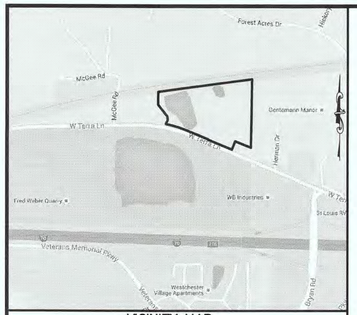
ALTA/NSPS LAND TITLE SURVEY

PART OF U.S. SURVEY 1780 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 2 EAST, AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

PREPARED FOR:
C BENNETT PREMIUM BUILDING SUPPLIES
1700 W. TERRA LAINE
O'FALLON MO, 63366

60 0 30 60 120

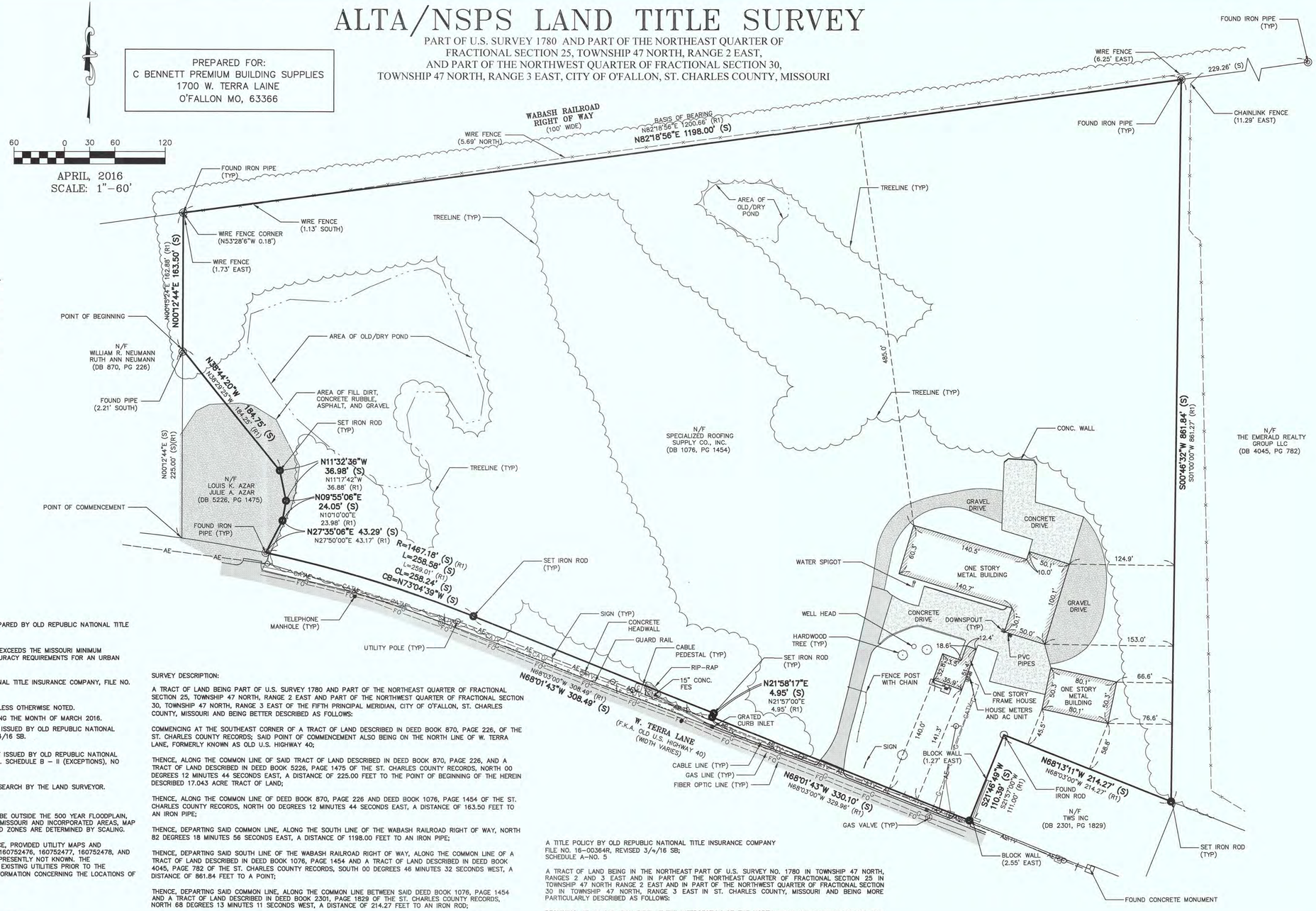
APRIL, 2016
SCALE: 1"–60'



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
FENCE
OVERHEAD UTILITIES
GASLINE
FIBER OPTIC LINE
CABLE LINE
GUARDRAIL
EDGE OF OLD POND
CABLE BOX
UTILITY POLE
GUY WIRE
TELEPHONE MANHOLE
GAS VALVE
SIGN
FLARED END SECTION
STORM INLET
DOWNSPOUT
FOUND IRON PIPE
FOUND IRON ROD
SET IRON ROD
TREE
TREELINE
RIP–RAP
CONCRETE
GRAVEL
PAVEMENT



SURVEY NOTES:

1. BEARINGS ARE BASED ON SCHEDULE A NO. 5 OF A TITLE POLICY PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 16–00364R, REVISED 3/4/16 SB.
2. THIS ALTA/NSPS LAND TITLE SURVEY, AS SHOWN HEREON, MEETS OR EXCEEDS THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS PROPERTY, AS DEFINED THEREIN.
3. SOURCE OF RECORD: A TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16–00364R, REVISED 3/4/16 SB.
4. SURVEY DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED.
   (S) – DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF MARCH 2016.
   (R1) – DENOTES RECORD INFORMATION DERIVED FROM A TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16–00364R, REVISED 3/4/16 SB.
5. SOURCE OF EASEMENTS: COCHRAN USED EXCLUSIVELY, A TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16–00364R, REVISED 3/4/16 SB. SCHEDULE B – II (EXCEPTIONS), NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY COCHRAN.
6. THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
7. FLOOD ZONES:
   THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAPS, FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0240 G, EFFECTIVE DATE OF JANUARY 20, 2016. FLOOD ZONES ARE DETERMINED BY SCALING.
8. UTILITIES HAVE BEEN SHOWN FOR THIS SURVEY, BY OBSERVED EVIDENCE, PROVIDED UTILITY MAPS AND MARKED/FLAGGED UTILITIES BY MISSOURI ONE CALL, TICKET NUMBERS 160752476, 160752477, 160752478, AND 160752479. OTHER UTILITIES MAY EXIST, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR/EXCAVATOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION. FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT: **MISSOURI ONE CALL: 1–800–DIG–RITE.**
9. NO PARKING SPACES WERE OBSERVED ON SUBJECT PROPERTY.
10. 3 BUILDINGS WERE LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY.
11. WIRE FENCE ALONG THE NORTHERN PROPERTY LINE OF SURVEY PARCEL CROSSES PROPERTY LINE.
12. FILL DIRT, CONCRETE RUBBLE, ASPHALT AND GRAVEL HAS BEEN ADDED TO ADJACENT PROPERTY AT THE SOUTHWEST CORNER AND ENCROACHES THE PROPERTY LINE.
13. THIS ALTA/NSPS LAND TITLE SURVEY CONTAINS 742,390 SQUARE FEET OR 17.043 ACRES OF LAND, MORE OR LESS
14. THIS SITE IS SERVED BY:
    WATER – CITY OF O'FALLON WATER & SEWER
    SEWER – CITY OF O'FALLON WATER & SEWER
    ELECTRIC – AMEREN MISSOURI ELECTRIC
    GAS – LACLEDE GAS COMPANY
    TELEPHONE – ATT DISTRIBUTION, CENTURYLINK
15. SITE ADDRESS:
    1285 WEST TERRA LANE, O FALLON, MO 63366 WAS THE ADDRESS FURNISHED PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC., FILE NO.: 16–00364R, REVISED 3/4/16 SB .
16. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.3) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

SURVEY DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 870, PAGE 226, OF THE ST. CHARLES COUNTY RECORDS; SAID POINT OF COMMENCEMENT ALSO BEING ON THE NORTH LINE OF W. TERRA LANE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 40;

THENCE, ALONG THE COMMON LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 870, PAGE 226, AND A TRACT OF LAND DESCRIBED IN DEED BOOK 5226, PAGE 1475 OF THE ST. CHARLES COUNTY RECORDS, NORTH 00 DEGREES 12 MINUTES 44 SECONDS EAST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 17.043 ACRE TRACT OF LAND;

THENCE, ALONG THE COMMON LINE OF DEED BOOK 870, PAGE 226 AND DEED BOOK 1076, PAGE 1454 OF THE ST. CHARLES COUNTY RECORDS, NORTH 00 DEGREES 12 MINUTES 44 SECONDS EAST, A DISTANCE OF 163.50 FEET TO AN IRON PIPE;

THENCE, DEPARTING SAID COMMON LINE, ALONG THE SOUTH LINE OF THE WABASH RAILROAD RIGHT OF WAY, NORTH 82 DEGREES 18 MINUTES 56 SECONDS EAST, A DISTANCE OF 1198.00 FEET TO AN IRON PIPE;

THENCE, DEPARTING SAID SOUTH LINE OF THE WABASH RAILROAD RIGHT OF WAY, ALONG THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1076, PAGE 1454 AND A TRACT OF LAND DESCRIBED IN DEED BOOK 4045, PAGE 782 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 46 MINUTES 32 SECONDS WEST, A DISTANCE OF 861.84 FEET TO A POINT;

THENCE, DEPARTING SAID COMMON LINE, ALONG THE COMMON LINE BETWEEN SAID DEED BOOK 1076, PAGE 1454 AND A TRACT OF LAND DESCRIBED IN DEED BOOK 2301, PAGE 1829 OF THE ST. CHARLES COUNTY RECORDS, NORTH 68 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 214.27 FEET TO AN IRON ROD;

THENCE, CONTINUING ALONG SAID COMMON LINE OF DEED BOOK 1076, PAGE 1454 AND DEED BOOK 2301, PAGE 1829, SOUTH 21 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 110.39 FEET TO A POINT;

THENCE, DEPARTING SAID COMMON LINE, ALONG THE NORTH LINE OF W. TERRA LANE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 40, THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. NORTH 68 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 330.10 FEET, TO A POINT;
2. NORTH 21 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 4.95 FEET TO A POINT;
3. NORTH 68 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 308.49 FEET TO A POINT;
4. A CURVE TO THE LEFT HAVING A RADIUS OF 1467.18 FEET, AN ARC LENGTH 258.58 FEET, A CHORD LENGTH OF 258.24 FEET, AND A CHORD BEARING OF NORTH 73 DEGREES 04 MINUTES 39 SECONDS WEST, TO AN IRON PIPE;

THENCE DEPARTING SAID NORTH LINE OF W. TERRA LANE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 40, ALONG THE COMMON LINE OF THE AFOREMENTIONED DEED BOOK 1076, PAGE 1454 AND THE AFOREMENTIONED DEED BOOK 5226, PAGE 1475, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 27 DEGREES 35 MINUTES 06 SECONDS EAST, A DISTANCE OF 43.29 FEET TO A POINT;
2. NORTH 09 DEGREES 55 MINUTES 06 SECONDS EAST, A DISTANCE OF 24.05 FEET TO A POINT;
3. NORTH 11 DEGREES 32 MINUTES 36 SECONDS WEST, A DISTANCE OF 36.98 FEET TO A POINT;
4. NORTH 38 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 184.75 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT CONTAINING 742,390 SQUARE FEET, OR 17.043 ACRES, MORE OR LESS.

A TITLE POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NO. 16–00364R, REVISED 3/4/16 SB;
SCHEDULE A–NO. 5

A TRACT OF LAND BEING IN THE NORTHEAST PART OF U.S. SURVEY NO. 1780 IN TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST AND IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 25 IN TOWNSHIP 47 NORTH RANGE 2 EAST AND IN PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30 IN TOWNSHIP 47 NORTH, RANGE 3 EAST IN ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON PIPE AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF OLD U.S. HIGHWAY 40 AND THE WEST LINE OF THE CLAYTON BROWN TRACT AS RECORDED IN DEED 276 PAGE 540 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH ALONG SAID WEST LINE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST A DISTANCE OF 225.00 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING OF DESCRIBED PROPERTY; THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST A DISTANCE OF 162.88 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID CLAYTON BROWN TRACT AND IN THE SOUTH RIGHT–OF–WAY LINE OF THE WABASH RAILROAD, 100 FEET WIDE; THENCE ALONG SAID RAILROAD RIGHT–OF–WAY NORTH 82 DEGREES 18 MINUTES 56 SECONDS EAST, A DISTANCE OF 1200.66 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO O'FALLON CONCRETE PRODUCTS; THENCE ALONG THE 5.0 ACRE TRACTS WEST LINE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 861.27 FEET TO AN IRON PIPE IN THE NORTH LINE OF A 1.0 ACRE TRACT CONVEYED TO LOWERY IN BOOK 1014 PAGE 921 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE NORTH AND WEST LINES OF THE THE LOWERY TRACT NORTH 68 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 111.00 FEET TO AN OLD IRON PIPE IN THE NORTH RIGHT–OF–WAY LINE OF SAID OLD U.S. HIGHWAY 40; THENCE ALONG SAID RIGHT–OF–WAY NORTH 68 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 329.96 FEET TO A POINT; THENCE NORTH 21 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 4.95 FEET TO A POINT; THENCE NORTH 68 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 308.49 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1467.18 FEET A DISTANCE OF 259.01 FEET TO A POINT; THENCE LEAVING SAID RIGHT–OF–WAY LINE AND ALONG THE EAST LINES OF A TRACT OF LAND CONVEYED TO FINLEY IN BOOK 838 PAGE 397 OF THE ST. CHARLES COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES; NORTH 27 DEGREES 50 MINUTES 00 SECONDS EAST 43.17 FEET; NORTH 10 DEGREES 10 MINUTES 00 SECONDS EAST 23.98 FEET; NORTH 11 DEGREES 17 MINUTES 42 SECONDS WEST 36.88 FEET; NORTH 38 DEGREES 29 MINUTES 25 SECONDS WEST 184.25 FEET TO THE POINT OF BEGINNING.

A TITLE POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NO. 16–00364R, REVISED 3/4/16 SB;
SCHEDULE B–II (EXCEPTIONS)

ITEMS 1–2 ARE STANDARD EXCEPTIONS; **NOT SURVEY RELATED ITEMS**

ITEM 3 IS A SPECIAL EXCEPTION; **NOT A SURVEY RELATED ITEM**

CERTIFY TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
U.S. TITLE GUARANTY COMPANY
PJ LAND HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY
MIDWEST BANKCENTRE ISAOA
SPECIALIZED ROOFING SUPPLY CO., INC.
C BENNETT PREMIUM BUILDING SUPPLIES

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, 3, 4, 7A, 8, 9, 11A, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2016.

DATE OF PLAT OR MAP: APRIL 5, 2016

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

4/14/16

JAMES R. PARK JR., PLS DATE
MISSOURI LS 2000147868
FOR COCHRAN

STATE OF MISSOURI
JAMES R. PARK, JR
NUMBER LS-2000147868
REGISTERED LAND SURVEYOR

636–332–4574 (tel.)
636–327–0760 (fax)
wentzville@cochraneng.com
North Office
8 East Main Street
Wentzville, Missouri 63385
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• Construction Consulting
• Master Planning

ALTA/NSPS LAND TITLE SURVEYS
W. TERRA LANE
O'FALLON, MISSOURI

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE:	DRN. BY:	APP'D. BY:
REVISED PER TITLE COMPANY COMMENTS.	4-14-16	LKD	JRP

DRN. BY: LKD
APP'D. BY: JRP
DATE: APRIL 5, 2016
SCALE: 1"–60'
PROJ. NO: M16–7229
DWG. NO: 1 OF 1