

ALTA/NSPS LAND TITLE SURVEY FOR: RHODES DEVELOPMENT COMPANY, L.L.C.

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR WORK RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.



PURSUANT TO FEDERAL, STATE, AND LOCAL STATUTES,
NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48
HOURS PRIOR TO ANY DIGGING, TRENCHING,
EXCAVATION, ETC.

UTILITIES SHOWN ON SURVEY ARE FROM FIELD EVIDENCE OBTAINED BY MISSOURI ONE CALL TICKET NUMBER 230661543 AND THE CITY OF CAPE GIRARDEAU UTILITIES MAP.

UTILITY CONTACTS

1. ELECTRIC SERVICE	4. POTABLE WATER SYSTEM
AMEREN 45 SOUTH MINNESOTA P.O. BOX 40 CAPE GIRARDEAU, MO 63702 MR. RAY PEREZ (573) 651-5723	ALLIANCE WATER RESOURCES 2007 SOUTHERN EXPRESSWAY CAPE GIRARDEAU, MO 63703 MS. ERICA BOGENPOHL (573) 979-0150
2. NATURAL GAS	5. THE CITY OF CAPE GIRARDEAU PUBLIC WORKS DEPARTMENT 2007 SOUTHERN EXPRESSWAY CAPE GIRARDEAU, MO 63703 MR. JOSH BEUSSINK (573) 651-6351
3. TELEPHONE SERVICES	6. CABLE TELEVISION SERVICE AT&T 800 BROADWAY CAPE GIRARDEAU, MO 63701 MR. TOM KILBURN (573) 339-9476
	CHARTER COMMUNICATIONS 3140 WEST NASH ROAD SCOTT CITY, MO 63780 MR. CHRIS TUCKER (573) 803-1410

FLOODPLAIN NOTE

A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0266E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

ZONING/SETBACK NOTE

C-2 (HEAVY MANUFACTURING/INDUSTRIAL DISTRICT)

HEIGHT, AREA, WIDTH, SETBACK AND OPEN SPACE REQUIREMENTS:

MAXIMUM HEIGHT: FORTY (40) FEET, EXCLUDING SILOS, SMOKESTACKS, AND DUST COLLECTION SYSTEMS.

MINIMUM LOT AREA: NONE.

MINIMUM LOT WIDTH: NONE.

MINIMUM SETBACKS:

FRONT YARD: TWENTY-FIVE (25) FEET.

REAR YARD: TWENTY-FIVE (25) FEET.

SIDE YARD: NONE, EXCEPT A LOT ADJACENT A RESIDENTIAL DISTRICT OR USE THERE SHALL BE A SIDE YARD OF NOT LESS THAN TWENTY (20) FEET ON THE SIDE OF THE LOT ADJACENT THE RESIDENTIAL DISTRICT OR USE.

MINIMUM OPEN SPACE:

FIFTEEN (15) PERCENT OF THE TOTAL LOT AREA.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: RHODES DEVELOPMENT COMPANY, L.L.C.
RELIABLE COMMUNITY TITLE COMPANY, LLC
AGENTS 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 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, 3, 4, 5, 6^a, 7^a^b, 8, 9, 11^a, 13, 14, 16, 17, AND 19 OF TABLE A AS SHOW IN THE SECTION HEREON TITLED "ALTA/NSPS TABLE A SURVEY REQUIREMENTS AND SPECIFICATIONS" AS SUAAN TO THE ACCURACY STANDARDS AND ADVICE BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES MEET OR EXCEED THAT WHICH IS SPECIFIED THEREIN.

SURVEY COMPLETION DATE: MARCH 27, 2023

(SEAL)

TRAVIS STEFFENS, PLS#114020716
KOEHLER ENGINEERING & LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
573-335-3026

1930 SOUTHERN EXPRESSWAY CAPE GIRARDEAU, MO 63703

SCHEDULE BII - EXCEPTIONS - TITLE COMMITMENT (FILE NO. 23-43307) EFFECTIVE DATE: MARCH 6, 2023

STANDARD EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [NOT SURVEY RELATED.]
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY RELATED.]
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. [POSSIBLE ENCROACHMENT OF UNDERGROUND ELECTRIC LINES.]
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [POSSIBLE EASEMENTS FOR UNDERGROUND ELECTRIC LINE.]
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS. [NOT SURVEY RELATED.]
6. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. [NOT SURVEY RELATED.]
7. TAXES FOR THE YEAR 2023 AND ALL SUBSEQUENT YEARS, NONE NOW DUE AND PAYABLE. [NOT SURVEY RELATED.]
8. PROPERTY ADDRESS SHOWN FOR INFORMATIONAL PURPOSES ONLY - NOT AN INSURING PROVISION. [NOT SURVEY RELATED.]
9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES. [NOT SURVEY RELATED.]
10. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN IN THE LEGAL DESCRIPTION OF THE PROPERTY, THE AMOUNT OF ACREAGE SHOWN IS FOR REFERENCE PURPOSES ONLY, AND REPRESENTS NO GUARANTEE, OR OTHER UNDERTAKING BY THE INSURER, OF THE ACTUAL AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY. [NOT SURVEY RELATED.]
11. EXCEPT THAT PORTION, IF ANY, OF PREMISES IN QUESTION LYING WITHIN THE BOUNDARIES OF SOUTHERN EXPRESSWAY. [NO PORTIONS OF SUBJECT PROPERTY LIE WITHIN THE BOUNDS OF SOUTHERN EXPRESSWAY.]
12. PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE AS DISCLOSED BY INSTRUMENT FILED SEPTEMBER 9, 1994, RECORDED IN BOOK 711 AT PAGE 352 IN FAVOR OF CITY OF CAPE GIRARDEAU, MISSOURI. [A PERMANENT EASEMENT RUNS ALONG THE EAST SIDE OF THE EAST LINE OF SUBJECT PROPERTY AND DOES NOT CROSS SUBJECT TRACT.]

TITLE COMMITMENT (FILE NO. 23-43307) LEGAL DESCRIPTION

A PART OF OUT LOTS NO. 61 AND 62, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUT LOT NO. 61; THENCE ALONG THE WEST LINE OF OUT LOT NO. 61, NORTH 07°12'00" EAST, 933.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 74; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 78°29'00" EAST, 1824.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 78°29'00" EAST, 434.38 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 11°31'00" WEST, 650.00 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND AS RECORDED IN THE LAND RECORDS OF THE COUNTY RECORDER'S OFFICE IN BOOK NO. 457 AT PAGE NO. 728; THENCE ALONG THE NORTH LINE OF THE AFORESAID TRACT, SOUTH 78°29'00" WEST, 434.38 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 11°31'00" EAST, 650.00 FEET TO THE POINT OF BEGINNING.

MINIMUM OPEN SPACE:

FIFTEEN (15) PERCENT OF THE TOTAL LOT AREA.

ALTA/NSPS Table A - Survey Responsibilities and Specifications

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. [THIS IS SHOWN ON THIS SURVEY.]
2. ADDRESS OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. [1930 SOUTHERN EXPRESSWAY, CAPE GIRARDEAU, MO 63703.]
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. [REFER TO THE FLOODPLAIN NOTE SHOWN HEREON.]
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). [PROPERTY CONTAINS 6.48± ACRES.]
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED. [THIS IS SHOWN ON THIS SURVEY.]
6. (A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER [REFER TO ZONING/SETBACK NOTE FOR CURRENT ZONING, SETBACKS, AND HEIGHT RESTRICTIONS. THERE WERE NO FLOOR SPACE AREA RESTRICTIONS. PARKING REQUIREMENTS WILL BE DETERMINED BY THE CHOSEN USE OF THE PROPERTY.]
(B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER [NOT REQUESTED FOR THIS SURVEY.]
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. [NO BUILDINGS FOUND ON SURVEY.]
(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. [NO BUILDINGS FOUND ON SURVEY.]
(2) OTHER AREAS AS SPECIFIED BY THE CLIENT. [NOT REQUESTED FOR THIS SURVEY.]
(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. [NOT REQUESTED FOR THIS SURVEY.]
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURE REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPE AREAS, SUBSTANTIAL AREAS OF REFUSE). [THIS IS SHOWN ON THIS SURVEY.]
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. [THERE ARE NO PARKING SPACES ON THIS SURVEY.]
10. (A) AS DESIGNATED BY THE CLIENT A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS). [NOT REQUESTED ON THIS SURVEY.]
(B) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB (CLIENT TO OBTAIN NECESSARY PERMISSIONS). [NO DIVISION OR PARTY WALLS WERE FOUND.]
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV) AS DETERMINED BY:
(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
[SHOWN ON THIS SURVEY.]
(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.
[SHOWN ON THIS SURVEY.]

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. [THIS IS SHOWN ON THIS SURVEY. ONE CALL TICKET NUMBER 230661543.]

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). [NOT REQUESTED FOR THIS SURVEY.]
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." [THIS IS SHOWN ON THIS SURVEY.]
14. DISTANCE TO NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. [THIS IS SHOWN ON THIS SURVEY.]
15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR THE SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A LARGER BOUNDARY. THE SURVEYOR SHALL:
(A) DISCLOSE THE APPLICATIONS OF SUCH METHODOLOGIES (E.G., THE POSITIONAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE RECIPIENT, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND
(B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA. [NOT REQUESTED FOR THIS SURVEY.]
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. [NONE OBSERVED.]
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. [NONE FOUND.]
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. [NOT REQUESTED FOR THIS SURVEY.]
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$3,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

ALTA/NSPS LAND TITLE SURVEY	
KELS PJCT NO. 38914	OWNR PJCT NO.
DESIGNED BY	FIELD SURVEY DATE
DRAWN BY	SHEET NO.
REV. AR	TS
CHECKED BY	DATE
04.05.2023	04.05.2023



STATE OF MISSOURI
TRAVIS STEFFENS
NUMBER PLS-2014020716
THIS SURVEY WAS PRODUCED
BY KOEHLER ENGINEERING & LAND SURVEYING, INC.
FOR THE USE OF THE SURVEYOR
PURPOSES UNLAWFUL TO DUPLICATE

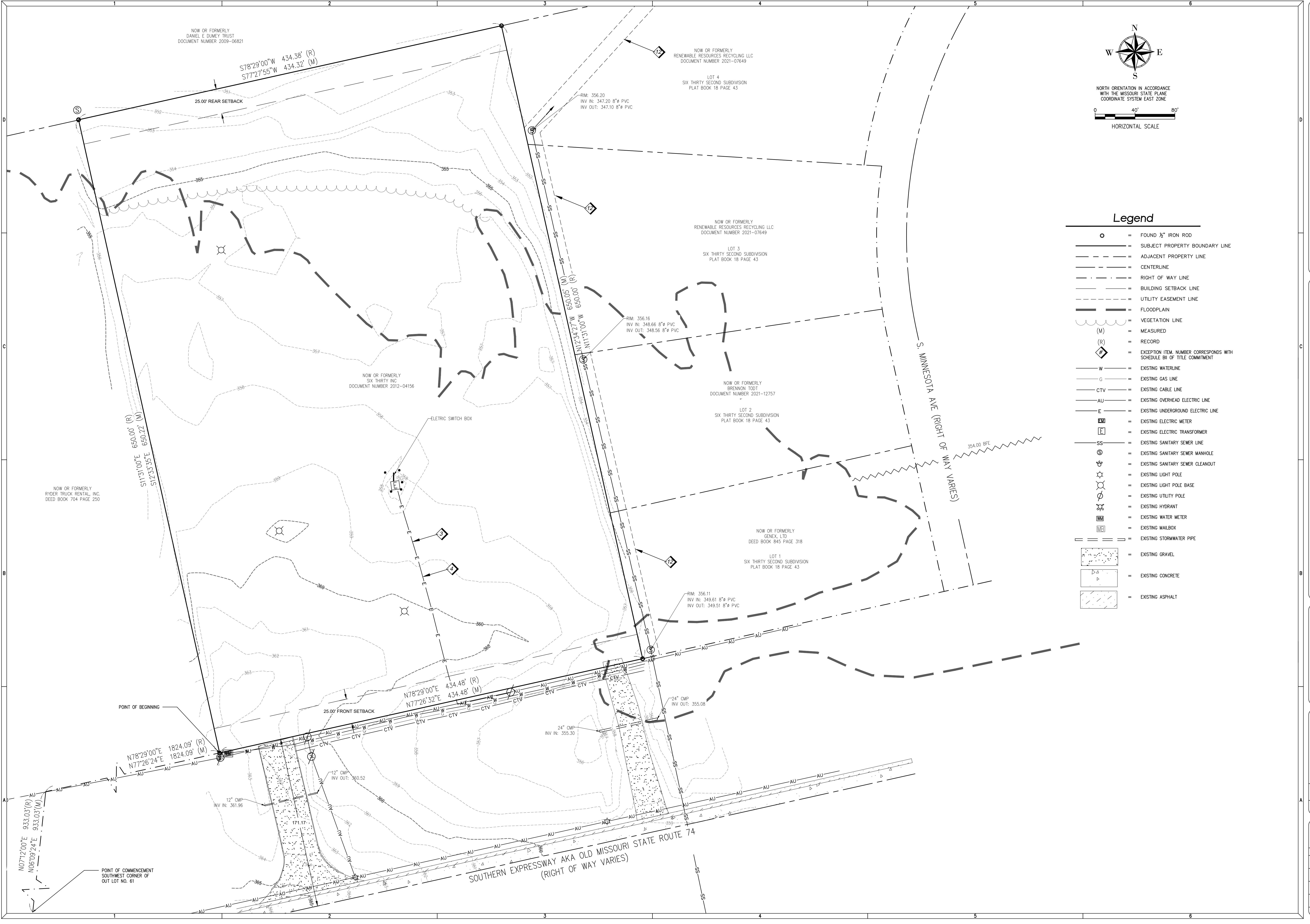
KOEHLER
ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE - CAPE GIRARDEAU, MO 63701
Phone: 573-335-3049
www.koehlerengineering.com

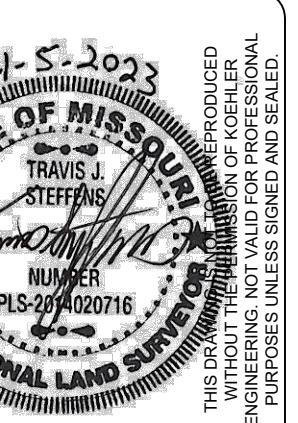
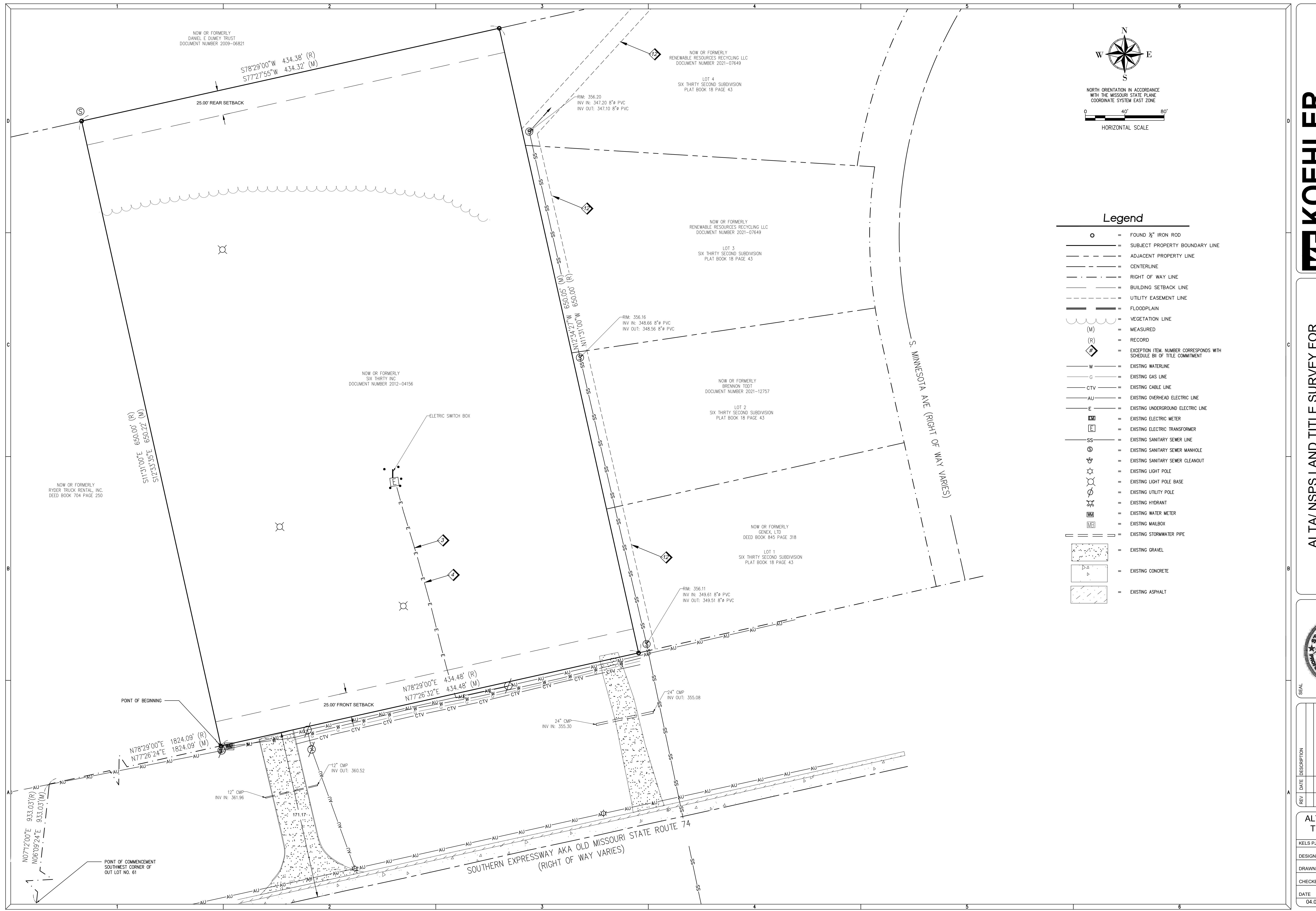
**ALTA/NSPS LAND TITLE SURVEY FOR
RHODES DEVELOPMENT COMPANY, L.L.C.
1930 SOUTHERN EXPRESSWAY
CAPE GIRARDEAU, MO 63703**



REV	DATE	DESCRIPTION
		ALTA/NSPS LAND TITLE SURVEY
KELS PJCT NO.	OWNR PJCT NO.	
38914		
DESIGNED BY	FIELD SURVEY DATE	
DRAWN BY	SHEET NO.	
AR		
CHECKED BY	TS	
	DATE	
	04.05.2023	

2 of 3





RHODES DEVELOPMENT COMPANY, L.L.C
1930 SOUTHERN EXPRESSWAY
CAPE GIRARDEAU, MO 63703

TA/NSPS LAND TITLE SURVEY	
CT NO. 38914	OWNR PJCT NO.
ED BY AR	FIELD SURVEY DATE
BY ED BY TS	SHEET NO.
5.2023	3 of 3

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ENGINEERING AND LAND SURVEYING, INC.

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