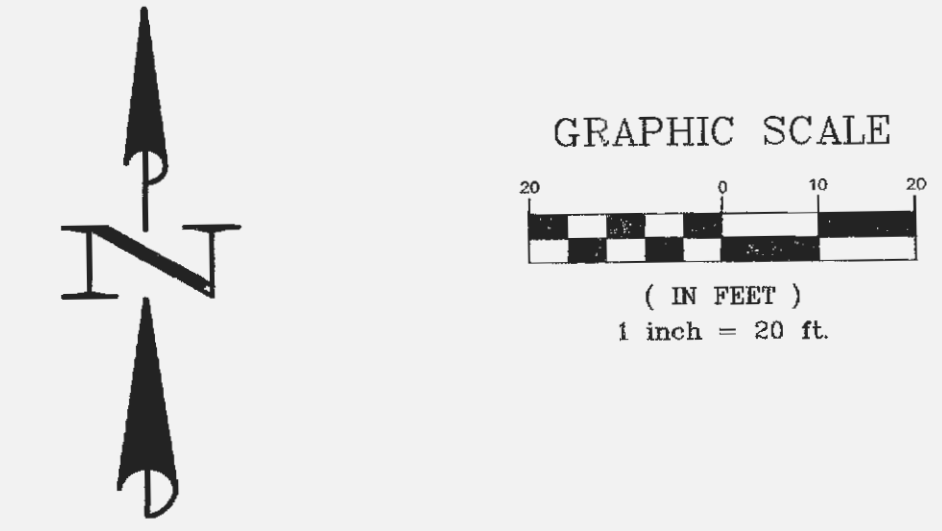


**LEGEND:**

	CURB/AREA INLET		POWER POLE
	GRATE INLET		GUY WIRE
	SANITARY SEWER MANHOLE		LIGHT STANDARD
	WATER METER		GAS TANK
	WATER VALVE		TREE
	FIRE HYDRANT		BUSH
	DOWNSPOUT		FOUND PIPE
	MAILBOX		CROSS
	SIGN		RR SPIKE

**A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**



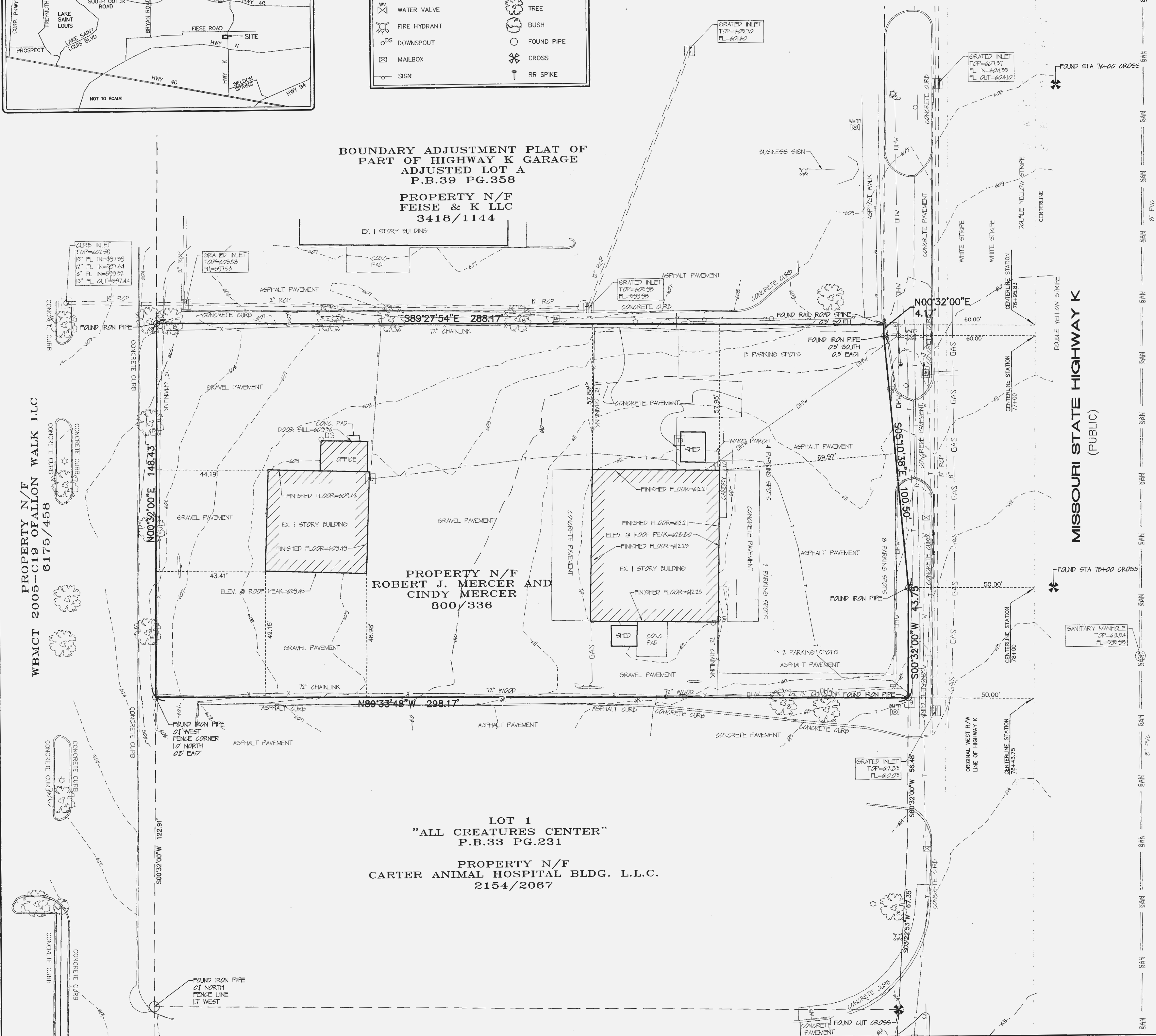
**BOUNDARY ADJUSTMENT PLAT OF PART OF HIGHWAY K GARAGE ADJUSTED LOT A P.B.39 PG.358**  
**PROPERTY N/F FEISE & K LLC 3418/1144**

**PROPERTY N/F ROBERT J. MERCER AND CINDY MERCER 800/336**

**LOT 1 "ALL CREATURES CENTER" P.B.33 PG.231**

**PROPERTY N/F CARTER ANIMAL HOSPITAL BLDG. L.L.C. 2154/2067**

**PROPERTY N/F WBMCT 2005-C19 OFALLON WALK LLC 6175/458**



**GENERAL NOTES**

- BEARING SYSTEM FOR THIS SURVEY ADOPTED FROM THE PLAT OF "BOUNDARY ADJUSTMENT PLAT OF PART OF HIGHWAY K GARAGE" AS RECORDED IN PLAT BOOK 39, PAGES 358 OF THE ST. CHARLES COUNTY RECORDS.
- SUBJECT PROPERTY IS CURRENTLY VESTED IN THE NAME OF ROBERT J. AND CYNTHIA M. MERCER BY DEED RECORDED IN BOOK 800 PAGE 336.
- SUBJECT PROPERTY CURRENTLY LISTED IN THE ST. CHARLES ASSESSORS UNDER PARCEL LOCATOR NUMBER 2-0067-5005-00-0003.90000000
- MISSOURI STATE HIGHWAY PLANS REFERENCED FOR THIS SURVEY ARE LISTED UNDER PROJECT NO. J6507718, AS SUPPLIED BY MISSOURI DEPARTMENT OF TRANSPORTATION.
- ALL TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINE TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- THIS PROPERTY IS CURRENTLY ZONED C2 GENERAL COMMERCIAL DISTRICT BY ST. CHARLES COUNTY, MISSOURI (UNINCORPORATED AREAS). THE BUILDING SETBACK RESTRICTIONS FOR C2 GENERAL COMMERCIAL DISTRICT ZONING ARE AS FOLLOWS:  
 FRONT SETBACK 25 FEET  
 SIDE SETBACK 0 FEET OR 10 WHERE A SIDE YARD ADJOINS A PROPERTY WITHIN AN "A" AGRICULTURAL DISTRICT OF "R" RESIDENTIAL PROPERTY.  
 REAR SETBACK 15 FEET
- ABOVE GROUND UTILITIES HAVE BEEN LOCATED AND SHOWN. UNDERGROUND UTILITIES HAVE BEEN SHOWN AS BASED ON THE CONSTRUCTION SITE PLANS PREPARED BY BAX ENGINEERING CO. AND FROM AVAILABLE UTILITY COMPANY BASE MAPS AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
- SUBJECT PROPERTY INCLUDES 29 PARKING SPACES.
- ALL ABUTTING STREET RIGHT-OF-WAYS HAVE BEEN DEDICATED TO THE PUBLIC.
- 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", PANEL 239 OF 525, MAP NUMBER 29183C0239 E (COMMUNITY PANEL NUMBER, CITY OF OFALLON 290316 0239 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, AREA DEFINED AS BEING OUTSIDE OF THE 500 YEAR FLOOD HAZARD AREA. 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."
- OVERALL TRACT OF LAND SHOWN SURVEYED HEREON CONTAINS 43,641 SQ. FT.
- REFERENCE BENCHMARK ELEV = 542.80, NAVD83, LOCATED IN THE CITY OF O'FALLON, MO, APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER, TO REACH THE STATION ON THE INTERSECTION OF THE I-70 BRIDGE OVER HIGHWAYS CR-K/SR-M (MAIN STREET), GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE BENCHMARK STATION IS A STANDARD GSS DISK STAMPED-F 149 1935--AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:  
 AMERENUE ELECTRIC COMPANY  
 CENTURYLINK COMMUNICATIONS  
 PUBLIC WATER SUPPLY DISTRICT NO.2  
 CITY OF O'FALLON SANITARY DEPARTMENT  
 LACLEDE GAS COMPANY

**SURVEYORS CERTIFICATION**

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, HAVE DURING OCTOBER 2014, AT THE REQUEST OF PEBB ENTERPRISES, PREPARED A BOUNDARY AND TOPOGRAPHIC SURVEY OF "A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 46 NORTH, RANGE 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20-CR-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.  
 MO. CORP. LICENSE LS 1440

MARK E. COLLINS  
 MISSOURI PROFESSIONAL  
 LAND SURVEYOR #2006000173



**PREPARED FOR:**  
**PEBB ENTERPRISES**  
**7900 GLADES ROAD, SUITE 600**  
**BOCA RATON, FLORIDA 33434**

**DISCLAIMER OF RESPONSIBILITY**  
 I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

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 Surveying Authority No. 000144  
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REVISIONS

**ENGINEERING PLANNING SURVEYING**  
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 St. Charles, MO 63301  
 636-928-5552  
 FAX 928-1718

10/22/2014  
 DATE  
 99-10667K  
 PROJECT NUMBER  
 1 OF 1  
 SHEET OF  
 10667K-1 TOPO  
 FILE NAME  
 CLS MEC  
 DRAWN CHECKED  
 SD 10/2014  
 SURVEY BY DATE