

GENERAL NOTES

1. THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM THE PLAT OF ST. ROBERT INTERSTATE PLAZA NO. 6, A SUBDIVISION IN THE CITY OF ST. ROBERT, PULASKI COUNTY, MISSOURI. THE WEST LINE OF LOT 2D BEING N 00°30'20" E.
2. THIS PROPERTY HAS AN AREA OF 46,713 SQUARE FEET AND 1.0724 ACRES OF LAND.
3. THIS PROPERTY IS DESIGNATED BY CIVIL COUNTY, AS TAX MAP PARCEL 10-8.0-28-002-001-023 AND 10-8.0-28-002-001-001.023-TF2.
4. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THE SURVEY.
5. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, NO CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND NO OBSERVABLE EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE B TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NUMBER W0106047, DATED JUNE 13, 2001 AT 8:00 A.M. ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- 8 RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED ON THE PLAT OF RECORD OF SCOTTLAND SUBDIVISION AS AMENDED BY INSTRUMENT RECORDED IN BOOK 195, PAGE 160, PULASKI COUNTY RECORDS. SAID RESTRICTIONS, COVENANTS AND CONDITIONS CONTAIN NO REVERSIONARY CLAUSE AND VIOLATION WOULD NOT RESULT IN FORFEITURE. AFFECTS PROPERTY, CANNOT BE SHOWN ON PLAT.
- 9 (a) BUILDING SET BACK LINES AND EASEMENTS ACCORDING TO THE PLAT OF RECORD OF ST. ROBERT INTERSTATE PLAZA RECORDED IN PLAT BOOK B, PAGE 56, PULASKI COUNTY RECORDS. DOES NOT AFFECT PROPERTY
- (b) BUILDING SET BACK LINES AND EASEMENTS ACCORDING TO THE PLAT OF RECORD OF ST. ROBERT INTERSTATE PLAZA NO.5 RECORDED IN PLAT BOOK B, PAGE 78, PULASKI COUNTY RECORDS. AFFECTS PROPERTY, 5 FOOT UTILITY EASEMENT LIES WITHIN 10 FOOT UTILITY EASEMENT SHOWN ON PLAT.
- (c) BUILDING SET BACK LINES AND EASEMENTS ACCORDING TO THE PLAT OF RECORD OF ST. ROBERT INTERSTATE PLAZA NO.6 RECORDED IN PLAT BOOK B, PAGE 95, PULASKI COUNTY RECORDS. AFFECTS PROPERTY, AS SHOWN ON PLAT.
- (d) SAID BUILDING SET BACK LINES CONTAIN NO REVERSIONARY CLAUSE AND VIOLATION WOULD NOT RESULT IN FORFEITURE. AFFECTS PROPERTY BUT CANNOT BE PLOTTED.
- 10 RESERVATIONS OF EASEMENT AS SHOWN ON INSTRUMENT RECORDED 06/12/2000 UNDER DOCUMENT NO. 2000-2985, PULASKI COUNTY RECORDS. AFFECTS PROPERTY AS SHOWN ON PLAT.
- 11 RIGHT-OF-WAY EASEMENT GRANTED TO THE CITY OF ST. ROBERT RECORDED 4/21/1995 IN BOOK 0005B, PAGE 9501637, PULASKI COUNTY RECORDS. AFFECTS PROPERTY, BUT CANNOT BE PLOTTED.

POTENTIAL ENCROACHMENT NOTES

NO ENCROACHMENTS FOUND

ZONING NOTES

ZONED: C-2 - GENERAL COMMERCIAL

EXISTING SITE CONDITIONS FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF ST. ROBERT DECLARATION OF RESTRICTION ON USE AS RECORDED IN PULASKI COUNTY DEED BOOK 1997, PAGE 3009, FOR FURTHER INFORMATION CONTACT ALLAN CLARK, LAND USE ADMINISTRATOR AT (573) 336-4343.

REGULATIONS:

1. HEIGHT LIMITED TO 40 FEET, 3 STORIES.
LAND DEVELOPMENT REGULATIONS - SECTION 418.011
 2. MINIMUM YARD REQUIREMENTS:
FRONT RESTRICTION: 30 FEET
SIDE RESTRICTION: 10 FEET
REAR RESTRICTION: 35 FEET
LAND DEVELOPMENT REGULATIONS - SECTION 418.007
- PARKING TABULATION:
PARKING SPACES REQUIRED: 1 SPACE PER FOUR (4) SEATS; PLUS RESERVOIR LANE CAPACITY EQUAL TO 5 SPACES PER DRIVE UP WINDOW; DRIVE IN SERVICE SHALL HAVE A MINIMUM OF 10 SPACES.
LAND DEVELOPMENT REGULATIONS - SECTION 425.003
53 SPACES PROVIDED
HANDICAP SPACES REQUIRED: 3 PERCENT OF REQUIRED SPACES
LAND DEVELOPMENT REGULATIONS - SECTION 425.007
3 SPACES PROVIDED
TOTAL SPACES PROVIDED: 56

FLOOD ZONE NOTES

THE CITY OF ST. ROBERT DID NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD PLAIN STUDY WHICH BECAME EFFECTIVE IN APRIL, 17, 1985.

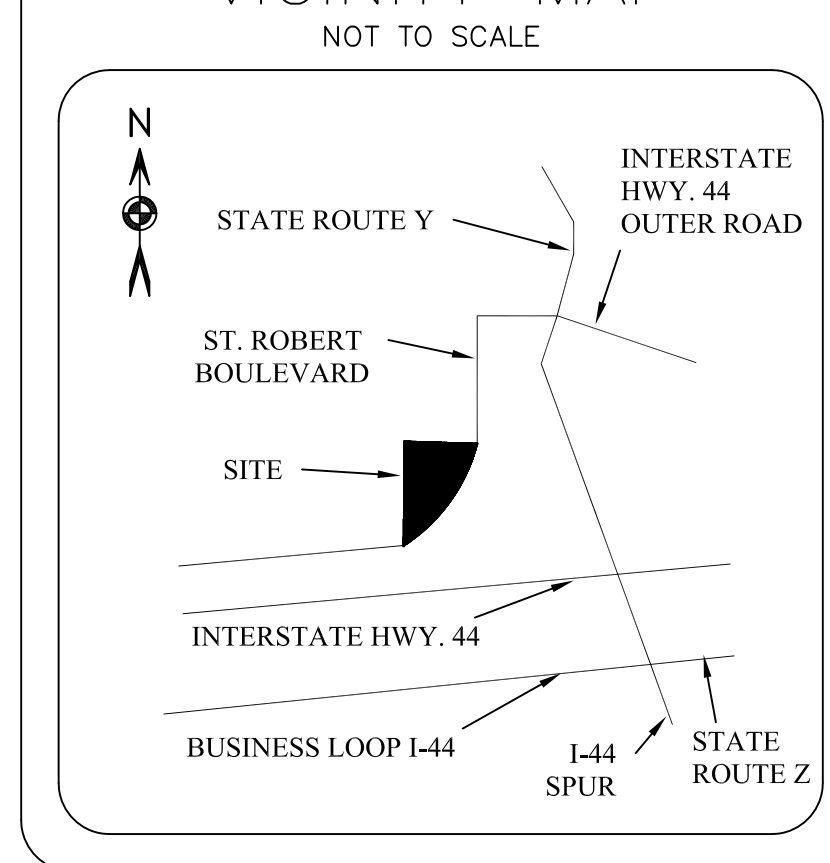
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (P)	543.00'	402.19'	210.82'	393.06'	S 35°47'30" W	42°26'16"
C2 (M)	543.00'	402.15'	210.80'	393.02'	S 35°47'45" W	42°26'00"

LEGEND

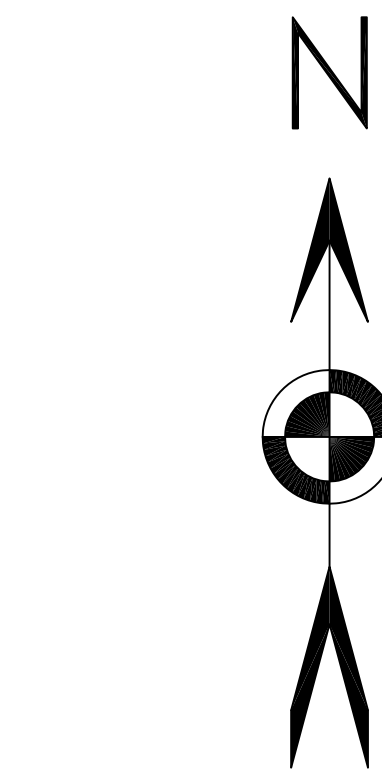
— G — G —	GAS LINE	●	SET 1/2" REBAR
---	EASEMENT LINE	⊙	LIGHT POLE
---	PAINTED LINES	⊕	SEWER MANHOLE
---	BUILDING SET BACK LINE	⊖	GAS VALVE
⊕	SPRINKLER VALVE	⊙	SIGN POLE
⊖	SIGN POST	⊕	GREASE TRAP
⊙	STORM SEWER DRAIN	⊖	UNMARKED VALVE OR BOX
⊕	UTILITY POLE	⊕	MAIL BOX
⊖	ELECTRIC BOX	⊖	SPRINKLER HEAD
⊙	GAS METER	⊙	STORM SEWER MANHOLE
⊕	FOUND IRON PIN	(P)	PLAT
⊖	TELEPHONE RISER BOX	(M)	MEASURED
⊕	WATER METER	HC	HANDICAP
⊖	GUARD POST	⊕	HANDICAP

VICINITY MAP

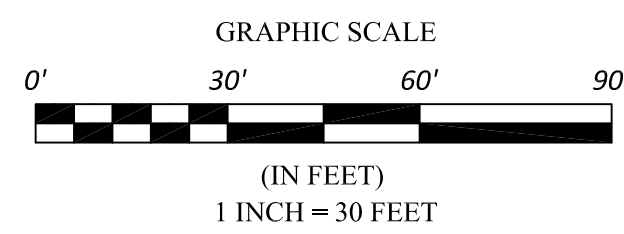
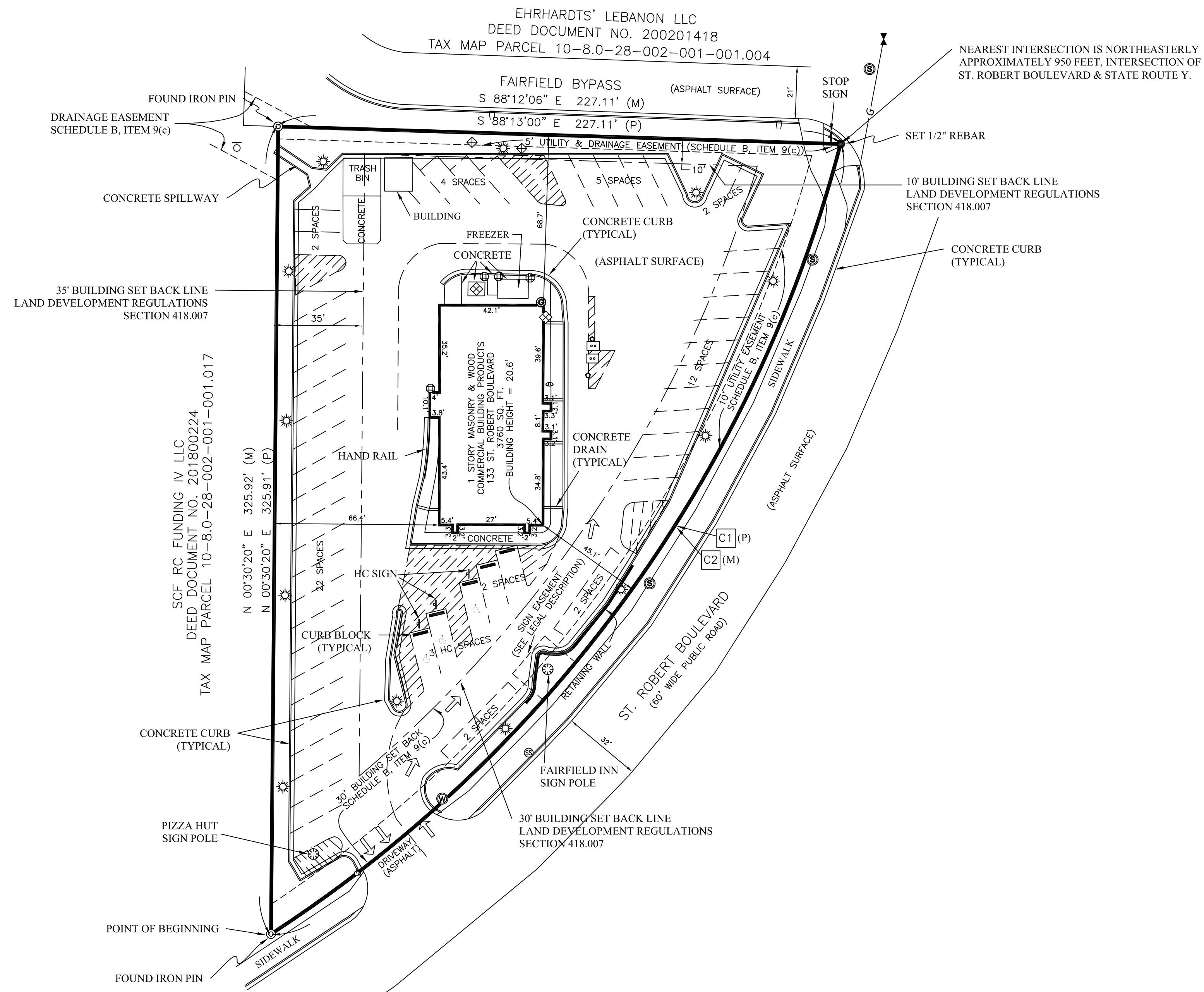


LEGAL DESCRIPTION

All of Lot 2D in ST. ROBERT INTERSTATE PLAZA NO.6, A Subdivision in the City of St. Robert, Pulaski County, Missouri, per the plat thereof filed in Plat Book "B" Page 95, Recorder's Office of Pulaski County, Missouri.



BEARINGS BASED FROM PLAT OF ST. ROBERT INTERSTATE PLAZA NO.6, ST. ROBERT, PULASKI COUNTY, MISSOURI THE WEST LINE OF LOT 2D BEING N 0°30'20" E



CLASS OF PROPERTY: URBAN

ALTA/ACSM LAND TITLE SURVEY

PIZZA HUT NUMBER 1763
133 ST. ROBERT BLVD.
ST. ROBERT, MISSOURI

I HEREBY CERTIFY TO: DONNA MAXWELL, MID AMERICA BANK, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

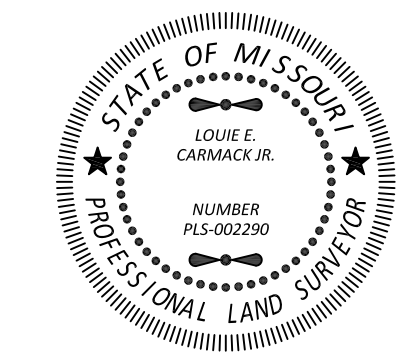
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b)(i), 7(c), 8, 9, 10, 11(a), and 13 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, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE OF FIELD SURVEY: FEBRUARY 10, 2021
C. OF A. NO. 2009021547.

SIGNED
LOUIE E. CARMACK JR.

REGISTERED LAND SURVEYOR NO. 2290
IN THE STATE OF MISSOURI

DATE CERTIFIED: FEBRUARY 16, 2021



CARMACK SURVEYING, INC.
12071 HIGHWAY 32
ROBY, MO. 65557
PH: 417-458-4798

SURVEY FOR DONNA MAXWELL

DRAWN RLS	DATE 02/16/21	PULASKI COUNTY, MO.
APPROVED LEC	DATE 02/16/21	SEC. 28 T36N, R11W
SCALE 1" = 30'	SHEET 1 OF 1	PROJECT NO. C-9196