



**2.3 ACRES
for SALE**

\$1,450,000

PROPERTY HIGHLIGHTS

- Located in Chesterfield Valley at the corner of Chesterfield Airport Rd. and Long Rd.
- Across from Walgreen's
- Chesterfield Commons shopping center 1/2 mile east on Chesterfield Airport Rd with over 2 million sf of retail

	1 - mile	3 - mile	5 - mile
Est. Pop.	2,646	28,051	98,534
Med. HH Income	\$111,576	\$89,972	\$81,114
Med. Age	35.6	39.3	38.7
Day Pop	1,924	35,859	109,557

For information contact: Mike Hurley mikeh@foundationcommercial.com or 314.484.1469 (c)



17551 Chesterfield Airport Rd.

Chesterfield Airport Rd. and Long Rd. - Chesterfield, MO 63005

AERIAL



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LEGEND

● Sanitary Sewer (Proposed)	C.P. Concrete Pipe
○ Sanitary Sewer (Existing)	R.C.P. Reinforced Concrete Pipe
○ Storm Sewer (Proposed)	C.M.P. Cast Metal Pipe
○ Storm Sewer (Existing)	P.V.C. Polyvinyl Chloride Pipe
— 8" W Water Line and size	C.I.P. Cast Iron Pipe
— See and Valve	V.C.P. Vitreous Clay Pipe
— Fire Hydrant	E.P. End Pipe
— Cap	F.E.S. Flared End Section
— Existing Fence Line	C.O. Clean Out
— Existing Tree Line	V.T. Vent Trap
— Proposed Contour	M.H. Manhole
26 Lot or Building Number	C.I. Curb Inlet
— Street Sign	D.C.I. Double Curb Inlet
— Power Pole	A.I. Area Inlet
— Guy Wire	D.A.I. Double Area Inlet
— Light Standard	D.I. Drain Inlet
— Gas Line	C.C. Concrete Collar
— Electric Line	U.I.P. Use In Place
— Telephone Line	T.B.R. To Be Removed
— Gas Valve	T.B.R. To Be Removed & Relocated/Replaced
— Gas Meter	S.E.I.R. Set Iron Rod with Cap
— Water Valve	C.M. Concrete Monument
— Water Meter	D.I.P. Old Iron Pipe
— Found Old Iron Pipe	S.I.R. Old Iron Rod
— Found Old Iron Rod	D.I.R. RECORD INFORMATION
— Overhead Electric	R.F.G. RECORD INFORMATION

ALTA/ACSM LAND TITLE SURVEY PART OF LOT 5 FRAZIER ESTATES IN U. S. SURVEY 126 TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 5 OF FRAZIER ESTATES IN U. S. SURVEY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IF INTERSECTION OF THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD (100 FEET WIDE) WITH THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JELINEK EDGIT PARTNERSHIP AS RECORDED IN BOOK 8387, PAGE 1562 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE NORTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, 297.00 FEET TO A POINT ON THE SOUTHERN LINE OF LOT 8 OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY FORTY PARK AS RECORDED IN PLATBOOK 347 PAGES 145 AND 146 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 71 DEGREES 30 MINUTES 37 SECONDS EAST, 310.92 FEET TO A STONE IN THE WESTERN LINE OF LOT 8 OF THE AFORESAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH 01 DEGREES 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 2190 ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID NORTHERN LINE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 289.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.30 ACRES MORE OR LESS.



TITLE REPORT

LANDAMERICA COMMONWEALTH SERVICES
FILE NO. 10809488 (REVISION NO. 1)
EFFECTIVE DATE: OCTOBER 23, 2006
SCHEDULE B - SECTION 2

- ITEM 1 AND 2 ARE NOT SURVEY RELATED ITEMS.
- ITEM 3 ANY DISCREPANCY BETWEEN THE ACTUAL BOUNDARIES OF THE LAND AND THE APPARENT BOUNDARIES AS INDICATED BY FENCES, PLANTINGS OR OTHER IMPROVEMENTS ARE PLOTTED AND NOTED ON THE SURVEY IF ANY.
- ITEMS 4, 5 AND 6 ARE NOT SURVEY RELATED ITEMS.
- ITEM 7 THE DOCUMENT TO THE STATE OF MISSOURI AS RECORDED IN BOOK 1302, PAGE 180 ESTABLISHES THE RIGHT-OF-WAY FOR CHESTERFIELD AIRPORT ROAD, FORMERLY KNOWN AS MISSOURI STATE HIGHWAY 40.
- ITEM 8 AN EASEMENT TO ST. LOUIS COUNTY WATER COMPANY AS RECORDED IN BOOK 8716, PAGE 1320 IS PLOTTED AND SHOWN ON THE SURVEY.
- ITEM 9 THE EASEMENT TO UNION ELECTRIC COMPANY AS RECORDED IN BOOK 10350, PAGE 1663 IS PLOTTED AND SHOWN ON THE SURVEY.
- ITEMS 10, 11, & 12 ARE NOT SURVEY RELATED ITEMS.

GENERAL NOTES

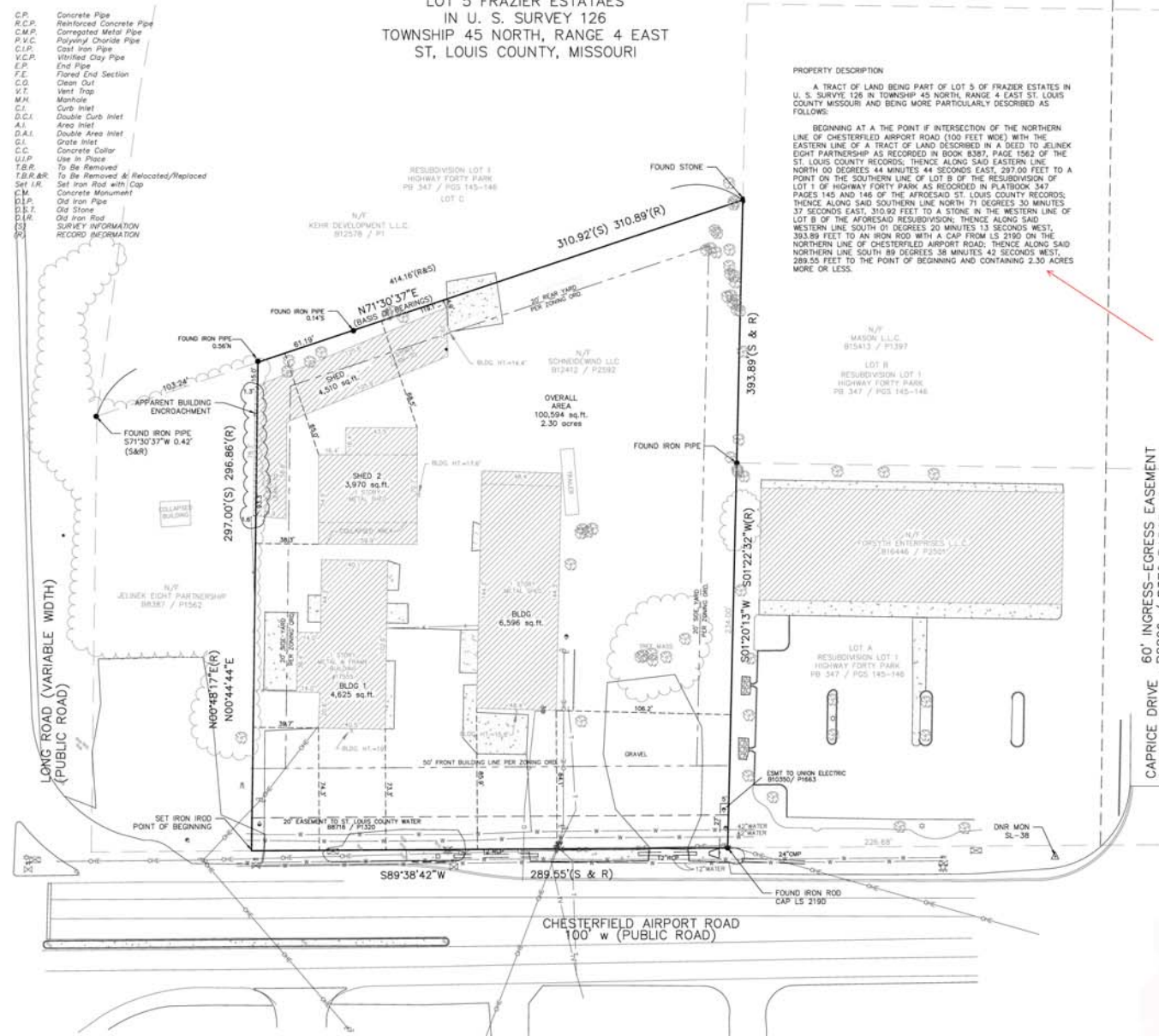
- 1) THE BASE OF BEARINGS FOR THIS SURVEY IS THE NORTHERN LINE OF THE TRACT OF LAND DESCRIBED IN A DEED TO SCHNEIDERWIND LLC AS RECORDED IN BOOK 12412, PAGE 2592 OF THE ST. LOUIS COUNTY RECORDS.
- 2) THE PROPERTY SURVEYED LIES WITHIN ZONE - SHADED "X", AREA PROTECTED BY A 100 YEAR LEVEL, PER FIRM MAP 28182040 G, COMMUNITY NO. 290808, COMMUNITY - CHESTERFIELD MO, MAP NO. = 0140, SUFFIX - H.
- 3) CURRENT ZONING - NU NON-URBAN.
- 4) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS (4-CR 30-16), MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS SURVEY, AS DEFINED THEREIN, AND THE RESULTS ARE AS SHOWN ON THE PLAT.

TO: BANK OF AMERICA, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS
BY: CHESTERFIELD, LLC,
LAND AMERICA TITLE INSURANCE COMPANY
O.B. DEVELOPMENT, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 12, 13, 14, 15 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED 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 NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE:

D.J. ZAVRADNOS
REGISTRATION NO. 2281



60' INGRESS-EGRESS EASEMENT
CAPRICE DRIVE 88826 / P370 PARCEL 2
(PRIVATE ROAD)

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