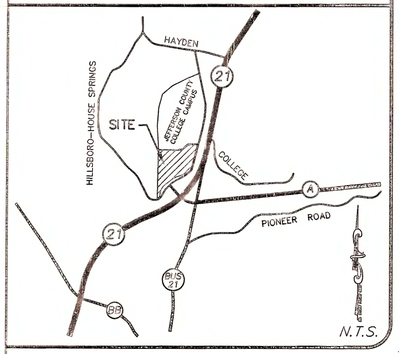
A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 4 EAST, CITY OF HILLSBORO, JEFFERSON COUNTY, MISSOURI

LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

MO. STATE PLANE GRID

TITLE NOTES

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

2. BASIS OF BEARINGS: MISSOURI STATE PLANE EAST ZONE GRID NORTH.

3. SOURCE OF RECORD TITLE: SCHEDULE A OF THE BELOW REFERENCED TITLE COMMITMENT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

4. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER OF 07523B0 AND WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2007. THE NOTES REGARDING SCHEDULE B, SECTION 2, OF THE ABOVE COMMITMENT ARE OUTLINED BELOW:

ITEMS 1–9, GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 10 – AN APPURTENANT EASEMENT 12' WIDE AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 538 PAGE 94 AND BOOK 538 PAGE 98 BENEFITS THE SUBJECT TRACT AND IS PLOTTED HEREON ACROSS PROPERTY NOW OWNED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION ADJACENT SOUTH OF THE SUBJECT PROPERTY.

ITEM 11 – LIMITATION OF RIGHTS OF DIRECT ACCESS BY INSTRUMENT RECORDED AS DOCUMENT No. 030017047 AFFECTS THE SUBJECT PROPERTY BY LIMITING DIRECT ACCESS TO THE OUTER ROADWAY AS NOTED AND SHOWN HEREON.

ITEM 12 – TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION ACCORDING TO INSTRUMENT RECORDED AS DOCUMENT No. 030017048 AND DOCUMENT No. 030017049 AFFECTS THE SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON FOR THE CONSTRUCTION OF DRIVES AND STATE HIGHWAY 21. SAID TEMPORARY EASEMENTS ARE TO AUTOMATICALLY CEASE AND EXPIRE AT THE TIME THAT CONSTRUCTION OF NEW HIGHWAY 21 IS COMPLETE AND ACCEPTED.

ITEM 13 – AN EASEMENT FOR THE PURPOSES HEREIN STATED AND INCIDENTAL PURPOSES, AS DISCLOSED BY INSTRUMENT RECORDED AS DOCUMENT No. 030017049 AFFECTS THE SUBJECT TRACT WITH A PERMANENT DRAINAGE EASEMENT IN THE AREA NOTED AND SHOWN HEREON.

ITEM 14 – AGREEMENT FOR USE OF LAND ALONG HIGHWAY ACCORDING TO INSTRUMENT RECORDED IN BOOK 141 PAGE 296 REFERS TO OLD HIGHWAY 21 AND PLOTS EAST OF THE SUBJECT TRACT AND THEREFORE DOES NOT AFFECT.

ITEM 15 – EASEMENT GRANTED UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 368 PAGE 436 PLOTS SOUTHEAST OF THE SUBJECT TRACT AND DOES NOT AFFECT; BOOK 400 PAGE 427 AFFECTS THE SUBJECT TRACT WITH A 10' WIDE EASEMENT ADJACENT TO THE 50 FOOT WIDE ROADWAY KNOWN AS MEL CARNAHAN DRIVE AS IS SHOWN HEREON.

ITEM 16 – EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 143 PAGE 553 PLOTS EAST AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 17 – AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 399 PAGE 681 AFFECTS THE SUBJECT TRACT AS AN EASEMENT TO JEFFERSON COUNTY BAPTIST CHURCH ASSOCIATION (NOW MEL CARNAHAN DRIVE). THIS EASEMENT HOWEVER, HAS BEEN FURTHER DEDICATED BY THE PLAT OF JEFFERSON COUNTY STUDENT HOUSING RECORDED IN PLAT BOOK 181 PAGE 7 AS SHOWN HEREON.

ITEM 18 – EASEMENT GRANTED CITY OF HILLSBORO ACCORDING TO INSTRUMENT RECORDED IN BOOK 369 PAGE 755 PLOTS EAST AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 19 – TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION ACCORDING TO INSTRUMENT RECORDED AS DOCUMENT No. 030017048 AND DOCUMENT No. 030017046 AFFECT THE SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON FOR THE CONSTRUCTION OF DRIVES AND STATE HIGHWAY 21. SAID TEMPORARY EASEMENTS ARE TO AUTOMATICALLY CEASE AND EXPIRE AT THE TIME THAT CONSTRUCTION OF NEW HIGHWAY 21 IS COMPLETE AND ACCEPTED.

ITEM 20 – LIMITATIONS OF RIGHT OF DIRECT ACCESS BY INSTRUMENT RECORDED IN DOCUMENT No. 030017044

ITEM 21 – TITLE EXCEPTION OF ACREAGE – NO COMMENT BY SURVEYOR.

ITEM 22 – RIGHTS OF DESOTO ADVERTISING TO POSSESSION OF THE SUBJECT PROPERTY, NOTICE OF WHICH IS GIVEN BY THE TAX BILL FOR THE BILLBOARD ON PARCEL 2 OF SCHEDULE A. BILLBOARD AREA IS SHOWN HEREON. THE TAX INFORMATION FOR DESOTO ADVERTISING IS:

ITEM 23 – LEASE HOLD EXCEPTIONS – INDIVIDUAL TENANCIES, IF ANY, HAVE NOT BEEN INVESTIGATED BY THE SURVEYOR.

ITEM 24 – LIEN EXCEPTIONS – NOT INVESTIGATED BY SURVEYOR.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 4 EAST, CITY OF HILLSBORO, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE CENTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 4 EAST; THENCE, WITH THE CENTERLINE OF SAID SECTION 27, SOUTH 01°44'03" WEST A DISTANCE OF 654.38 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; SAID POINT BEING ON THE EAST LINE OF TRACT 1 OF HERMAN'S SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 129 PAGE 18B OF THE JEFFERSON COUNTY RECORDS AND BEING THE SOUTHWEST CORNER OF LOT 2 OF JEFFERSON COLLEGE STUDENT HOUSING AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 181 PAGE 7; THENCE, WITH THE SOUTH LINE OF SAID JEFFERSON COLLEGE STUDENT HOUSING PLAT, SOUTH 89°10'12" EAST A DISTANCE OF 832.93 FEET TO A FOUND IRON ROD, NORTH 77°18'05" EAST A DISTANCE OF 800.58 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1 OF SAID JEFFERSON COUNTY STUDENT HOUSING PLAT; THENCE, WITH THE EAST LINE OF SAID LOT 1, NORTH 00°50'13" EAST A DISTANCE OF 291.88 FEET TO THE A POINT ON THE NORTH LINE OF A 50 FOOT WIDE ROADWAY AS SHOWN ON THE ABOVE JEFFERSON COUNTY STUDENT HOUSING PLAT AND SAID ROADWAY BEING KNOWN AS MEL CARNAHAN DRIVE; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE JUNIOR COLLEGE DISTRICT OF JEFFERSON COUNTY BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 030028576 OF THE JEFFERSON COUNTY RECORDS; THENCE, WITH THE NORTH LINE OF SAID ROADWAY, SOUTH 89°09'41" EAST A DISTANCE OF 308.59 FEET TO A POINT ON THE WEST LINE OF NEW STATE HIGHWAY ROUTE 21; THENCE, WITH THE WEST LINE OF SAID STATE HIGHWAY 21, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°07'56" WEST 137.76, SOUTH 17°59'17" WEST 400.28, SOUTH 25°47'35" EAST 120.42 FEET, SOUTH 25°50'54" WEST 345.25 FEET, AND SOUTH 22°11'09" WEST 217.87 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF HY-MEADOW SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 36 PAGE 20 OF THE JEFFERSON COUNTY RECORDS AND BEING A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN DOCUMENT No. 030016752; THENCE, DEPARTING THE WEST RIGHT OF WAY LINE OF NEW HIGHWAY 21 AND WITH THE NORTH AND WEST LINES OF LOTS 2, 3 AND 4 OF SAID HY-MEADOW SUBDIVISION AS CONVEYED TO THE STATE OF MISSOURI BY SAID INSTRUMENT, NORTH 89°39'04" WEST 244.92 FEET TO AN AXLE FOUND FOR THE NORTHWEST CORNER OF SAID HY-MEADOW SUBDIVISION AND BEING ALSO THE CENTER OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE, WITH THE WEST LINE OF SAID HY-SUBDIVISION, BEING ALSO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTH 01°17'09" EAST 248.65 FEET TO A POINT ON THE AFORESAID WEST LINE OF STATE HIGHWAY 21; THENCE, CONTINUING WITH THE WEST LINE THEREOF, THE FOLLOWING: SOUTH 51°05'16" WEST 113.86 FEET, SOUTH 78°18'59" WEST 672.25 FEET, SOUTH 49°34'12" WEST 735.24 FEET, SOUTH 02°32'30" WEST 290.42 FEET AND SOUTH 62°34'30" EAST 57.74 FEET TO A POINT ON THE NORTHWEST LINE OF RELOCATED HILLSBORO-HOUSE SPRINGS ROAD (60 FEET WIDE); SAID POINT BEING A POINT OF REVERSE CURVE OPPOSITE CENTERLINE STATION 78+13.99 (78+14.02 RECORD) OF SAID ROADWAY AS PER THE INSTRUMENT RECORDED AS DOCUMENT No. 030017047 OF THE JEFFERSON COUNTY RECORDS; THENCE, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 351.97 FEET, AN ARC DISTANCE OF 55.10 FEET AND A CHORD WHICH BEARS SOUTH 31°54'37" WEST, 55.04 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 27; THENCE, DEPARTING SAID ROADWAY WITH THE SAID SOUTH LINE, NORTH 88°57'03" WEST 136.57 TO A ROD MONUMENT WITH ALUMINUM CAP SET FOR THE SOUTH 1/4 CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF FIVE OAKS ESTATES AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 94 PAGE 17 AND AS PARTIALLY AMENDED BY LOT SPLIT PLAT RECORDED IN PLAT BOOK 124 PAGE 78; THENCE, WITH THE EAST LINE OF SAID LOT SPLIT PLAT AND FIVE OAKS ESTATES, NORTH 01°26'18" EAST 1323.75 FEET TO A STONE FOUND FOR THE WEST 1/16 CORNER OF THE SOUTHEAST 1/4 OF SECTION 27 AND BEING THE NORTHEAST CORNER OF SAID FIVE OAKS ESTATES; THENCE, CONTINUING WITH THE EAST LINE OF SAID SECTION 27, NORTH 01°44'03" EAST 657.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,202,570 SQUARE FEET (50.5640 ACRES), MORE OR LESS ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTHS OF JANUARY AND FEBRUARY, 2008, UNDER ORDER NUMBER 08–01–024.

REMNANT PARCEL DESCRIPTION

A TRIANGULAR TRACT OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 4 EAST, CITY OF HILLSBORO, JEFFERSON COUNTY, MISSOURI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 4 EAST; BEING ALSO THE SOUTHEAST CORNER OF LOT 15A OF A LOT SPLIT PLAT OF FIVE OAKS ESTATES AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 134 PAGE 79 OF THE JEFFERSON COUNTY RECORDS AND FROM WHICH POINT A STONE FOUND FOR THE WEST 1/16 CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27 BEARS NORTH 01°26'18" EAST 1323.75 FEET; THENCE, WITH THE SOUTH LINE OF SECTION 27, SOUTH 88°57'03" EAST A DISTANCE OF 207.61 FEET TO A POINT ON THE SOUTHEAST LINE OF A 60 FOOT WIDE RIGHT OF WAY FOR THE RELOCATED HILLSBORO–HOUSE SPRINGS ROAD AS PER THE INSTRUMENT RECORDED AS DOCUMENT No. 030017047 OF THE JEFFERSON COUNTY RECORDS; THENCE, WITH THE SOUTHEAST LINE OF SAID RIGHT OF WAY, IN A NORTHERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 411.97 FEET, AN ARC DISTANCE OF 23.33 FEET AND A CHORD WHICH BEARS NORTH 29°02'53" EAST A DISTANCE OF 23.32 FEET TO A POINT BEING OPPOSITE CENTERLINE STATION 78+13.99 (78+14.02 RECORD) OF SAID ROADWAY; THENCE, DEPARTING SAID ROAD RIGHT OF WAY, SOUTH 62°34'30" EAST A DISTANCE OF 46.35 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 27; THENCE, WITH THE SOUTH LINE OF SAID SECTION, NORTH 88°57'03" WEST 52.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 538 SQUARE FEET (0.0123 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTHS OF JANUARY AND FEBRUARY, 2008, UNDER ORDER NUMBER 08–01–024.

ORDER NUMBER: 08–01–024
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487–0440

TO G.J. GREWE, INC., THIRTY AND 141, L.P., AND COMMONWEALTH LAND 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, FOR THE PROPERTY DESCRIBED HEREON. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE STERLING COMPANY
MO. REG. 307–D

GEORGE J. GOWER, PLS
MO. REG. L.S. #2336

DETAIL REMNANT PARCEL 1"=30'

ALTA\ACSM LAND TITLE SURVEY

BASE MAP N/A

ISSUE	REMARKS/DATE

PREPARED FOR:
G.J. Grewe
9109 WATSON ROAD, 4TH FLOOR
ST. LOUIS, MISSOURI

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: | DESIGNED: | CHECKED:

PROJECT: HWY 21 & HWY A HILLSBORO, MISSOURI

SHEET TITLE: ALTA\ACSM Land Title Survey

NO. 08 01 024
M.S.D. P# N/A
DIGITAL FILE LOCATION SERVER\Hwy1 C:\ ENTER DIR\DWG_NAME.DWG
SHEET 1 OF 2

Drawing name: G:\SDSK\PROJ\08031024 HILLSBORO HWY 21 AT HWY A\dwg\08024ALTA.dwg Plotted on: Feb 15, 2008 - 2:52pm Plotted by: jhenson