

LAND TITLE SURVEY
TRACT B "K. C. CENTER"
P.B.35 PG.104
BEING PART OF THE SOUTHWEST QUARTER OF
FRACTIONAL SECTION 33,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

- GENERAL NOTES:
1. BEARING SYSTEM FOR THIS SURVEY ADOPTED FROM THE DEED RECORDED IN BOOK 783 PAGE 1337.
 2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF KNIGHTS OF COLUMBUS HOME ASSOCIATION OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 783 PAGE 1337 OF THE ST. CHARLES COUNTY RECORDS. THE PROPERTY SURVEYED IS ONLY A PORTION OF THE PROPERTY CONVEYED IN SAID DEED.
 3. MISSOURI STATE HIGHWAY PLANS REFERENCED FOR THIS SURVEY ARE LISTED UNDER PROJECT NO. 6-U-K-562.
 4. ALL TIES SHOWN TO THE EXISTING IMPROVEMENTS ARE PERPENDICULAR TO THE PROPERTY LINE TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
 5. 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.
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE ST. CHARLES COUNTY, MISSOURI UNINCORPORATED AREA (COMMUNITY PANEL NUMBER 290315-0239-E DATED AUGUST 2, 1996), THIS PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
 7. REFERENCE BENCHMARK: (U.S.G.S.) ELEVATION 581.74 RM 66 CROSS CUT ON THE WEST BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF MILL POND DRIVE AND SPRING HILL DRIVE
 SITE BENCHMARK: ELEV 593.36 OLD IRON PIPE AT THE SOUTHWEST PROPERTY CORNER OF SUBJECT TRACT.
 8. THIS PROPERTY IS CURRENTLY ZONED C2 - GENERAL COMMERCIAL BY ST. CHARLES COUNTY, MISSOURI. THE SETBACKS FOR C-2 ZONING ARE AS FOLLOWS:
 FRONT SETBACK 25 FEET
 SIDE SETBACK NO REQUIREMENT EXCEPT WHERE ABUTTING RESIDENTIAL OR OFFICE. THEN SETBACK SHALL BE THE SAME AS THE DISTRICT IT ABUTS.
 REAR SETBACK NO REQUIREMENT EXCEPT WHERE ABUTTING RESIDENTIAL OR OFFICE. THEN SETBACK SHALL BE 10 FEET.
 50' HEIGHT LIMITATION
 9. THIS PROPERTY IS CURRENTLY LISTED UNDER LOCATOR NUMBER 2-061-5033-00-26.2 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
 10. THIS PROPERTY IS SERVICED BY THE FOLLOWING UTILITY COMPANIES.
 GAS: LACLEDE GAS COMPANY 3950 FOREST PARK BLVD. ST. LOUIS, MISSOURI 63108 (314) 858-5418
 WATER AND SEWER: PUBLIC WATER DISTRICT #2 PO BOX 967 O'FALLON, MISSOURI 63366 (314) 561-3737
 ELECTRIC: UNION ELECTRIC COMPANY 200 CALLAHAN ROAD WENTZVILLE, MISSOURI 63385 (314) 639-6210
 TELEPHONE: GTE 1000 GTE DRIVE WENTZVILLE, MISSOURI 63385 (314) 639-6711

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. 04996 A20742
 DATED OCTOBER 6, 1998
 ITEMS CORRESPONDING TO SCHEDULE B SECTION 2 OF TITLE COMMITMENT

ITEM 1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 ITEM 5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 ITEM 6. ROADS, WAYS, STREAMS, OR EASEMENTS, IF ANY NOT SHOWN BY THE PUBLIC RECORDS.
 ITEM 11. EASEMENTS GRANTED TO THE CITY OF O'FALLON IN BOOK 2089 PAGE 746 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN IN THIS SURVEY DRAWING.
 ITEM 12. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 IN BOOK 1119 PAGE 498 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 ITEM 13. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN BOOK 1173 PAGE 1711 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 ITEM 14. EASEMENT GRANTED TO THE CITY OF O'FALLON IN BOOK 1595 PAGE 303 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

REVISIONS:

NO.	DATE	INITIAL	NOTES
1	11/19/99	RL	FIRST SUBMITTAL TO DRG
2			
3			
4			
5			
6			
7			

LAND DESCRIPTION

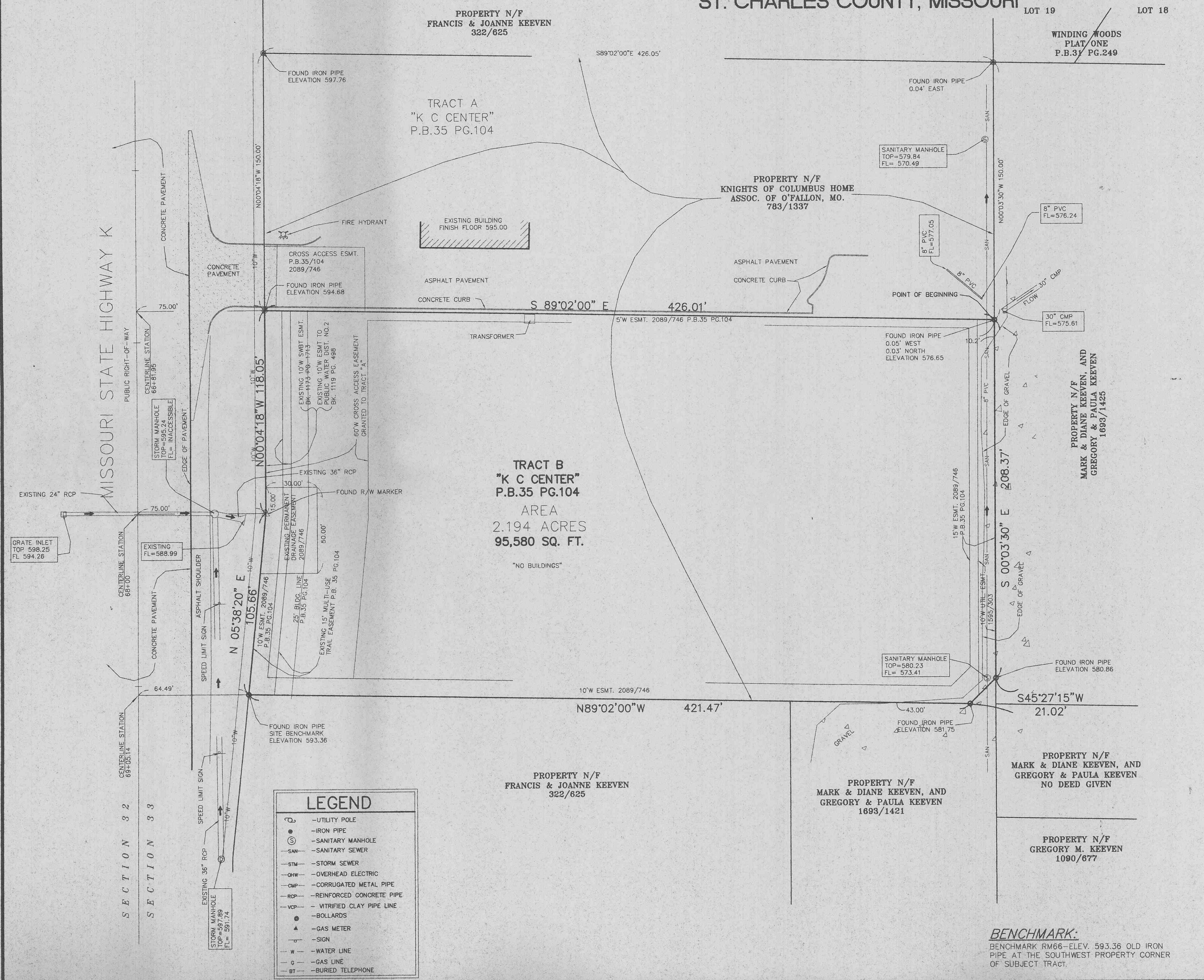
A TRACT OF LAND BEING ALL OF TRACT B OF "K C CENTER" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGE 104 OF THE ST. CHARLES COUNTY RECORDS, ALSO BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 19 OF "WINDING WOODS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE 249 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING ALSO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO KNIGHTS OF COLUMBUS ASSOCIATION OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 783 PAGE 1337 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID KNIGHTS OF COLUMBUS PROPERTY SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 150.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE CONTINUING ALONG SAID EAST LINE OF THE KNIGHTS OF COLUMBUS PROPERTY SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 208.37 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO MARK & DIANE KEEVEN AND GREGORY & PAULA KEEVEN BY DEED RECORDED IN BOOK 1693 PAGE 1421 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID PROPERTY, AND THE WESTWARDLY EXTENSION THEREOF SOUTH 45 DEGREES 27 MINUTES 15 SECONDS WEST 21.02 FEET; AND NORTH 88 DEGREES 02 MINUTES 00 SECONDS WEST 421.47 FEET TO A POINT IN THE EAST LINE OF MISSOURI STATE HIGHWAY K, SAID POINT BEING 64.49 FEET PERPENDICULARLY DISTANT EAST OF MISSOURI STATE HIGHWAY K CENTERLINE STATION 68 + 00; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, BEING 75.00 FEET PERPENDICULARLY DISTANT EAST AND PARALLEL TO THE SAID CENTERLINE OF MISSOURI STATE HIGHWAY K, NORTH 05 DEGREES 04 MINUTES 18 SECONDS WEST 118.05 FEET TO A POINT; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 02 MINUTES 00 SECONDS EAST 426.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.194 ACRES.

ALTA/ACSM LAND TITLE CERTIFICATION

TO:
 BANK OF MONTREAL GLOBAL CAPITAL SOLUTIONS
 FIVE SAC SELF STORAGE CORPORATION
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 AMERCO REAL ESTATE COMPANY
 U-HAUL INTERNATIONAL

THIS IS TO CERTIFY THAT WE HAVE DURING OCTOBER, 1998, EXECUTED A ALTA/ACSM LAND TITLE SURVEY ON A TRACT OF LAND BEING ALL OF TRACT B OF "K C CENTER", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGE 104 OF THE ST. CHARLES COUNTY RECORDS, ALSO BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THE RESULTS OF WHICH ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS PLAT. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 13 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION) OF AN URBAN SURVEY.



LEGEND

	- UTILITY POLE
	- IRON PIPE
	- SANITARY MANHOLE
	- SANITARY SEWER
	- STORM SEWER
	- OVERHEAD ELECTRIC
	- CORRUGATED METAL PIPE
	- REINFORCED CONCRETE PIPE
	- VITRIFIED CLAY PIPE LINE
	- BOLLARDS
	- GAS METER
	- SIGN
	- WATER LINE
	- GAS LINE
	- BURIED TELEPHONE

BENCHMARK:
 BENCHMARK RM66-ELEV. 593.36 OLD IRON PIPE AT THE SOUTHWEST PROPERTY CORNER OF SUBJECT TRACT.

BAX ENGINEERING COMPANY, INC.
 DARREL R. OAKLEY
 MISSOURI REGISTERED LAND SURVEYOR #2265

PREPARED BY:

 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440, FAX 487-6844

REVISIONS:

NO.	DATE	INITIAL	NOTES
1	11/19/99	RL	FIRST SUBMITTAL TO DRG
2			
3			
4			
5			
6			
7			

PROFESSIONAL SEAL:
 ARCHITECT LOGO:

U-HAUL
 U-HAUL INTERNATIONAL
 CONSTRUCTION & RENOVATION
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85016
 PH: 602/263-6502
 FAX: 602/277-1026

SITE ADDRESS:
 U-HAUL OF O'FALLON
 HWY "K"
 CITY OF O'FALLON, MO
 SHEET CONTENTS:
 BOUNDARY SURVEY

3591-0
 DRAWN BY: RL
 CHK'D BY: MB
 DATE: 12/06/98
 10206SURVEY