

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

2175 QUAETHEM DRIVE

LOT 2 OF QUAETHEM FARM ESTATES
 PLAT BOOK: 254 PAGE: 94
 ST. LOUIS COUNTY, MO

TITLE NOTES
 FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PREMIER, FILE/COMMITMENT NUMBER 21-292127-BTP.

5.) EASEMENT PER 7188-1164; AS SHOWN HEREON.

7.) EASEMENT GRANTED TO SOUTHWESTERN BELL PER 8082-1172; NOT LOCATED ON SUBJECT PROPERTY.

ABBREVIATIONS	
I.P. = IRON PIPE	I.R. = IRON ROD
B.M. = BENCH MARK	ELEV. = ELEVATION
P.B. = PLAT BOOK	PG. = PAGE
BK. = BOOK	S.F. = SQUARE FEET
ESMT. = EASEMENT	BLDG. = BUILDING
N/F. = NOW OR FORMERLY	CONC. = CONCRETE
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY
FL. = FLOW LINE	COR. = CORNER
(R) = RECORD	CL. = CENTERLINE
NR. = NON-RADIAL	(S) = SURVEYED

LINE TYPES	
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	BUILDING FOOTPRINT
	CENTERLINE
	PARCEL LINE
	U.S. SURVEY SECTION LINE
	CHAIN FENCE
	WOOD, VINYL, OR METAL FENCE
	WIRE FENCE

SURVEYOR'S NOTES

- BASIS OF BEARINGS: QUAETHEM FARM ESTATES PLAT BOOK: 254 PAGE: 94
- THE SUBJECT TRACT CONTAINS 3.6309 ACRES MORE OR LESS (158,165 SQUARE FEET MORE OR LESS)

SURVEY MARKERS	
	FOUND/SET SEMI-PERMANENT MONUMENT
	FOUND/SET PERMANENT MONUMENT
	FOUND/SET CROSS
	FOUND/SET ANCHOR
	FOUND/SET NOTCH
	FOUND/SET ARROW
	SET STAKE

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO SREELATHA VARMA, CHINTALAPATI VARMA AND TITLE PREMIER, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF JULY, 2021, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 2 OF QUAETHEM FARM ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 254, PAGE 94 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 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. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

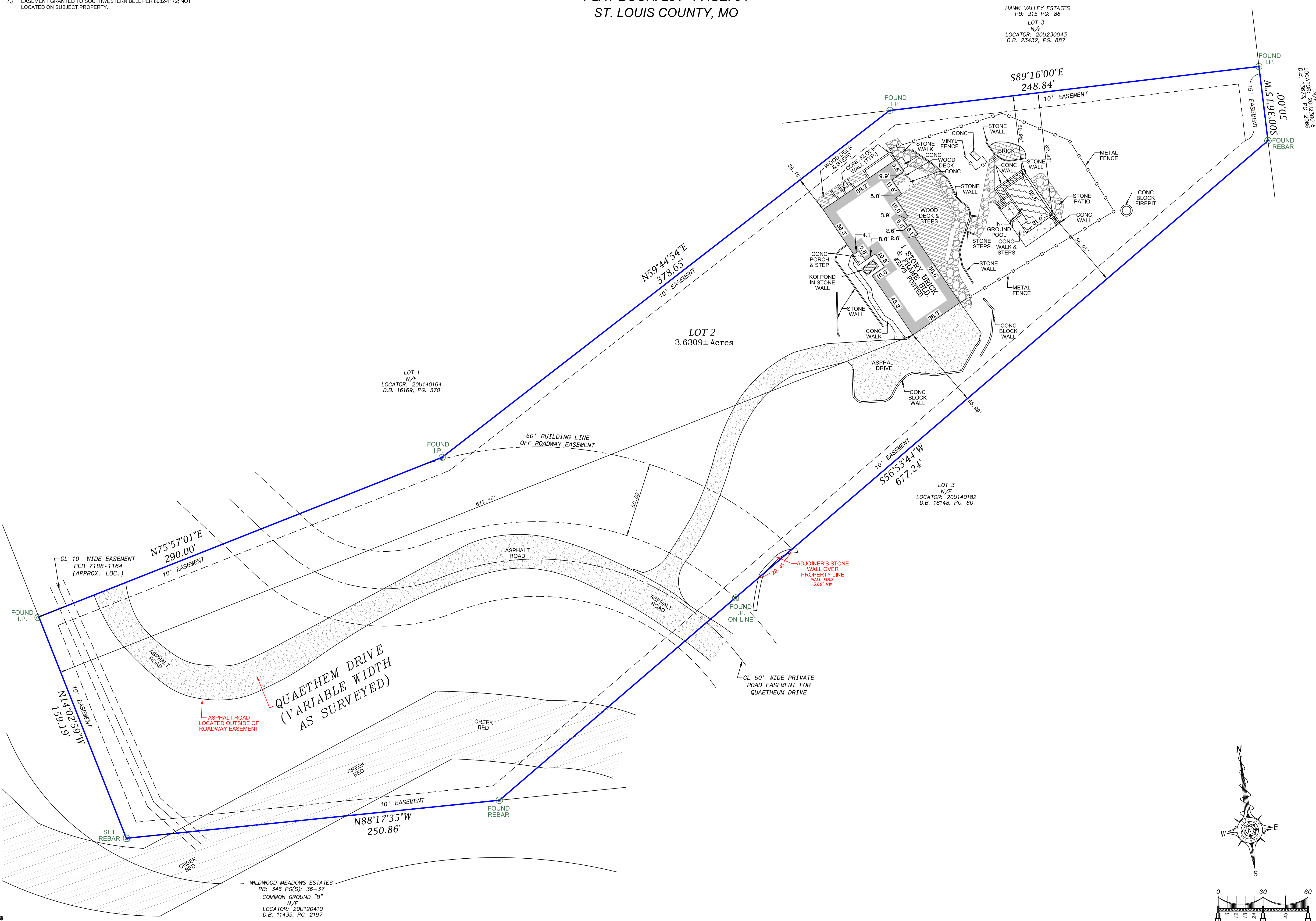
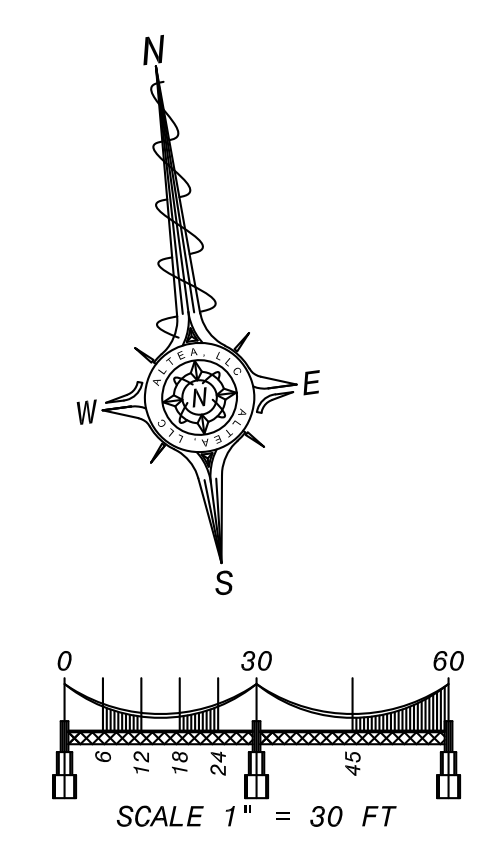


AS AGENT OF ALTEA, LLC
 DATE 7-16-21

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ALTEA, LLC
 PROFESSIONAL LAND SURVEYING
 CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION	
BOUNDARY SURVEY	
PROJECT NUMBER	21-1652
FIELD CREW:	JAM
SURVEYED:	7/14/2021
DRAFTED:	BRL
DRAFTED:	7/15/2021
REVIEWER:	BLH
REVIEWED:	7/15/2021



WILDWOOD MEADOWS ESTATES
 PB: 346 PG(S): 36-37
 COMMON GROUND "B"
 N/F
 LOCATOR: 20U120410
 D.B. 11435, PG. 2197