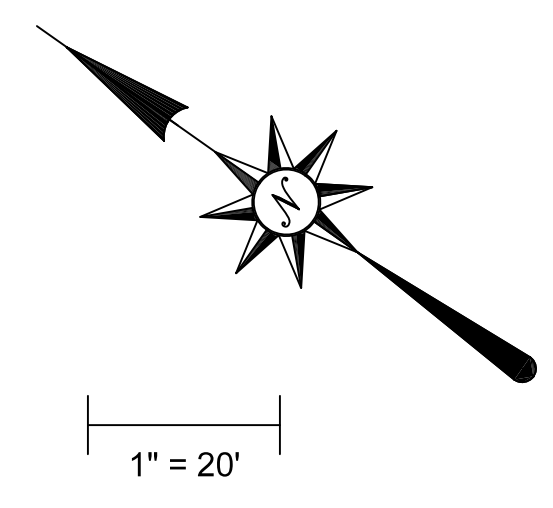
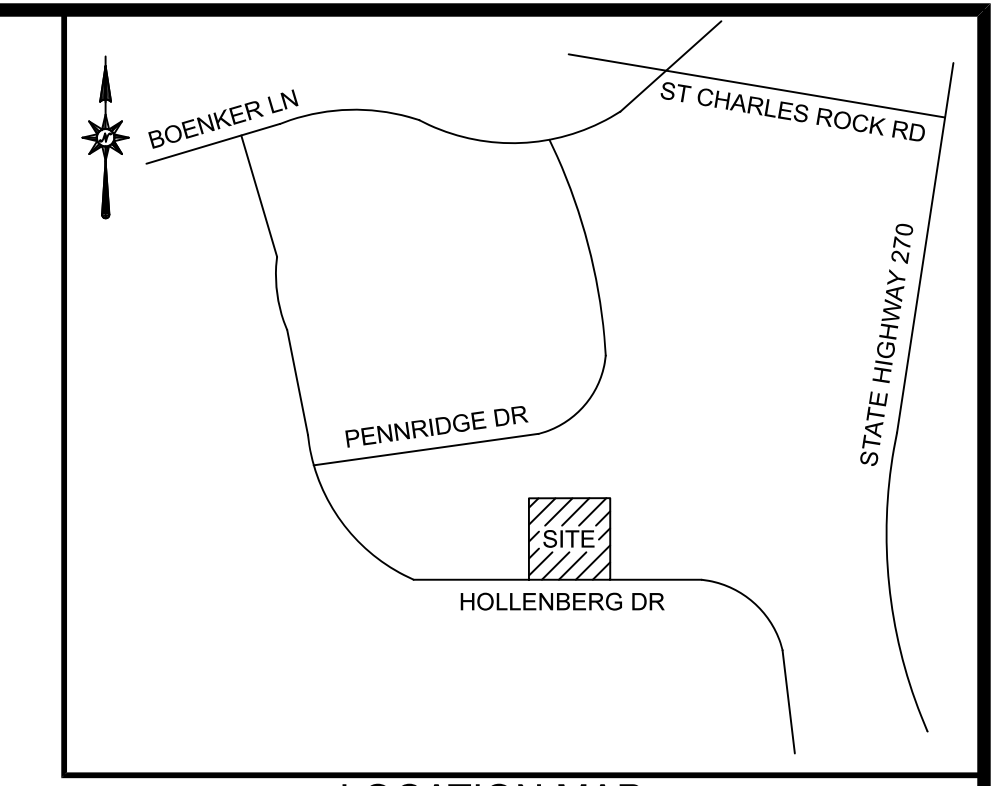
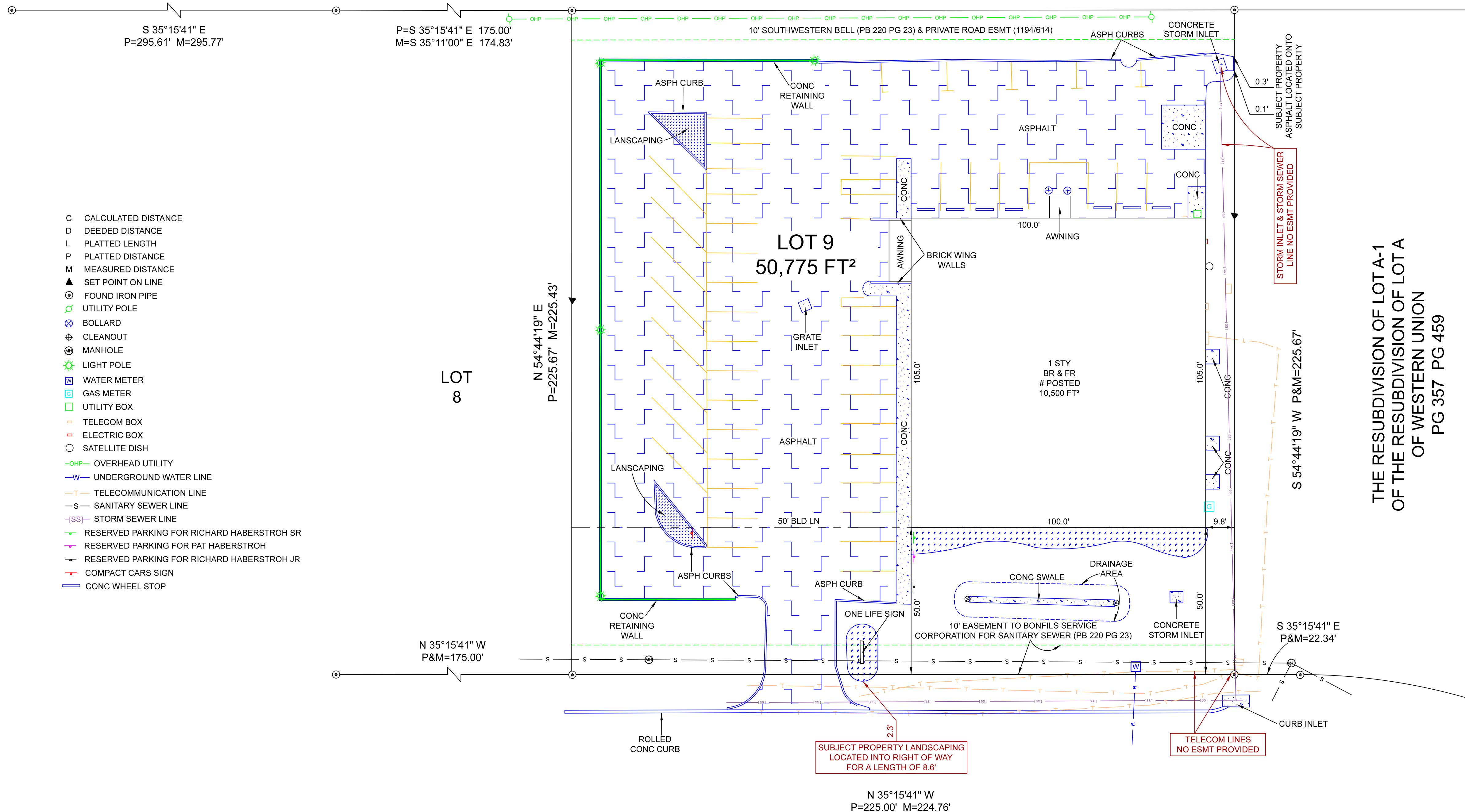


LOT 9 OF THE RESUBDIVISION OF LOTS 8 & 9 OF THE RESUBDIVISION OF LOT B OF WESTERN UNION AND THE RESUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF LOT A-2 OF WESTERN UNION PB 220 PG 23, ST LOUIS COUNTY, MISSOURI



N/F
DIERBERGS COMMISARY LLC
11449/1173

P=S 35°15'41" E 225.00'
M=S 35°19'20" E 225.00'



- C CALCULATED DISTANCE
- D DEEDED DISTANCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- ▲ SET POINT ON LINE
- ⊙ FOUND IRON PIPE
- ⊙ UTILITY POLE
- ⊙ BOLLARD
- ⊕ CLEANOUT
- ⊕ MANHOLE
- ⊕ LIGHT POLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ UTILITY BOX
- ⊕ TELECOM BOX
- ⊕ ELECTRIC BOX
- ⊕ SATELLITE DISH
- OHP- OVERHEAD UTILITY
- W- UNDERGROUND WATER LINE
- T- TELECOMMUNICATION LINE
- S- SANITARY SEWER LINE
- [SS]- STORM SEWER LINE
- RESERVED PARKING FOR RICHARD HABERSTROH SR
- RESERVED PARKING FOR PAT HABERSTROH
- RESERVED PARKING FOR RICHARD HABERSTROH JR
- COMPACT CARS SIGN
- CONC WHEEL STOP

SURVEYORS NOTES:

1. BASIS OF BEARING ADOPTED FROM THE RECORD PLAT OF THE RESUBDIVISION OF LOTS 8 & 9 OF THE RESUBDIVISION OF LOT B OF WESTERN UNION AND THE RESUBDIVISION OF LOT A-2 OF THE RESUBDIVISION OF LOT A OF WESTERN UNION AS RECORDED IN PLAT BOOK 220 PAGE 23 OF THE ST LOUIS COUNTY RECORDS.
2. UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 212523724. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
3. PARKING SPACE: 48 REGULAR SPACES
0 HANDICAP SPACES
48 TOTAL SPACES
4. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
5. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY ST. LOUIS TITLE AGENCY ON SEPTEMBER 13TH, 2021 COMMITMENT NO 17401STL. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
ITEM 1 - 3: STANDARD EXCEPTIONS
ITEM 4: BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLATS RECORDED IN PLAT BOOK 147 PAGE 32, PLAT BOOK 181 PAGE 60, PLAT BOOK 183 PAGE 53 AND PLAT BOOK 220 PAGE 23 - PLOTTED AND NOTED HEREON
ITEM 5: RIGHT OF WAY OF PRIVATE ROAD ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 1194 PAGE 614 OVER THAT PART OF THE SUBJECT PROPERTY EMBRACED THEREIN - PLOTTED AND NOTED HEREON.
ITEM 6-9: NOT OF A SURVEY NATURE.

SURVEYORS CERTIFICATE

To: ST. LOUIS TITLE AGENCY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DAYLIGHT PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7A, 7B, 8, 9, 11, & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON SEPTEMBER 21ST, 2021. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

DATE OF PLAT OR MAP: 9/22/2021
William Jacob Clark DATE: 9/22/2021

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI
CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

REVISIONS: NONE	

TITLE DESCRIPTION:
NEW LOT 9 OF "THE RESUBDIVISION OF LOTS 8 AND 9 OF THE RESUBDIVISION OF LOT B OF WESTERN UNION AND THE RESUBDIVISION OF LOT A OF WESTERN UNION", AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 220 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS.

#3324 HOLLENBERG DRIVE (60' W)

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: BSR/LNC/TDO CHECKED BY: WJC
FIELDWORK BY: TAO/MBM
JOB #2109115 FB 636:3
3324 HOLLENBERG DR, BRIDGETON, MO 63144

