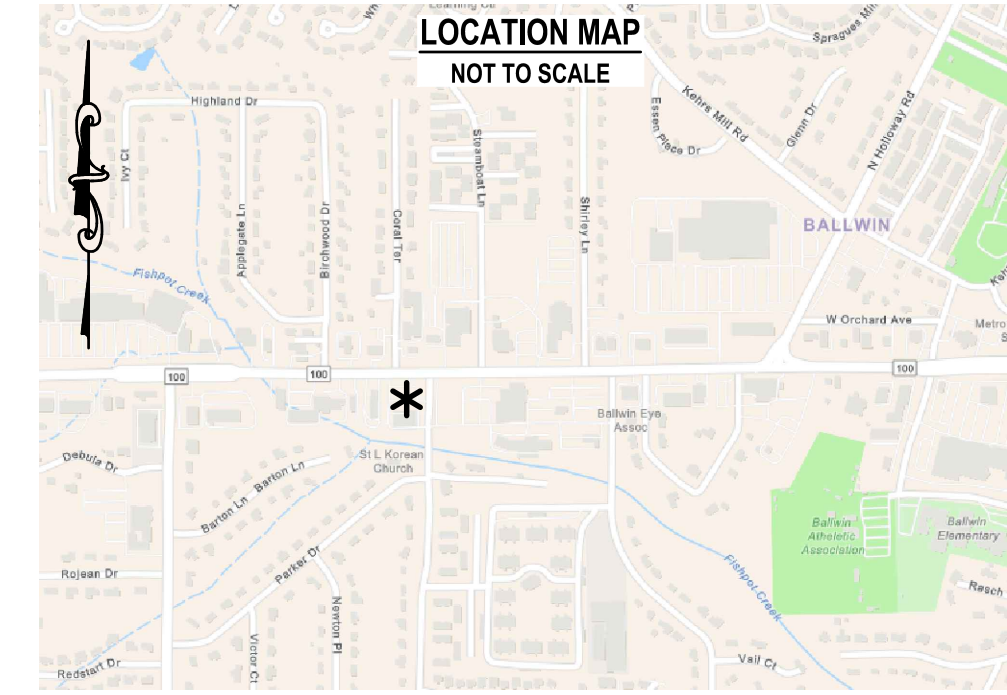


LOT SPLIT

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI



ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

MISSOURI | ST. CHARLES
ST. LOUIS

TENNESSEE | NASHVILLE

THOUVENOT, WADE & MOERCHEN, INC.

SAINT LOUIS OFFICE
3701 S. LINDBERGH BLVD, STE 100
SAINT LOUIS, MISSOURI
ZIP 63127-1372
TEL (314) 241-6300
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

PRELIMINARY

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION: 12/31/25

ISSUED FOR PRELIMINARY
DATE OF ISSUANCE 03/22/2024

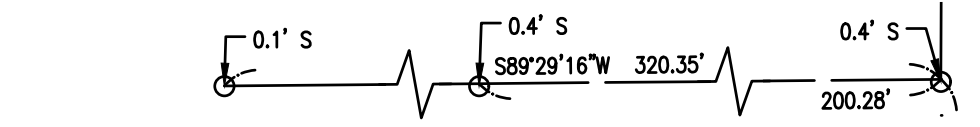
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: ELA
RESOLVED BY: ELA
CHECKED BY: RSG
APPROVED BY: ELA
PROJECT NO: 230952

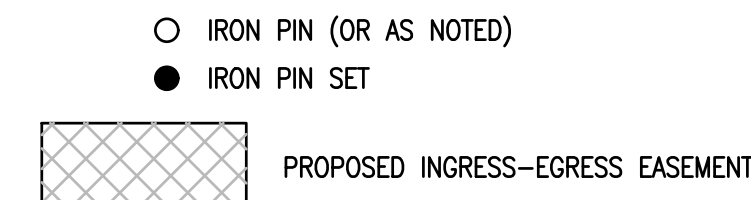
PROJECT:
DUTCH BROTHERS COFFEE
15200 MANCHESTER RD
ST. LOUIS MO 63011

TITLE:
LOT SPLIT

SHEET 1 of 1



LEGEND
 _____ RIGHT OF WAY LINE
 _____ CENTERLINE ROAD
 _____ LOT LINE (EXISTING)
 _____ LOT LINE (PROPOSED)
 _____ EASEMENT LINE (EXISTING)
 _____ EASEMENT LINE (PROPOSED)



LEGAL DESCRIPTION FROM TITLE COMMITMENT

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348, AS RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDS, WITH THE WEST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE, SOUTH 00 DEGREES 43 MINUTES 55 SECONDS WEST 270.05 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 89 DEGREES 40 MINUTES 13 SECONDS EAST 200.00 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED TO FRANCHISE REALTY INTERSTATE CORPORATION RECORDED IN BOOK 6580 PAGE 1218 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 43 MINUTES 55 SECONDS EAST 270.05 FEET TO THE AFOREMENTIONED SOUTH LINE OF MANCHESTER ROAD, VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE NORTH 89 DEGREES 40 MINUTES 13 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.239 ACRES ACCORDING TO SURVEY BY VOLZ INC. DURING DECEMBER 2017.

PROPOSED LOT 1

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF BALLWIN, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348, AND RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, WITH THE WESTERN BOUNDARY LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, ON SAID WESTERN BOUNDARY LINE, 270.12 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, ON SAID NORTH LINE, 81.90 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS WEST, 270.02 FEET TO SAID SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, ON SAID SOUTHERN BOUNDARY LINE, 87.08 FEET TO THE POINT OF BEGINNING.

PROPOSED LOT 2

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF BALLWIN, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348 AND RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, WITH THE WESTERN BOUNDARY LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTH 89 DEGREES 29 MINUTES 16 SECONDS WEST, ON SAID SOUTHERN BOUNDARY LINE, 87.08 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 44 SECONDS EAST, 270.02 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, ON SAID NORTH LINE, 118.11 FEET TO THE SOUTHEAST CORNER AND THE EAST LINE OF A PARCEL DESCRIBED IN A DEED RECORDED IN BOOK 6580 PAGE 1218 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS EAST, 269.99 FEET TO SAID SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, 112.96 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 235540297
 EXISTING ZONING: C-1 MRD
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL
 TOTAL LOTS PROPOSED: 2

OWNER INFORMATION:

ANVIL REAL ESTATE & DEVELOPMENT LLC
 1776 MONTANO ROAD NW, SUITE 25
 ALBUQUERQUE, NM 87107
 MKELLMAN@SWCP.COM
 CAEINVESTMENTS@OUTLOOK.COM

THIS IS TO CERTIFY THAT THOUVENOT, WADE, & MOERCHEN, INC., HAS DURING THE MONTH OF JANUARY, 2024, AT THE REQUEST OF BB HOLDINGS MO, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ANVIL REAL ESTATE & DEVELOPMENT LLC, PERFORMED AN ALTA/NSPS LAND TITLE SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MISSOURI MINIMUM STANDARDS FOR AN URBAN BOUNDARY SURVEY. FIELD WORK COMPLETED ON: 01/29/2024.

DATE OF PLAT OR MAP: FEBRUARY 14, 2024

THOUVENOT, WADE, & MOERCHEN, INC.
 MISSOURI PROFESSIONAL LICENSE NO. 0000346.

PRELIMINARY

JOSHUA A. SAUNDERS, PLS # 2019015190
 EXPIRATION DATE: 12/31/2025

CERTIFIED TO: BB HOLDINGS MO, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ANVIL REAL ESTATE & DEVELOPMENT LLC

GENERAL NOTES:

SURVEY IS VALID ONLY TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

TOTAL LAND AREA: 54,009 SF. OR 1.24 ACRES ±

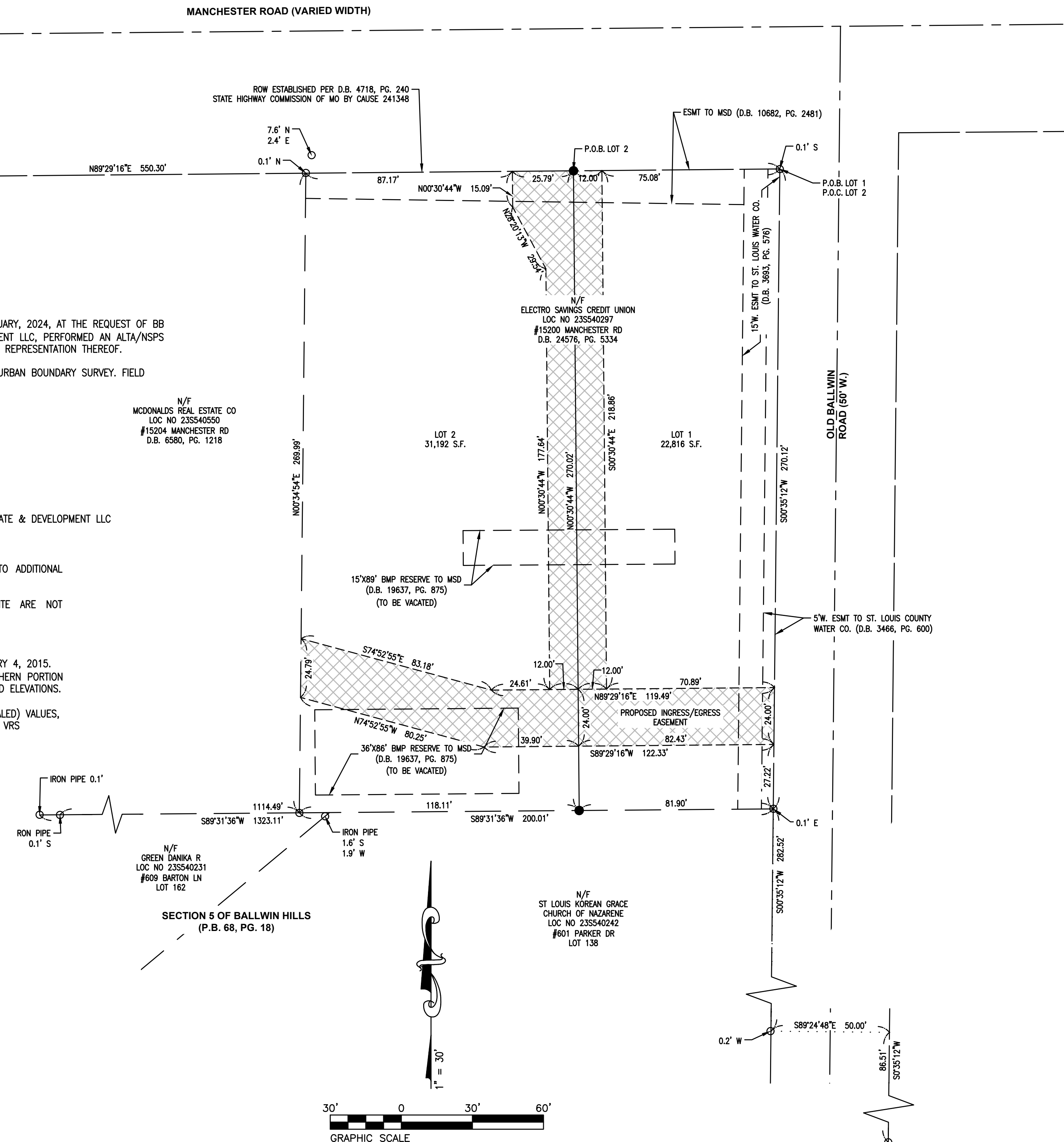
FEMA FIRM 29189C0283K, COUNTY OF ST. LOUIS, STATE OF MISSOURI, EFFECTIVE DATE OF FEBRUARY 4, 2015. THE MAJORITY OF THE PROPERTY IS ZONE X (AREA OF MINIMAL FLOOD HAZARD) WHILE THE SOUTHERN PORTION ADJACENT TO FISHPOT CREEK IS ZONE SPECIAL FLOOD HAZARD AREA WITH DETERMINED BASE FLOOD ELEVATIONS.

BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES ARE GROUND (GRID SCALED) VALUES, REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2401, USING THE MDOED VRS NETWORK.

STATION: SEILER TREECOURT CORS ARP
 CORS ID: MOSI
 PID: DL3650
 NORTHING: 302,843.569 (M)
 EASTING: 253,367.387 (M)

TO CONVERT TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99991635

LINEAR UNIT: US SURVEY FEET (SFT)
 GEODETIC DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88 (GEOID 18)
 PROJECT LOCATION:
 LATITUDE: 38°35'32.45081"N NORTHING: 1004528.819 SFT
 LONGITUDE: 90°33'11.81058"W EASTING: 804980.100 SFT
 HGT: 490.360 FT ELEV: 592.424 FT
 CM SCALE FACTOR: 1.0000898104



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