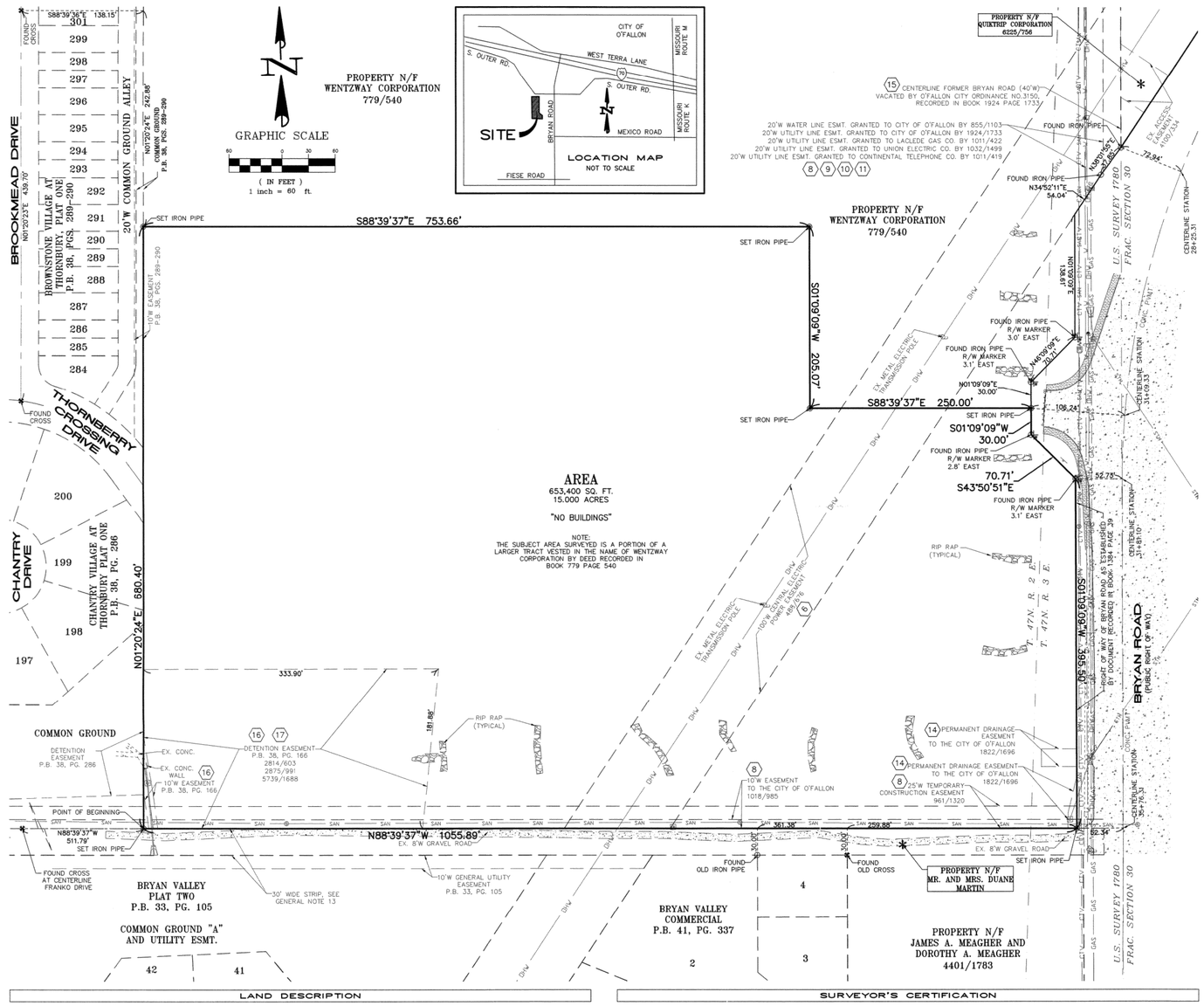
BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, GRID NORTH.
2. THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY VESTED IN THE NAME OF WENTZWAY CORPORATION BY DEED RECORDED IN BOOK 779 PAGE 540 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 4-0053-1780-00-0014.6000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. SUBJECT PROPERTY IS ALSO REFERENCED AS ADJUSTED PARCEL 2 ON THE PLAT RECORDED IN PLAT BOOK 38, PAGE 366 OF THE ST. CHARLES COUNTY RECORDS.
5. ALL TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
6. THIS PROPERTY CONTAINS 15.00 ACRES.
7. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS", PANEL 240 OF 525, MAP NUMBER 29183C0240 E (COMMUNITY PANEL NUMBER, ST. CHARLES COUNTY, CITY OF O'FALLON 290316 0240 E, WITH AN EFFECTIVE DATE OF AUGUST 2, 1996). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN. THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT PHYSICAL, HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL OF THIS PROPERTY TO BE SUSCEPTIBLE TO FLOODING OR SUBJECT TO ANY FLOOD HAZARD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS FIRM WHICH INCLUDES A NOTE THAT, "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS."
8. THIS PROPERTY IS ZONED C-2 GENERAL BUSINESS BY THE CITY OF O'FALLON, MISSOURI. SETBACKS FOR C-2 GENERAL BUSINESS ZONING ARE AS FOLLOWS.
   25' FRONT SETBACK

   SIDE YARDS. NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

   REAR YARDS. NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.

   50' HEIGHT LIMITATION
9. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
10. THIS SURVEY ONLY COVERS MATTERS DISCLOSED BY THE REFERENCED TITLE COMMITMENT SHOWN HEREON PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 14-12539. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY MATTERS OMITTED OR NOT REPORTED BY THE TITLE COMPANY OR OTHER UNKNOWN ISSUES INCLUDING BUT NOT LIMITED TO DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED EASEMENTS, IF ANY.
11. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
    AMERENUE ELECTRIC COMPANY
    CENTURYLINK TELEPHONE COMPANY
    LACLEDE GAS COMPANY
    CITY OF O'FALLON WATER
    CITY OF O'FALLON SEWER
12. ABOVE GROUND UTILITIES HAVE BEEN LOCATED AS SHOWN HEREON. THE UNDERGROUND UTILITIES (STORM SEWERS, SANITARY SEWERS, WATER LINES, AND GAS LINES) ARE SHOWN BASED ON EXISTING SITE PLANS AND UTILITY MAPS.
13. PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THE 30 FEET WIDE STRIP ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY IS VESTED IN THE NAME OF MR. AND MRS. DUANE MARTIN ACCORDING TO JUDGEMENT DOCUMENTS FILED IN BOOK 2706 PAGE 767, BOOK 2735 PAGE 854, BOOK 4273 PAGE 1975, AND BOOK 4890 PAGE 616, ALL OF THE ST. CHARLES COUNTY RECORDS, PORTIONS OF THIS 30 FEET WIDE STRIP TO THE WEST OF SUBJECT PROPERTY HAVE BEEN CLAIMED BY QUIET TITLE ACTIONS.

TITLE COMMITMENT NOTES

THIS SURVEY IS A PORTION OF PROPERTY REFERENCED TO A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 14-12539, DATED OCTOBER 19, 2014. 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. ALL REFERENCES TO THE "SUBJECT PROPERTY" IN THE FOLLOWING NOTES REFER ONLY TO THE 15.000 ACRE TRACT AS SHOWN HEREON.

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.

ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 2B EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. DRAINAGE DITCH EASEMENTS GRANTED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 248 PAGE 146 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 5. LIMITED ACCESS PROVISIONS IN REGARDS TO INTERSTATE HIGHWAY 70 AS SET FORTH IN INSTRUMENTS RECORDED IN BOOK 248 PAGE 146 AND BOOK 374 PAGE 613 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 6. EASEMENT ACQUIRED BY CENTRAL ELECTRIC POWER COOPERATIVE BY INSTRUMENT RECORDED IN BOOK 488 PAGE 676 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN ON THIS SURVEY DRAWING. AFFECTS THE SUBJECT PROPERTY.

ITEM 7. BUILDING LINES, EASEMENTS, RESTRICTIONS, INCLUDING RIGHTS AND POWERS OF PROPERTY OWNERS ASSOCIATION TO LEVY ASSESSMENTS, ETC., ACCORDING TO INSTRUMENT RECORDED IN BOOK 779 PAGE 1031 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 8. EASEMENT GRANTED TO THE CITY OF O'FALLON BY INSTRUMENTS RECORDED IN BOOK 855 PAGE 1103, BOOK 961 PAGE 1320, BOOK 1018 PAGE 985, AND BOOK 1145 PAGE 548 OF THE ST. CHARLES COUNTY RECORDS. BOOK 855 PAGE 1103, BOOK 961 PAGE 1320 AND BOOK 1018 PAGE 985 ARE LOCATED AS SHOWN ON THIS SURVEY DRAWING AND AFFECTS THE SUBJECT PROPERTY. BOOK 1145 PAGE 548 DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 9. EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 1011 PAGE 419. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 10. EASEMENT GRANTED TO LACLEDE GAS COMPANY BY INSTRUMENT RECORDED IN BOOK 1011 PAGE 422. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 11. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 1032 PAGE 1499. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 12. EASEMENT GRANTED TO THE CITY OF O'FALLON BY INSTRUMENT RECORDED IN BOOK 1384 PAGE 21. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 13. CONDITION CONTAINED IN DEED RECORDED IN BOOK 1384 PAGE 27, BOOK 1384 PAGE 33, AND BOOK 1384 PAGE 39. SUBJECT PROPERTY IS A PORTION OF PROPERTY ENCUMBERED BY THESE CONDITIONS.

ITEM 14. PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF O'FALLON BY INSTRUMENT RECORDED IN BOOK 1822 PAGE 1696. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 15. UTILITY EASEMENT BY INSTRUMENT RECORDED IN BOOK 1924 PAGE 1733. ORDINANCE VACATING A PORTION OF BRYAN ROAD NORTH OF SUBJECT PROPERTY.

ITEM 16. EASEMENTS ACCORDING TO EASEMENT PLAT RECORDED IN PLAT BOOK 38 PAGE 166. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 17. AMENDMENTS TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 2814 PAGE 603, BOOK 2875 PAGE 991, AND BOOK 5739 PAGE 1688 LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 18. ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 2875 PAGE 1014. DOES NOT AFFECT SUBJECT PROEPRTY.

ITEM 19. EASEMENT AND RESTRICTIONS AGREEMENT RECORDED IN BOOK 3589 PAGE 328. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 20. ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 4100 PAGE 334. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 21. EASEMENTS ACCORDING TO PLATS RECORDED IN PLAT BOOK 38 PAGE 366 AND PLAT BOOK 41 PAGE 181. DOES NOT AFFECT SUBJECT PROPERTY.

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COMMON GROUND AS SHOWN ON THE PLAT OF "CHANTRY VILLAGE AT THORNBURY PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGE 286 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SAID EAST LINE OF COMMON GROUND AND ALONG THE EAST LINE OF LOTS 198 AND 199 OF SAID "CHANTRY VILLAGE AT THORNBURY PLAT ONE" AND CONTINUING ALONG THE EAST LINE OF "BROWNSTONE VILLAGE AT THORNBURY, PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGES 289-290 OF THE SAID RECORDS, NORTH 01 DEGREES 20 MINUTES 24 SECONDS EAST 680.40 FEET; THENCE LEAVING THE SAID EAST LINE OF "BROWNSTONE VILLAGE AT THORNBURY, PLAT ONE", THE FOLLOWING COURSES AND DISTANCES, SOUTH 88 DEGREES 39 MINUTES 37 SECONDS EAST 753.66 FEET; SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 205.07 FEET; AND SOUTH 88 DEGREES 39 MINUTES 37 SECONDS EAST 250.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD, VARIABLE WIDTH, AS ESTABLISHED IN DEED BOOK 1384, PAGE 39 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF BRYAN ROAD, THE FOLLOWING COURSES AND DISTANCES; SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 30.00 FEET; SOUTH 43 DEGREES 50 MINUTES 51 SECONDS EAST 70.71 FEET; AND SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 395.50 FEET TO A POINT ON THE NORTH LINE OF A 30 FOOT WIDE PRIVATE ROADWAY; THENCE ALONG THE SAID NORTH LINE OF 30 FOOT WIDE PRIVATE ROADWAY, BEING 30.00 FEET PERPENDICULARLY DISTANT NORTH OF AND PARALLEL TO THE NORTH LINE OF "BRYAN VALLEY COMMERCIAL", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 41, PAGE 337 OF THE SAID RECORDS AND "BRYAN VALLEY PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 105 OF THE SAID RECORDS, NORTH 88 DEGREES 39 MINUTES 37 SECONDS WEST 1055.89 FEET TO THE POINT OF BEGINNING, CONTAINING 653,400 SQUARE FEET OR 15.000 ACRES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE DURING JANUARY 2015, BY ORDER OF WENTZWAY CORPORATION EXECUTED A BOUNDARY SURVEY ON "A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20-CSR-2030-16.0) OF THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

STATE OF MISSOURI MARK E. COLLINS L-2006000173 PROFESSIONAL LAND SURVEYOR 3/16/15

Note: ALTA Survey provided by BAX Engineering Planning and Surveying.

LEGEND

- GRATE INLET
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- STORM SEWER MANHOLE
- BOLLARD
- FIBER OPTIC MARKER
- TELEPHONE CABLE PEDESTAL
- POWER POLE
- SIGN
- LIGHT STANDARD
- FOUND PIPE
- UTILITY BOX
- WATER METER
- WATER STUB
- WATER VALVE
- FIRE HYDRANT
- HANDICAP PARKING

PREPARED FOR:
WENTZWAY CORPORATION
1001 CRAIG ROAD
ST. LOUIS, MISSOURI 63146-5277
314-567-0413

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REVISIONS

2-11-15	CITY REVIEW
2-12-15	ZONING NOTE
3-03-15	CERTIFICATION

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
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12/03/2014 — DATE
14-16385 — PROJECT NUMBER
1 of 1 — SHEET OF
16385 BS SRB — FILE NAME
JLH — DRAWN; MEC — CHECKED
JK — SURVEY BY; 11/2014 — DATE

STATE OF MISSOURI BRADLEY D. BURTON NUMBER E-25862 LICENSED PROFESSIONAL ENGINEER 3/15/16

PROJECT NUMBER
13326.00

DATE
03/15/16
CONSTRUCTION DOCUMENTS

DESIGNED: HTR/JWM/JRH
DRAWN: HTR/JWM/JRH
REVIEWED: HTR/BDB

SHEET TITLE
ALTA Survey

SHEET NUMBER
C13.0

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Engineering COA# 000132
Architecture COA# 000212
Land Surveying COA# 000059

REV	DATE	DESCRIPTION

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O'FALLON JUSTICE CENTER
CONSTRUCTION DOCUMENTS
O'FALLON, MISSOURI

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