

ALTA/ACSM BOUNDARY AND LOCATION OF IMPROVEMENTS SURVEY OF

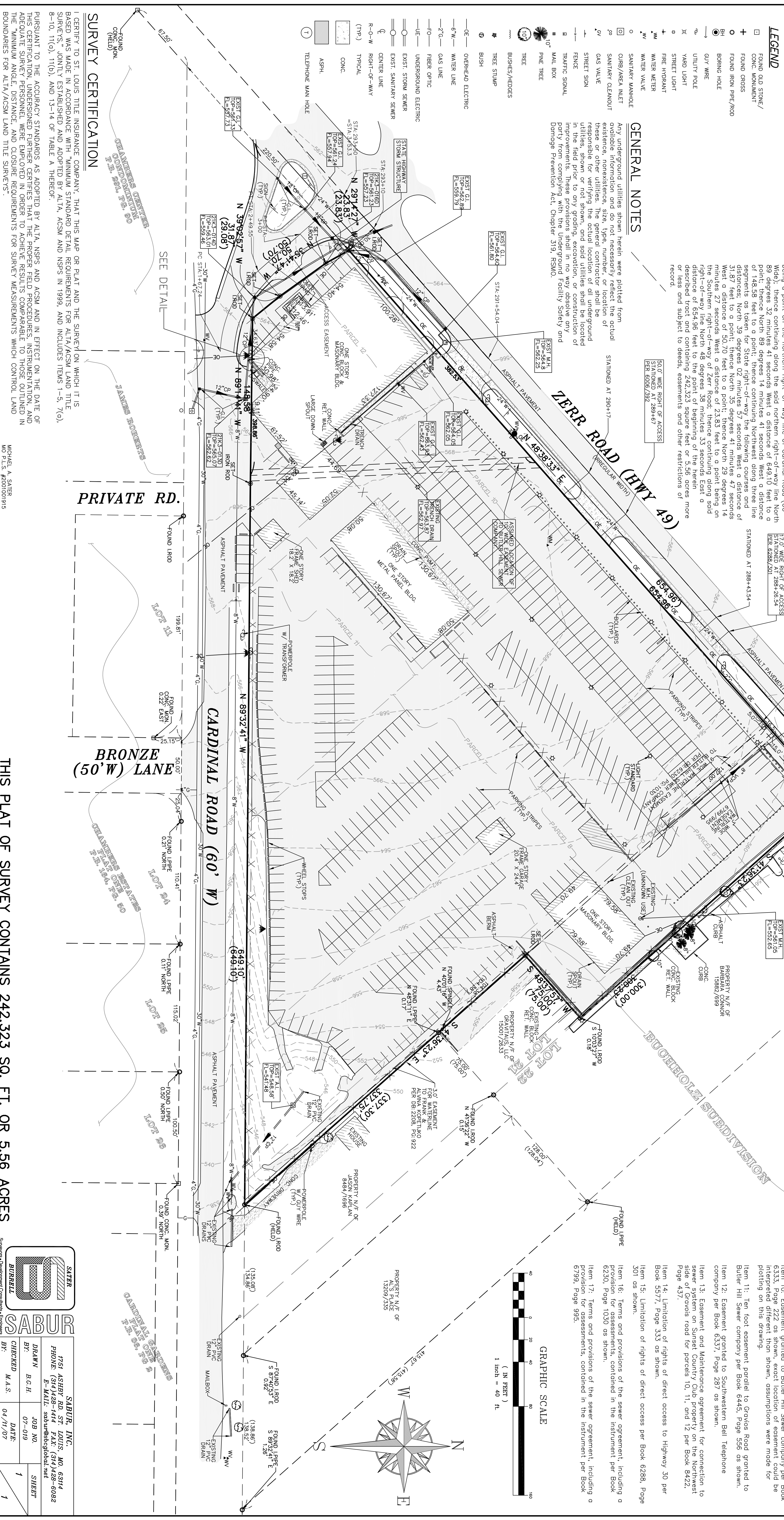
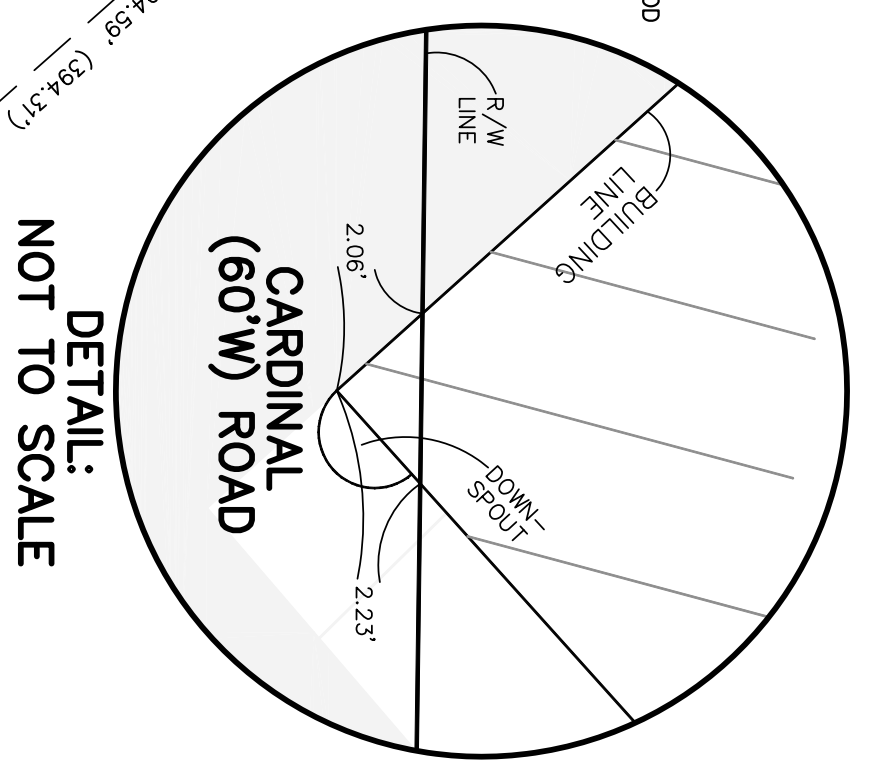
A TRACT OF LAND BEING PART OF LOT 21 OF BUCHHOLZ SUBDIVISION PER PLAT RECORDED IN PLAT BOOK 18, PAGE 140 OF THE ST. LOUIS CITY, FORMER COUNTY, RECORDS, IN SECTION 19, T. 44 N., R. 6 E. CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

Beginning at a point being the southern right-of-way line of Zerr Road and its intersection with the northeast line of Lot 21 of Buchholz Subdivision; thence leaving said right-of-way South 41 degrees 36 minutes 48 seconds East a distance of 300.23 feet along the line of said subdivision; thence South 41 degrees 36 minutes 48 seconds East a distance of 57.00 feet to a point; thence South 41 degrees 36 minutes 48 seconds East a distance of 337.75 feet to a point being a found Iron Rod and also being a point on the northern right-of-way line of Cardinal Road (60' wide); thence continuing along the said northern right-of-way line North 89 degrees 32 minutes 41 seconds West a distance of 649.10 feet to a point; thence North 89 degrees 14 minutes 14 seconds West a distance of 148.58 feet to a point; thence continuing Northwest along three line segments as taken for State right-of-way the following courses and distances: North 39 degrees 02 minutes 37 seconds West a distance of 148.58 feet to a point; thence North 29 degrees 14 minutes 14 seconds West a distance of 50.70 feet to a point; thence North 29 degrees 14 minutes 27 seconds West a distance of 23.83 feet to a point being on the Southern right-of-way of Zerr Road; thence continuing along said right-of-way line North 48 degrees 38 minutes 33 seconds East a distance of 654.96 feet to the point of beginning of the herein described tract and containing 242,323 square feet or 5.56 acres more or less and subject to deeds, easements and other restrictions of record.

GENERAL NOTES

Any underground utilities shown herein were plotted from available information 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 location and depth of all underground utilities shown and shall be responsible for the 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.



SURVEY CERTIFICATION

I CERTIFY TO ST. LOUIS TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-5, 7(G), 8-10, 11(G), 11(G), AND 13-14 OF TABLE A THEREOF.

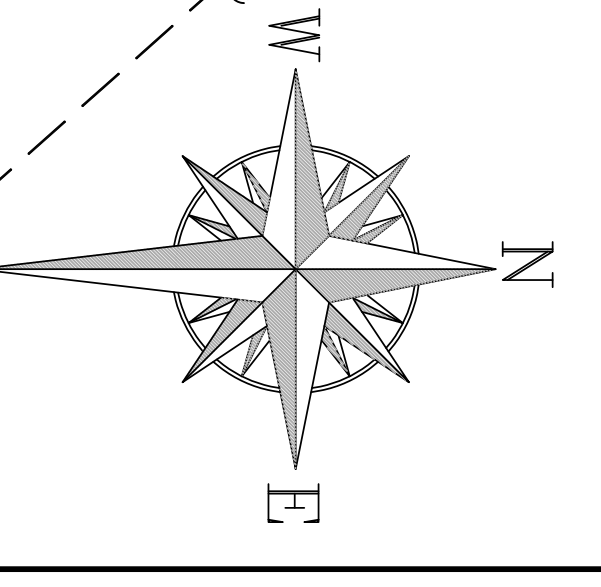
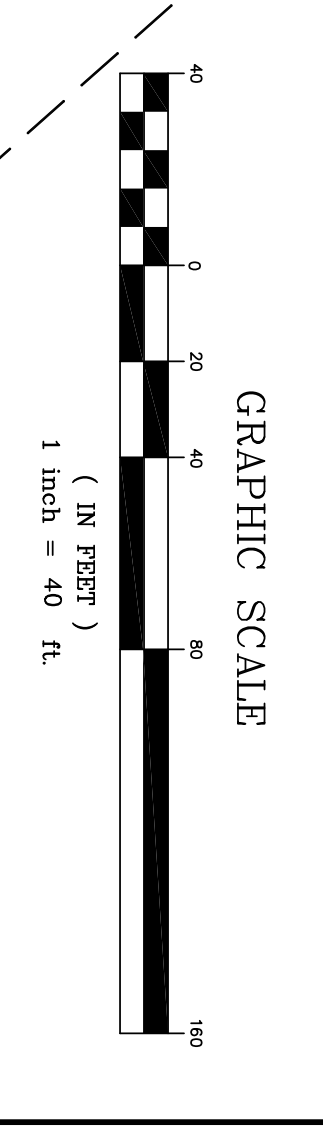
PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

MICHAEL A. SATER
MO PLS. #200100915

THIS PLAT OF SURVEY CONTAINS 242,323 SQ. FT. OR 5.56 ACRES

GENERAL NOTES

- 1.) The basis of the bearing system is assumed.
- 2.) This is an Urban Survey.
- 3.) () denotes record information.
- 4.) Subject property lies within Flood Zone "C" (Areas outside the 100-year flood plain) according to the national flood insurance program insurance rate map per the city of St. Louis, Missouri. The map reference number is Community Panel number 288665 0010 A. With a revised date of July 16, 1979.
- 5.) The Commitment provided is per St. Louis Title Insurance Company, with a Title commitment number of 44685512 and an effective date of March 17, 2007. See Schedule "B", Section 2 for the following survey related items.
- Item 8: Water pipeline easement granted to Frank and Alvina Kopejliko per Book 2208, Page 922 shown as plotted & depending on weather or not the waterline was ever built for a period of five years after date of document, the easement may be extinguished.
- Item 9: Sewer line and electric line easement granted to Robert & Ellie Wilson per Book 4486, Page 363. Easement extinguished by merger.
- Item 10: Easement granted to Butler Hill Sewer company per Book 6333, Page 222 as shown, exact location of easement could be interpreted different than shown, assumptions were made for plotting on this drawing.
- Item 11: Ten foot easement parallel to Grovois Road granted to Butler Hill Sewer company per Book 6445, Page 536 as shown.
- Item 12: Easement granted to Southwestern Bell telephone company per Book 6337, Page 287 as shown.
- Item 13: Easement and Maintenance agreement for connection to sewer system on Sunset County Club property on the Northwest side of Grovois road for parcels 10, 11, and 12 per Book 8422, Page 437.
- Item 14: Limitation of rights of direct access to Highway 30 per Book 5577, Page 333 as shown.
- Item 15: Limitation of rights of direct access per Book 6288, Page 301 as shown.
- Item 16: Terms and provisions of the sewer agreement, including a provision for assessments, contained in the instrument per Book 6230, Page 1030 as shown.
- Item 17: Terms and provisions of the sewer agreement, including a provision for assessments, contained in the instrument per Book 6799, Page 995.



SATER
SURVEYOR - Development Consultants - Engineers

CABUR

SABUR, INC.
7751 ASHBY RD. ST. LOUIS, MO. 63114
PHONE: (314) 428-1414 FAX: (314) 428-6082
E-MAIL: saturday@sabur.com

DRAWN	B.G.H.	JOB NO.	
CHECKED	M.A.S.	DATE	04/11/07
SHEET			1