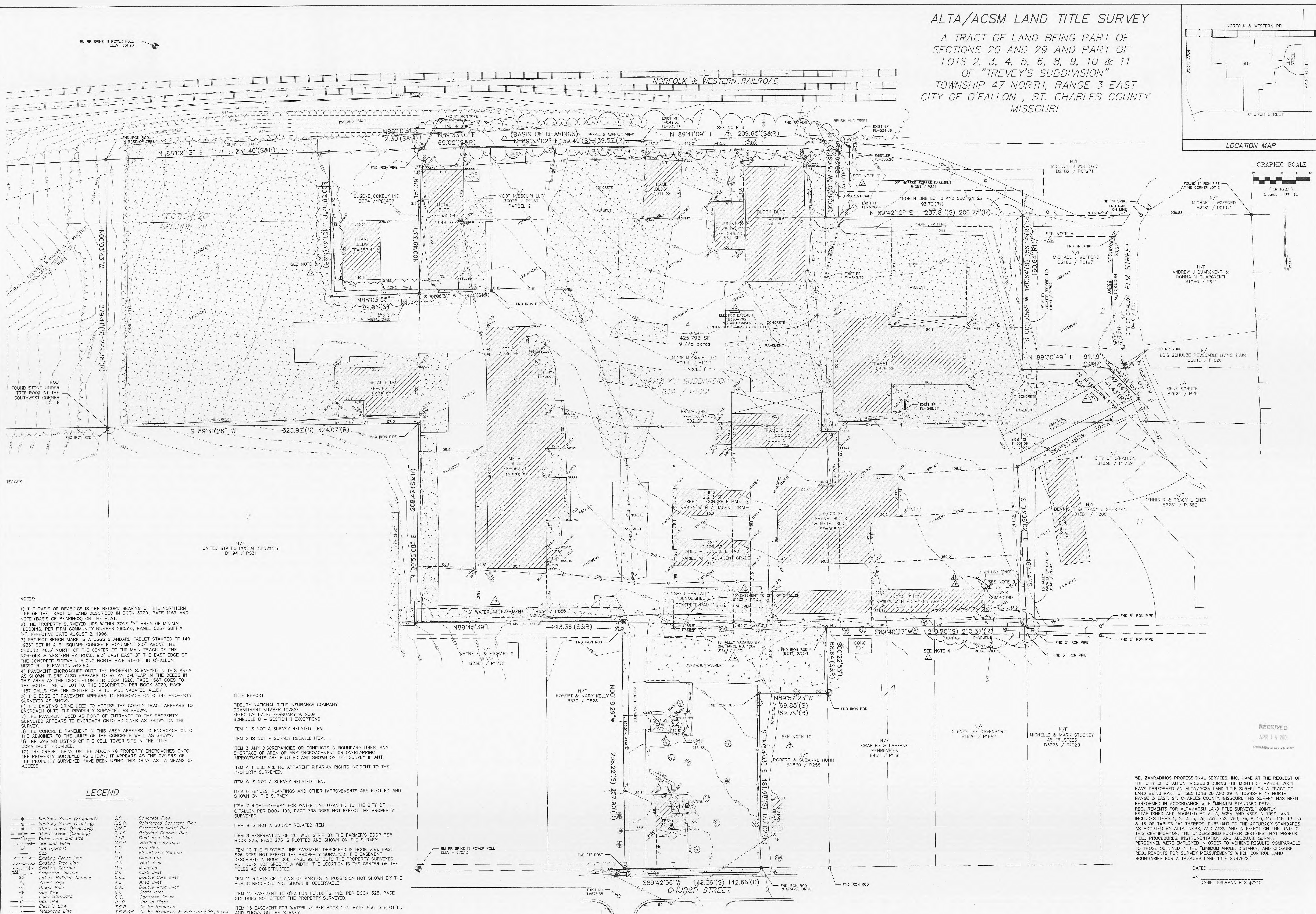
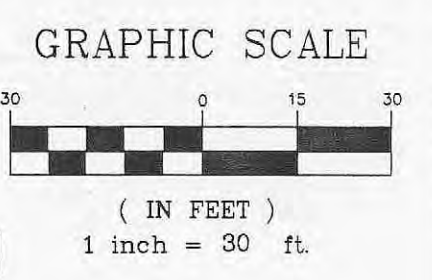
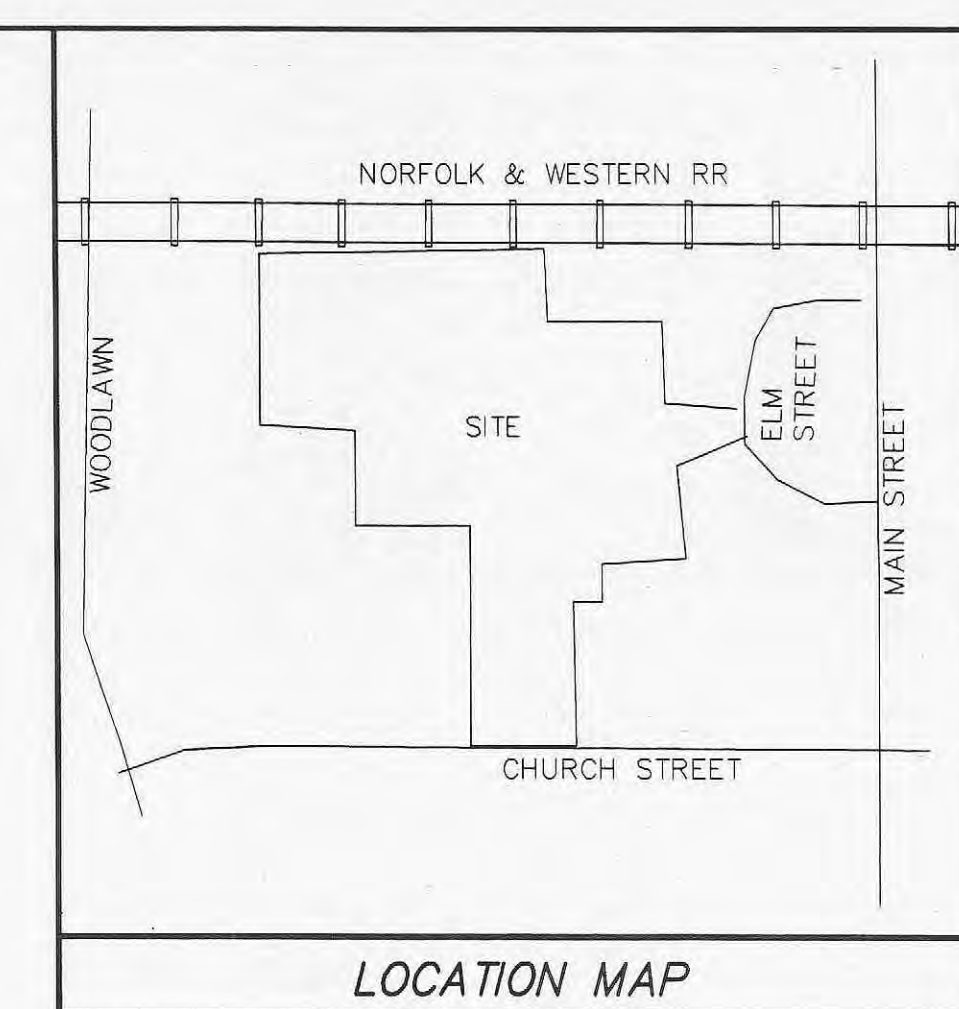


# ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF SECTIONS 20 AND 29 AND PART OF LOTS 2, 3, 4, 5, 6, 8, 9, 10 & 11 OF "TREVAY'S SUBDIVISION" TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES COUNTY MISSOURI



- NOTES:
- 1) THE BASIS OF BEARINGS IS THE RECORD BEARING OF THE NORTHERN LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 3029, PAGE 1157 AND NOTE (BASIS OF BEARINGS) ON THE PLAT.
  - 2) THE PROPERTY SURVEYED LIES WITHIN ZONE "X" AREA OF MINIMAL FLOODING, PER FIRM COMMUNITY NUMBER 290315, PANEL 0237 SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996.
  - 3) PROJECT BENCHMARK IS A USGS STANDARD TABLET STAMPED "T 149 1935" SET IN A 6" SQUARE CONCRETE MONUMENT 2.5' ABOVE THE GROUND, 46.5' NORTH OF THE CENTER OF THE MAIN TRACK OF THE NORFOLK & WESTERN RAILROAD, 9.3' EAST EAST OF THE EAST EDGE OF THE CONCRETE SIDEWALK ALONG NORTH MAIN STREET IN O'FALLON MISSOURI. ELEVATION 542.80.
  - 4) PAVEMENT ENCROACHES ONTO THE PROPERTY SURVEYED IN THIS AREA AS SHOWN. THERE ALSO APPEARS TO BE AN OVERLAP IN THE DEEDS IN THIS AREA AS THE DESCRIPTION PER BOOK 1626, PAGE 1687 GOES TO THE SOUTH LINE OF LOT 10. THE DESCRIPTION PER BOOK 3029, PAGE 1157 CALLS FOR THE CENTER OF A 15' WIDE VACATED ALLEY.
  - 5) THE EDGE OF PAVEMENT APPEARS TO ENCROACH ONTO THE PROPERTY SURVEYED AS SHOWN.
  - 6) THE EXISTING DRIVE USED TO ACCESS THE COKEY TRACT APPEARS TO ENCROACH ONTO THE PROPERTY SURVEYED AS SHOWN.
  - 7) THE PAVEMENT USED AS POINT OF ENTRANCE TO THE PROPERTY SURVEYED APPEARS TO ENCROACH ONTO ADJACENT AS SHOWN ON THE SURVEY.
  - 8) THE CONCRETE PAVEMENT IN THIS AREA APPEARS TO ENCROACH ONTO THE ADJONER TO THE LIMITS OF THE CONCRETE WALL AS SHOWN.
  - 9) THE WAS NO LISTING OF THE CELL TOWER SITE IN THE TITLE COMMITMENT PROVIDED.
  - 10) THE GRAVEL DRIVE ON THE ADJOINING PROPERTY ENCROACHES ONTO THE PROPERTY SURVEYED AS SHOWN. IT APPEARS AS THE OWNERS OF THE PROPERTY SURVEYED HAVE BEEN USING THIS DRIVE AS A MEANS OF ACCESS.

**TITLE REPORT**

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER 10782E  
EFFECTIVE DATE: FEBRUARY 9, 2004  
SCHEDULE B - SECTION II EXCEPTIONS

ITEM 1 IS NOT A SURVEY RELATED ITEM.  
ITEM 2 IS NOT A SURVEY RELATED ITEM.

ITEM 3 ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGE OF AREA OR ANY ENCROACHMENT OR OVERLAPPING IMPROVEMENTS ARE PLOTTED AND SHOWN ON THE SURVEY IF ANT.

ITEM 4 THERE ARE NO APPARENT RIPARIAN RIGHTS INCIDENT TO THE PROPERTY SURVEYED.

ITEM 5 IS NOT A SURVEY RELATED ITEM.

ITEM 6 FENCES, PLANTINGS AND OTHER IMPROVEMENTS ARE PLOTTED AND SHOWN ON THE SURVEY.

ITEM 7 RIGHT-OF-WAY FOR WATER LINE GRANTED TO THE CITY OF O'FALLON PER BOOK 199, PAGE 338 DOES NOT EFFECT THE PROPERTY SURVEYED.

ITEM 8 IS NOT A SURVEY RELATED ITEM.

ITEM 9 PRESERVATION OF 20' WIDE STRIP BY THE FARMER'S COOP PER BOOK 225, PAGE 275 IS PLOTTED AND SHOWN ON THE SURVEY.

ITEM 10 THE ELECTRIC LINE EASEMENT DESCRIBED IN BOOK 268, PAGE 626 DOES NOT EFFECT THE PROPERTY SURVEYED. THE EASEMENT DESCRIBED IN BOOK 308, PAGE 92 EFFECTS THE PROPERTY SURVEYED BUT DOES NOT SPECIFY A WIDTH. THE LOCATION IS THE CENTER OF THE POLES AS CONSTRUCTED.

ITEM 11 RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDED ARE SHOWN IF OBSERVABLE.

ITEM 12 EASEMENT TO O'FALLON BUILDER'S, INC. PER BOOK 326, PAGE 215 DOES NOT EFFECT THE PROPERTY SURVEYED.

ITEM 13 EASEMENT FOR WATERLINE PER BOOK 554, PAGE 856 IS PLOTTED AND SHOWN ON THE SURVEY.

ITEM 14 VACATION OF ALLEY, 15 FEET WIDE RUNNING EAST AND WEST PER ORDINANCE 1232 RECORDED IN BOOK 1120, PAGE 722, AND IN BOOK 1120, PAGE 716 ARE PLOTTED AND SHOWN ON THE SURVEY.

ITEM 15 ENCROACHMENT OF FENCES ONTO THE PROPERTY ARE PLOTTED AND SHOWN ON THE SURVEY.

ITEM 16 THE RIGHT-OF-WAY OF NORFOLK AND WESTERN RAILROAD IS PLOTTED AND SHOWN ON THE SURVEY.

ITEM 17 IS NOT A SURVEY RELATED ITEM.

ITEM 18 IS NOT A SURVEY RELATED ITEM.

ITEM 19 IS NOT A SURVEY RELATED ITEM.

ITEM 19 RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDED ARE SHOWN IF OBSERVABLE.

## LEGEND

- Sanitary Sewer (Proposed)
  - Sanitary Sewer (Existing)
  - Storm Sewer (Proposed)
  - Storm Sewer (Existing)
  - Water Line and size
  - Tree and Valve
  - Fire Hydrant
  - Cap
  - Existing Fence Line
  - Existing Tree Line
  - Existing Contour
  - Proposed Contour
  - Lot or Building Number
  - Street Sign
  - Power Pole
  - Guy Wire
  - Light Standard
  - Gas Line
  - Electric Line
  - Telephone Line
  - Gas Valve
  - Gas Meter
  - Water Valve
  - Water Meter
  - Found Old Iron Pipe or Rod
  - Set Iron Rod (Typical)
  - Surveyed Distance
  - Record Distance
  - Record and Surveyed Distance
  - Record Distance per B2182 / P1971
- C.P. Concrete Pipe
  - R.C.P. Reinforced Concrete Pipe
  - C.M.P. Corrugated Metal Pipe
  - P.V.C. Polyvinyl Chloride Pipe
  - C.I.P. Cast Iron Pipe
  - V.C.P. Vitritified Clay Pipe
  - E.P. End Pipe
  - F.E. Flared End Section
  - C.O. Clean Out
  - V.T. Vent Trap
  - M.H. Manhole
  - D.C.I. Double Curb Inlet
  - A.A. Area Inlet
  - A.A.I. Double Area Inlet
  - G.I. Grate Inlet
  - C.C. Concrete Color
  - L.I.P. Line In Place
  - T.B.R. To Be Removed
  - T.B.R.&R. To Be Removed & Relocated/Replaced
  - S.E.R. Set Iron Rod with Cap
  - C.M. Concrete Monument
  - O.I.P. Old Iron Pipe
  - O.S.T. Old Stone
  - O.I.R. Old Iron Rod
  - Over Head Electric Line
  - Lot Lines for "Trevay's Subdivision"

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

WE, ZAVRADINOS PROFESSIONAL SERVICES, INC. HAVE AT THE REQUEST OF THE CITY OF O'FALLON, MISSOURI DURING THE MONTH OF MARCH, 2004 HAVE PERFORMED AN ALTA/ACSM LAND TITLE SURVEY ON A TRACT OF LAND BEING PART OF SECTIONS 20 AND 29 IN TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1996, AND INCLUDES ITEMS 1, 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATED: \_\_\_\_\_  
BY: DANIEL EHLMANN PLS #2215

No.	Date	Description	Drawn By
1		Prepared For: CITY OF O'FALLON, MISSOURI 100 NORTH MAIN STREET O'FALLON, MISSOURI 63366 636-240-2000	Daniel Ehlmann
			Checked By
			Drawn As
			Ab Number
			04126A
			Sheet
			1

**Zavradinos Professional Services, Inc.**  
Engineers Surveyors Planners  
17813 Edison Avenue, Suite 201  
Chesterfield, MO 63005  
636-946-5555

City of O'Fallon - 11th & West Elm Street - Lumberyard - ALTA Survey - 4/14/04