

A TRACT OF LAND BEING
TRACT 2 OF
FLAVAN TRACT C SUBDIVISION
SW 1/4 FRACTIONAL SECTION 30
TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND

TC	Top of Curb
FL	Flowline
CL	Centerline
ASPH	Asphalt
CONC	Concrete
PAVT	Pavement
B Cor	Building Corner
TS	Top of Bank
TS	Top of Slope
Fen	Fence
UP	Utility Pole
UP/Alt	UP with Light
UP/Trans	UP with Transformer
OHE	Overhead Elect.
UGE	Underground Elect.
T JB	Telephone Junction Box
UCT	Underground Telephone
UGFO	Underground Fiber Optic
WM	Water Valve
WM	Water Meter
ZW	Water Main/Size
W.MH	Water Co. Manhole
GV	Gas Valve
GM	Gas Meter
ZG	Gas Main/Size
MH	Manhole
CS	Catch Basin
GI	Grate Inlet
DCB	Double Catch Basin
Gr. MH	Grated Manhole
FES	Flagged End Section
CO	Green Out
VCP	Clay Pipe
PVC	Plexig. Pipe
RCP	Conc. Pipe
CMP	Cast Iron Pipe

LEGAL DESCRIPTION

A tract of land being Tract 2 of FLAVAN TRACT C SUBDIVISION, according to the plan thereof recorded in Plat Book 34, Page 351 of the St. Charles County Records, situated in the Southwest Quarter of Fractional Section 30, Township 47 North, Range 3 East, in the City of O'Fallon, St. Charles County, Missouri, being more particularly described as follows:

Beginning at the most Southern corner of Tract 2 of said Subdivision; thence Northeasterly, along the Western Line of said Fractional Section 30, North 01 degree 14 minutes 08 seconds East 459.78 feet to the Southeastern corner of Tract 1 of said Subdivision; thence Southeasterly, along the Southwestern Line of said Tract 1, South 55 degrees 02 minutes 50 seconds East 255.22 feet to the Southeastern corner thereof; thence Southwesterly, along the Northwestern Right Of Way Line of Bryan Road, variable width, South 34 degrees 57 minutes 10 seconds West 382.44 feet to the point of beginning, containing 48,803 square feet (1.12 acres, more or less)

The Clayton Engineering Company
11920 Westline Industrial Drive, St. Louis, Mo. 63146
(314) 692-8888

This is to certify that we have, during the months of March and April, 1999, at the request of QuikTrip Corporation, performed a Property Boundary Survey, Survey of the Improvements, and a Topographic Survey of a tract of land being Tract 2 of FLAVAN TRACT C SUBDIVISION, according to the plat thereof recorded in Plat Book 34, Page 351 of the St. Charles County Records, situated in the Southwest Quarter of Fractional Section 30, Township 47 North, Range 3 East, in the City of O'Fallon, St. Charles County, Missouri, being more particularly described in the Legal Description, attached herewith, containing 48,803 square feet. This Survey has been made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors (4 CSR 30-16), meets the accuracy requirements of an Urban Class Survey as defined therein and the results are as shown on this plan. Basis of Bearing was taken from the aforementioned plat of Flavan Tract C Subdivision.

Robert Correll, Deputy
The Clayton Engineering Company
By: James D. Bales
Mo. LS 2127



BRYAN (Variable Width) ROAD
Asphalt Pavement

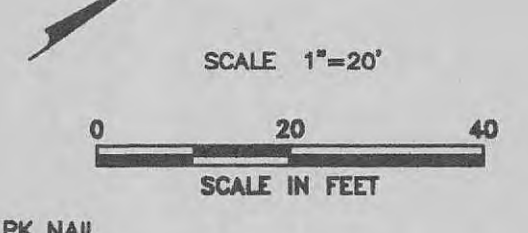
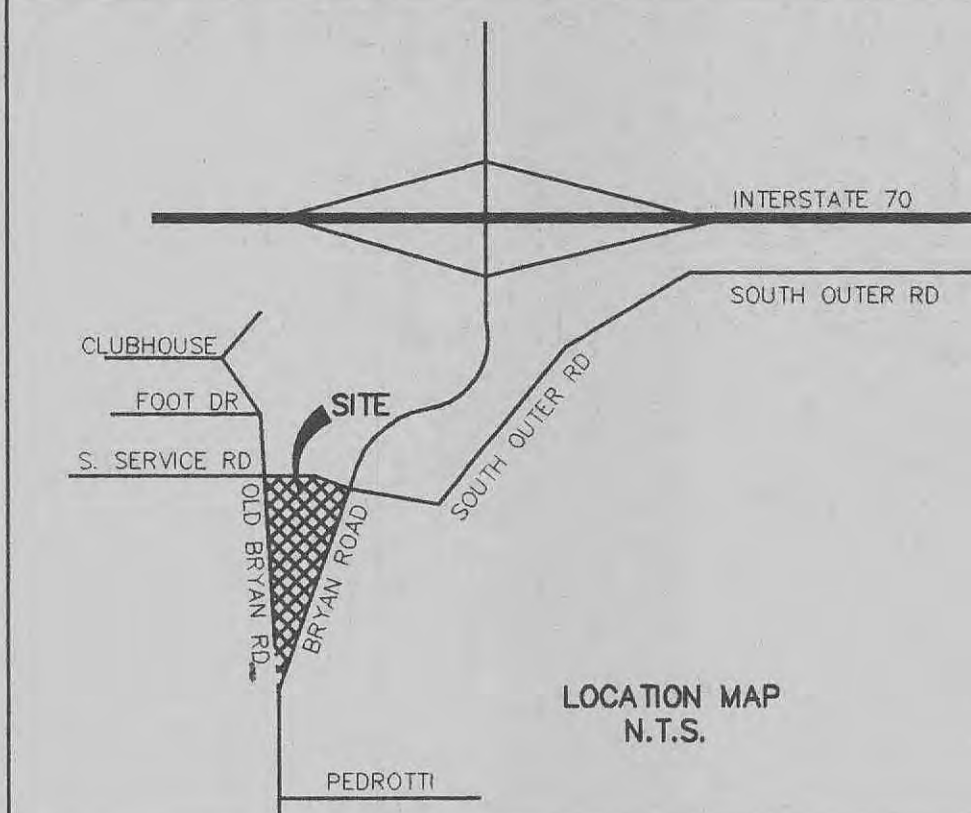
GENERAL NOTES:

GENERAL NOTES CONTINUED:

- Source of Title: A Transaction Title Insurance Company Commitment for Title Insurance, No. 99581228, dated March 1, 1999. Easements and restrictions occurring after the above mentioned date are considered unknown by the Surveyor. All calls to Deed and Plat Books are for those books in the St. Charles County Records. The status of easements affecting the subject tract has been determined as evidenced by the legal descriptions contained therein. Platable easements are as shown, others are as follows:

There is an Agreement for Temporary Grading and Construction Easement dated October 7, 1997, granted QuikTrip Corporation by instrument recorded in Deed Book 1995, Page 562, which should have expired in accordance with the provisions stated therein.

There is an Easement Deed, dated January 8, 1992, granted the City of O'Fallon, Missouri, recorded in Deed Book 1417, Page 1922, establishing a Temporary Construction Easement over that part of the subject property, plotted hereon, the expiration of which can not be determined from said instrument of record. There is a Blanket Easement established for site grading and borrow over the subject property in accordance with the aforementioned deed, the expiration of which can not be determined from said deed of record.
- The following instruments of record do not affect the subject property. Easements and restrictions granted the State of Missouri by instruments dated January 16, 1951, March 19, 1962, and September 13, 1962, recorded in Deed Book 248, Page 151; Deed Book 374, Page 611; Deed Book 384, Page 508, respectively. Electric Line Easement granted Missouri Edison Company dated February 12, 1964, recorded in Deed Book 405, Page 79; Tree Trimming Permit dated February 12, 1964 recorded in Deed Book 405, Page 67. Easements granted the City of O'Fallon by deeds dated January 8, 1992 and June 28, 1996, recorded in Deed Book 1417, Page 1919 and Deed Book 1859, Page 532.
- The existence of utilities has been limited to those visible from the ground surface. Underground utilities and facilities have been plotted from available plans, furnished by others, and are not certified as to being complete or correct.
- Project Benchmark - P.K. Nail at the most Northern corner of the subject property - Elevation = 621.65' (adopted from Survey by George Butler Associates dated June 25, 1997)

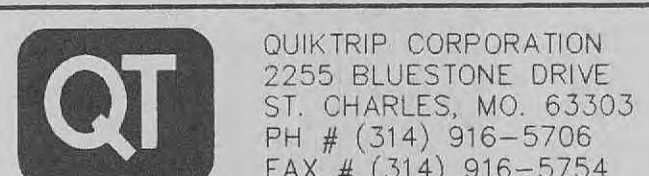


Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

SOUTH OUTER ROAD (100' W)
R-666-20-57-710-24-E, R-666-20-57-710-24-E RECORD
R-666-20-57-710-24-E, R-666-20-57-710-24-E RECORD

NO.	DATE	BY	REVISION
1	5/19/99	HRL	REVISED BOUNDARY
2	4/21/99	HRL	ADDED UG TELEPHONE & ELECT



QUIKTRIP #662
BOUNDARY & TOPOGRAPHIC
SURVEY

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX (314) 692-8888
EMAIL: CLAYTON@PRIMARY.NET

Designed	HRL
Drawn	JDB
Checked	4/16/99
Date	
Project Number	97216
Sheet Number	4 of 4