ALTA / NSPS LAND TITLE SURVEY

A TRACT OF LAND, BEING A PART OF BLOCKS 13 AND 23 OF ST. FERDINAND COMMONS, A SUBDIVISION IN THE COURT OF ST. LOUIS, MISSOURI PER DEED RECORDED IN DEED BOOK 16159 PAGE 0688 OF THE ST. LOUIS COUNTY RECORDS, ST LOUIS, MISSOURI.

SYMBOL LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY MANHOLE
- CURB INLET
- AREA INLET
- DOUBLE CURB INLET
- GRATED INLET
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- UTILITY POLE
- TREE
- SIGN
- LIGHT
- TRAFFIC CONTROL BOX
- CLEANOUT

ABBREVIATION LEGEND

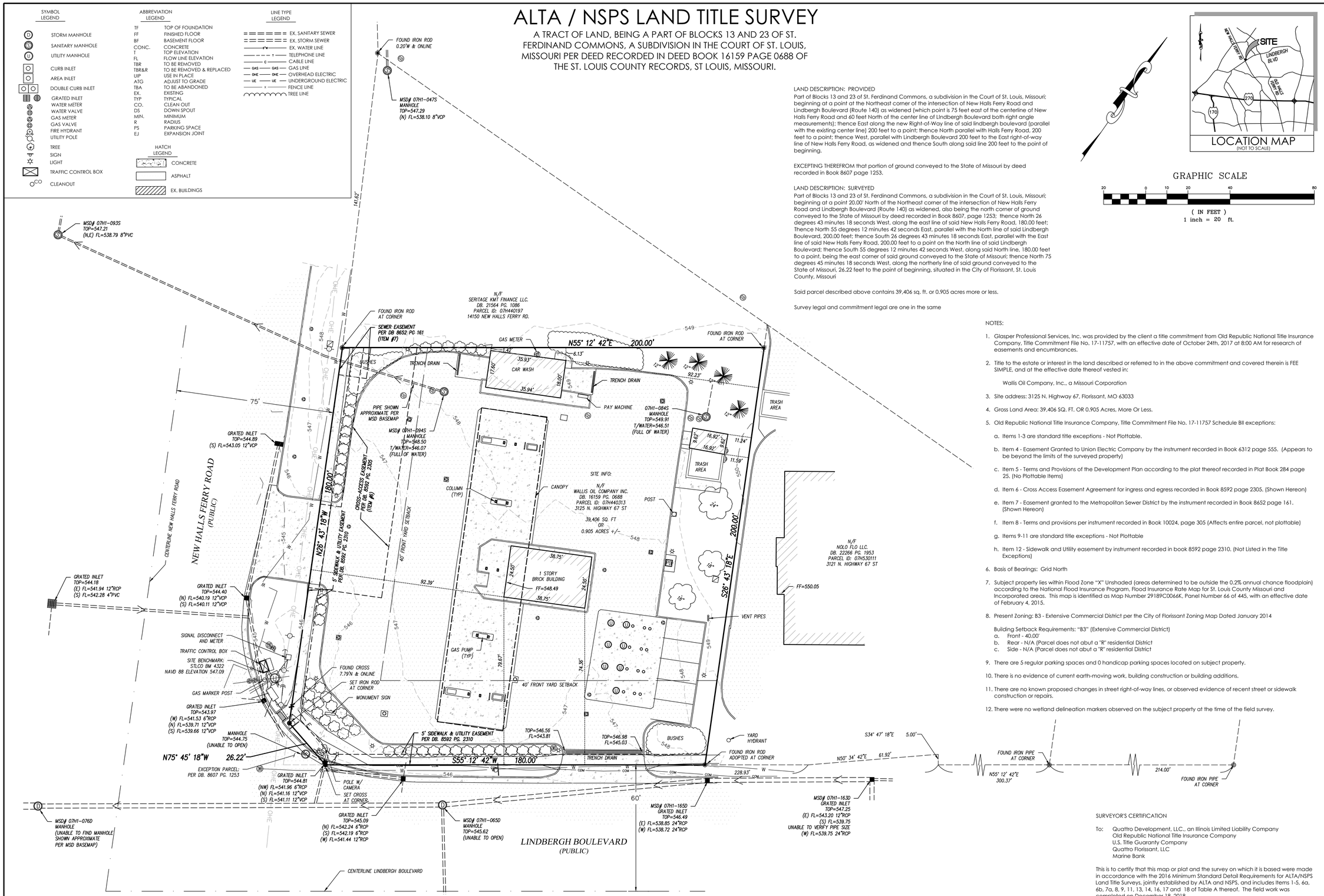
TF	TOP OF FOUNDATION
FF	FINISHED FLOOR
BF	BASEMENT FLOOR
CONC.	CONCRETE
T	TOP ELEVATION
FL	FLOW LINE ELEVATION
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & REPLACED
UIP	USE IN PLACE
ATG	ADJUST TO GRADE
TBA	TO BE ABANDONED
EX.	EXISTING
TYP	TYPICAL
CO.	CLEAN OUT
DS	DOWN SPOUT
MIN.	MINIMUM
R	RADIUS
PS	PARKING SPACE
EJ	EXPANSION JOINT

HATCH LEGEND

- CONCRETE
- ASPHALT
- EX. BUILDINGS

LINE TYPE LEGEND

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- TELEPHONE LINE
- CABLE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- TREE LINE



LAND DESCRIPTION: PROVIDED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point at the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened (which point is 75 feet east of the centerline of New Halls Ferry Road and 60 feet North of the center line of Lindbergh Boulevard both right angle measurements); thence East along the new Right-of-Way line of said lindbergh boulevard (parallel with the existing center line) 200 feet to a point; thence North parallel with Halls Ferry Road, 200 feet to a point; thence West, parallel with Lindbergh Boulevard 200 feet to the East right-of-way line of New Halls Ferry Road, as widened and thence South along said line 200 feet to the point of beginning.

EXCEPTING THEREFROM that portion of ground conveyed to the State of Missouri by deed recorded in Book 8607 page 1253.

LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 acres more or less.

Survey legal and commitment legal are one in the same

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. Glasper Professional Services, Inc. was provided by the client a title commitment from Old Republic National Title Insurance Company, Title Commitment File No. 17-11757, with an effective date of October 24th, 2017 at 8:00 AM for research of easements and encumbrances.
2. Title to the estate or interest in the land described or referred to in the above commitment and covered therein is FEE SIMPLE, and at the effective date thereof vested in:

   Wallis Oil Company, Inc., a Missouri Corporation
3. Site address: 3125 N. Highway 67, Florissant, MO 63033
4. Gross Land Area: 39,406 SQ. FT. OR 0.905 Acres, More Or Less.
5. Old Republic National Title Insurance Company, Title Commitment File No. 17-11757 Schedule BII exceptions:
   a. Items 1-3 are standard title exceptions - Not Plottable.
   b. Item 4 - Easement Granted to Union Electric Company by the instrument recorded in Book 6312 page 555. (Appears to be beyond the limits of the surveyed property)
   c. Item 5 - Terms and Provisions of the Development Plan according to the plat thereof recorded in Plat Book 284 page 25. (No Plottable Items)
   d. Item 6 - Cross Access Easement Agreement for ingress and egress recorded in Book 8592 page 2305. (Shown Hereon)
   e. Item 7 - Easement granted to the Metropolitan Sewer District by the instrument recorded in Book 8652 page 161. (Shown Hereon)
   f. Item 8 - Terms and provisions per instrument recorded in Book 10024, page 305 (Affects entire parcel, not plottable)
   g. Items 9-11 are standard title exceptions - Not Plottable
   h. Item 12 - Sidewalk and Utility easement by instrument recorded in book 8592 page 2310. (Not Listed in the Title Exceptions)
6. Basis of Bearings: Grid North
7. Subject property lies within Flood Zone "X" Unshaded (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County Missouri and Incorporated areas. This map is identified as Map Number 29189C0066K, Panel Number 66 of 445, with an effective date of February 4, 2015.
8. Present Zoning: B3 - Extensive Commercial District per the City of Florissant Zoning Map Dated January 2014

   Building Setback Requirements: "B3" (Extensive Commercial District)
   a. Front - 40.00'
   b. Rear - N/A (Parcel does not abut a "R" residential District
   c. Side - N/A (Parcel does not abut a "R" residential District
9. There are 5 regular parking spaces and 0 handicap parking spaces located on subject property.
10. There is no evidence of current earth-moving work, building construction or building additions.
11. There are no known proposed changes in street right-of-way lines, or observed evidence of recent street or sidewalk construction or repairs.
12. There were no wetland delineation markers observed on the subject property at the time of the field survey.

HORIZONTAL DATUM NOTE:

DURING DECEMBER, 2018 GLASPER PROFESSIONAL SERVICES TIED THIS SITE TO THE NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK USING REAL TIME KINEMATIC GPS METHODS IN RELIANCE ON THE "MODOT RTK NETWORK" SERVICE OPERATED BY MISSOURI DEPARTMENT OF TRANSPORTATION. THE ON-SITE RTK ROVER USED WAS A TRIMBLE R8 GNSS. GPS OBSERVATIONS ARE TIED TO A NETWORK OF COOPERATIVE CORS STATIONS OPERATED BY THE "MODOT RTK NETWORK" IN RELIANCE ON BASE STATION DATA AND GPS CORRECTIONS GENERATED BY THE "MODOT RTK NETWORK", STATE PLANE MISSOURI EAST, 2401 NAD 83.

REFERENCE BENCHMARK - St. Louis County BM# 4322, Cut "L" on the southwest corner of the raised concrete base for metal traffic signal control box situated in grassy area several feet east of the curb at the northern end of the right turn lane from westbound Lindbergh Boulevard onto northbound New Halls Ferry Road, and generally west of a Mobil gas station addressed as #3125 N. Highway 67 Street (also known as North Lindbergh Boulevard); roughly 65 feet south of the center of access drive from New Halls Ferry Road to the Mobil gas station, 41 feet east of the center of a median island in New Halls Ferry Road, and 100 feet more or less north of the centerline of Lindbergh Boulevard.

PROJECT DATUM - NAVD 88 Elevation: 547.09

To convert the NAVD 88 Datum to U.S.G.S. (NGVD 29) add 0.34' to all elevation shown hereon.

SURVEYOR'S CERTIFICATION

To: Quattro Development, LLC., an Illinois Limited Liability Company
Old Republic National Title Insurance Company
U.S. Title Guaranty Company
Quattro Florissant, LLC
Marine Bank

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 by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on December 18, 2018.

GLASPER PROFESSIONAL SERVICES, INC.

By: 2018.05.31 14:48:07-05'00'

Timothy E. Bauer, PLS
Missouri License No. 2012018388

Dated:_____

3125 N. HIGHWAY 67

FLORISSANT MISSOURI

PREPARED FOR:

Quattro Development, LLC
Brett Dahlman
1100 Jorie Boulevard, Suite 140
Oak Brook, IL 60523
Phone: 630.870.1921

PREPARED BY:

GLASPER PROFESSIONAL SERVICES, INC.
Engineering || Surveying

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St. Louis, Missouri 63131
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http://www.glasperps.com

Missouri Engineering Corporation
Certificate of Authority No.: 2011027007

Missouri Land Surveying Corporation
Certificate of Authority No.: 2011027103

EXCELLENCE *Every Project*
On Target • On Time • On Budget

STATE OF MISSOURI
TIMOTHY E. BAUER
NUMBER PLS-2012018388
PROFESSIONAL LAND SURVEYOR

2018.05.31 14:48:13-05'00'

SIGNATURE

DATE

TIMOTHY E. BAUER, PLS
MISSOURI LICENSE No. 2012018388

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

DRAWING ISSUE	
NO. 1	DATE 1/4/2018
ORIGINAL ISSUE	
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

DRAWN BY	J.W.M.
CHECKED BY	T.E.B.
PROJECT NO.	17BDY09CM059
MSD P - NUMBER	
MSD BASE MAP	
ST. LOUIS COUNTY NO.	
ZIP CODE	

SHEET TITLE

ALTA / NSPS LAND TITLE SURVEY

SHEET

1 of 1

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