

UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 6.1.V. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS TO DEVELOP A UNIFIED DATA SET. THIS INFORMATION WILL BE USED TO CORRELATE AND VERIFY THE LOCATION OF UTILITIES. HOWEVER, IT IS NOT REQUIRED THAT ALL UTILITIES BE IDENTIFIED, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE SURVEYOR SHALL OBTAIN PERMITS AND/OR ACCESS TO UTILITIES AS NECESSARY.

TITLE: THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK ON THIS SURVEY.

REMARKS: THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

ADDITIONAL COMMENTS: THERE ARE NO AGGREGATE VALLEY DRIVE, A DEDICATED PUBLIC STREET VIA VALLEY CREEK DRIVE, A NON-EXCLUSIVE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. [REDACTED]. AN EXTRACT OF THE TITLE COMMITMENT PERTAINING TO THIS SUBJECT TRACT FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B, SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.

22. STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S).

PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849

PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION