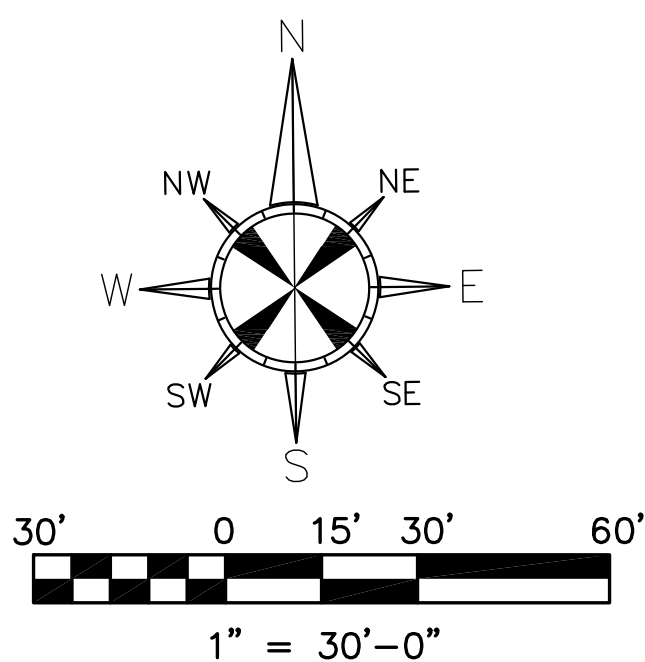


FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) [X] AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 29183C0239G DATED 01/20/2016 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 12/02/2019 BY TELEPHONE OR EMAIL (www.fema.gov)



VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 9 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 32, PAGE 187 AND PLAT BOOK 33, PAGE 269. AFFECTS AND APPLIES AS SHOWN.

ZONING INFORMATION

ZONED: C-2, GENERAL BUSINESS DISTRICT

SETBACKS:
FRONT: NOT LESS THAN 25 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.

SIDE: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

REAR: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE, A REAR YARD OF NOT LESS THAN 10 FEET SHALL BE PROVIDED.

MIN. LOT WIDTH: 25'
MIN. LOT AREA: 5 ACRES UNLESS THE PROJECT ABUTS EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
MAX. LOT COVERAGE: NONE
MAX. HEIGHT: 50'

PARKING REQUIREMENTS: 1 SPACE PER 6 PUPILS, PLUS 1 SPACE PER EMPLOYEE, BASED UPON THE MAXIMUM NUMBER OF PUPILS FOR WHICH THE FACILITY IS LICENSED BY THE STATE OF MISSOURI.

ZONING INFORMATION WAS TAKEN FOR THE ZONING REPORT ISSUED BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NUMBER 19-262196.4, DATED NOVEMBER 27, 2019.

TITLE LEGAL DESCRIPTION

LOT A, TUTOR TIME, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE(S) 269 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "K" AND IS REFLECTED IN THE PLAT OF TUTOR TIME AS RECORDED IN PLAT BOOK 33, PAGE 269. THE BEARING IS DENOTED AS NORTH 00 DEGREES 08 MINUTES 29 SECONDS WEST.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
22	1			23

- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5 SUBJECT PROPERTY IS AT THE INTERSECTION OF MISSOURI STATE HIGHWAY "K" AND CHERRYWOOD PARC DRIVE AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6 SUBJECT PROPERTY HAS PHYSICAL ACCESS VIA MISSOURI STATE HIGHWAY "K" AND CHERRYWOOD PARC DRIVE, BOTH PUBLICLY DEDICATED RIGHT OF WAYS.
- N7 SUBJECT PROPERTY CONTAINS 40,178 SQUARE FEET OR 0.92 ACRES MORE OR LESS
- N8 SURVEY PREPARED BY:

SHERRILL ASSOCIATES, INC.
 Surveyors - Engineers - Planners

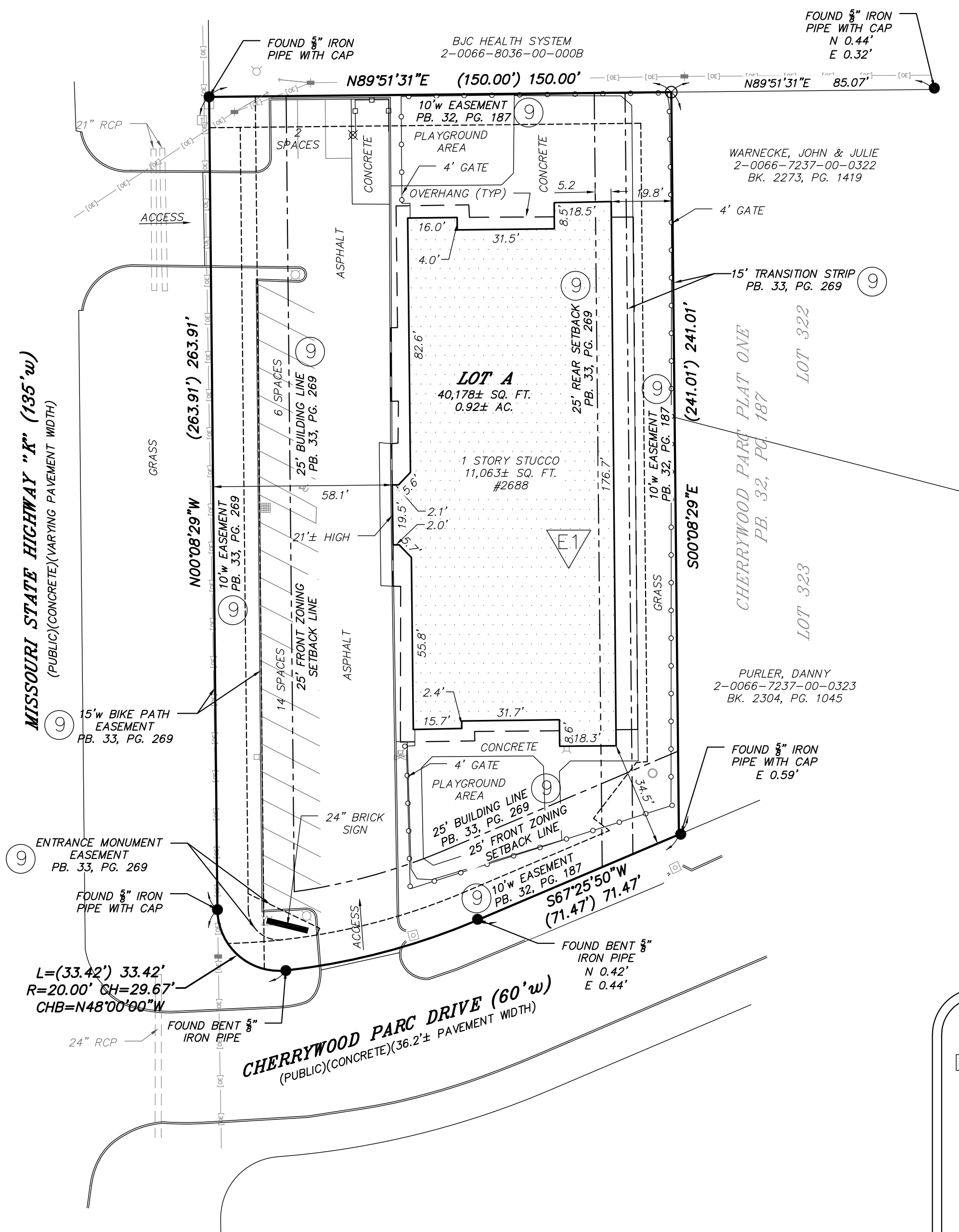
318 North Main Street
 Edwardsville, IL 62025 618-858-9251 Phone
 618-858-9400 Fax

UTILITY NOTE

- 1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

STATEMENT OF ENCROACHMENTS

- E1 SUBJECT'S BUILDING CROSSES PLATTED REAR SETBACK LINE BY A WIDTH NO GREATER THAN 5.2 FEET FOR A LENGTH OF 176.7 FEET AS SHOWN.



● IRON PIN FOUND		○ IRON PIN SET	
EXISTING STRUCTURE	OVERHEAD ELECTRIC	ABBREVIATIONS	CORRUGATED METAL PIPE
POWER POLE	GUY WIRE	CMP	RIGHT OF WAY
LIGHT STANDARD	WATER METER	TRNS	TRANSFORMER
WATER VALVE	FIRE HYDRANT	CONC	CONCRETE
GAS METER	GRATED INLET	CL	CENTER LINE
MANHOLE	SIGN	(TYP)	PROPERTY LINE
HANDICAP	PIPE BOLLARD	()	TYPICAL RECORD
CURB INLET	CABLE SPLICE BOX		
TELEPHONE SPLICE BOX	ELECTRIC SPLICE BOX		
ELECTRIC METER	TRANSFORMER		

LEGEND

ALTA/NSPS LAND TITLE SURVEY

FOR
 2688 STATE HWY K
 PARTNER PROJECT NUMBER 19-262196 SITE NUMBER 3
 ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-985764-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF OCTOBER 21, 2019, AT 8:00 AM.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY:
 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-20-2019.

DATE OF PLAT OR MAP: 12-02-2019

PROPERTY ADDRESS: 2688 STATE HWY K, O'FALLON, MO 63368
 SURVEYOR: SHARON E. SHERRILL
 REGISTRATION NUMBER 2018038294
 STATE OF REGISTRATION MISSOURI
 LICENSE EXPIRATION 12-31-2020
 FIELD DATE OF SURVEY 11-20-2019
 LATEST REVISION DATE 12-03-2019



 SIGNATURE



4815 N. 12th St.
 Suite 201
 Phoenix, AZ 85014
 T 657-268-2756
 Mhudi@partneresi.com