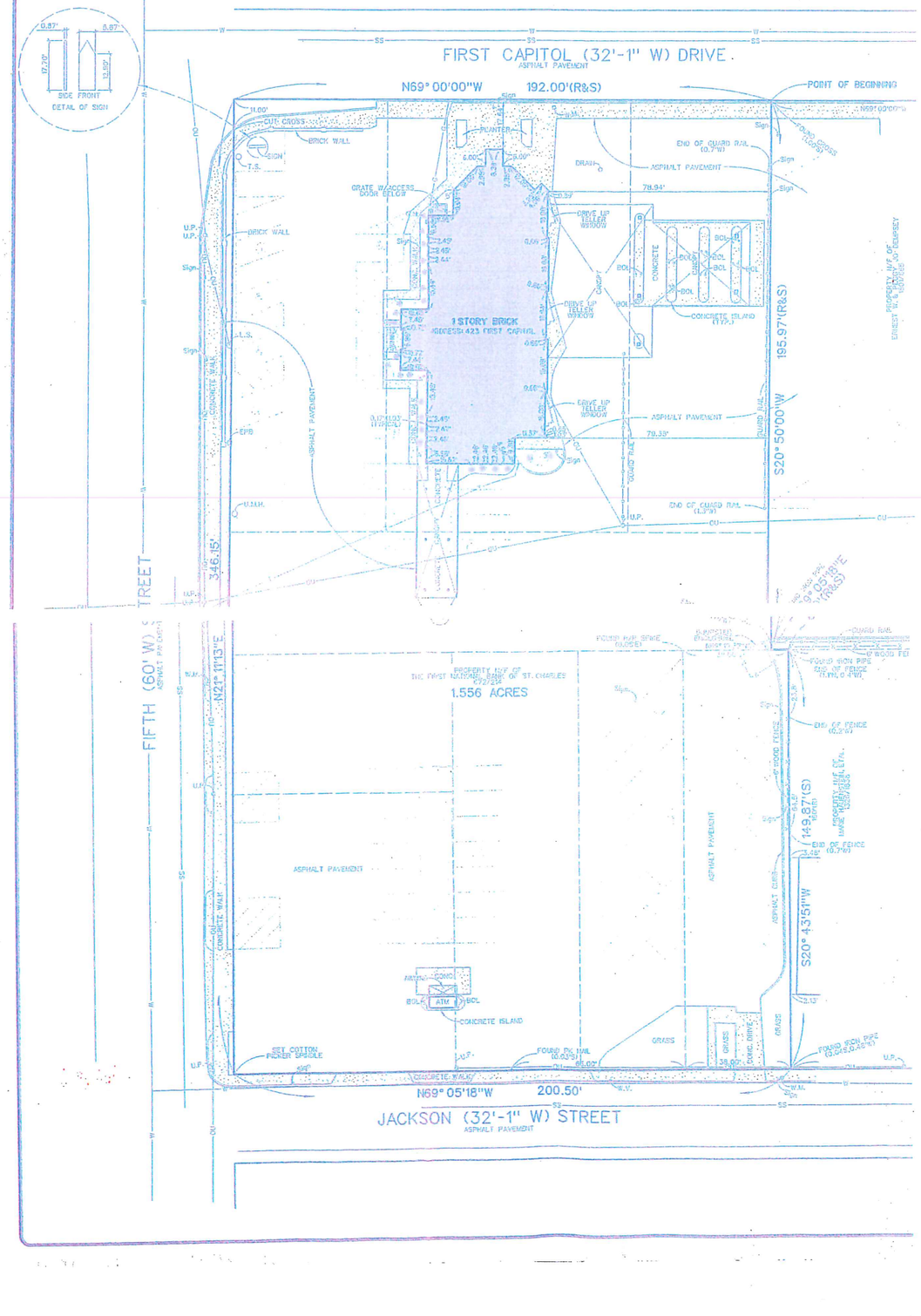
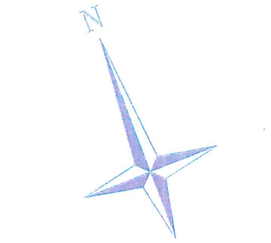
A TRACT OF LAND BEING PART OF BLOCK 130 OF THE CITY OF ST. CHARLES TOWNSHIP 47 NORTH - RANGE 5 EAST ST. CHARLES COUNTY, MISSOURI



LEGEND

BOL	BOLLARD
E.M.	ELECTRIC METER
F.H.	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
O.W.	OUT WIRE
L.S.	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
U.M.H.	UTILITY MANHOLE
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
(#)	NO. OF PARKING SPACES
-G-	GAS LINE
-OU-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-UE-	UNDERGROUND ELECTRIC
-W-	WATER LINE
-X-	FENCE
	HANDICAP PARKING SPACE



A tract of land being part of Block 130 of the City of St. Charles, Township 47 North - Range 5 East St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the South line First Capitol Drive, 32 feet 1 inch wide, with the West line of property described in to Ernest W. & Peggy Jo Dempsey as recorded in Book 1801 page 665 of the St. Charles County Records; thence Southwardly along the West line of said Dempsey property South 20 degrees 50 minutes 00 West 195.97 feet to the South line of said Dempsey property; thence Eastwardly along said Dempsey property, South 69 degrees 05 minutes 18 seconds East 200.05 feet to the West line of property described in to the First National Bank of St. Charles as recorded in Book 672 page 218 of the St. Charles county Records; thence Southwardly along said West line South 21 degrees 11 minutes 13 seconds East 149.87 feet to the North line of Jackson Street, 32 feet 1 inch wide; thence Westwardly along said North line North 69 degrees 05 minutes 18 seconds West 200.50 feet to the West line of property described in to Ernest W. & Peggy Jo Dempsey as recorded in Book 1801 page 665 of the St. Charles County Records; thence Northwardly along said West line North 20 degrees 50 minutes 00 seconds East 346.15 feet to the aforementioned South line of First Capitol Drive 32 feet 1 inch wide; thence Eastwardly along said South line North 69 degrees 00 minutes 00 seconds West 192.00 feet to the point of beginning and containing 1.555 acres according to survey by Volz Inc. during November, 2004.

NOTES:

1. Bearing on the South line of First Capitol Drive was adopted from deed recorded in Book 672 page 218.
2. A title commitment was not provided. This property is subject to easements and restrictions of record.
3. The underground utilities shown hereon were plotted from available information from The City of St. Charles, MO, 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 verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or 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.
4. The right of way line of Fifth Street shown hereon was established holding record distances from the Dempsey property and the Hauenstein property as measured along First Capitol Drive and Jackson Street respectively. We were unable to find the document that created City Block 130 or Fifth Street. The record distance used were taken from the from the deeds recorded in the Record of Deeds office for each property that fronts along Jackson and First Capitol Drive.

We, Volz Inc., have, during the month of November, 2004, at the request of Regions Financial Corporation, made a Property Boundary and Location of Improvements Survey of "A tract of land being part of City Block 130 of the City of St. Charles, Township 47 North - Range 5 East, St. Charles County, Missouri", and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources and meets the accuracy requirements set forth for Urban Property.

Date: _____

PRELIMINARY

Roger G. Allen
Professional Land Surveyor
Mo. P.L.S. No. 1437

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR CERTIFICATE OF TITLE

VOLZ INCORPORATED
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