



**SURVEYOR'S CERTIFICATION**

This site plan has been prepared from an actual Property Boundary Survey by Stock & Associates Consulting Engineers, Inc. during January, 2012. This site plan does not represent a Property Boundary Survey.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC No. 222-D

By: Daniel Ehlman, Missouri P.L.S. No. 2215



**PROPERTY DESCRIPTION**

6.56 ACRE TRACT

A being the same property as conveyed to TEA PROPERTIES MISSOURI, LLC as recorded in deed book 5756, page 1204 and deed book 5758, page 1210 of the St. Charles County, Missouri Records and being part of Fractional Section 13 in Township 46 North, Range 2 East of the Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

BEGINNING at an iron rod marking the Northeast corner of a tract of land as described as Parcel No. 3 in a deed to TEA PROPERTIES MISSOURI, LLC as recorded in deed book 5756, page 1210 of the St. Charles County, Missouri Records, said corner being on the Western line of Technology Drive; thence along said Western line in a southerly direction along a curve to the left having a radius of 1006.18 feet, an arc length of 314.57 feet, and a chord which bears South 07 degrees 05 minutes 19 seconds West, a chord distance of 313.24 feet to a Right of Way marker on the Eastern line of Missouri State Highway I-64; thence along said Eastern line of Missouri State Highway I-64 South 88 degrees 04 minutes 25 seconds West, a distance of 41.65 feet to a right of way marker; thence North 24 degrees 11 minutes 38 seconds West, a distance of 155.48 feet to an iron rod; thence North 15 degrees 30 minutes 34 seconds East, a distance of 44.64 feet to an iron pipe; thence North 15 degrees 30 minutes 34 seconds East, a distance of 81.99 feet to a point on the Southern line of Winghaven Boulevard; thence along said Southern line North 53 degrees 48 minutes 22 seconds East, a distance of 48.97 feet to a point; thence along a curve to the right having a radius of 649.83 feet, an arc length of 302.50 feet, and a chord which bears North 65 degrees 27 minutes 28 seconds East, a chord distance of 300.11 feet to a point; thence South 54 degrees 41 minutes 02 seconds East, a distance of 115.36 feet to an iron pipe on the aforesaid Western line of Technology Drive; thence along said Western line in a southerly direction along a curve to the right having a radius of 405.20 feet, an arc length of 425.45 feet, and a chord which bears South 04 degrees 00 minutes 38 seconds West, a chord distance of 421.53 feet to an iron rod; thence South 17 degrees 31 minutes 26 seconds West, a distance of 175.27 feet to a point; thence along a curve to the left having a radius of 1006.18 feet, an arc length of 28.96 feet, and a chord which bears South 16 degrees 52 minutes 10 seconds West, a chord distance of 28.96 feet to the Point of Beginning and containing 285,914 square feet or 6.56 acres as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2012.

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**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

**ABBREVIATIONS**

- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- FL - FLOWLINE
- FT - FEET
- FND. - FOUND
- G. - GAS
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.C.P. - REINFORCED CONCRETE PIPE
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VETRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

**BENCHMARK**

SG-13 ELEV=449.34 LOCATED 2.10 MILES NNW OF THE INTERSECTION OF HIGHWAY 44 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 24.55 FEET NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 34.2 FEET SW OF THE CENTER OF THE TOP OF THE NORTHWEST END OF A CORRUGATED METAL PIPE.

**I-64 EXIT RAMP  
 (VARIABLE WIDTH)**

NO DIRECT ACCESS TO I-64 EXIT RAMP  
 DB. 2300, PG. 1090  
 DB. 2365, PG. 240

**MERCY CLINIC -  
 WINGHAVEN BLVD.**  
 2223 Technology Dr.  
 O'Fallon, Missouri 63366

**HEIDEMAN ASSOCIATES, INC.**  
 13545 Barrett Parkway Drive  
 Suite 200  
 St. Louis, Missouri 63021  
 Contact: Dennis Pruitt  
 e-mail: ddpruitt@zakcompanies.com

**Mercy**  
 NAME: MICHAEL J. VELLOFF  
 LICENSE NUMBER: 1-200018632  
 DISCIPLINE: CIVIL  
 CORPORATION AUTHORITY NUMBER: 00194

**Mercy**  
 NAME: TEA PROPERTIES MISSOURI, LLC  
 ADDRESS: 600 WASHINGTON AVENUE, 15TH FLOOR  
 ST. LOUIS, MO 63101-4313  
 CONTACT: ELIZABETH A. MURPHY, C/O SANDBERG  
 PHOENIX & VON GONTARD, P.C.  
 PHONE: (314) 445-4262  
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**Boundary / Topo Survey**  
 DATE: 2012-10-05  
 SCALE: NOTED

P+Z No. 9831.62  
 Approved Sept. 6, 2012  
 Page No.

