

GENERAL NOTES

- The Surveyor has not conducted a title examination and has relied upon the Title Commitment as to recorded matters of easements, setbacks and restrictions.
- All field measurements corresponded with record dimensions and are within the precision requirements of ALTA/NSPS specifications. The legal description within the title commitment does form a mathematically closed figure. The boundary dimensions as shown on this Survey Map are mathematically closed figures within +/-0.1 foot.
- All structures within the certificate, and their reference located elsewhere hereon, related to utilities, easements, servitudes, and encroachments are based upon the surveyor's observations and field measurements. Other information is specifically referenced hereon.
- The designer and/or owner is responsible for any and all requirements and regulations for subdividing the subject property in accordance with the local, state, and federal governing agencies. See "Zoning Information" contained hereon for further information.
- It is the intent to locate all structures visibly observed on the property. However, there may be structures or utilities present that were not visibly observed due to the state of the project, or obstruction by a large object, or by very thick vegetation. For purposes of illustration, an example might be a sewer manhole located underneath a parked automobile or a meter obscured by vegetation. All large structures such as buildings, mobile storage facilities, etc. are shown on this plot.
- There was no observable evidence of the site used as a solid waste dump, dump or sanitary landfill.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There was no visible evidence that the subject property was used as a cemetery, burial grounds or isolated grave sites.
- There does not appear to be changes in street right-of-way lines that have been completed.
- The surveyor utilized rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate acceptable accuracy relative to a nearby boundary.
- The zoning information shown hereon is based on current zoning for the subject property as obtained by the local governing agency (i.e. Planning & Zoning Department, Town Manager, etc.), unless shown or noted otherwise. The subject property may be "grandfathered" to other zoning restrictions or regulations. Please consult the Planning & Zoning Department for other recorded documents.
- All utilities appear to enter the property via a public right-of-way or drainage easement shown.
- This Survey Map correctly represents the facts found at the time of the survey.
- There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record.
- The building street number observed in the field is 1 Charleston, MO. The subject property has indirect access to South Main Street, a dedicated public road thru adjacent's property to the west.
- There is no observable evidence nor information provided indicating changes in street right of way lines.
- There is no observable evidence of recent street or sidewalk construction or repairs.

ZONING INFORMATION

Source of Zoning Information: City of Charleston, MO, Planning & Zoning Department.
 Phone Number: 573-683-3325
 The current zoning classification is B1 (GENERAL COMMERCIAL DISTRICT)
 The current use of the property is a Grocery Store and is a permitted use.
 Minimum Lot Area: None
 Minimum Lot Width: None
 Maximum Building Coverage: None
 Parking Space Table:

Type	Count
Regular parking spaces	70
Handicap parking spaces	2
Total parking spaces	72

The current parking requirements are: 1 space for each 200 square feet of floor area.
 Building Setback Requirements:
 Front: 10 feet
 Side: 5 feet
 Rear: 10 feet
 Building Height Restrictions: 35 feet or 2 1/2 stories

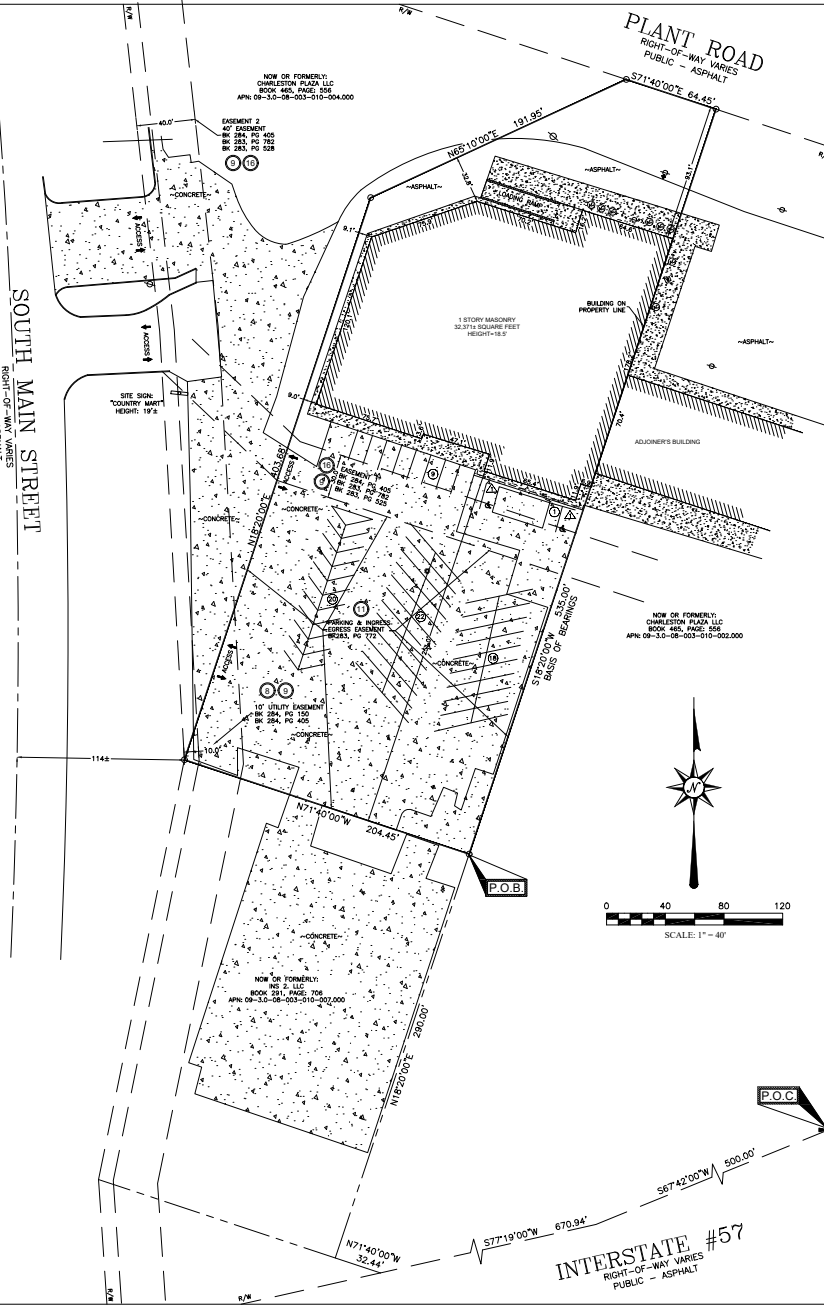
SURVEYED AREA

VESTED IN:
 TOWN AND COUNTRY GROCERS OF
 FREDERICKTOWN, MISSOURI, INCORPORATED,
 A MISSOURI CORPORATION
 BK 284, PG 405
 APN: 09-3.0-08-003-010-003.000

TOTAL LAND AREA:
 100,188.91± SQUARE FEET
 2.300± ACRES

LEGEND / ACRONYM

- X- FENCE
- E- OVERHEAD ELECTRICAL
- WALL
- R/W RIGHT-OF-WAY
- RAD RADIUS
- ARC LENGTH
- DELTA
- CHORD BEARING
- CHORD LENGTH
- REBAR S&D
- CONCRETE MONUMENT FOUND
- MONUMENT AS STATED
- STANDARD PARKING
- HANDICAP PARKING
- HANDICAP
- SIEN SIGN
- MALIBOX
- GAS VALVE
- GAS METER
- MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- CABLE RISER
- GATE
- ELECTRIC METER BOX
- TRANSFORMER
- GRAY WIRE
- GRASS
- SHRUB
- IRIG. LINT
- UTILITY POLE
- LIGHT POLE
- CONCRETE BOLLARD
- CLEAN OUT
- GARBAGE DUMPSTER



VICINITY MAP



LEGAL DESCRIPTION (TITLE)

A TRACT OR PARCEL OF LAND LYING AND BEING IN THE SE 1/4 SW 1/4 SECTION 6, TOWNSHIP 26 NORTH, RANGE 18 EAST, MISSOURI COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SW 1/4 OF SECTION 6, T26N, R18E, WITH THE NORTH R/W LINE OF INTERSTATE 57; THENCE S.67°42'W, ON AND ALONG SAID NORTH R/W LINE A DISTANCE OF 500 THENCE S.77°19'W, ON AND ALONG SAID NORTH R/W LINE A DISTANCE OF 670.94 FT.; THENCE N.71°40'W, A DISTANCE OF 32.44 FT.; THENCE N.18°20'E, A DISTANCE OF 280 FT. TO THE POINT OF BEGINNING; THENCE N.71°40'W, A DISTANCE OF 204.85 FT.; THENCE N.18°20'E, A DISTANCE OF 403.68 FT.; THENCE N.65°10'E, A DISTANCE OF 191.95 FT. TO A POINT SET IN THE SOUTH R/W LINE OF A DRAINAGE DITCH; THENCE S.71°40'E, ON AND ALONG SAID SOUTH R/W LINE A DISTANCE OF 64.45 FT.; THENCE S.18°20'W, A DISTANCE OF 535 FT. TO THE POINT OF BEGINNING.
 CONTAINING IN ALL 2.30 ACRES MORE OR LESS.

THIS IS THE SAME TRACT OF LAND DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-100238-15-KCTY DATED JUNE 8, 2020.

SCHEDULE B ITEMS

- Covenants, Restrictions and Easement as shown by Warranty Deed from Amco Co. Co. to Sprenger & Associates, Ltd. dated July 21, 1978 and filed July 28, 1978 in Book 284, Page 130. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN
- Covenants, Easements and Restrictions as shown by Warranty Deed from Sprenger & Associates, Ltd to Town and Country Grocers of Fredericktown, Missouri, Inc. dated August 28, 1978 and filed August 31, 1978 in Book 284, Page 405. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN
- Provisions and limitations shown in right of way deed from Harvey E. Drake et ux to State of Missouri, acting by and through the State Highway Commission of MO for U.S. Hwy. 64, Book 6, dated January 29, 1958 and filed February 28, 1959 in Book 174, Page 481. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- Easement Deed executed by Town and Country Grocers of Fredericktown, Mo. Inc. to Sprenger & Associates, Ltd. dated August 29, 1978 and filed August 30, 1978 in Book 283, Page 772 for non-estative easements for ingress and egress and for parking. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN
- Development Agreement between City of Charleston, MO and Goldgity & Long, LLC as shown by Instrument filed August 20, 2004 in Book 518, Page 261, concerning Top Improvement. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- Easement Deed executed by Sprenger & Associates, Ltd., a Missouri corporation, to Town and Country Grocers of Fredericktown, Missouri, Inc., a Missouri corporation, dated August 28, 1978 and filed August 31, 1978 in Book 283, Page 782 for non-estative easements for ingress and egress and road parking. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN

STATEMENT OF ENCROACHMENTS

THERE WERE NO ENCROACHMENTS FOUND AT THE TIME OF SURVEY.

FLOOD DATA

The subject property is located in an area where there is no digital data according to the Flood Insurance Rate Map (FIRM) No. 291330200C with an effective date of 1-18-89. A field survey of the subject site was not performed to determine this zone. An elevation certificate completed in accordance with the Federal Emergency Management Agency specifications may be required to determine the zone. Additional inquiries concerning the flood zone(s) for the subject site should be addressed to the Federal Emergency Management Agency.

WETLAND NOTE

No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

BASIS OF BEARING

THE BEARING OF S 18°20'00" W ALONG THE EAST PROPERTY LINE IS THE BASIS OF BEARINGS FOR THE SUBJECT SURVEY AND IS FROM BOOK 284, PAGE 405, AS RECORDED IN THE MISSOURI COUNTY, MISSOURI LAND RECORDS.

UTILITY DISCLAIMER

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DISCLAIMS ANY WARRANTY THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE BY VISIBLE OBSERVATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATION

I, **DAVID DENHAM**, Surveyor, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Missouri, and that I am the author of this Survey. I have read the foregoing description of the land and the accompanying plat and certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render this Survey invalid or of any fraud or mistake in this Survey. I have not been convicted of any crime involving dishonesty or fraud, and I have not been disciplined by any professional organization for any act or omission in the practice of my profession. I have not been convicted of any crime involving dishonesty or fraud, and I have not been disciplined by any professional organization for any act or omission in the practice of my profession.

Date of Map: June 25, 2020

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-100238-15-KCTY DATED JUNE 8, 2020.

'ALTA'/NSPS LAND TITLE SURVEY'
 PREPARED FOR:
THE MATTHEWS COMPANY INC.

17220 Hawthorne Street, Suite 100-110, Pleasant Valley, CA 92708
 714-716-9778 Fax 714-716-8149
 www.themathewscompany.com

MARK	DATE	REVISION	BY	APPROVED
A	6/25/20	Initial Site		

Associated Wholesale Grocers, Inc.
 1 Charleston Plaza
 Charleston, MO
 (Country Mart Charleston)

SCALE: 1" = 40'
 DATE: 24 February 2020
 DWN BY: csd
 CHKD BY: Chris Denham

CHKD/APPROVED:
 APPROVED:
 STORE # 3815
 DENHAM PROJECT NO. 20012-18015
 J.N.: 20-02-37-18015

DESIGN SURVEYS, LLC
 1237 SPRUCE STREET
 EUDORA, KANSAS 66025
 (785) 727-5531

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or used for any other purpose without the express written consent of the Surveyor. The Matthews Company, Inc. and Denham Land Surveys LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Denham Land Surveys LLC will not include the proceeds of any third party reports in the Surveyor's Certification.

INTERSTATE #57
 RIGHT-OF-WAY VARIES
 PUBLIC - ASPHALT