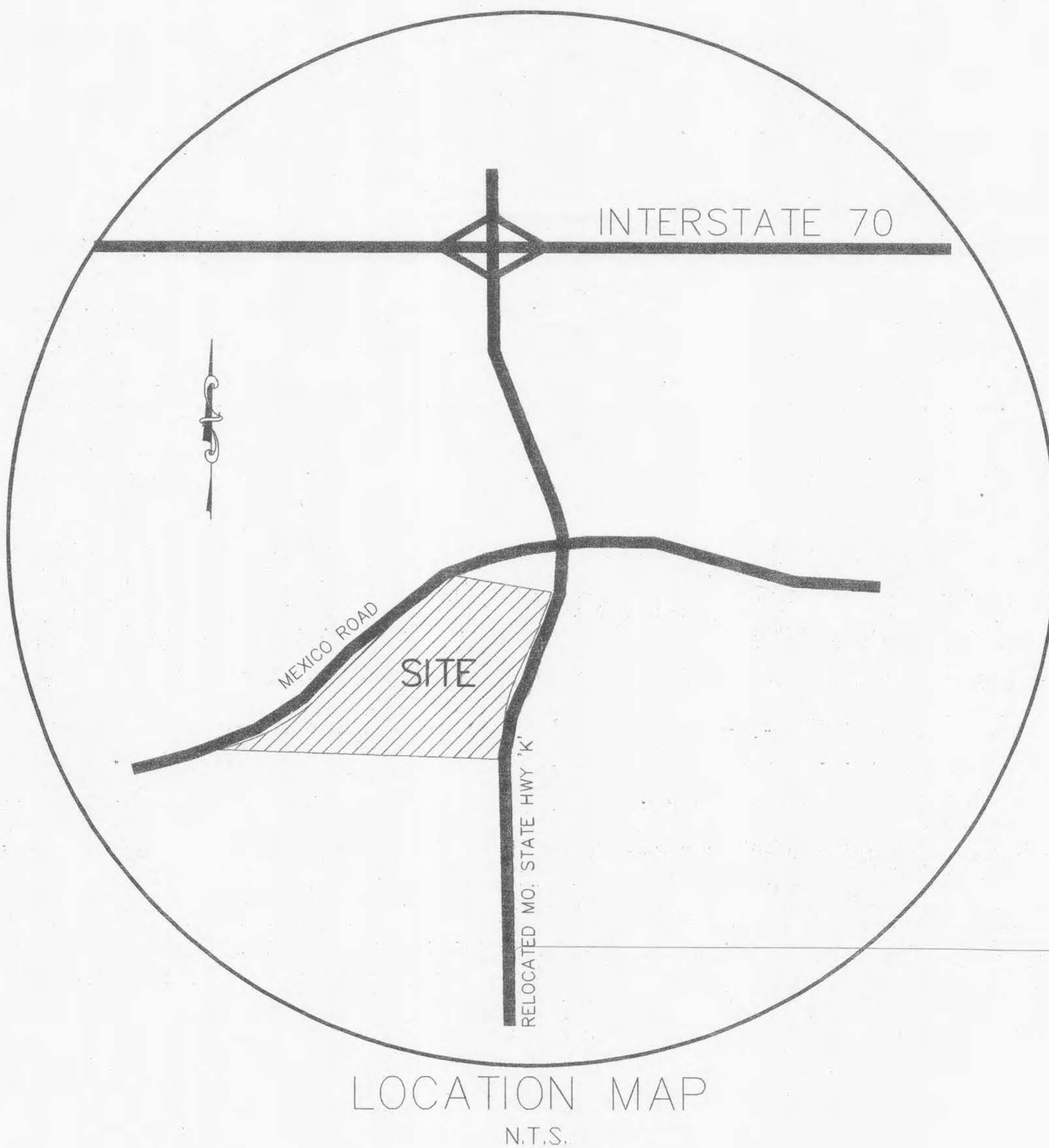


# A TRACT OF LAND BEING PART OF U.S SURVEY 55 AND PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
N.T.S.

**GENERAL NOTES**

1. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS SURVEY AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY UNDERGROUND PROFESSIONAL, RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS SURVEY REFERS.
2. ( ) DENOTES INFORMATION OF RECORD.
3. BASIS OF BEARINGS: THE NORTHERLY LINE OF PEBBLEBROOK, PLAT 1 AS RECORDED IN PLAT BOOK 18, PAGE 35 AND THE NORTHERLY LINE OF PEBBLEBROOK, PLAT 2 AS RECORDED IN PLAT BOOK 19, PAGE 29.
4. THOSE CORNERS WHERE IT REFERS TO SET IRON PIPE SHALL BE SET UPON COMPLETION OF ALL WORK ON SITE.
5. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS AND THEREFORE, THE RELATIONSHIP BETWEEN ACTUAL FIELD LOCATION AND LOCATION AS SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. SUBJECT PROPERTY IS LOCATED WITHIN A C-2 (GENERAL COMMERCIAL) ZONING DISTRICT AND IS SUBJECT TO THE CURRENT ZONING REGULATIONS AS SET FORTH BY THE CITY OF O'FALLON.
7. VISIBLE EVIDENCE OF EXISTING OR FORMER FUEL TANKS, TRANSFORMERS, AUTOMOBILE SERVICE AREAS OR OTHER FACILITIES THAT MAY HAVE INVOLVED THE USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES IS NON-EXISTING. PLEASE NOTE THAT THE DETERMINATION OF HAZARDOUS OR TOXIC SUBSTANCES AND KNOWLEDGE OF HOW SUCH TOXINS ARE STORED IS MORE APPROPRIATELY ADDRESSED BY OTHER PROFESSIONALS AND DOES NOT LIE WITHIN THE FURVEW OF THE SURVEYING PROFESSION BY STATE DEFINITION. THEREFORE, THE OPINION OF THE SURVEYOR IN REGARDS TO SUCH MATTERS IS OF A LIMITED NATURE AND MUST NOT BE RELIED UPON AS THAT OF A PROFESSIONAL EXPERIENCED IN SUCH MATTERS.
8. FLOOD ZONE LOCATION BY PICKETT, RAY, AND SILVER, 333 MID RIVERS HALL DR., ST. PETERS, MO 63376. DRAWING DATE: 1-30-92.
9. ALL ADJUTER'S RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS RELOCATED ROUTE K AND GRANTOR'S ABUTTING LAND, EXCEPT THERE IS RESERVED AND EXCEPTED TO GRANTOR'S THEIR SUCCESSORS AND ASSIGNS, THE USUAL RIGHT OF DIRECT ACCESS TO RELOCATED ROUTE K ALONG THE WEST RIGHT-OF-WAY FROM OPPOSITE STATION 3+10 ON THE ABOVE DESCRIBED CENTERLINE OF RELOCATED ROUTE K SOUTHERLY TO GRANTOR'S SOUTH PROPERTY LINE.

**SURVEYOR'S CERTIFICATION**

DATE: JANUARY 26, 1999.

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
HOME DEPOT U.S.A., INC.  
COMMONWEALTH LAND TITLE INSURANCE CO.  
ALTHAN, KOTZEE & LEVICK, LTD.

I, RANDALL BRICEY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO THE ADDRESSED PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND SHOWN HEREON.  
A TRACT OF LAND BEING PART OF U.S. SURVEY 55 AND PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST AS RECORDED IN THE ST. CHARLES COUNTY RECORDERS OFFICE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EAST-WEST 1/2 SECTION LINE OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST AND THE CENTERLINE OF MISSOURI STATE HIGHWAY "K", THENCE ALONG SAID 1/2 SECTION LINE, SOUTH 89°46'35" WEST, 90.30 FEET TO A FOUND RIGHT-OF-WAY MARKER ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY "K", SAID RIGHT-OF-WAY MARKER ALSO BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, THENCE ALONG THE NORTH LINE OF PEBBLE BROOK PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 29 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, SOUTH 89°46'35" WEST, 939.79 FEET TO AN IRON PIPE ON THE NORTH LINE OF PEBBLE BROOK, PLAT 2, A SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 29 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, THENCE SOUTH 89°46'35" WEST, 269.19 FEET TO A FOUND IRON PIPE, BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 32, SAID PIPE ALSO BEING THE NORTHWEST CORNER OF SAID PEBBLE BROOK PLAT 2, THENCE NORTH 89°46'35" WEST, 872.03 FEET TO AN IRON PIPE ON THE EAST-WEST 1/2 SECTION OF FRACTIONAL SECTION 32, THENCE NORTH 09°27'45" EAST, 25.64 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY OF MEXICO ROAD (VARIABLE WIDTH), THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF MEXICO ROAD BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2,447.04 FEET AN ARC DISTANCE OF 148.05 FEET TO AN IRON PIPE AND A POINT OF TANGENCY, THENCE CONTINUING ALONG MEXICO ROAD, NORTH 40°57'45" EAST, 254.16 FEET TO AN IRON PIPE, THENCE NORTH 49°27'51" WEST, 6 FEET TO AN IRON PIPE, THENCE NORTH 40°57'45" EAST, 358.50 FEET TO AN IRON PIPE AND A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90 FEET AN ARC DISTANCE OF 58.31 FEET TO AN IRON PIPE, THENCE LEAVING SAID MEXICO ROAD RIGHT-OF-WAY, SOUTH 82°52'21" EAST, 724.16 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY OF AFORESAID HIGHWAY "K", THENCE SOUTH 14°47'13" WEST, 107.19 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 89°46'35" WEST, 249.26 FEET TO A FOUND RIGHT-OF-WAY MARKER ON SAID WESTERLY LINE OF HIGHWAY "K", THENCE SOUTH 22°50'48" WEST, 84.12 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 45°10'33" WEST, 95.48 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 16°41'38" WEST, 24.07 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 09°44'54" EAST, 208.33 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 07°30'11" WEST, 133.45 FEET TO A FOUND RIGHT-OF-WAY MARKER, THENCE SOUTH 07°29'15" EAST, 236.36 FEET TO THE POINT OF BEGINNING CONTAINING 36.143 ACRES.

**I FURTHER CERTIFY THAT:**

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE COURSES AND DISTANCES AND THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMONWEALTH LAND TITLE INSURANCE CO. COMMITMENT NO. J308877, DATED JUNE 24, 1998, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY; THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON.
2. THIS MAP OR PLAN 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 ACSM IN 1992 AND MEET THE ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN AND INCLUDING ITEMS 1-4 IN TABLE A CONTAINED THEREIN.
3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A2 BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 29036I 0003 B WITH A DATE OF IDENTIFICATION OF MARCH 16, 1981, FOR COMMUNITY NO. 29036I, IN ST. CHARLES COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. ALL SETBACK, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAN OR SET FORTH IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THE SURVEY.
5. THIS PROPERTY HAS DIRECT ACCESS TO MEXICO ROAD & HIGHWAY K BEING A DEDICATED PUBLIC STREET OR HIGHWAY.
6. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
7. THIS SURVEY WAS ALSO CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE DECEMBER 30, 1994.

IN WITNESS WHEREOF, I HAVE SIGNED THE FOREGOING THIS \_\_\_\_\_ DAY OF JANUARY, 1999.

RANDALL E. BRICEY  
MO. R.L.S. NO. 2820

**LEGEND**

- CURB OR AREA INLET
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- STORM MANHOLE
- △ FLARED END SECTION
- GRATE INLET
- ⊕ ELECTRIC TRANSFORMER
- ☆ LIGHT STANDARD
- ⊖ POWER POLE
- ⊖ GUY WIRE
- OVERHEAD WIRE
- ⊖ TRAFFIC SIGNAL
- STREET SIGN
- ⊖ FIRE HYDRANT
- ⊖ WATER SHUTOFF VALVE
- ⊖ WATER MANHOLE
- ⊖ WATER METER
- ⊖ TELEPHONE CABLE BOX
- ⊖ FOUND CROSS
- ⊖ FOUND/SET-IRON PIPE
- ⊖ FOUND CONCRETE MONUMENT
- ▲ SEWER FLOW ARROW
- ⊖ MAILBOX
- ⊖ ITEM NO. - SCHEDULE B
- ⊖ NO. PARKING SPACES

**ABBREVIATIONS**

- "EX." DENOTES "EXISTING"
- "TYP." DENOTES "TYPICAL"
- "CONC." DENOTES "CONCRETE"
- "ASPH." DENOTES "ASPHALT"
- "C.I." DENOTES "CURB INLET"
- "D.C.I." DENOTES "DOUBLE CURB INLET"
- "A.I." DENOTES "AREA INLET"
- "F.E.S." DENOTES "FLARED END SECTION"
- "O.S." DENOTES "OVERFLOW STRUCTURE"
- "M.H." DENOTES "MANHOLE"
- "C.O." DENOTES "CLEAN OUT"
- "R.C.P." DENOTES "REINFORCED CONCRETE PIPE"
- "C.M.P." DENOTES "CORRUGATED METAL PIPE"
- "V.C.P." DENOTES "VITRIFIED CLAY PIPE"
- "F.L." DENOTES "FLOW LINE"
- "C." DENOTES "CARS"
- "O.H.P." DENOTES "OVERHEAD WIRE"
- "W." DENOTES "WATER"
- "U.T." DENOTES "UNDERGROUND TELEPHONE"
- "U.E." DENOTES "UNDERGROUND ELECTRIC"

**SITE BENCHMARK**

CUT "C" ON CENTER OF HEADWALL FOR TRIPLE BOX CULVERT, WEST SIDE OF HIGHWAY "K" AT BELLEAU CREEK. ELEV - 511.21

**STATE BENCHMARK**

CUT "C" ON SOUTHEAST CORNER OF CONCRETE HEADWALL ON THE EAST SIDE OF HIGHWAY "K" AT BELLEAU CREEK (SEE LEFT, STATION 34+20). ELEV - 510.64

**UTILITIES**

- |  |   |
|--|---|
| <b>ELECTRIC</b>  | <b>WATER</b>  |
| 3996 BELLEAU<br>1905 CHOUTEAU<br>ATTN: AL BANGERT<br>ST. LOUIS, MO 63044<br>(314) 254-2134   | CITY OF O'FALLON<br>DEPT. OF PUBLIC WORKS<br>136 SOUTH MAIN ST.<br>ATTN: THOMAS ASHBURN<br>O'FALLON, MO 63366<br>(314) 240-2000, EXT. 310 |
| <b>TELEPHONE</b>   | <b>SEWER</b>  |
| SOUTHWESTERN BELL TELEPHONE<br>OVERLAND ENGINEERING UNIT<br>1230 OLIVE STREET RD<br>CREVE COEUR, MO 63141<br>ATTN: TORI HALE<br>(314) 275-0669 | CITY OF O'FALLON<br>DEPT. OF PUBLIC WORKS<br>136 SOUTH MAIN ST.<br>ATTN: THOMAS ASHBURN<br>O'FALLON, MO 63366<br>(314) 240-2000, EXT. 310 |
| <b>GAS</b>   |   |
| LACLEDE GAS COMPANY<br>3950 FOREST PARK AVE.<br>ST. LOUIS, MO 63109<br>(DRAFTING OFFICE)<br>(314) 622-6960                                     |   |

**SCHEDULE "B" NOTES**

- 1 ENCROACHMENT OF POWER POLE AND ANCHORS ON THE WESTERLY RIGHT OF WAY LINE OF MEXICO ROAD. (PLOTTED)
- 2 ENCROACHMENT OF BELLEAU CREEK SANITARY SEWER FROM PEBBLEBROOK, PLAT 2. (PLOTTED)
- 3 ENCROACHMENT OF CABLE BOX AND ELECTRICAL TRANSFORMERS FROM PEBBLEBROOK, PLAT 1. (PLOTTED)
- 4 PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI, BY INSTRUMENT RECORDED IN DEED BOOK 1108, PAGE 78. (PLOTTED)

**THE HOME DEPOT**  
**SOUTHWEST REGION**  
**2800 FOREST LANE**  
**DALLAS, TX 75228**

**CONSULTING ENGINEERS**  
**James B. Becker**  
 9559 GRAVENS ROAD  
 SUITE A  
 ST. LOUIS, MISSOURI 63123  
 PHONE (314) 638-8892  
 FAX (314) 638-8997

ALTA/ACSM LAND TITLE SURVEY  
 PREPARED FOR HOME DEPOT U.S.A., INC.  
 ACQUISITION OF APPROXIMATELY 36.143 ACRE PARCEL  
 LOCATED NEAR THE SOUTHEAST CORNER OF MEXICO ROAD AND  
 HIGHWAY K IN O'FALLON, ST. CHARLES COUNTY, MISSOURI

DRAWN BY: DATE  
 DLS 06/29/98  
 CHECKED BY: DATE  
 REB 01/14/99  
 SCALE:  
 1" = 60'  
 JOB NUMBER:  
 4625  
 SHEET NUMBER:  
 C1

#599497  
REVISED 10-06-98  
REVISED 01-14-99  
REVISED 01-26-99