

ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE DEED RECORDED IN BOOK 1754 PAGE 16 OF THE ST. CHARLES COUNTY RECORDS.
 2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0239E WITH AN EFFECTIVE DATE OF AUGUST 02, 1996. THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS.
 4. PARKING SPACES: 24 REGULAR STRIPED PARKING SPACES
1 HANDICAP STRIPED PARKING SPACE
 5. UTILITY LOCATIONS BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS BY MISSOURI ONE-CALL TICKET NUMBER 112860385 AS OF THE DATE OF THE SURVEY.
 6. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.
 7. REFERENCE BENCHMARK: STANDARD MISSOURI DNR GEOGRAPHIC REFERENCE SYSTEM ALUMINUM DISK STAMPED "SC-56", LOCATED ON THE WEST SIDE OF MISSOURI ROUTE "K" APPROXIMATELY 0.35 MILES SOUTH OF OLD O'FALLON ROAD. ELEV.=547.9
 8. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 20112358, WITH AN EFFECTIVE DATE OF AUGUST 03, 2011. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B- SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
- ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT
- ITEM 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM 3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM 10. EASEMENT GRANTED TO CIVRE RIVER ELECTRIC COOPERATIVE, BY INSTRUMENT RECORDED IN BOOK 937 PAGE 1998. UNABLE TO PLOT, NO SPECIFIC LOCATION PROVIDED.
- ITEM 11. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO.2 BY INSTRUMENT RECORDED IN BOOK 1588 PAGE 15. LOCATED AS SHOWN.
- ITEM 12. EASEMENT AGREEMENT BY AND BETWEEN GEORGE M. DICKHERBER AND PATRICIA DICKHERBER, HIS WIFE AND ARCH ENERGY, L.C., ACCORDING TO INSTRUMENT RECORDED IN BOOK 1754 PAGE 27.
- ITEM 13. LIMITED RIGHTS OF DIRECT ACCESS TO HIGHWAY N AND HIGHWAY K AS SET FORTH IN INSTRUMENTS RECORDED IN BOOK 1575 PAGE 607 AND BOOK 2655 PAGE 333. ACCESS TO STATE ROUTE "N", LOCATED AS SHOWN, DIRECT ACCESS TO STATE ROUTE "K" IS NOT DEFINED IN THESE DOCUMENTS.
- ITEM 14. EASEMENT GRANTED TO UNION ELECTRIC CO. BY INSTRUMENT RECORDED IN BOOK 1829 PAGE 193 AND BOOK 1829 PAGE 195. LOCATED AS SHOWN.
- ITEM 15. MEMORANDUM OF LEASE BY AND BETWEEN ARCH ENERGY, L.C., LESSOR AND SPRINT SPECTRUM, L.P., LESSEE DATED NOVEMBER 5, 1996 AND RECORDED IN BOOK 1888 PAGE 1835 AS AMENDED BY BOOK 5610 PAGE 485 AND BOOK 5065 PAGE 1627. DESCRIPTIONS OF LEASE AREA, ACCESS AND UTILITY EASEMENTS HAVE TO MANY MATHEMATICAL ERRORS TO ACCURATELY PLOT. FENCED CELL TOWER SITE ALONG EAST PROPERTY LINE LOCATED AS SHOWN.
- ITEM 16. EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 2023 PAGE 1152. LOCATED AS SHOWN.

CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO CVS CAREMARK CORPORATION, ITS AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSORS, NOMINEES AND ASSIGNS, CHICAGO TITLE INSURANCE COMPANY AND HINKLEY ALLEN & SNYDER, LLP., AS OF THE DATE OF THIS SURVEY, THAT TO THE BEST OF THE UNDERSIGNED'S PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:

A. THIS SURVEY SHOWS, ON THE BASIS OF A FIELD INSTRUMENT SURVEY WHICH MEETS THE STANDARDS, IF ANY, ESTABLISHED BY THE STATE IN WHICH THE PROPERTY IS LOCATED AND IN THE EVENT THAT NO SUCH STANDARDS HAVE BEEN ESTABLISHED, THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2011":

1. A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND (THE "PROPERTY") DESCRIBED ON THIS SURVEY (INCLUDING THE POSITION OF THE POINT OF COMMENCEMENT(IF ANY) AND POINT OF BEGINNING);
 2. THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES, AND OTHER VISIBLE, ABOVE-GROUND IMPROVEMENTS SITUATED ON THE PROPERTY; AND
 3. ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE PROPERTY ABUTS; AND THAT
- B. NO EASEMENTS OR RIGHTS-OF-WAY OVER ADJUTING PROPERTIES ARE REQUIRED FOR (I) ACCESS TO AND EGRESS FROM THE PREMISES, (II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PROPERTY, (III) ANY UTILITIES WHICH SERVE THE PROPERTY AND (IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PROPERTY, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY AND DULY RECORDED EASEMENTS HAVE BEEN OBTAINED FROM ALL LAND OWNERS WHOSE PROPERTY ARE AFFECTED; NO OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY EXIST OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR WHICH ARE OF RECORD; EASEMENTS MAY BE REQUIRED FOR STORM WATER DRAINAGE AND GAS SERVICE.
- C. NO FENCES, WATERWAYS, DITCHES, PONDS, BUILDING RESTRICTIONS (OR, IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED), OR PARTY WALLS AFFECTING THE PROPERTY EXIST;
- D. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY EXIST UPON ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PROPERTY, ANY RIGHTS-OF-WAY, OR ADJACENT LAND; EXISTING CARWASH AND CELL TOWER SITE ARE WITHIN THE EXISTING EASEMENT TO THE UNION ELECTRIC CO., RECORDED IN BOOK 1829 PAGE 193. CENTER OF CURB ALONG SOUTH PROPERTY LINE IS ON THE PROPERTY LINE.
- E. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND EXIST UPON THE PROPERTY OR ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PROPERTY;
- F. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PROPERTY, WHICH CLOSE BY MATHEMATICAL CALCULATION;

G. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED IN THIS SURVEY ARE AS FOLLOWS: EASEMENTS MAY BE REQUIRED FOR STORM WATER DRAINAGE. EXISTING CARWASH AND CELL TOWER SITE ARE WITHIN THE EXISTING EASEMENT TO THE UNION ELECTRIC CO., RECORDED IN BOOK 1829 PAGE 193. CENTER OF CURB ALONG SOUTH PROPERTY LINE IS ON THE PROPERTY LINE.

H. WITHOUT INTENDING TO LIMIT ANY OF THE FOREGOING CERTIFICATIONS, THE UNDERSIGNED MADE A SPECIFIC EXAMINATION WITH RESPECT TO THE FOLLOWING ITEMS AND REPORTS AS FOLLOWS (INDICATE "NONE" OR IDENTIFY SPECIFIC MATTERS, AS APPROPRIATE)

(I) RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS AND VISIBLE DRAINS, SEWER, WATER, GAS OR OIL PIPE LINES ACROSS THE PROPERTY. (NONE)

(II) VISIBLE, ABOVE-GROUND SPRINGS, STREAMS, RIVERS, PONDS, LAKES, SWAMPS OR DRAINAGE DITCHES LOCATED, BORDERING OR RUNNING THROUGH THE PROPERTY. (NONE)

(III) VISIBLE, ABOVE-GROUND CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON THE PROPERTY. (NONE)

(IV) VISIBLE, ABOVE-GROUND TELEPHONE, TELEGRAPH, ELECTRIC POWER OR OTHER UTILITY POLES, WIRES, LINES OR TRANSFORMERS OVERHANGING OR CROSSING OR LOCATED ON THE PROPERTY. UTILITIES LOCATED AS SHOWN.

(V) JOINT DRIVEWAYS OR WALKWAYS AND PARTY WALLS OR RIGHTS OF SUPPORT AFFECTING THE PROPERTY. THE ONLY VISIBLE VEHICULAR ACCESS IS THE EXISTING ROLL UP DOOR LOCATED ON THE NORTH FACE OF THE CAR X BUILDING ALONG THE SOUTH PROPERTY LINE IS ACROSS THE SUBJECT TRACT.

(VI) PHYSICAL EVIDENCE OF BOUNDARY LINES OF THE PROPERTY (SET OR FOUND SURVEY MONUMENTATION)

(VII) PROPOSED CHANGES IN THE STREET LINES. (NONE)

(VIII) DISPUTED BOUNDARIES (NONE)

(IX) CURBING AND CURB CUTS: LOCATED AS SHOWN (NONE)

ALL OF THE SAME FOUND TO EXIST ARE SHOWN UPON THE SURVEY IN THE LOCATIONS DESCRIBED ABOVE:

I. THE PROPERTY IS IN A "C-2" GENERAL BUSINESS DISTRICT UNDER THE APPLICABLE ZONING ORDINANCE OF THE CITY OF O'FALLON, MISSOURI, WHICH DISTRICT ALLOWS THE CURRENT USE OF THE IMPROVEMENTS LOCATED ON THE PROPERTY. THE FOLLOWING OVERLAY DISTRICTS INCLUDE THE PROPERTY (NONE)

J. THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE APPLY TO THE PREMISES:

1. FRONT YARD SET BACK: 25 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.
REAR YARD SET BACK: NONE
SIDE YARD SET BACK: NONE
2. MAXIMUM HEIGHT: 50 FEET
MAXIMUM BULK COVERAGE-NONE
3. MINIMUM LOT AREA: 5 ACRES UNLESS THE PROJECT ABUTS EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
MINIMUM FRONTAGE: NONE-WIDTH 25 FEET
4. ON-SITE PARKING REQUIREMENTS: 5.5 PER 1,000 SQ. FT.

THE UNDERSIGNED HAS EXAMINED THE ABOVE PROVISIONS AND ALL OTHER APPLICABLE MATERIALS RELATIVE TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS SOMETIMES REFERRED TO AS USE, DIMENSIONAL, BULK AND PARKING RESTRICTIONS AND REQUIREMENTS WHICH RELATED TO THE PREMISES AND HAS DETERMINED THAT THE SURVEY AND THE EXISTING IMPROVEMENTS SHOWN THEREON CONFORM TO ALL OF THE RESTRICTIONS AND REQUIREMENTS WHICH ARE APPLICABLE TO THE PREMISES UNDER THE TERMS OF THE APPLICABLE ZONING ORDINANCE.

K. THE PREMISES SHOWN ON THE SURVEY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY CONTIGUOUS TO THE PREMISES, WHICH ACCESS BETWEEN THE PROPERTY AND SAID ROADWAY AS SHOWN UPON SAID SURVEY EXISTS WITHOUT RESTRICTION AND IS SUFFICIENT TO MEET THE REASONABLE NEEDS OF THE CURRENT OR PROPOSED USE, AS THE CASE MAY BE, OF THE PREMISES AND ALL APPLICABLE REQUIREMENTS OF PUBLIC AUTHORITIES.

L. WATER SUPPLY, SANITARY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS AND OTHER UTILITIES ARE AVAILABLE IN ADEQUATE QUANTITIES AT THE LOT LINES OF THE PREMISES AT THE LOCATIONS INDICATED ON THE FOREGOING SURVEY, AND THE BUILDING IMPROVEMENTS ARE CONNECTED AND TIED INTO THE SAME.

M. ALL EASEMENTS AND OTHER RIGHTS IN THE PREMISES APPEARING IN THE TITLE REPORT SUBMITTED TO THE UNDERSIGNED WHICH ARE CAPABLE OF LOCATION ON A SURVEY HAVE BEEN LOCATED ON THE SURVEY AND THE UNDERSIGNED HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY, NOR IS THERE ANY VISIBLE EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY, UNLESS OTHERWISE SHOWN AND DETAILED ON THE SURVEY, NO EASEMENTS OVER LAND OF OTHERS ARE REQUIRED FOR:

- (I) ACCESS TO AND EGRESS FROM THE PREMISES,
- (II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PREMISES, EASEMENTS MAY BE REQUIRED FOR STORM WATER DRAINAGE.
- (III) ANY UTILITIES WHICH SERVE THE PREMISES AND SAID IMPROVEMENTS, SUCH AS WATER, ELECTRICITY, GAS AND TELEPHONE, OR: EASEMENTS MAY BE REQUIRED FOR GAS SERVICE.
- (IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PREMISES AND SAID IMPROVEMENTS. NO OFF-SITE EASEMENTS ARE REQUIRED OVER THE LAND OF OTHERS TO SERVE THE PREMISES AND SAID IMPROVEMENTS, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY AND DULY RECORDED EASEMENTS HAVE BEEN OBTAINED FROM ALL LAND OWNERS WHOSE PROPERTY ARE AFFECTED. EASEMENTS MAY BE REQUIRED FOR STORM WATER DRAINAGE.
- N. AS OF THE DATE OF THE SURVEY, THE PREMISES DOES NOT LIE WITHIN ANY FLOOD PLAIN OR FLOOD-PRONE AREA, OR A FLOOD PLAIN AREA HAVING SPECIAL FLOOD HAZARDS IDENTIFIED AS SUCH UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973.

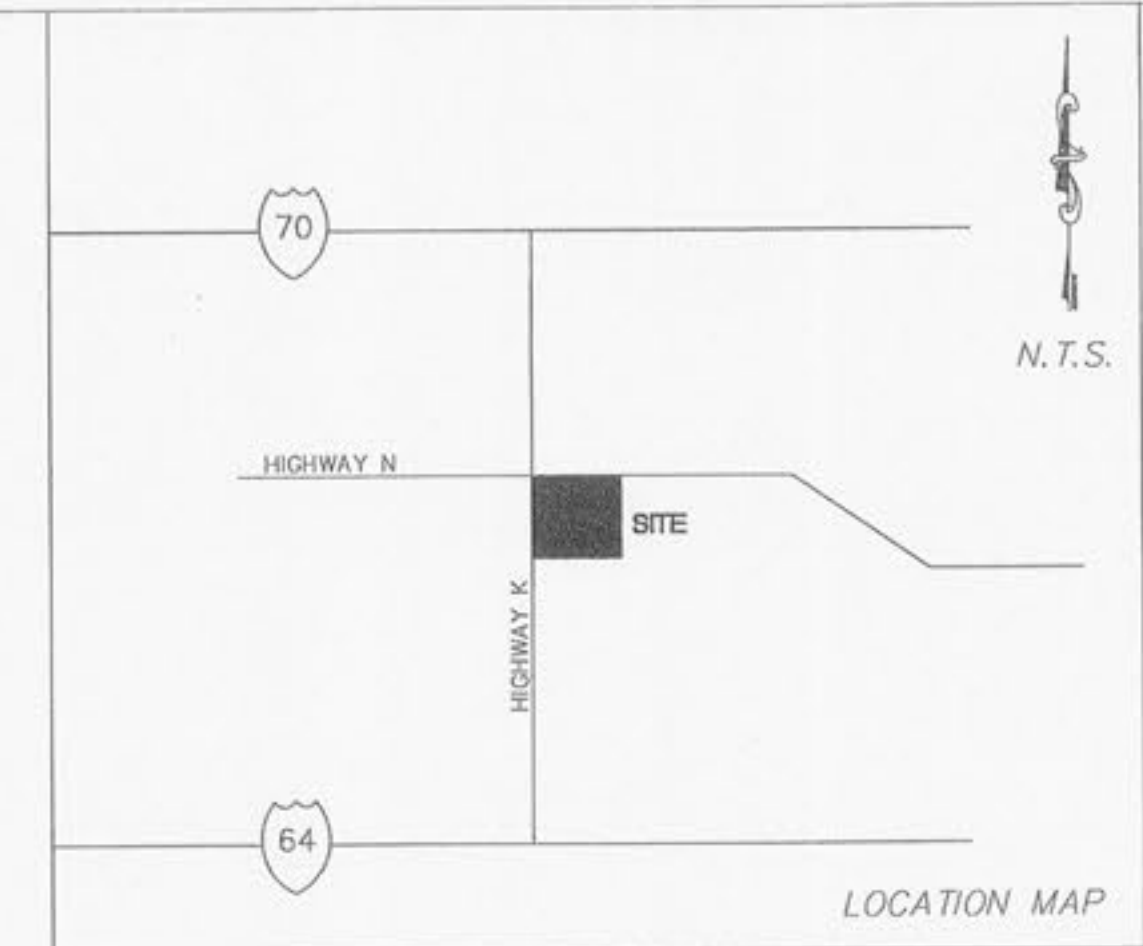
O. THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PREMISES AND HAS DETERMINED THAT THE PREMISES IS IN ZONE X (AREAS OUTSIDE 500-YEAR FLOODPLAIN).

P. THIS SITE IS NOT LOCATED WITHIN ANY HISTORICAL OR RESTRICTED PARKING DISTRICT.

Q. THIS PROPERTY IS NOT LOCATED WITHIN ANY AREA SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR SEWER OR OTHER UTILITY SERVICES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11A AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247



LAND DESCRIPTION-TITLE

A TRACT OF LAND IN PARTS OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF "KENNINGTON PLACE PLAT ONE", A SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 72 OF THE ST. CHARLES COUNTY RECORDS AND THE EAST RIGHT OF WAY LINE OF STATE ROUTE "K" RELOCATED AS CONVEYED TO THE STATE OF MISSOURI AND RECORDED IN DEED BOOK 1575 PAGE 607 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID RIGHT OF WAY SOUTH 02 DEGREES 11 MINUTES 18 SECONDS EAST, 280.45 FEET TO AN ANGLE POINT, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS WEST 400.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE ACROSS STATE ROUTE "N" SOUTH 05 DEGREES 34 MINUTES 24 SECONDS WEST, 351.28 FEET TO A FOUND IRON PIPE AT AN ANGLE POINT IN STATE ROUTE "K" RELOCATED AT STATION 180450 PLUS 70 FEET LEFT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE RIGHT OF WAY LINE OF AFORESAID STATE ROUTE "N" RELOCATED NORTH 57 DEGREES 42 MINUTES 29 SECONDS EAST, 153.77 FEET TO AN ANGLE POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1352.39 FEET AND AN ARC DISTANCE OF 165.14 FEET WITH A CHORD SOUTH 75 DEGREES 49 MINUTES 40 SECONDS EAST, 165.03 FEET TO A FOUND IRON PIPE DISTANT NORTH 00 DEGREES 40 MINUTES 27 SECONDS EAST, 0.10 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS WEST, 215.50 FEET TO A FOUND IRON PIPE, THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, 289.49 FEET TO A FOUND IRON PIPE IN THE EAST TIGHT OF WAY LINE OF AFORESAID STATE ROUTE "K" RELOCATED; THENCE ALONG STATE ROUTE "K" NORTH 00 DEGREES 40 MINUTES 27 SECONDS EAST, 170.35 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION-SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF "THE PLAZA AT K AND N", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGES 145-146 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "K" AS DESCRIBED IN BOOK 1575 PAGE 607 OF SAID RECORDS, NORTH 00 DEGREES 39 MINUTES 47 SECONDS EAST 170.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "N" AS DESCRIBED IN BOOK 1575 PAGE 607 OF SAID RECORDS; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "N", NORTH 57 DEGREES 40 MINUTES 26 SECONDS EAST 153.81 FEET TO A POINT; AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 10 DEGREES 39 MINUTES 49 SECONDS WEST 1352.39 FEET AND WHOSE CHORD BEARS SOUTH 75 DEGREES 50 MINUTES 18 SECONDS EAST 165.04 FEET, AN ARC LENGTH DISTANCE OF 165.14 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 3 OF THE AFORESAID "THE PLAZA AT K AND N" THENCE ALONG THE WEST LINE OF SAID LOT 3, SOUTH 00 DEGREES 38 MINUTES 51 SECONDS WEST 215.63 FEET TO A POINT AT THE NORTHEAST CORNER OF THE AFORESAID LOT 4 OF "THE PLAZA AT K AND N"; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89 DEGREES 19 MINUTES 33 SECONDS WEST 289.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.500 ACRES.

LEGEND

	FIRE HYDRANT
	WATER VALVE
	WATER METER VAULT
	IRRIGATION CONTROL VALVE
	GAS VALVE
	GAS METER
	LIGHT STANDARD
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER INLET
	PIPE BOLLARD
	SIGN
	BUSH
	TREE
	PARKING METER

DATE: 10/18/11
SCALE: 1"=20'
PROJECT NO: 11-1140
FILE NAME: 11-1140.DWG

FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710



PROJECT TITLE
NORTHERN 13,225-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 6477
SEC. HIGHWAY N AND HIGHWAY K
O'FALLON, MO
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 57110

PREMIER CIVIL ENGINEERING

Wentzville
1185 Wentzville Parkway Suite 103
Wentzville, MO 63385
Phone (314) 925-7444 Fax (314) 925-7457
Premier Civil Engineering
Missouri State Certificate of Authority #LC0951128

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the end of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans included in this project and specifically excludes revisions after the date shown hereunder.

STEVE MARION P.E.
ENGINEER
F200002016

Developer / Owner Information
CEDARWOOD DEVELOPMENT, INC
1765 MERRIMAN ROAD
AKRON, OH 44313
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ALTA SURVEY

P+Z No. 26-11
APPROVED 12.2.11
City No.

Sheet Number:
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