

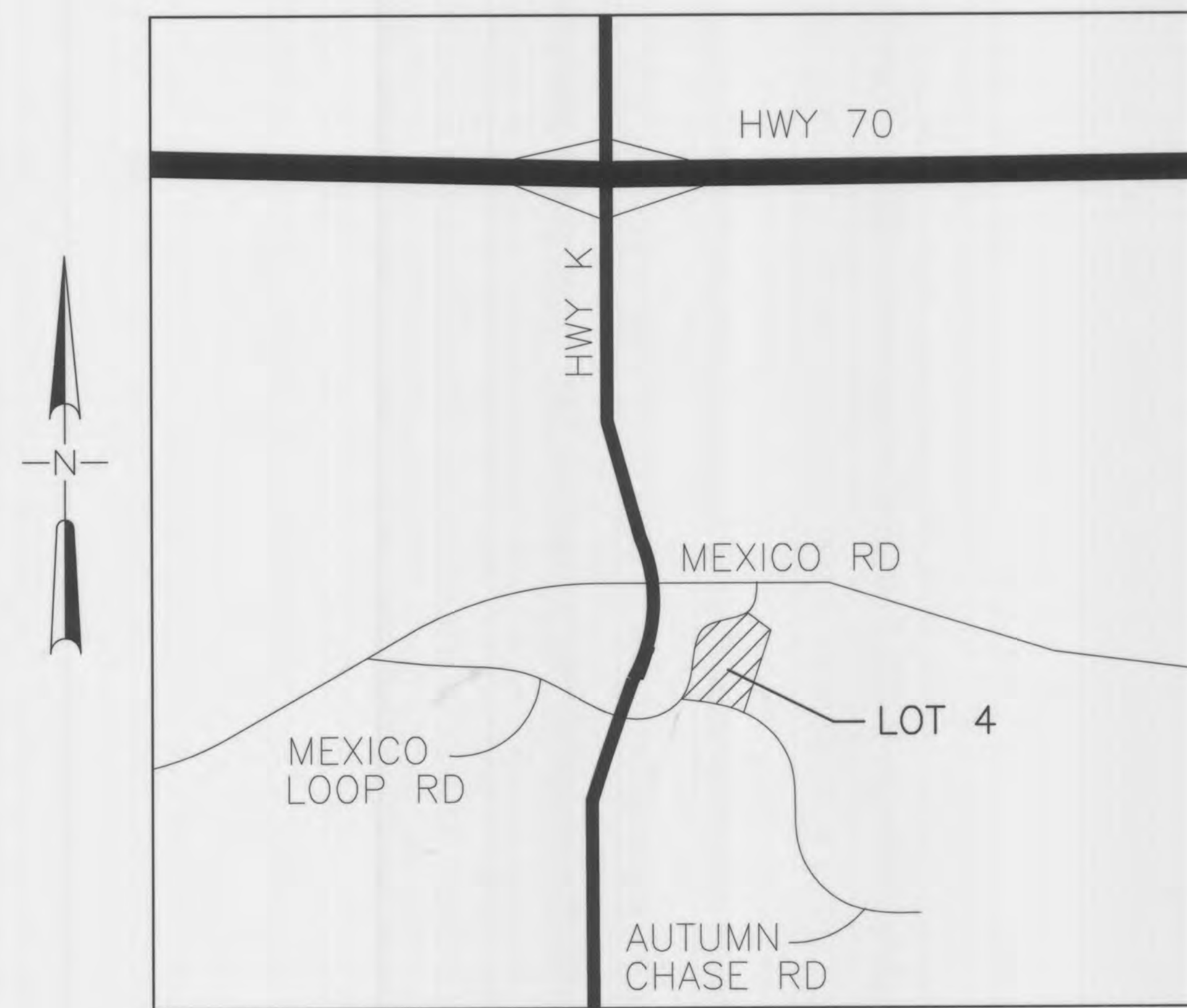
**RECORD (AS-BUILT) SURVEY
 LOT 4 OF "PIDGEON PARK WEST PLAT 2",
 AS RECORDED IN PLAT BOOK 41, PAGE 386,
 LOCATED IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**

SHEET INDEX

COVER SHEET	S1
PLAN SHEET AS-BUILT	S2
SEWER AS-BUILT PLAN & PROFILE	S3
SEWER DETAIL	S4

NOTES

1. AREA OF LOT 4 IS 295,148 SQ FT OR 6.776 ACRES±.
2. ACCORDING TO F.E.M.A. COMMUNITY PANEL NO. 29183C 0237 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996, AND LETTER OF MAP REVISION DATED AUGUST 21, 2008, THE PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATION 508-513) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN). ELEVATION IS BASED OFF OF FEMA BENCH MARK RM62 (A CHISELED SQUARE) ON THE TOP OF THE SOUTH HEADWALL IN THE MIDDLE OF MEXICO ROAD BRIDGE; ELEVATION = 514.10. (ELEVATION DATUM SHOWN ON PLAT IS NAVD '88)
3. BASIS OF BEARING: THE SOUTHERLY LINE OF LOT 4 (N.67°-21'-14" E.) SHOWN ON THE PRELIMINARY SITE AND SUBDIVISION PLAN FOR "PIDGEON PARK WEST PLAT 2" DATED 10-31-01 BY KUHLMANN DESIGN GROUP, INC., BEING THE NORTHERLY LINE OF "AUTUMN CHASE - PLAT ONE" (SHOWN AS N.67°-21'-22" E.) ON THE PLAT RECORDED IN PLAT BOOK 30 ON PAGE 387 IN THE ST. CHARLES COUNTY RECORDER OF DEED'S OFFICE.
4. ZONED "C-2" GENERAL BUSINESS PER CITY OF O'FALLON, MISSOURI
 SEC. 400.125.4(A) YARD AND SETBACK REQUIREMENTS
 A. FRONT YARD. NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.
 B. SIDYARDS. NO SIDE YARD IS REQUIRED EXCEPT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 C. REAR YARDS. NO REAR YARD IS REQUIRED EXCEPT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
5. SQUARE FOOTAGE OF EXISTING BUILDINGS HAVE BEEN CALCULATED FROM OUTSIDE DIMENSIONS MEASURED APPROXIMATELY FIVE (5) FEET ABOVE GRADE FOR THE FIRST FLOOR ONLY.
6. PARKING SPACES:
 REGULAR SPACES = 258
 HANDICAP SPACES = 12
 TOTAL SPACES = 270
7. PARTS OF EXISTING FENCE AND RETAINING WALL WHICH LIES OUTSIDE OF THE DRAINAGE EASEMENT DESCRIBED IN PLAT BOOK 190, PAGE 650 (ITEM #10).
8. BUILDING IS CURRENTLY OCCUPIED BY SHOP 'N SAVE.



LEGEND

○	FND IRON PIPE OR IRON ROD
●	SET 5/8" REBAR W/CAP
△	DELTA OF A CURVE
○	TELEPHONE SPLICE BOX
○	TREE
○	MANHOLE
○	WATER VALVE
○	SANITARY SEWER
○	LIGHT STANDARD
○	INLET
□	FLARED END SECTION
—	PROPERTY LINE
—	RIGHT OF WAY
—	EASEMENT
—	SETBACK LINE
—	GAS LINE
—	STORM SEWER
—	SANITARY SEWER
—	FENCE

**RECORD (AS-BUILT) SURVEY
 SHOP 'N SAVE - PIDGEON PARK**

SURVEY DATA:
 SURVEY DATE: MAY 2012
 FIELD CREW: KEM-BCS
 FIELD BOOK: 729E

CLIENT:
 PACE PROPERTIES
 1401 S. BRENTWOOD BLVD., SUITE 100
 ST. LOUIS, MISSOURI 63144
 PHONE (314) 968-9698
 FAX (314) 968-5050

**Kuhlmann
 Design
 Group, Inc.**

66 PROGRESS PARKWAY
 MARYLAND HEIGHTS, MO 63043
 Tel: (314) 621-8898

KdG

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NO.	DATE	CITY COMMENTS
1	7/23/12	CITY COMMENTS
PROJECT NO.	CONTRACT NO.	
980324	0017	
DRAWN	CHECKED	
F8B	MSH	
DATE	JUNE 2012	

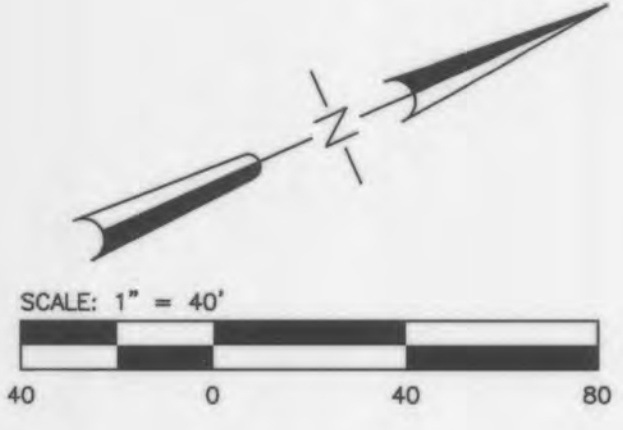
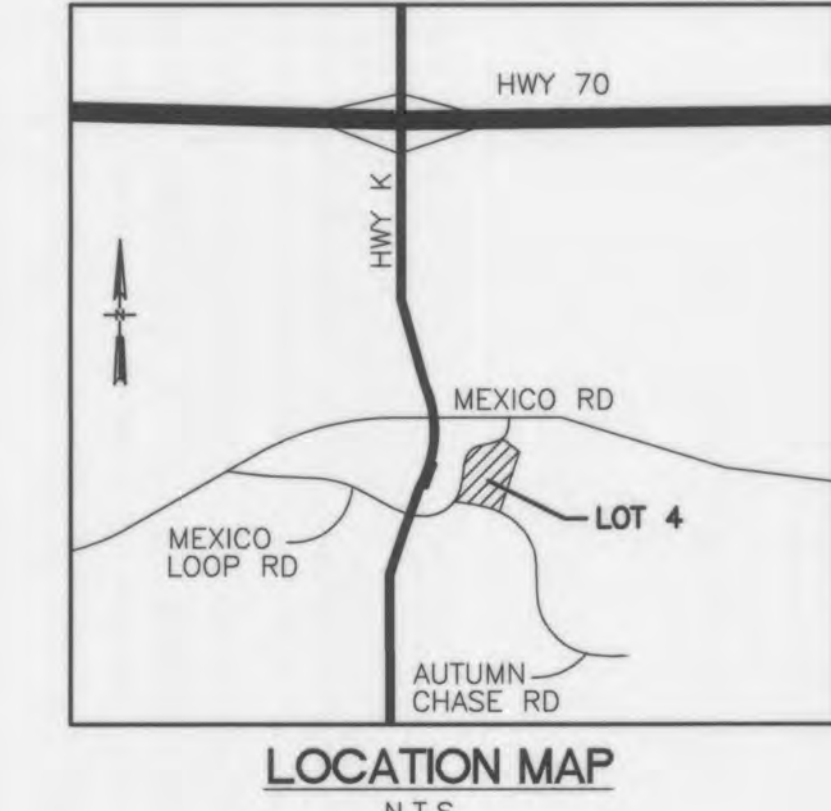
**AS-BUILT
 SURVEY
 COVER PAGE**

SHEET 1 OF 4

S1

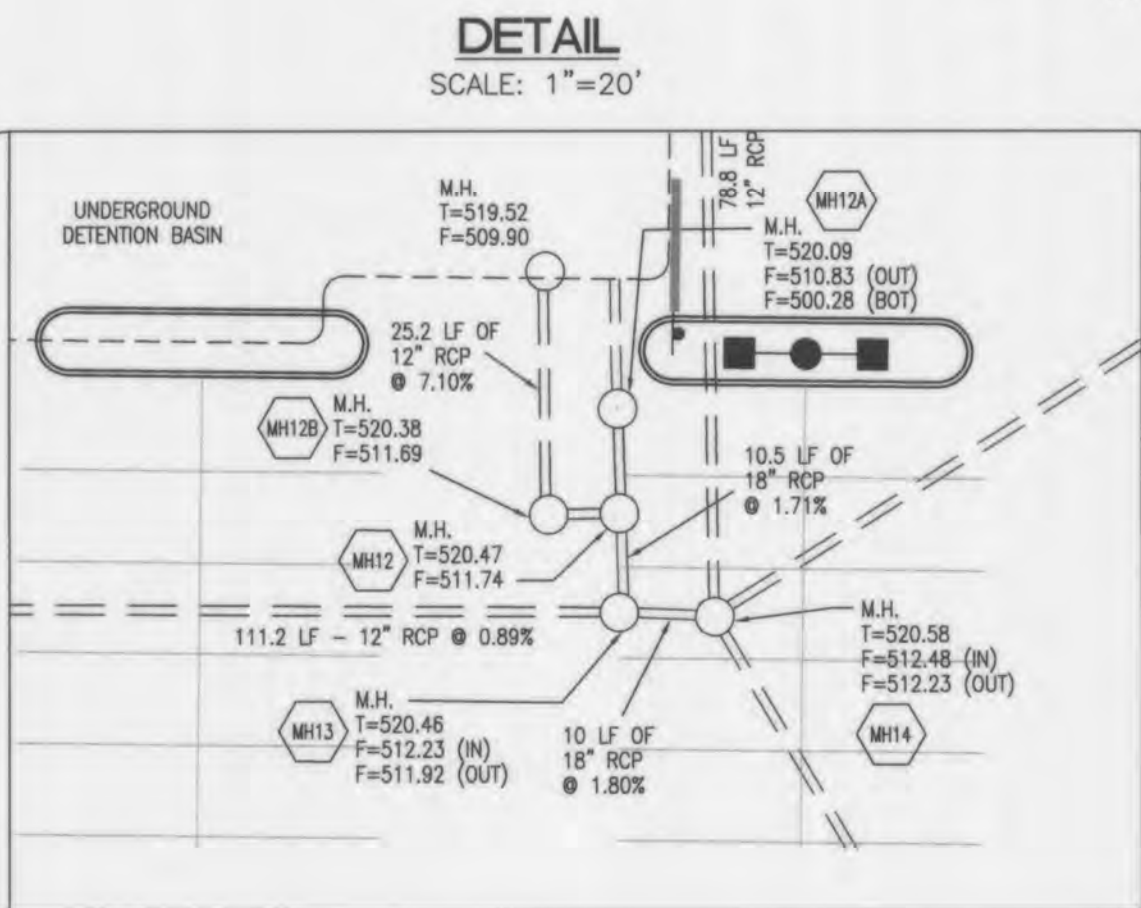
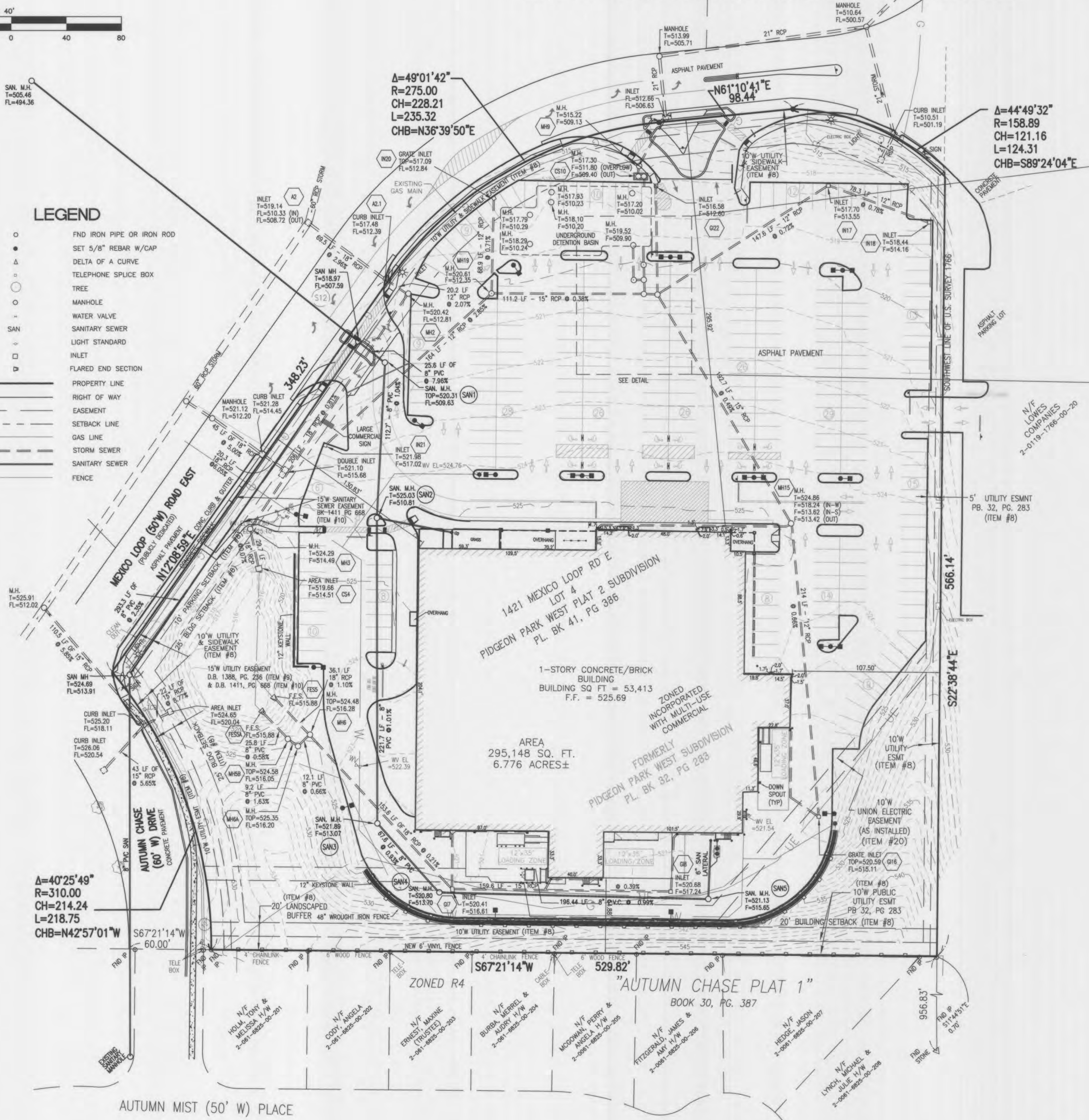
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RECORD (AS-BUILT) SURVEY
LOT 4 OF "PIDGEON PARK WEST PLAT 2", AS RECORDED IN PLAT BOOK 41, PAGE 386,
LOCATED IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LEGEND

○	FND IRON PIPE OR IRON ROD
●	SET 5/8" REBAR W/CAP
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---	PROPERTY LINE
---	RIGHT OF WAY
---	EASEMENT
---	SETBACK LINE
---	GAS LINE
---	STORM SEWER
---	SANITARY SEWER
---	FENCE



PROPERTY DESCRIPTION
 LOT 4 OF PIDGEON PARK WEST PLAT 2, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE(S) 386.

- SCHEDULE 'B' ITEMS:**
- TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO.: 9-16640; REVISION #2: 2/09/2010
 EFFECTIVE DATE: FEBRUARY 1, 2010 8:00A.M.
- ITEMS 1.-7. ARE NOT SURVEY RELATED MATTERS.
- BUILDING LINES AND EASEMENTS ACCORDING TO THE PLATS RECORDED IN PLAT BOOK 41 PAGE 386 AND PLAT BOOK 32 PAGE 283. (SHOWN ON PLAT)
 - EASEMENT AGREEMENT BY AND BETWEEN JOHN R. BARRON ETAL AND KAPLAN DEVELOPMENT AND INVESTMENT COMPANY RECORDED IN BOOK 1388 PAGE 236. (SHOWN ON PLAT)
 - SANITARY SEWER AND UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON ACCORDING TO DEED RECORDED IN BOOK 1411 PAGE 668. (SHOWN ON PLAT)
 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ACCORDING TO INSTRUMENT RECORDED IN BOOK 4107 PAGE 536, AND FIRST AMENDMENT RECORDED IN BOOK 4869 PAGE 2215. (BLANKET AGREEMENT)
 - DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ACCORDING TO INSTRUMENT RECORDED IN BOOK 4136, PAGE 2220. (BLANKET AGREEMENT)
 - ASSIGNMENT OF DEVELOPER RIGHTS ACCORDING TO INSTRUMENT RECORDED IN BOOK 4136 PAGE 2216. (NOT A SURVEY MATTER)
 - ACCESS AND PARKING EASEMENTS AS CONTAINED IN MEMORANDUM OF LEASE RECORDED DECEMBER 6, 2005, IN BOOK 4364 PAGE 691. (BLANKET EASEMENT)
 - DEED OF TRUST EXECUTED BY PACE-HIGHWAY K, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO THOMAS E. WILCOX, TRUSTEE FOR SOUTHWEST BANK OF ST. LOUIS, DATED APRIL 1, 2005 AND RECORDED APRIL 7, 2005 IN BOOK 4144 PAGE 798, FOR \$850,000.00, AND AS MODIFIED BY DEED RECORDED IN BOOK 4806 PAGE 513. (NOT A SURVEY MATTER)
 - FINANCING STATEMENT EXECUTED BY PACE-HIGHWAY K, LLC TO SOUTHWEST BANK OF ST. LOUIS RECORDED APRIL 7, 2005 IN BOOK 4144 PAGE 791. (NOT A SURVEY MATTER)
 - ANY LIEN OR RIGHT TO A LIEN FILED BY A LICENSED REAL ESTATE BROKER, REAL ESTATE SALES PERSON OR STATE CERTIFIED REAL ESTATE APPRAISER, PURSUANT TO THE PROVISION OF THE COMMERCIAL REAL ESTATE BROKERS AND STATE CERTIFIED REAL ESTATE APPRAISERS LIEN ACT. (NOT A SURVEY MATTER)

NOTE:
 ELEVATIONS SHOWN HEREON ARE "AS-BUILT" ELEVATIONS, NOT DESIGN ELEVATIONS.

RECORD (AS-BUILT) SURVEY
SHOP 'N SAVE - PIDGEON PARK

Kuhlmann Design Group, Inc.
 66 PROGRESS PARKWAY
 MARYLAND HEIGHTS, MO 63043
 Tel: (314) 621-8898
 St. Louis, Missouri
 Beltsville, Maryland

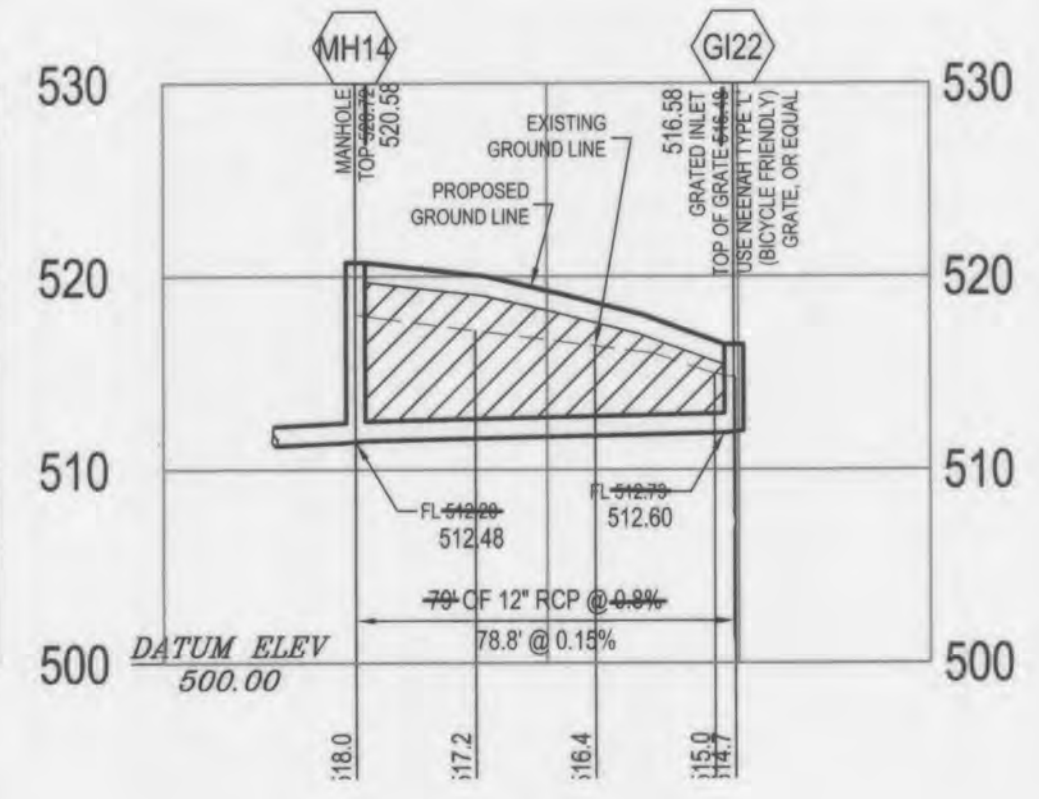
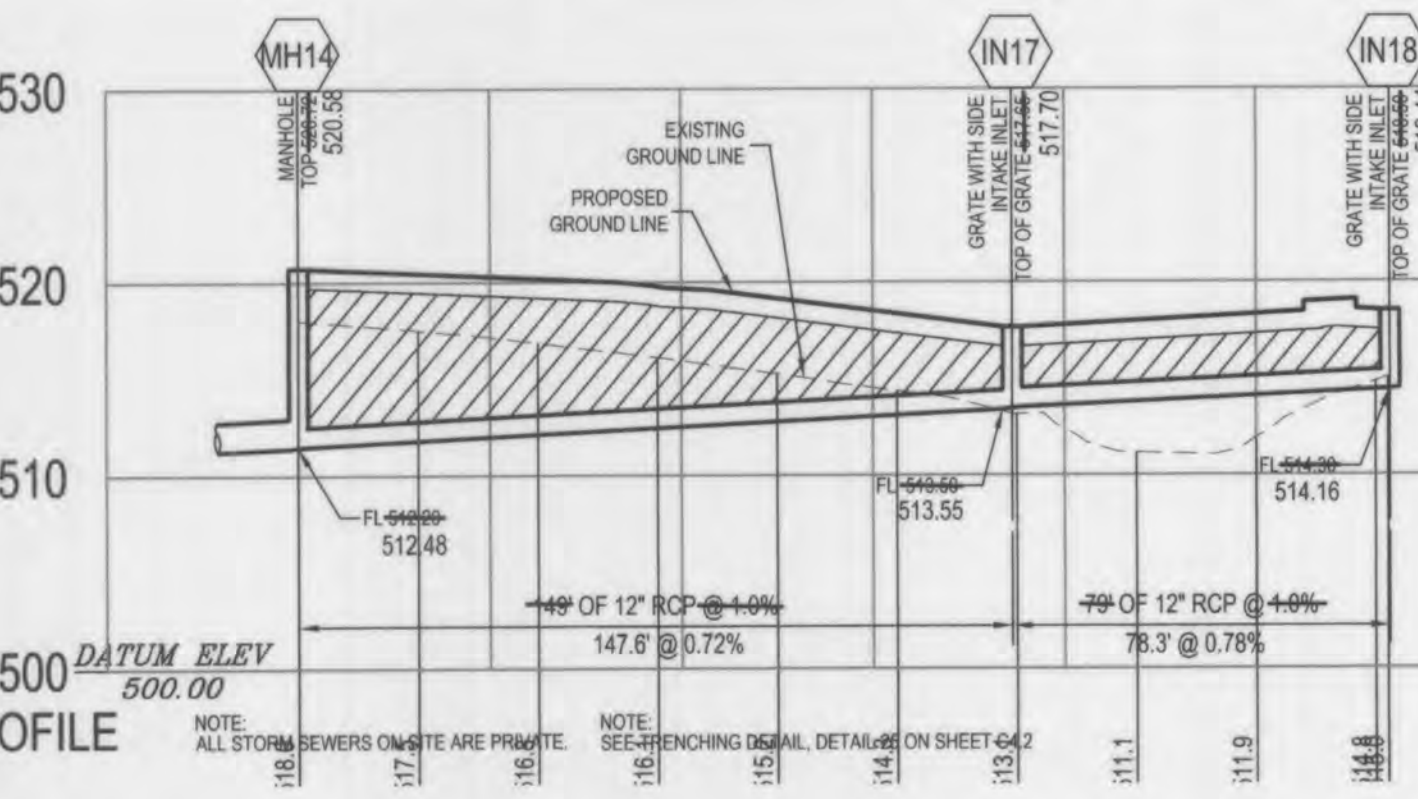
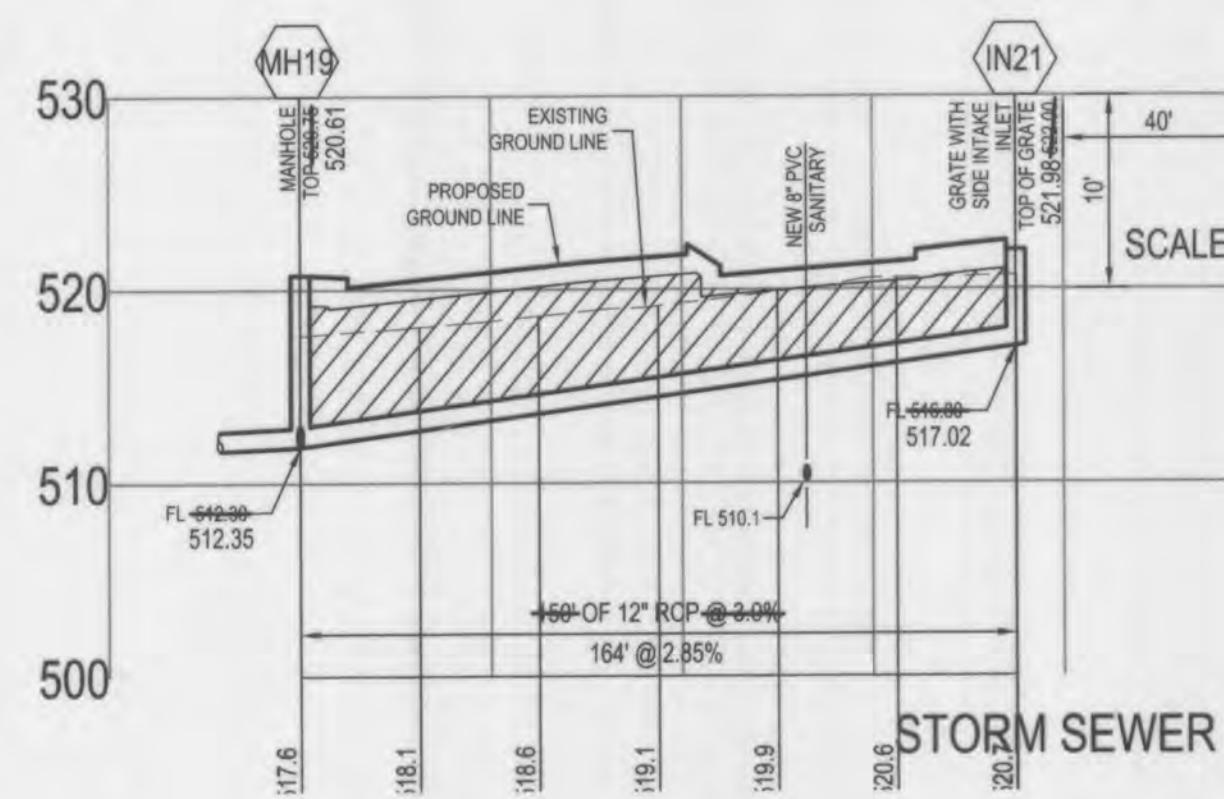
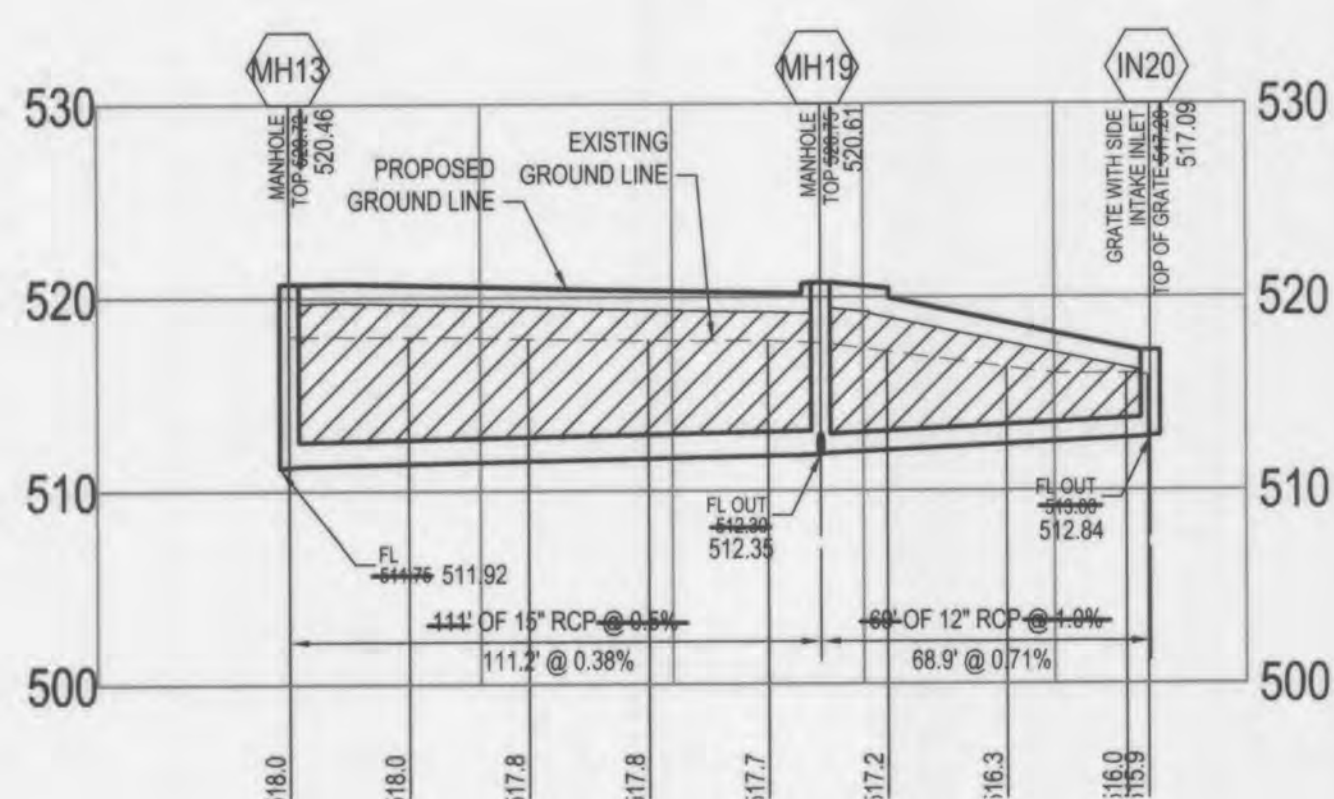
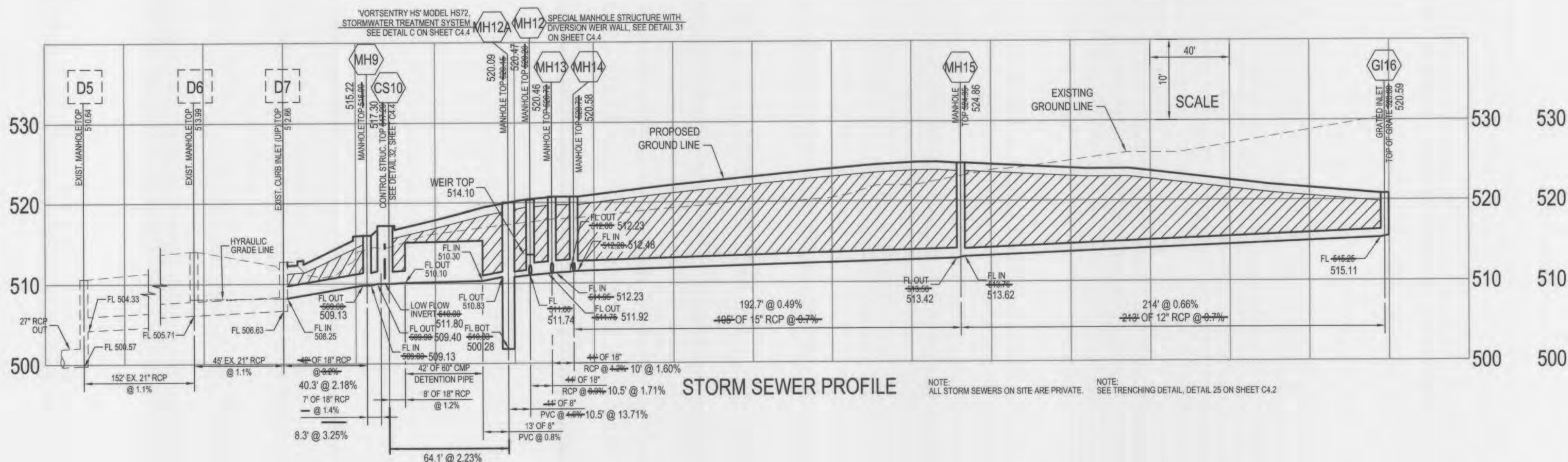
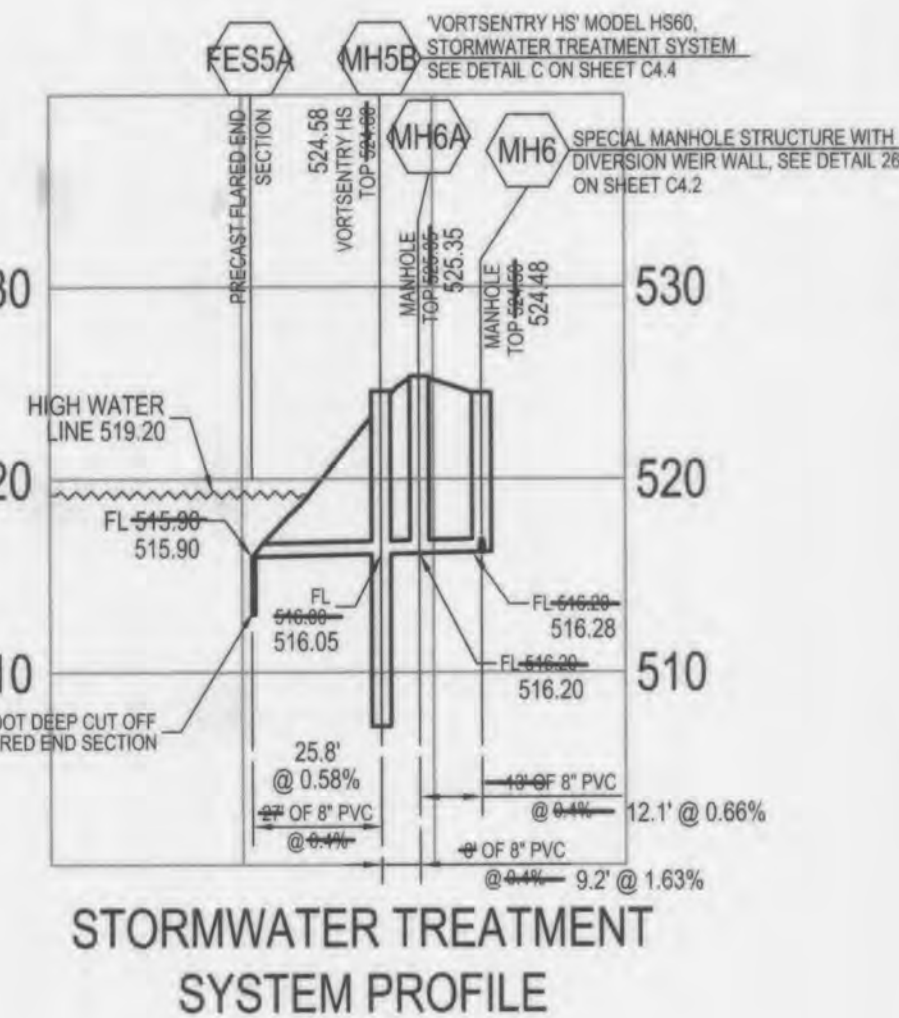
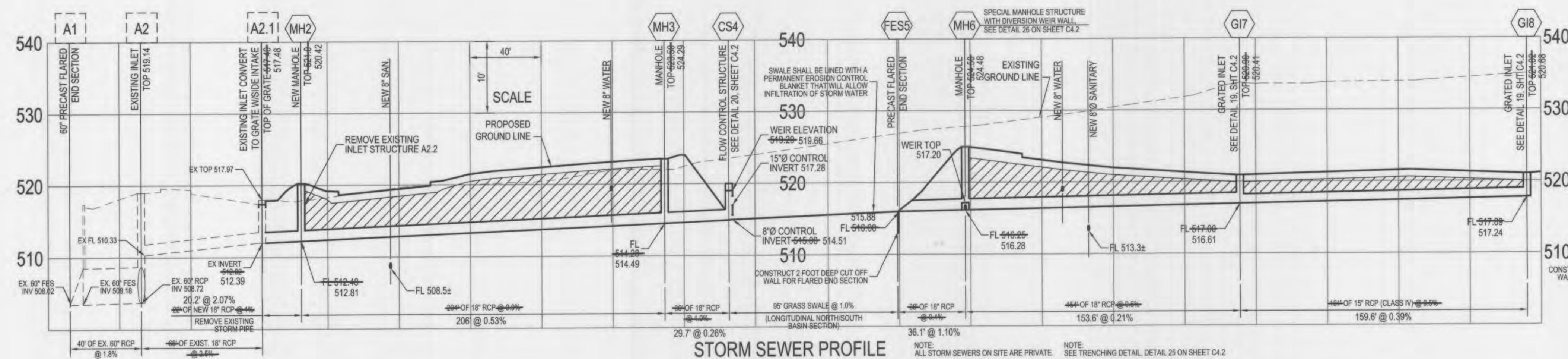
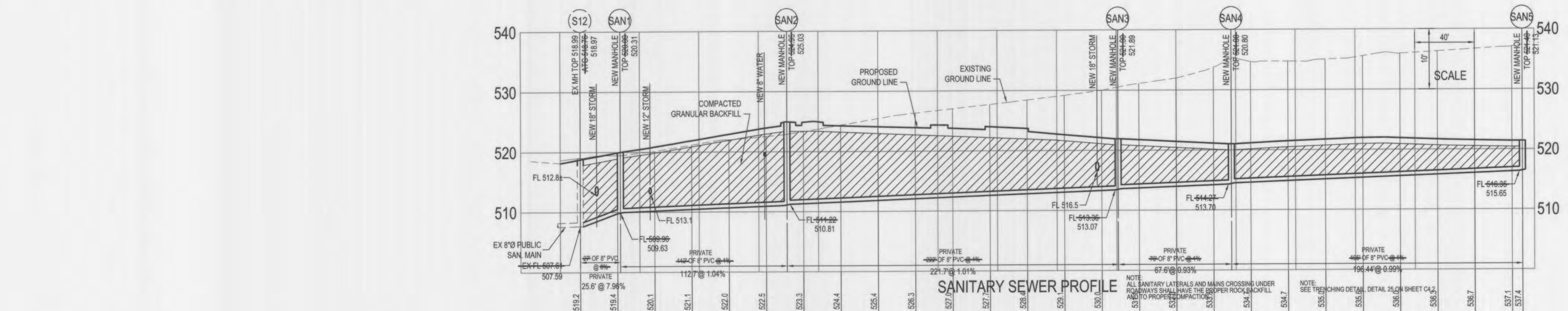
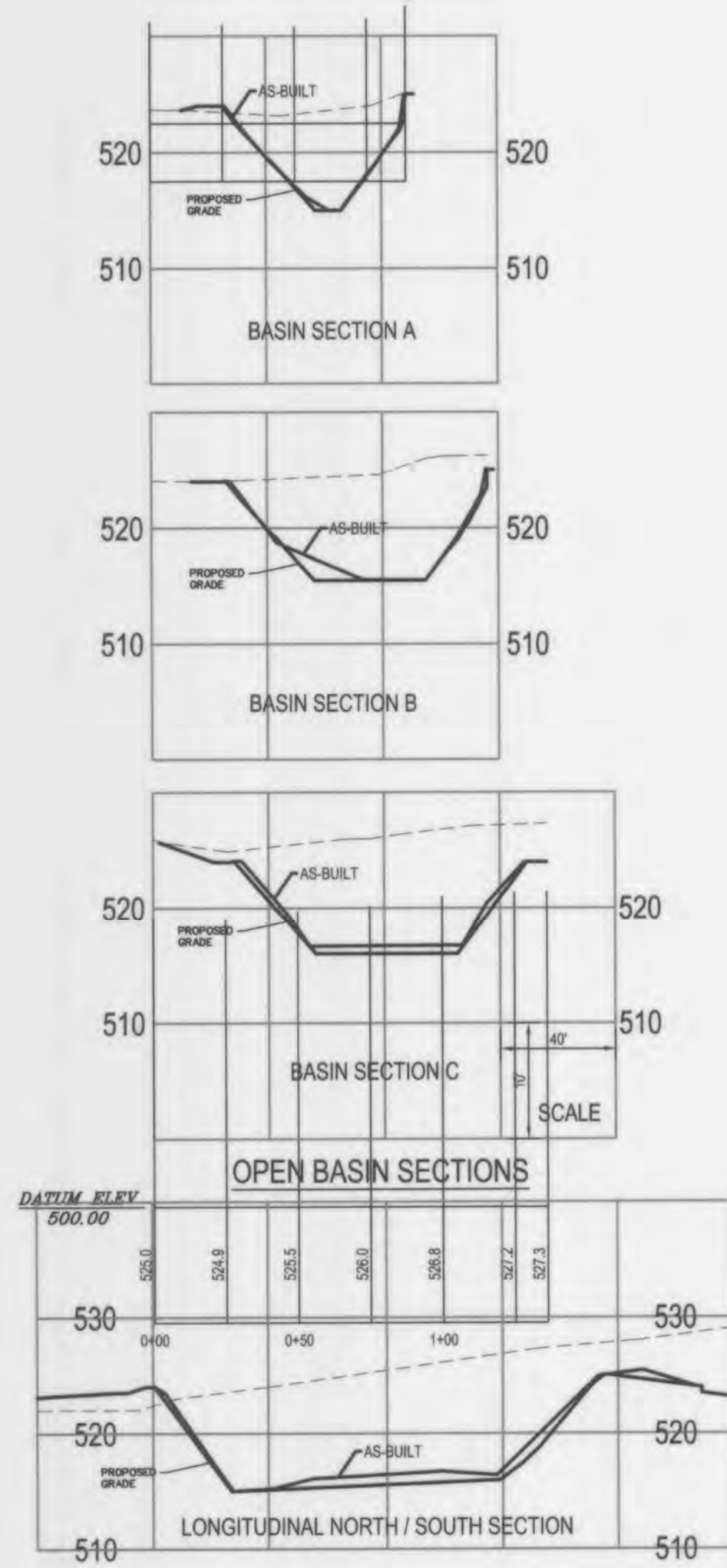


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NO.	DATE	CITY COMMENTS
1	7/23/12	
PROJECT NO.	980324	CONTRACT NO. 0017
DRAWN	R5B	CHECKED MSH
DATE	JUNE 2012	

AS-BUILT SURVEY SITE PLAN
 SHEET 2 OF 4
S2



RECORD (AS-BUILT) SURVEY
SHOP 'N SAVE - PIGEON PARK

SURVEY DATA:
SURVEY DATE: MAY 2012
FIELD CREW: KEM-BCS
FIELD BOOK: 729E

CLIENT:
PACE PROPERTIES
100 BRIDGEMOOD BLVD, SUITE 100
ST. LOUIS, MISSOURI 63144
PHONE (314) 968-9898
FAX (314) 968-5050

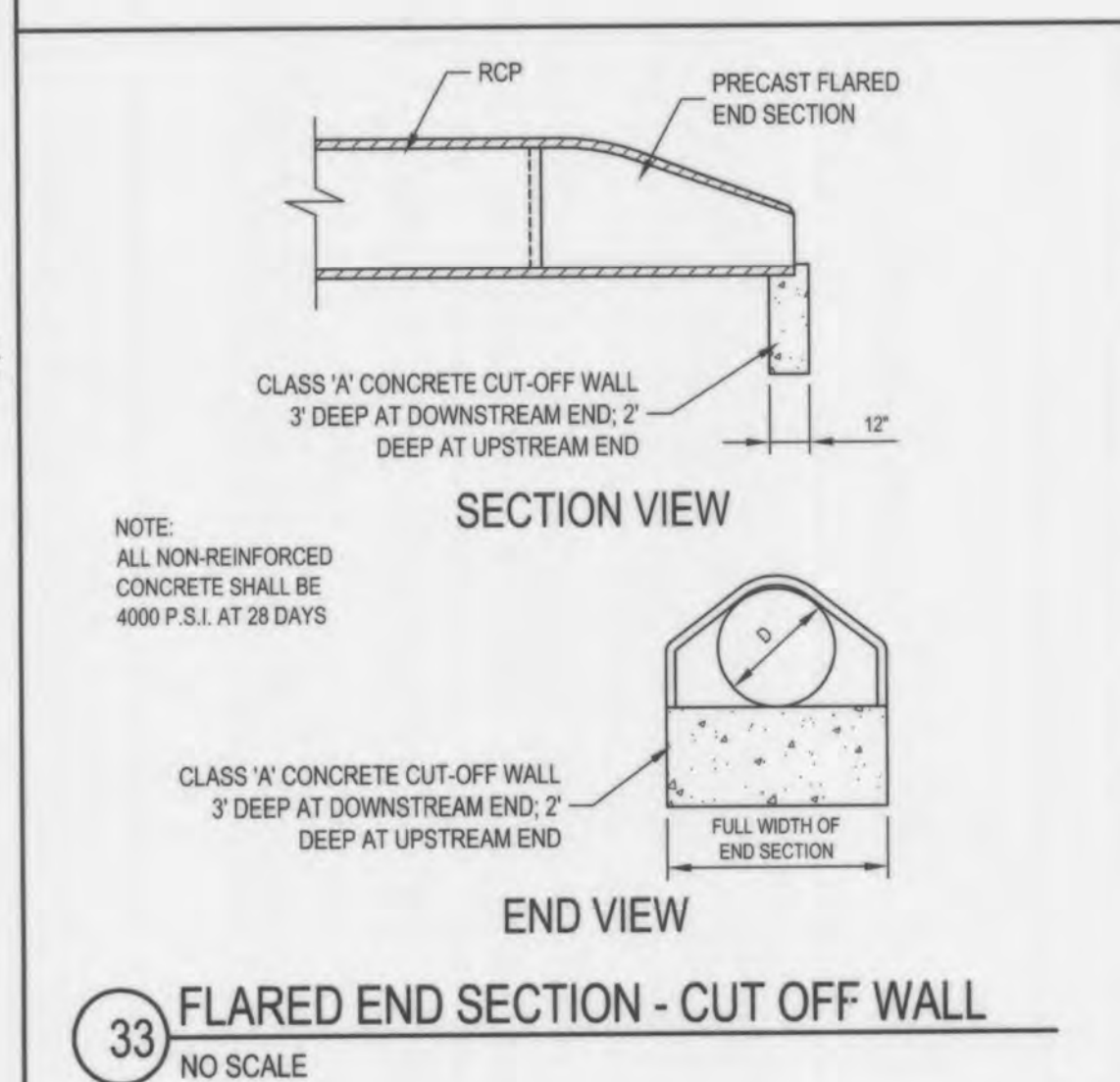
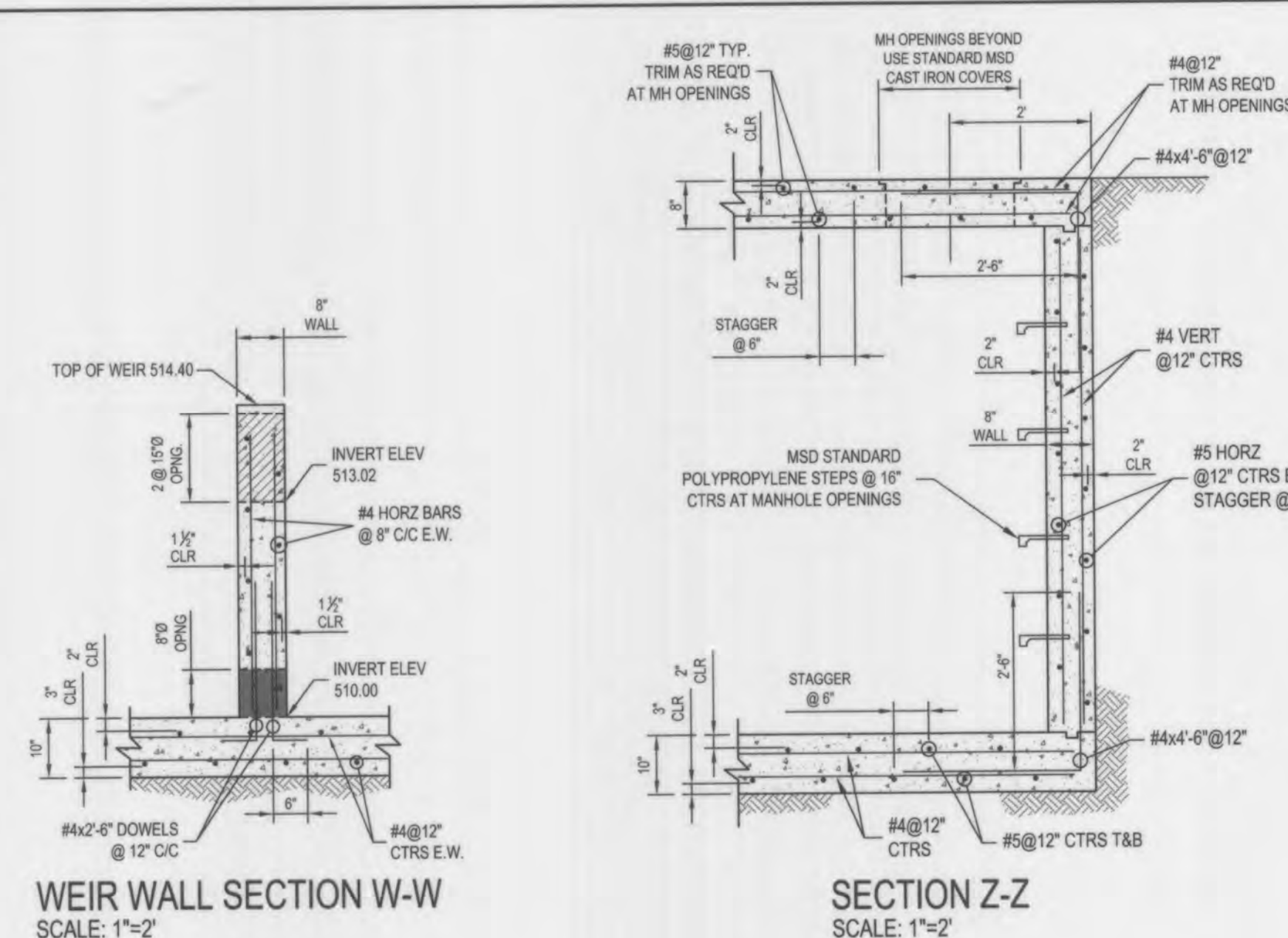
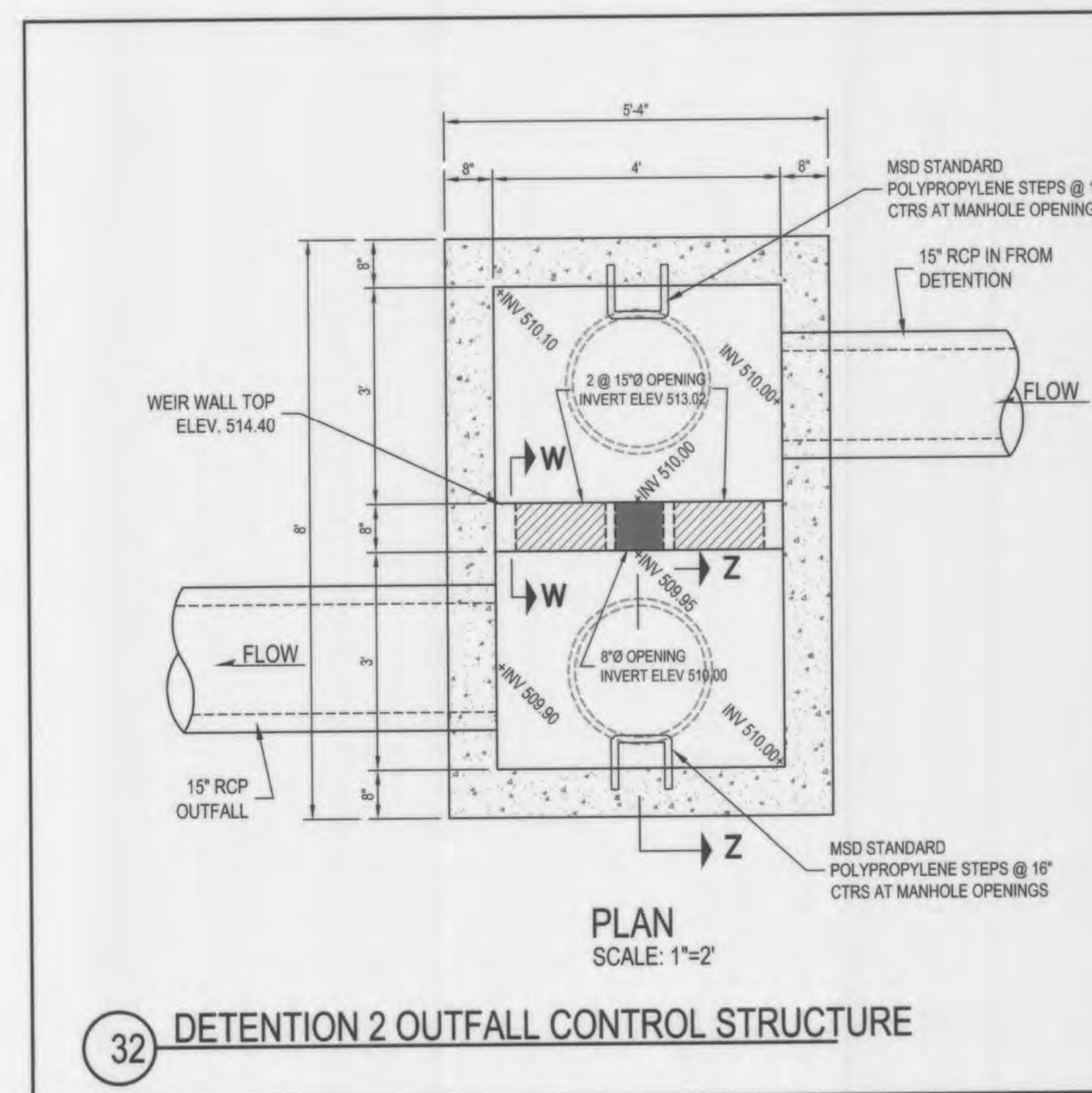
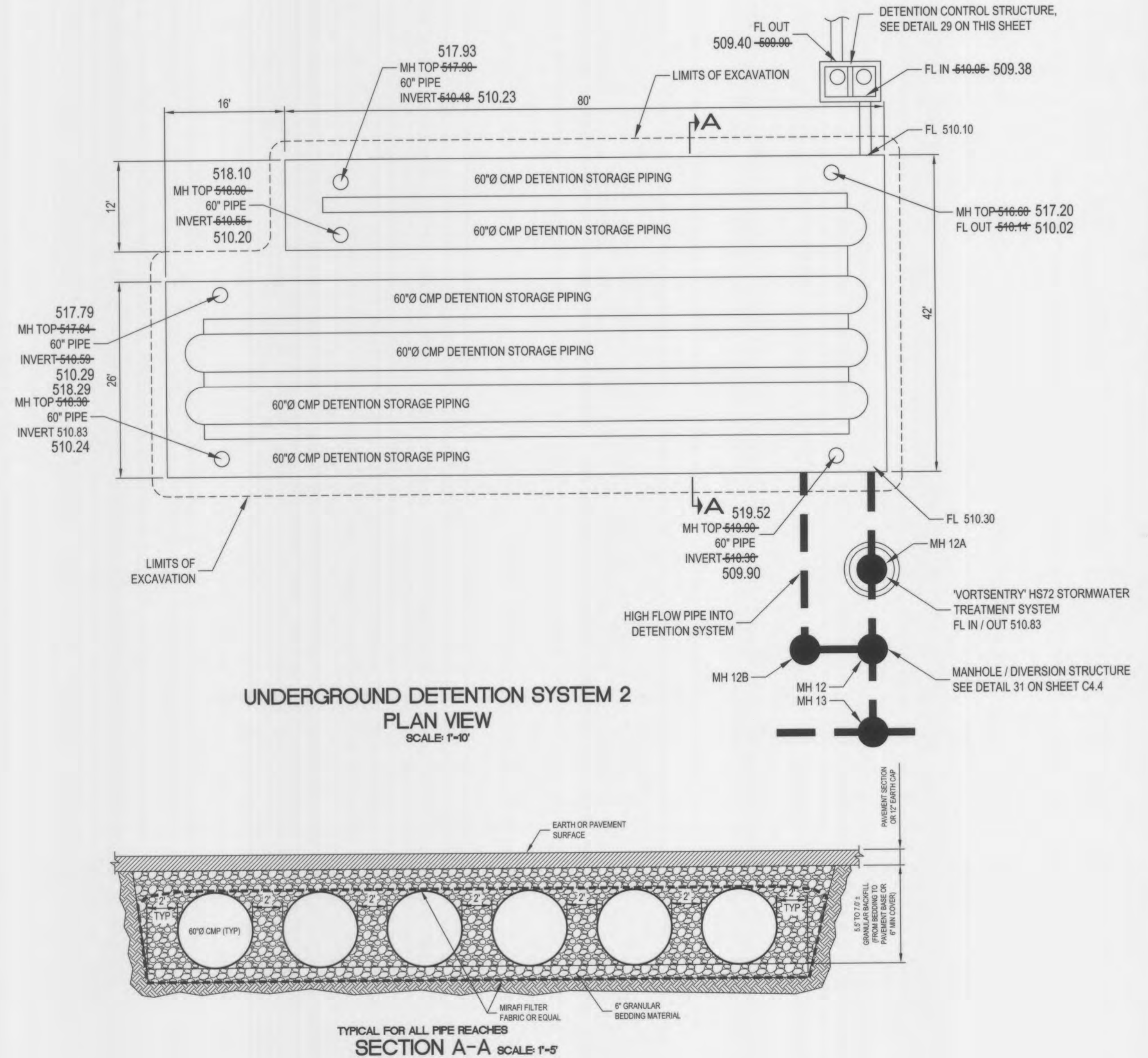
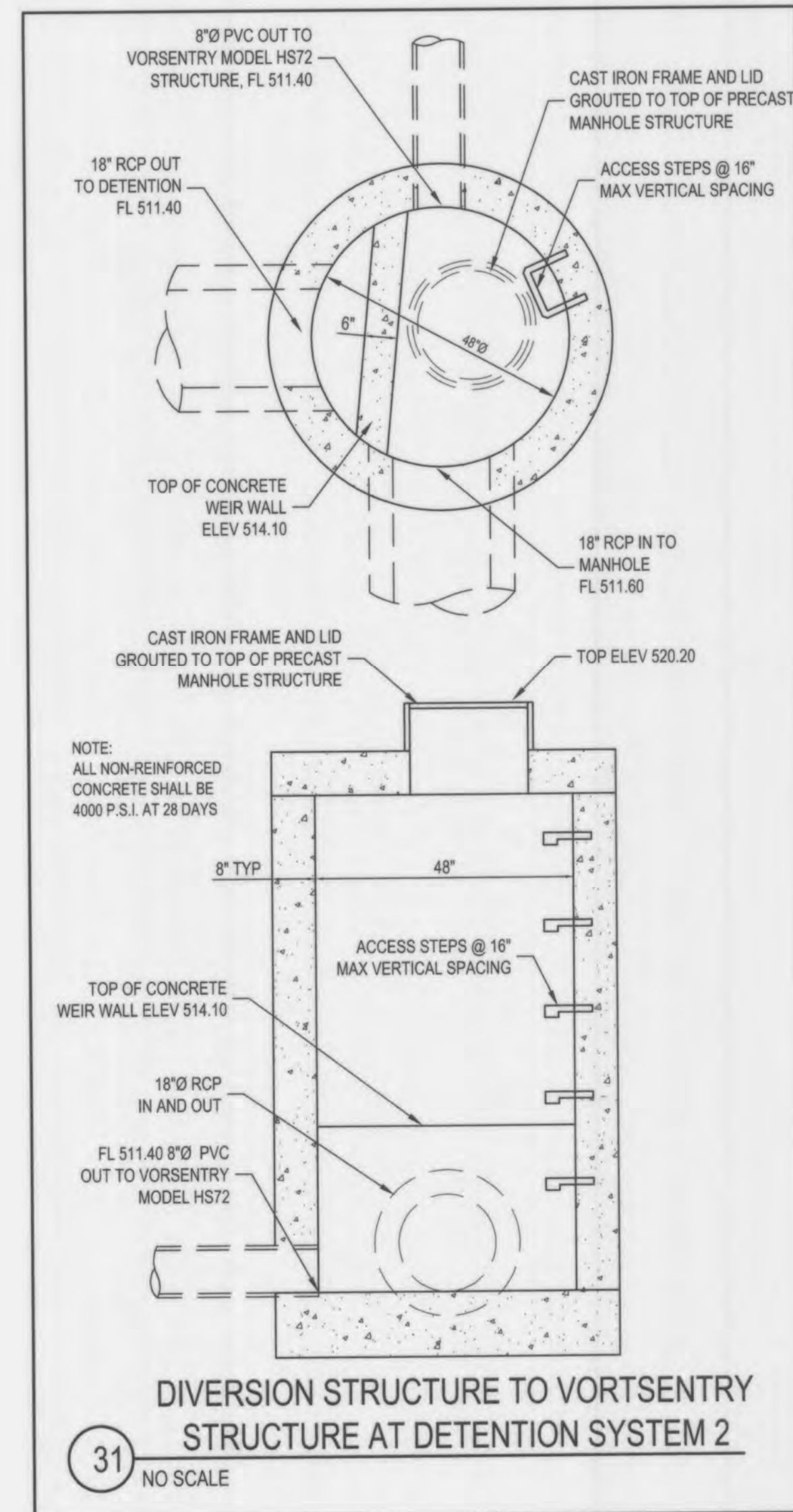
Kuhlmann Design Group, Inc.
66 Progress Parkway
St. Louis, Missouri 63043-3706
Tel: (314) 434-8898
St. Louis, Missouri
Belleville, Illinois

KdG

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8.24.12

NO.	DATE	
1	7/23/12	CITY COMMENTS
PROJECT NO. 980324		CONTRACT NO. 007
DRAWN RSB		CHECKED MSH
DATE: JUNE 2012		
WALL + SEWER PROFILES BASIN SECTIONS		
SHEET 3 OF 4		



RECORD (AS-BUILT) SURVEY
SHOP 'N SAVE - PIGEON PARK

SURVEY DATA:
SURVEY DATE: MAY 2012
FIELD CREW: KEV-BGS
FIELD BOOK: 729E

CLIENT:
PACE PROPERTIES
1401 S. BRENTWOOD BLVD. SUITE 100
ST. LOUIS, MISSOURI 63144
PHONE (314) 968-9898
FAX (314) 968-5050

Kuhlmann
Design
Group, Inc.

66 Progress Parkway
St. Louis, Missouri 63043-3706
Tel: (314) 434-8898

St. Louis, Missouri
Brentwood, Missouri

KdG

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STATE OF MISSOURI
Professional Engineer
LS 2104
MICHAEL SAMUEL
8.24.12

NO.	DATE		
1	7/23/12	CITY COMMENTS	
PROJECT NO. 980324		CONTRACT NO. 0017	
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AS-BUILT
SURVEY
SITE DETAILS
SHEET 4 OF 4
S4