

LEGEND

AXLE	GAS MARKER
CPS	FIBER OPTIC MARKER
MS FOUND SPINDEL	ELECTRIC UTILITY VAULT
ST FOUND MAG SPIKE	FIBER OPTIC UTILITY VAULT
△ RW FOUND ROW MARKER	GAS DRIP
IP	CABLE TV PEDESTAL
IR FOUND IRON PIPE	GREASE TRAP
C FOUND CROSS	BOLLARD
CMFOUND CONCRETE MONUMENT	IRRIGATION CONTROL VALVE
SET IRON PIPE - 2012007849	FIRE HYDRANT
SANITARY MANHOLE	FIBER OPTIC MANHOLE
STORM DRAIN MANHOLE	ELECTRIC METER
CLEANOUT	LIGHT STANDARD
GRATE INLET	YARD LIGHT
CURB/AREA INLET	MW
DOUBLE GRATE INLET	MONITORING WELL
DRAIN	OVERHEAD ELECTRIC
FLARED END SECTION	BORR OR TEST HOLE
DOUBLE CURB/AREA INLET	FIRE PROTECTION VALVE
GRATE INLET (SIDE INTAKE)	WATER VALVE
P.O.C. POINT OF COMMENCEMENT	WATER METER
P.O.B. POINT OF BEGINNING	GAS VALVE
	UNDERGROUND FIBER OPTIC
	GAS METER

GENERAL NOTES:

1. ADDRESS OF PROPERTY: 7745 WATSON ROAD, ST. LOUIS, MO. 63119
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOTAL LAND AREA: 89.97 SF. 2.07 ACRES.
6. A CONVENTIONAL 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.
7. FLOOD CERTIFICATION: 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):

FEMA FIRM 2918C0329K, CITY OF SHREWSBURY, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD.

THE EVALUATION PROVIDED IS RESTRICTED TO SHOW INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH REGARD TO THE FIRM. THERE IS NO FIRMING OF THE DILIGENCE OR OTHER INFORMATION TO WHICH THE 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. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED 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 AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

8. UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUESTED. THE SURVEYOR ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
10. 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.
11. THIS PROPERTY HAS ACCESS TO MAPLE VALLEY DRIVE, A DEDICATED PUBLIC STREET VIA VALLEY CREEK DRIVE, A NON-EXCLUSIVE 50 FT. EASEMENT.
12. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 191381 WITH AN EFFECTIVE DATE OF JUNE 19, 2019; THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.

SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET.
2. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND.
5. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
7. THE LIEN OF REAL ESTATE TAXES OR ASSESSMENTS IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY DUE OR PAYABLE NOVEMBER 1, 2025, DELINQUENT JANUARY 1, 2026.

CITY, STATE AND COUNTY TAX ID NO: 24K341572

2024 BASE AMOUNT: \$24,301.29, PAID
2024 ASSESSED VALUE: \$230,340.00
2024 MILL LEVY: 8.7815

A) WE REQUIRE PROOF OF PAYMENT OF SPECIAL ASSESSMENTS AND SEWER USAGE FEES, IF ANY, DUE AND PAYABLE TO THE CITY OF SHREWSBURY. IF UNPAID, THESE CHARGES MAY BECOME A LIEN AGAINST THE PROPERTY.
OUR POLICY, WHEN ISSUED, WILL CONTAIN THE FOLLOWING EXCEPTION, UNLESS PROPER PROOF OF PAYMENT IS PROVIDED:
SPECIAL ASSESSMENTS, IF ANY, WHICH ARE DUE AND PAYABLE TO THE CITY OF SHREWSBURY.

8. ASSESSMENTS, IF ANY, DUE AND PAYABLE TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

9. EASEMENT GRANTED TO THE WEBSTER GROVES SANITARY SEWER DISTRICT, RECORDED MARCH 18, 1936 IN BOOK 1396, PAGE 2. (PLOTTED AND NOTED)

10. ROAD EASEMENT, RIGHT TO ERECT FENCE AND PYLON SIGN, AND USE RESTRICTED CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 17, 1961 IN BOOK 4706, PAGE 213. (DOES NOT AFFECT PARCEL, LIES TO THE WEST)

11. COVENANTS, RIGHTS AND/OR EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS RECORDED SEPTEMBER 18, 1962 IN BOOK 4917, PAGE 431. (PLOTTED AND NOTED)

12. UNRECORDED EASEMENTS FOR STORM SEWER, SANITARY SEWER, AND BOX CULVERT, ACCORDING TO AN UNRECORDED PLAT OF SURVEY MADE BY JOYCE & COMPANY, SURVEYORS & ENGINEERS DURING THE MONTH OF NOVEMBER, 1965, NOTICE OF WHICH IS GIVEN BY WARRANTY DEED RECORDED NOVEMBER 20, 2000 IN BOOK 12765, PAGE 1949, AND FURTHER NOTED ON THE PLAT OF SHREWSBURY COMMONS. (PLOTTED AND NOTED)

THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS IS NOT DISCLOSED OF RECORD

13. SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, INCLUDING PROVISIONS FOR PAYMENTS IN LIEU OF TAXES (PILOTS), ACCORDING TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED JANUARY 20, 2021 IN BOOK 24343, PAGE 382.

14. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, RECORDED JULY 16, 2021 IN BOOK 24994, PAGE 488. (DOES NOT AFFECT PARCEL, LIES TO THE NORTHWEST)

15. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, RECORDED JULY 16, 2021 IN BOOK 24994, PAGE 494. (DOES NOT AFFECT PARCEL, LIES TO THE NORTHEAST)(PLOTTED AND NOTED)

16. SUBJECT TO TERMS AND PROVISIONS OF MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED AUGUST 24, 2021 IN BOOK 25070, PAGE 2602.

17. EASEMENTS SHOWN ON THE PLAT OF SHREWSBURY COMMONS RECORDED SEPTEMBER 30, 2021 IN PLAT BOOK 369, PAGE 423. (PLOTTED AND NOTED)

18. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, RECORDED NOVEMBER 12, 2021 IN BOOK 25216, PAGE 3652. (DOES NOT AFFECT PARCEL, LIES TO THE NORTHEAST)

19. EASEMENTS FOR INGRESS AND EGRESS AND FOR CONSTRUCTION, MAINTENANCE, AND SUPPORT OF A SIGN, ACCORDING TO SIGN EASEMENT AGREEMENT RECORDED JULY 6, 2022 AS DOCUMENT NO. 202207000329. (NOTHING TO PLOT)

20. EASEMENTS FOR INGRESS AND EGRESS AND FOR CONSTRUCTION, MAINTENANCE, AND SUPPORT OF A SIGN, ACCORDING TO SIGN EASEMENT AGREEMENT RECORDED SEPTEMBER 7, 2023 AS DOCUMENT NO. 2023090700056. (NOTHING TO PLOT)

21. TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND.

22. STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S).

PREPARED BY:
MISSOURI CERTIFICATE OF AUTHORITY #2012007849

PREPARED FOR:
QUATTRO DEVELOPMENT, LLC
LOT 4 SHREWSBURY CROSSING
7745 WATSON ROAD
ST. LOUIS, MO 63119
DAVID NOWAK, PROJECT MANAGER
OAK BROOK, IL 60521

DATE 3-7-2025

DESCRIPTION OF CHANGES

REVISION DATE

SHEET TITLE

SHEET NUMBER

V1

PROJECT NO. 2501210
DRAWN BY EJS
CHECKED BY DWM

1 OF 1

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 4 OF SHREWSBURY COMMONS AS RECORDED IN PLAT BOOK 369, PAGE 423, ST. LOUIS COUNTY, MISSOURI

FENCE
MONITORING WELL
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
EXISTING GAS
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STORM SEWER
UNDERGROUND FIBER OPTIC

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