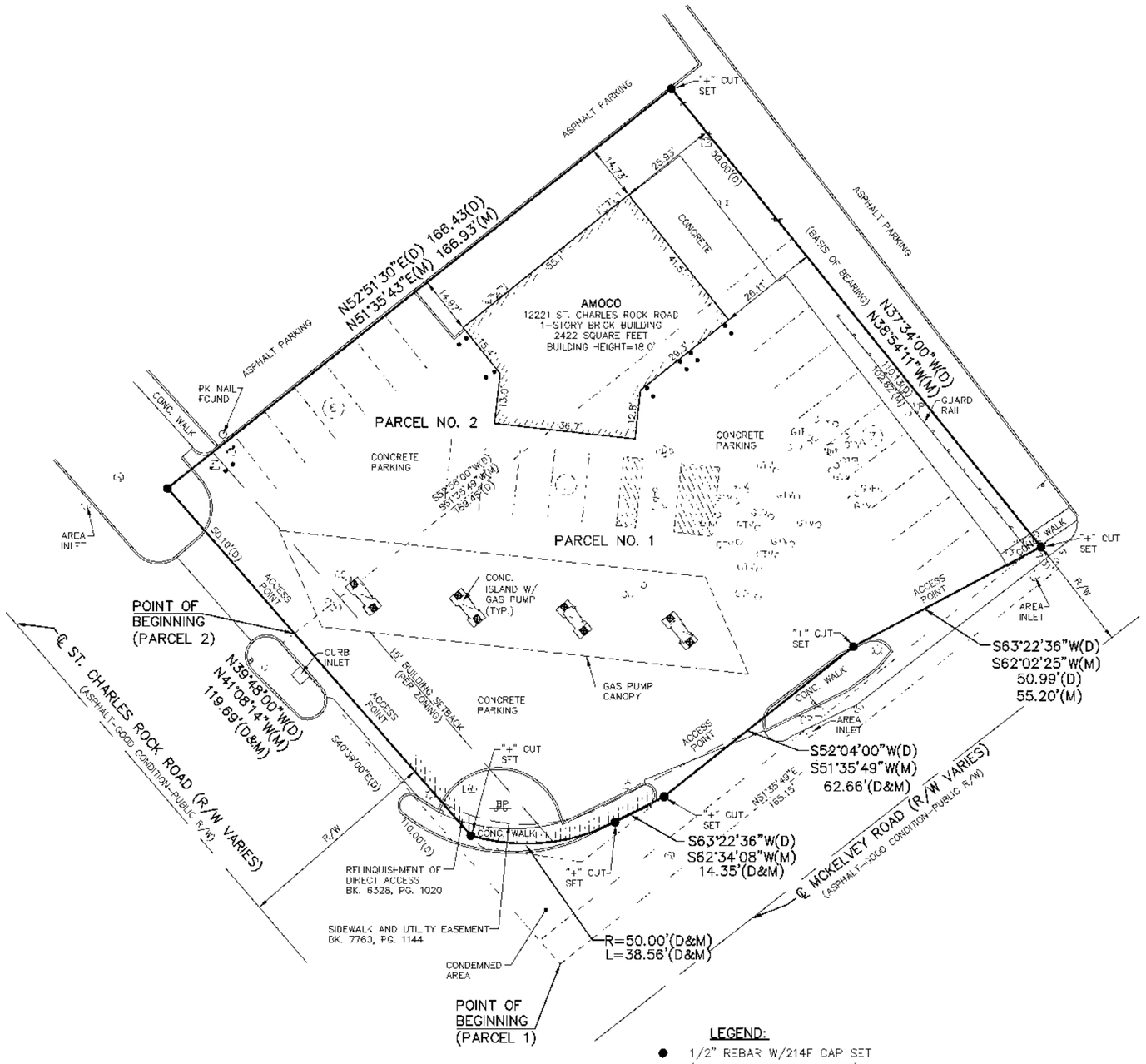


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

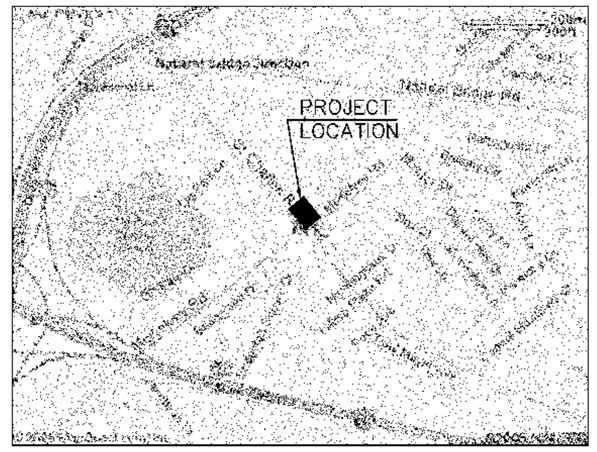
- ● 1/2" REBAR W/214F CAP SET (UNLESS NOTED OTHERWISE)
- ○ MONUMENT FOUND
- TELEPHONE PEDESTAL
- MONITORING WELL
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- PAY PHONE
- SANITARY SEWER CLEANOUT
- LIGHT POLE
- BOLLARD
- SANITARY SEWER MANHOLE
- WATER METER
- PARKING STALL COUNT
- HANDICAP PARKING STALL
- HANDICAP PARKING SIGN
- ELECTRIC METER
- STREET/TRAFFIC SIGN
- GAS PUMP
- BUSINESS SIGN
- AIR CONDITIONING UNIT
- GAS METER
- WATER VALVE
- FIBER OPTIC PEDESTAL
- CANOPY SUPPORT COLUMN
- HANDICAP SIGN
- VENT PIPE
- GAS TANK FILLER LID
- GAS TANK VALVE
- GUY ANCHOR
- (M) MEASURED
- (D) DESCRIBED

PROPERTY ADDRESS:
12221 ST. CHARLES ROCK ROAD, BRIDGETON, MISSOURI

LAND AREA:
22,699 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

REFERENCE PLAT:
NO PLAT WAS PROVIDED.

ENCROACHMENT:
THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY.



VICINITY MAP:
NOT TO SCALE

NOTES:
1. PER THE CITY OF BRIDGETON, MISSOURI ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-2" COMMUNITY BUSINESS DISTRICT.
2. "B-2" ZONING REQUIREMENTS:
   SETBACKS:
   FRONT: 15 FEET.
   SIDE: NONE, UNLESS WHEN ADJOINING AN "R" DISTRICT THEN 5 FEET.
   REAR: NONE, UNLESS WHEN ADJOINING AN "R" DISTRICT THEN 20 FEET.
   MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES.
   PARKING REQUIREMENTS: ONE (1) PARKING SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF FLOOR AREA, PLUS ONE (1) ADDITIONAL PARKING SPACE FOR EACH TWO (2) EMPLOYEES.
3. THERE EXISTS A TOTAL OF 20 PARKING STALLS ON THE SUBJECT PROPERTY (19 REGULAR + 1 HANDICAPPED).
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29189C0043 H, EFFECTIVE DATE AUGUST 2, 1995.
5. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, ST. CHARLES ROCK ROAD AND MCKELVEY ROAD.
6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS S37°34'00"E ON THE EAST LINE OF THE SUBJECT PROPERTY.
7. UTILITIES TRAVERSING ACROSS THE SUBJECT PROPERTY APPEAR TO BE WITHOUT THE BENEFIT OF KNOWN RECORDED EASEMENTS AS PER TITLE COMMITMENT NUMBER 04009136. THESE MAY BE SERVICE IN NATURE.
8. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A SERVICE/GAS STATION.
9. IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF WAYS.
10. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
11. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE MONITORING WELLS OBSERVED ON THE SUBJECT PROPERTY.

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 04009136
EFFECTIVE DATE: MARCH 25, 2004 AT 8:00 A.M.
CHICAGO TITLE INSURANCE COMPANY

8. RELINQUISHMENT OF DIRECT ACCESS TO STATE HIGHWAY ROUTE 180, (ST. CHARLES ROCK ROAD) AND MCKELVEY ROAD, EXCEPT FOR A DISTANCE OF 44.59 FEET ALONG SAID ROUTE 180 AND A DISTANCE OF 118.5 FEET ALONG SAID MCKELVEY ROAD, AS SET FORTH IN REPORT OF COMMISSIONERS OF CAUSE #289232 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, A COPY OF WHICH IS RECORDED IN BOOK 6328 PAGE 1020 OF THE ST. LOUIS COUNTY RECORDS. (PLOTTED AND SHOWN)
9. PERMANENT SIDEWALK AND UTILITY EASEMENT GRANTED TO ST. LOUIS COUNTY, MISSOURI BY INSTRUMENT RECORDED IN BOOK 7760 PAGE 1144. (PLOTTED AND SHOWN)

DESCRIPTION:
PARCEL NO. 1: PART OF LOT 2 OF THE WILLOUGHBY ESTATE IN U.S. SURVEY 131, TOWNSHIP 46 NORTH, RANGE 5 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHEAST LINE OF ST. CHARLES ROCK ROAD, 80 FEET WIDE, WITH THE SOUTHEAST LINE OF U.S. SURVEY 131; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE OF U.S. SURVEY 131, NORTH 52 DEGREES 56 MINUTES EAST 166.15 FEET TO A POINT; THENCE NORTH 37 DEGREES 34 MINUTES WEST 110.13 FEET TO A POINT; THENCE SOUTH 52 DEGREES 56 MINUTES WEST 169.45 FEET TO A POINT IN THE AFOREMENTIONED NORTHEAST LINE OF ST. CHARLES ROCK ROAD, 80 FEET WIDE; THENCE SOUTHEASTWARDLY ALONG SAID NORTHEAST LINE SOUTH 39 DEGREES 48 MINUTES EAST, 110.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY EXECUTED BY THE STERLING SURVEYING COMPANY ON FEBRUARY 22, 1960. EXCEPTING THEREFROM THAT PART TAKEN BY THE STATE OF MISSOURI IN CAUSE NO. 289232 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, A COPY OF THE REPORT OF COMMISSIONERS IS RECORDED IN BOOK 6328 PAGE 1020 AND CONVEYED BY DEED RECORDED IN BOOK 7760 PAGE 1147.

PARCEL NO. 2: A PARCEL OF GROUND IN U.S. SURVEY 131, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT OF INTERSECTION IN THE NORTHEASTERN LINE OF ST. CHARLES ROCK ROAD, AS WIDENED, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6296 PAGE 1861, ST. LOUIS COUNTY RECORDER'S OFFICE, WITH THE NORTHWESTERN LINE OF PROPERTY DESCRIBED IN DEED TO JOSEPH GERSHON, RECORDED IN BOOK 1393 PAGE 222, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE NORTH 39 DEGREES 48 MINUTES WEST 50.05 FEET ALONG THE NORTHEASTERN LINE OF SAID ST. CHARLES ROCK ROAD, AS WIDENED; THENCE NORTH 52 DEGREES 51 1/2 MINUTES EAST 166.43 FEET AND PARALLEL WITH THE NORTHWESTERN LINE OF SAID GERSHON PROPERTY TO THE NORTHEASTERN LINE OF PROPERTY DESCRIBED IN DEED TO PASQUALA TOMARCHIO, RECORDED IN BOOK 4273 PAGE 450, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 37 DEGREES 34 MINUTES EAST 50.00 FEET ALONG THE NORTHEASTERN LINE OF SAID TOMARCHIO PROPERTY TO THE NORTHWESTERN LINE OF SAID GERSHON PROPERTY; THENCE SOUTH 52 DEGREES 51 1/2 MINUTES EAST 164.48 FEET ALONG THE NORTHWESTERN LINE OF SAID GERSHON PROPERTY TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:
TO: BP PRODUCTS NORTH AMERICA INC., A MARYLAND CORPORATION; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "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, 4, 6, 7(A) (C), 8, 10, 11(A) AND 13 OF TABLE A THEREOF, AND (I) 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".
THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 04009136 DATED MARCH 25, 2004.
THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: APRIL 11, 2005
ERROR OF CLOSURE: 1:68,367

DAVID J. SCHAFFER _____
MISSOURI RLS NO. 2695

PROJECT MANAGER & FIRM NAME: DAVID J. SCHAFFER, KAW VALLEY ENGINEERING
PROJ. #: C05S2478
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
(913)894-5150
FAX (913)894-5977
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KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17200 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-7840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	APVD
1	9/27/05	REVISED PER CLIENT COMMENTS	JDK	

BP AMERICA, INC.

12221 ST. CHARLES ROCK ROAD
BRIDGETON, MISSOURI

SCALE: 1" = 20'	CHKD. / APV'D:
DATE: 4/17/05	APPROVED:
DWN. BY: JMT	S.S. NO.: 19688
CHKD. BY:	PACKAGE: C

KVE: C05S2478 J.N.: 26907