to plot and is not plotted hereon.  
Items 14 and 15: NO COMMENT BY THE SURVEYOR.  
Item 16: 20' x 20' manhole easement from Wilmer Buechting to the Missouri Highway and Transportation Commission described in an unrecorded Quitclaim Deed dated December 4, 1992 is plotted hereon.  
Item 17: Encroachment of building into a 3 foot wide electric easement described in Book 150, Page 37 is shown hereon.  
Item 18: NO COMMENT BY THE SURVEYOR.

#### ALTA/NSPS LAND TITLE SURVEY

To True Title Company, LLC and ACJ Properties, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6(a), 8 and 11 of Table "A" thereof. The field work was completed on 07/18/18.

I also declare that under my supervision and to the best of my ability and professional judgement that the results shown hereon are made in accordance with the current MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS for URBAN PROPERTY, as set forth by the MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF LAND SURVEY and rules promulgated by THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this \_\_\_\_ day of \_\_\_\_\_, 2018.

GOVERO LAND SERVICES, INC. 242-D  
BY DANIEL L. GOVERO LS#1778  
MISSOURI REGISTERED LAND SURVEYOR

**GOVERO**  
LAND SERVICES, INC.  
SURVEYING • ENGINEERING

(CERTIFICATE OF AUTHORITY NO.: L.S. 242-D)  
6929 OLD STATE ROAD  
IMPERIAL, MO. 63052  
PH: (636) 464-7980 FAX: (636) 464-9626  
glsrnc@goverolandservices.net

|                                      |                           |
|--------------------------------------|---------------------------|
| SITE ADDRESS:<br>606 S. Truman Blvd. | NAME:<br>Daniel L. Govero |
| CITY/CO./STATE:<br>Festus, MO        | DISCIPLINE:<br>PLS        |
| DATE PREPARED:<br>07/23/18           | LICENSE #:<br>1778        |
| CHECKED BY:<br>D.L.G.                | DRAWN BY:<br>K.A.D.       |
| SHEET #:<br>1 of 1                   | JOB #:<br>90106           |

7/24/2018 10:05 AM