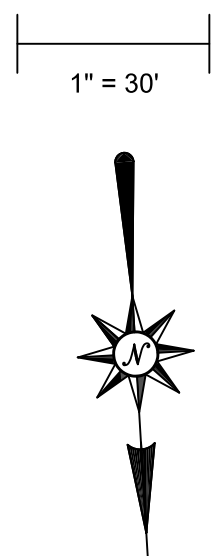
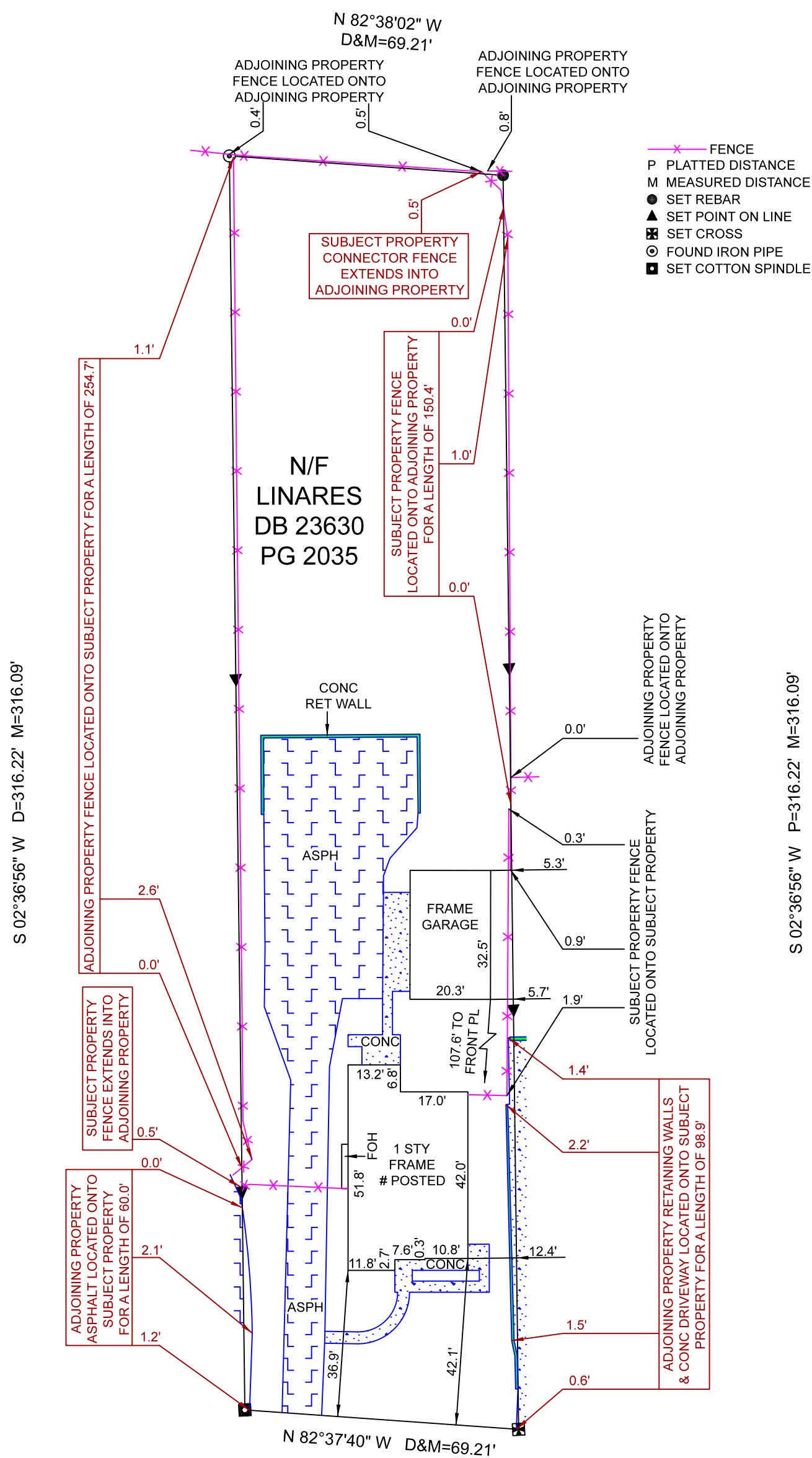


BOUNDARY SURVEY
PART OF LOT 2 IN BLOCK 45 OF CENTRAL OVERLAND PARK
SUBDIVISION OF BLOCKS 44, 45, 46 & 47
PB 7 PG 82, ST LOUIS COUNTY, MO



#9514 BALTIMORE AVENUE (50' W)

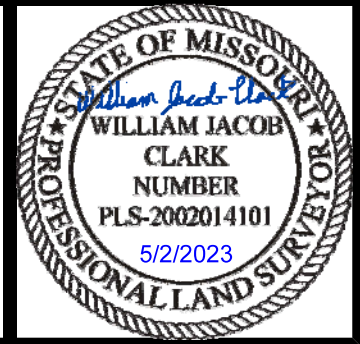
SHEET 1 OF 2



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COTTLEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com
inbox@cardinalsurveying.com

JOB #2304065
FB 711:3
FIELD WORK BY: PND/TWB
DRAWN BY: VAS
9514 BALTIMORE AVE
ST LOUIS, MO 63114
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

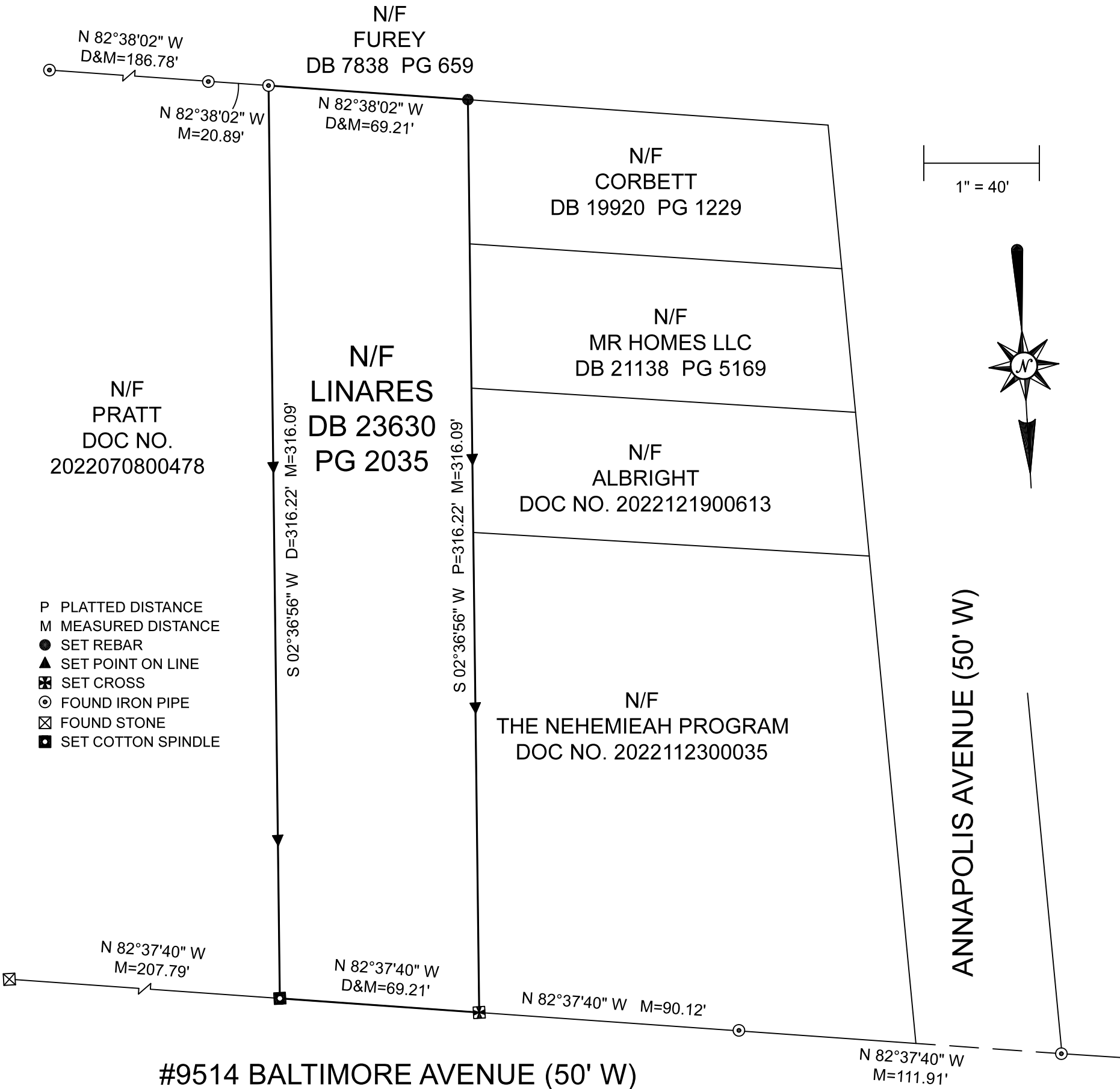
THIS IS TO CERTIFY THAT ON
APRIL 5, 2023
A REQUEST BY
SONIA LINARES
WAS MADE FOR A BOUNDARY
SURVEY AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.



BOUNDARY SURVEY
PART OF LOT 2 IN BLOCK 45 OF CENTRAL OVERLAND PARK
SUBDIVISION OF BLOCKS 44, 45, 46 & 47
PB 7 PG 82, ST LOUIS COUNTY, MO

SURVEYORS NOTES:

1. BASIS OF BEARING SHOWN ON DRAWING PER MODOT VRS GPS OBSERVATION ON 4/24/2023.
2. SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT.
4. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
5. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.040 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.
6. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.



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