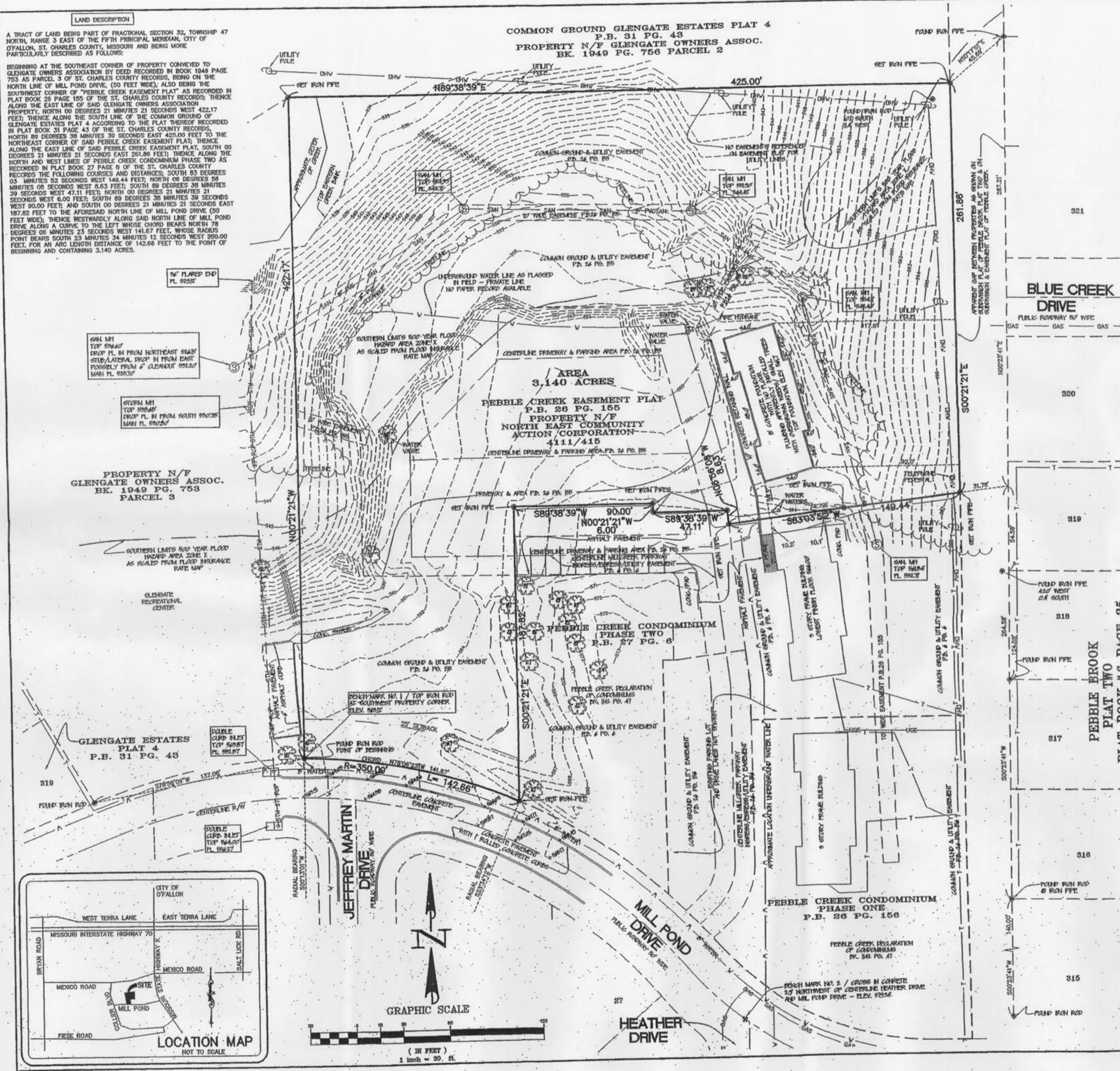


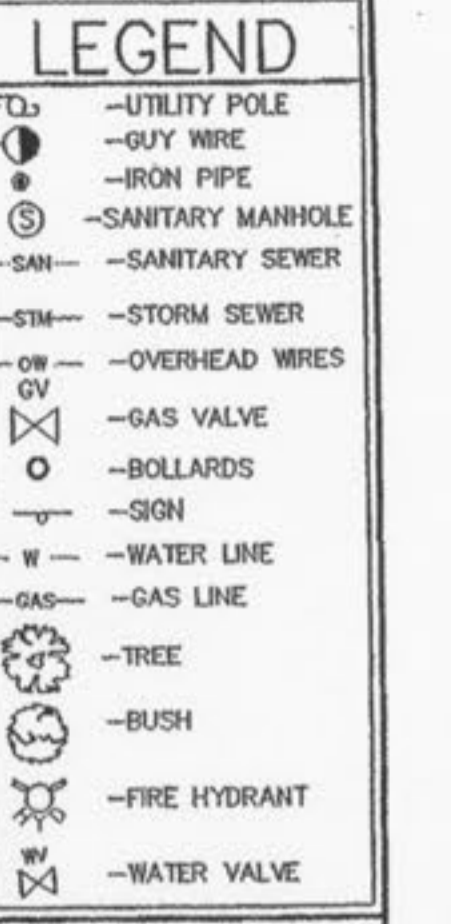
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LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 32
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF OFFALLON
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- 1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE SUBDIVISION PLAT OF "PEBBLE CREEK EASEMENT PLAT" AS RECORDED IN PLAT BOOK 26 PAGE 155 OF THE ST. CHARLES COUNTY RECORDS.
2. ALL TIES SHOWN ON THIS SURVEY ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
3. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF NORTH EAST COMMUNITY ACTION CORPORATION BY DEED RECORDED IN BOOK 4111 PAGE 415 OF THE ST. CHARLES COUNTY RECORDS.
4. THIS PROPERTY IS CURRENTLY LISTED AS PARCEL L.D. NUMBER 2-0080-5032-00-4.2 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
5. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
6. THIS PROPERTY IS REFERENCED TO A TITLE COMMITMENT PREPARED BY DAVIS TITLE & ABSTRACT COMPANY, FILE NO. 83004, DATED JANUARY 20, 2005. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID COMMITMENT.
ITEM 1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
ITEM 2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
ITEM 3. BUILDING LINES AND EASEMENTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 PAGE 6 AND CONVEYANTS, CONDITIONS AND RESTRICTIONS, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1142 PAGE 47 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1160 PAGE 266. (LOCATED AS SHOWN ON THIS PLAT)
ITEM 4. EASEMENTS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26 PAGE 155. (LOCATED AS SHOWN ON THIS PLAT)
ITEM 5. RIGHT-OF-WAY OF MILL POND DRIVE OVER THAT PART OF SUBJECT PROPERTY EMBRACED THEREIN, (LOCATED AS SHOWN ON THIS PLAT)
AND ADDITIONAL PREPRINTED EXCEPTIONS:
ITEM 1. RIGHTS OR CLAIMS OF PARTIES OTHER THAN INSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY.
11. ONLY ABOVE GROUND UTILITIES WHICH HAVE BEEN LOCATED ARE SHOWN ON THIS PLAT. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON THE RESPECTIVE UTILITY COMPANY BASE MAPS ONLY. THESE UTILITIES SHOULD BE VERIFIED BEFORE DESIGN OR CONSTRUCTION, IF ANY BEGINS ON THIS PROJECT.
12. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI CITY OF OFFALLON, MO (COMMUNITY PANEL NUMBER 290316 0237 E, DATED AUGUST 2, 1996), THE NORTH PART OF THIS PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X - 500 YEAR FLOOD HAZARD, THE REMAINING PART OF THE PROPERTY IS IN ZONE X - NON FLOOD HAZARD AREA.
13. REFERENCE BENCHMARK RM05 (NGVD29 DATUM) AS IT APPEARS ON ABOVE REFERENCED FLOOD INSURANCE RATE MAP - ELEVATION = 508.47 (DESTROYED AFTER HIGHWAY K RELOCATION)
14. SITE BENCHMARK NO. 1 - ELEV 583.12' (NGVD29 DATUM) TOP IRON ROD AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
15. SITE BENCHMARK 2 - ELEV 579.34' (NGVD29 DATUM) CROSS IN CONCRETE 2.5' NORTHWEST OF CENTERLINE HEATHER DRIVE AND MILL POND DRIVE.
16. THIS PROPERTY IS CURRENTLY ZONED "O-2" GENERAL BUSINESS DISTRICT BY THE CITY OF OFFALLON, MISSOURI. THE RESTRICTIONS FOR "O-2" GENERAL BUSINESS ZONING ARE AS FOLLOWS:
25' FRONT SETBACK FROM PUBLIC RIGHT OF WAY.
SIDE YARD SETBACK NOT REQUIRED EXCEPT WHERE LINE ABUTS RESIDENTIAL OR OFFICE DISTRICT. DEPENDS ON PROPOSED DEVELOPMENT CONDITIONS APPROVED BY THE CITY OF OFFALLON.
REAR YARD SETBACK NOT REQUIRED EXCEPT WHERE LINE ABUTS RESIDENTIAL OR OFFICE DISTRICT. DEPENDS ON PROPOSED DEVELOPMENT CONDITIONS APPROVED BY THE CITY OF OFFALLON.
MINIMUM PARCEL AREA - 6 ACRES
MINIMUM HEIGHT REQUIREMENT - 9'
17. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
AMERENUE ELECTRIC COMPANY - ELECTRIC
CENTURYTEL TELEPHONE COMPANY - TELEPHONE
LACLEDE GAS COMPANY - GAS
PUBLIC WATER SUPPLY DISTRICT NO. 2 - WATER
CITY OF OFFALLON - SEWERS
CITY OF OFFALLON FIRE CHARTER CABLE COMPANY
FORT ZUMWALT SCHOOL DISTRICT
18. NO EVIDENCE WAS FOUND OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION IN RECENT MONTHS, NO EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES, RECENT SIDEWALK OR STREET REPAIRS AND NO EVIDENCE FOUND THAT SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
19. COMMON GROUND AREAS IN PEBBLE CREEK CONDOMINIUMS PHASE ONE AND PHASE TWO IS VESTED IN THE NAME OF PEBBLE CREEK HOMEOWNERS ASSOCIATION AS RECORDED IN BOOK 1948 PAGE 1301 OF THE ST. CHARLES COUNTY RECORDS.
20. ADDITIONAL BOUNDARY MONUMENTATION (NOT SHOWN) WAS FOUND NORTH, WEST AND SOUTH OF SUBJECT PROPERTY TO VERIFY AND ESTABLISH THE BOUNDARY LINES SHOWN HEREON.
21. GAP ALONG THE EASTERN BOUNDARY LINE HAS BEEN IN EXISTENCE FOR SEVERAL YEARS AS SHOWN ON REFERENCED SUBDIVISION PLATS. THE TITLE COMPANY SHOULD BE CONTACTED TO RENEW OWNERSHIP CHAIN TO VERIFY AN OPEN CHAIN OF OWNERSHIP RIGHTS. ALSO A REAL ESTATE LAWYER SHOULD BE CONSULTED FOR RIGHT OF CLAIM TO SAID GAP.



PREPARED FOR: WALLACE ARCHITECTS, L.L.C. 601 W. NIFONG SUITE 5B COLUMBIA, MO 65203 573-815-7277

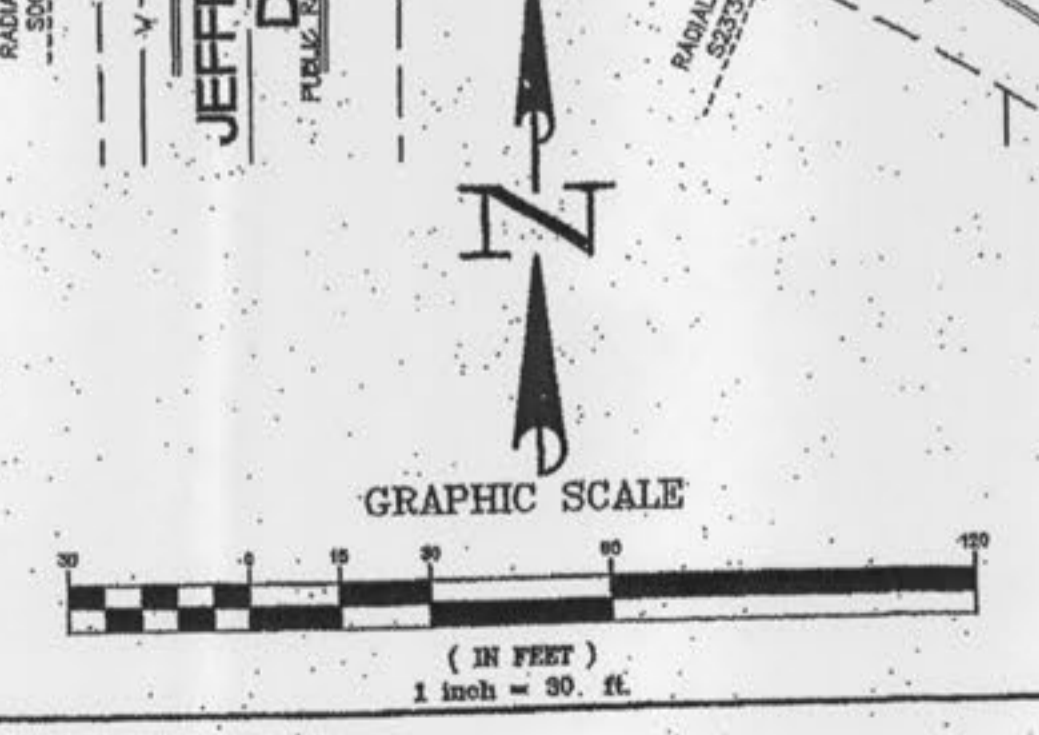
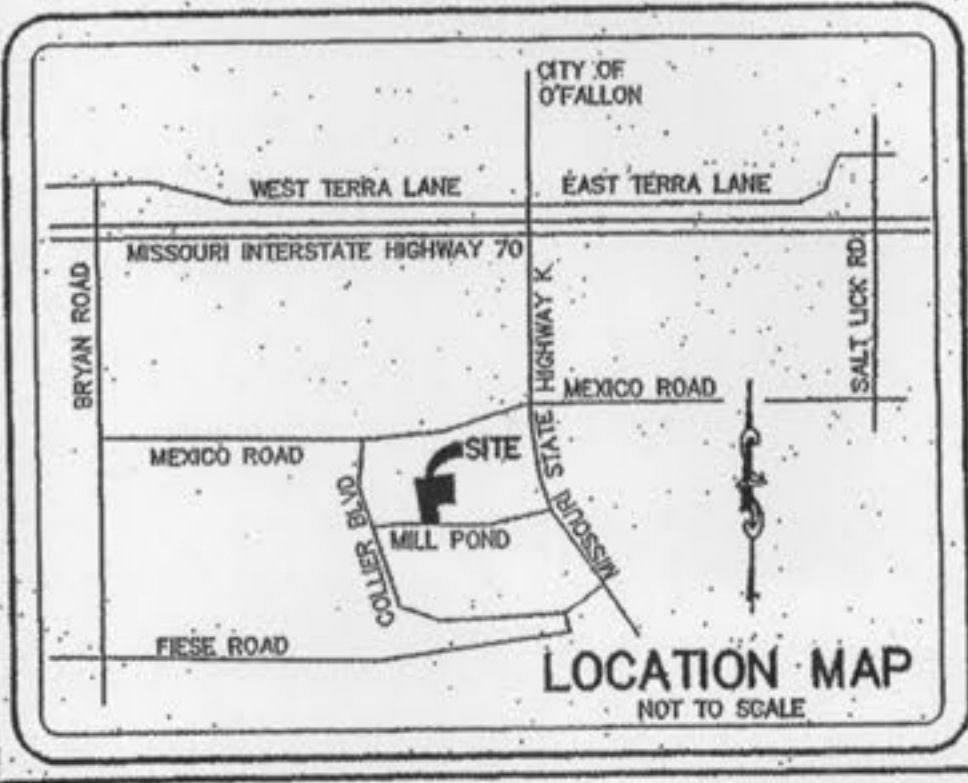
PROCLAIMER OF RESPONSIBILITY: I hereby certify that the documents intended to be authenticated by my seal are those of the client and I have no knowledge of any fraud or illegality in their preparation. My commission expires on the date of my next election to office. I am not a party to the project and I am not to be held responsible for any errors or omissions in the project or survey.

Table with columns for REVISIONS and dates. Includes entries for 11-17-05 UPDATE and ALTA/HUD SPECS.

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BAI ENGINEERING PLANNING SURVEYING logo and contact information: 1002 South Cloverleaf Drive St. Peters, MO, 63376-6445 636-928-5052 FAX 928-2718

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), WALLACE ARCHITECTS, AND DAVIS TITLE AND ABSTRACT COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS THAT: I MADE AN ON THE GROUND SURVEY PER PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN PART OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFFALLON, ST. CHARLES COUNTY, MISSOURI, DURING MARCH 2005; AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT FORM HUD-2457, AND THE REQUIREMENTS FOR A LAND TITLE SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, DATED 1999. TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND EXCEPT AS SHOWN, THE PREMISES IS FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONSTRUCTION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290316 0237 E, DATED AUGUST 2, 1996.



C2.0 JOB NO. 2324 SHEET 05 of 17