VICINITY MAP

GENERAL NOTES

1. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
3. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0237G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

   COMMUNITY: CITY OF O'FALLON
   NUMBER: 290316
   PANEL: 0237
   SUFFIX: G

   BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:

   - ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT 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 SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP 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."

   THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.
4. PROPERTY CONTAINS 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES. PER ALTA STANDARDS, THIS INCLUDES ONLY PARKING SPACES WHICH ARE CLEARLY DESIGNATED BY STRIPING ON THE GROUND. PROPERTY DOES INCLUDE 18 CURB STOPS THAT ARE BEING USED TO DELINEATE PARKING SPACES.
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
7. THE "AS-SURVEYED" LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY IS INTENDING TO DESCRIBE THE SAME PROPERTY CONTAINED IN SCHEDULE A OF THE REFERENCED TITLE COMMITMENT. THE "AS-SURVEYED" LEGAL DESCRIPTION REFLECTS THE ACTUAL MEASUREMENTS MADE BY THE LAND SURVEYOR.
8. A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ZONING CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
9. THIS SURVEY CONFORMS TO CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF AGRICULTURE (2 CSR 90-60).

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM UTILITY LOCATIONS AS CONTRACTED THROUGH DIGRITE AND MARKED IN THE FIELD BY VARIOUS UNDERGROUND UTILITY LOCATORS, INCLUDING USIC.

DIGRITE TICKET NUMBER: #180871077 (03/28/2018).

AMEREN MISSOURI ELECTRIC: "ALL CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

CTLCL – CENTURYLINK: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK.

CHARTER COMMUNICATIONS: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK.

SPIRE MO EAST: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK.

MNA – BLUEBIRD: "ALL CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

CITY OF O'FALLON WATER & SEWER: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK.

ALL UTILITY MARKS FOUND IN THE FIELD WERE LOCATED BY THE SURVEYOR AND ARE SHOWN HEREON. THE SURVEYOR CLAIMS NO RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY MARKS.

UTILITIES ARE ALSO SHOWN HEREON AS SCALED FROM MAPS OBTAINED FROM THE CITY OF O'FALLON AND SPIRE AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND 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.

SITE IS SUBJECT TO PRIVATE UTILITY INSTALLATIONS. PRIVATE UTILITY INSTALLATIONS DO NOT APPEAR ON UTILITY BASE MAPS, NOR DO UTILITY LOCATORS MARK PRIVATE UTILITIES.

CONTROL DATUM NOTES

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND COMBINED GRID FACTOR WAS CALCULATED UTILIZING THE TRIMBLE TSC3 DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID COMBINED GRID FACTOR (1.0000845628) ABOUT ONSITE POINT 1. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 3.280833333 (39.37 INCHES PER METER/12 INCHES PER FOOT).

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60) AS AN URBAN CLASS SURVEY.

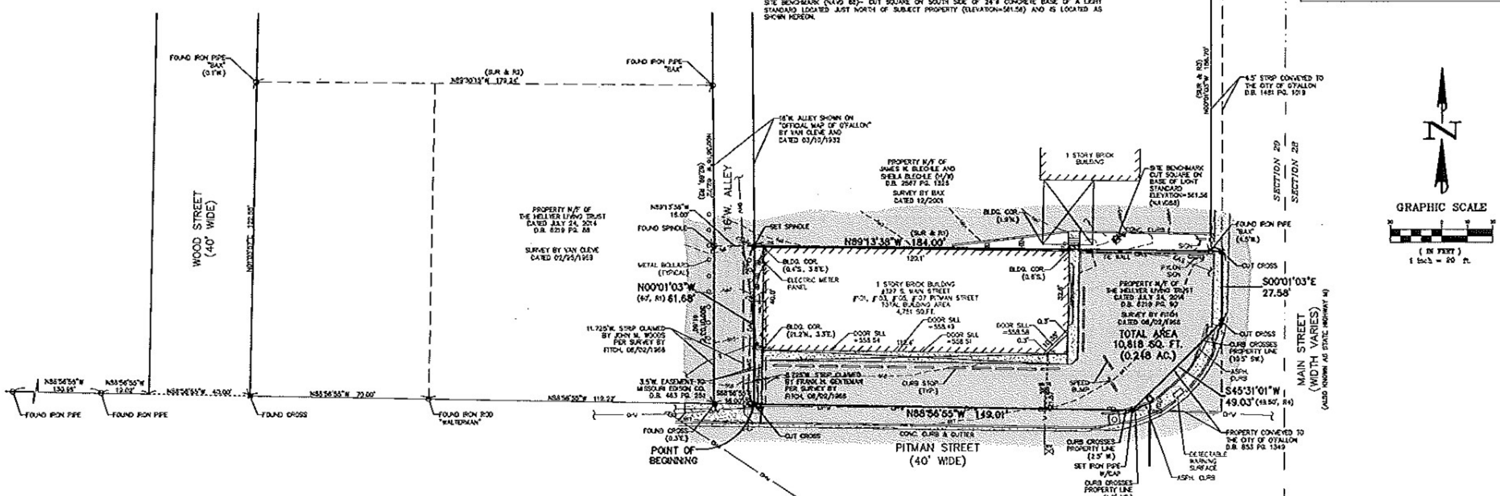
PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

SITE BENCHMARK (NAVD 88)– CUT SQUARE ON SOUTH SIDE OF 24"Ø CONCRETE BASE OF A LIGHT STANDARD LOCATED JUST NORTH OF SUBJECT PROPERTY (ELEVATION=561.58) AND IS LOCATED AS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND

- CURB/AREA INLET
- GRATED INLET
- AC UNIT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- DOWNSPOUT
- SIGN
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- BOLLARD
- TRAFFIC SYMBOL
- CROSS
- FOUND MONUMENT
- SET MONUMENT
- ASPHALT
- CONCRETE
- —UGE— BURIED ELECTRIC
- —OHW— OVERHEAD UTILITIES
- —GAS— BURIED GAS
- —W— BURIED WATER
- —T— BURIED TELEPHONE
- (SUR) SURVEYED MEASUREMENT
- (R1) D.B. 6219 PG. 90
- (R2) SURVEY BY BAX IN 12-2001
- (R3) D.B. 2567 PG. 1332
- (R4) D.B. 853 PG. 1349
- (R5) SURVEY BY FITCH 06/02/1968



TITLE COMMITMENT NOTES

THIS PROPERTY AND THE EASEMENTS THEREOF ARE REFERENCED IN A TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC, FILE NO. 1800920, WITH AN EFFECTIVE DATE OF MARCH 1, 2018. THIS TITLE COMMITMENT WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THIS PROPERTY.

SCHEDULE B – SECTION II ITEMS ARE AS FOLLOWS:

ITEM 1. NO COMMENT BY SURVEYOR.

ITEM 2a. PROPERTY MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 2b. PROPERTY MAY BE SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEMS 2c AND 2d. NO COMMENT BY SURVEYOR.

ITEMS 3 AND 4. NO COMMENT BY SURVEYOR.

ITEM 5. PROPERTY SUBJECT TO EASEMENT GRANTED TO MISSOURI EDISON COMPANY ACCORDING TO INSTRUMENT RECORDED IN DEED BOOK 463 PAGE 251 OF THE ST. CHARLES COUNTY RECORDS AND IS LOCATED AS SHOWN HEREON.

ITEMS 6 THRU 9. NO COMMENT BY SURVEYOR.

PROPERTY DESCRIPTION FROM TITLE COMMITMENT

A LOT OF GROUND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN THE CITY OF O'FALLON, MISSOURI AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF MAIN STREET, (25 FEET WEST OF THE EAST LINE OF SECTION 29), WITH THE NORTH LINE OF PITMAN STREET; THENCE ALONG THE NORTH LINE OF PITMAN STREET 184 FEET TO A SIXTEEN (16) FOOT ALLEY; THENCE NORTH AND PARALLEL WITH MAIN STREET 60 FEET; THENCE EAST AND PARALLEL WITH PITMAN STREET 184 FEET TO THE WEST SIDE OF MAIN STREET; THENCE SOUTH ALONG THE WEST SIDE OF MAIN STREET 60 FEET TO THE PLACE OF BEGINNING. BEING THE SOUTHERN 60 FEET OF THE LOT OF GROUND CONVEYED TO FRANK H. CENTEMANN BY DEED FROM JOHN H. CRANE AND WIFE, DATED SEPTEMBER 1, 1890, RECORDED IN BOOK 52 PAGE 40 IN THE ST. CHARLES COUNTY RECORDER'S OFFICE, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE CITY OF O'FALLON BY INSTRUMENT RECORDED IN BOOK 853 PAGE 1349 OF THE ST. CHARLES COUNTY RECORDS.

AS-SURVEYED PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF PITMAN STREET (40 FEET WIDE) WITH THE EAST LINE OF A 16 FEET WIDE ALLEY SHOWN ON "OFFICIAL MAP OF O'FALLON" BY WILLIAM G. VAN CLEVE, JR. AND DATED MARCH 10, 1932; THENCE NORTHWARDLY ALONG SAID EAST LINE OF A 16 FEET WIDE ALLEY, NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST 61.68 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO JAMES W. AND SHEILA BLECHLE ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 2567 PAGE 1325 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF THE BLECHLE PROPERTY AND ALONG THE DIRECT EASTWARDLY PROLONGATION OF SAID SOUTH LINE, NORTH 89 DEGREES 13 MINUTES 38 SECONDS WEST 184.00 FEET TO THE WEST RIGHT OF WAY LINE OF MAIN STREET (WIDTH VARIES); THENCE SOUTHWARDLY ALONG SAID WEST RIGHT OF WAY LINE OF MAIN STREET (WIDTH VARIES), SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST 27.58 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF MAIN STREET (WIDTH VARIES), AS WIDENED BY THE INSTRUMENT RECORDED IN DEED BOOK 853 PAGE 1349 OF SAID RECORDS; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWEST RIGHT OF WAY LINE OF MAIN STREET (WIDTH VARIES), SOUTH 45 DEGREES 31 MINUTES 01 SECONDS WEST 49.03 FEET TO THE NORTH RIGHT OF WAY LINE OF PITMAN STREET (40 FEET WIDE); THENCE WESTWARDLY ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88 DEGREES 56 MINUTES 55 SECONDS WEST 149.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,818 SQUARE FEET OR 0.248 ACRES.

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO:

- CENTRAL BANK OF ST. LOUIS
- OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7b(1), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 2018.

DATE OF PLAT OR MAP: APRIL 10, 2018

PRELIMINARY

ANDY D. BECK
MO LICENSE NO. PLS-2015017835
dbeck@baxengineering.com

PREPARED FOR:

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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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Missouri State Certificate of Authority Surveying #000144

04-10-2018
DATE

17402
PROJECT NUMBER

1 of 1
SHEET OF

17402 ALTA.DWG
FILE NAME

AB MC
DRAWN CHECKED

MV/SD 04-2018
SURVEY BY DATE