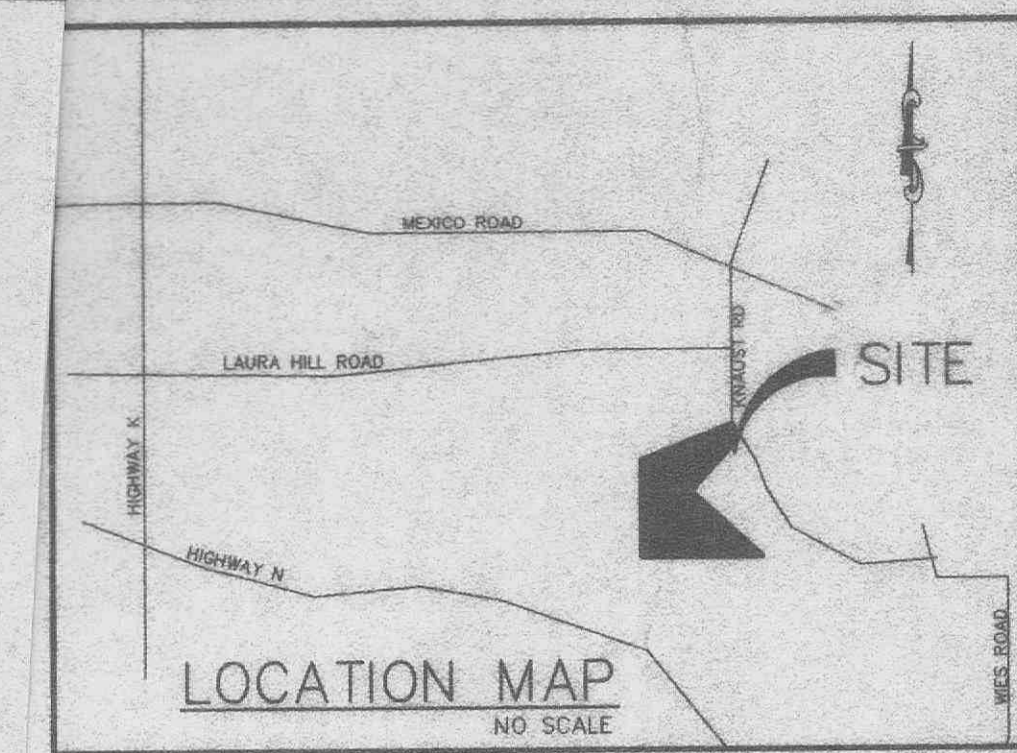


SANITARY SEWERS, STORM SEWERS AND
WATER MAINS AS-BUILTS

AVONDALE HEIGHTS

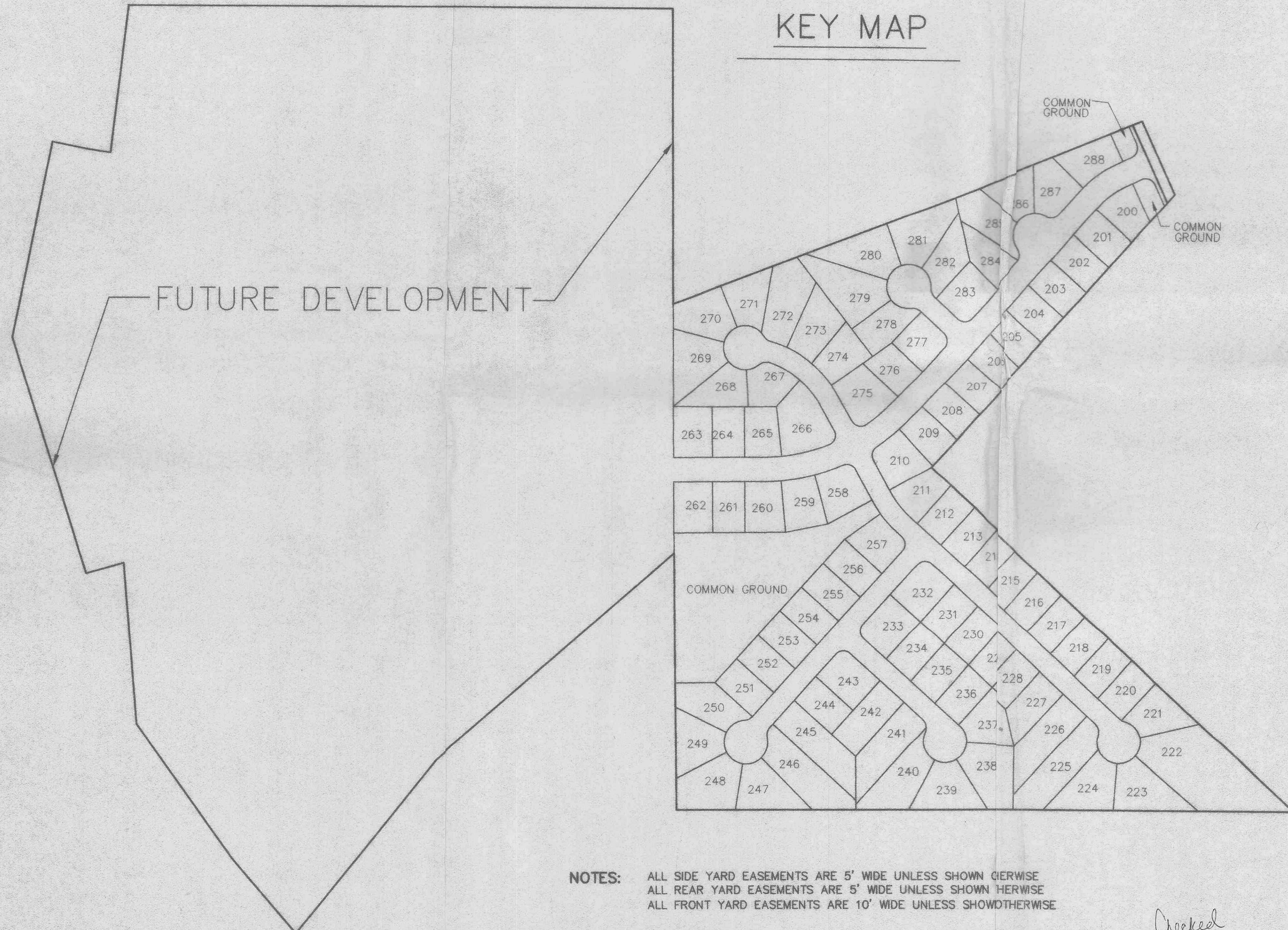
A TRACT OF LAND BEING LOTS 45 THRU 54 AND 60 THRU 67 OF DARDENNE FARMS PLAT 2
AND A TRACT OF LAND IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI
PLAT BOOK 33 PAGES 327-328



SHEET INDEX

- 1 OF 7 - COVER SHEET
- 2 OF 7 - FLAT PLAN
- 3 OF 7 - FLAT PLAN
- 4 OF 7 - SANITARY PROFILE
- 5 OF 7 - SANITARY PROFILE
- 6 OF 7 - STORM PROFILE
- 7 OF 7 - STORM PROFILE

KEY MAP



THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF OCTOBER, 1996, BY ORDER OF TOM JOHNSON CONSTRUCTION CO., INC., EXECUTED AN AS-BUILT SURVEY OF THE EXISTING SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES WITHIN "AVONDALE HEIGHTS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGES 327-328 OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS THAT ARE SHOWN WERE TAKEN FROM INFORMATION SUPPLIED TO BAX ENGINEERING BY THE SEWER CONTRACTOR, THEREFORE THEIR LOCATION IS ASSUMED APPROXIMATE. ALL SEWERS SHOWN LIE WITHIN THE EASEMENTS AS SHOWN ON SAID RECORDED SUBDIVISION PLAT UNLESS OTHERWISE NOTED. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DARREL R. OAKLEY
DARREL R. OAKLEY
BAX ENGINEERING CO., INC.
DARREL R. OAKLEY
MO REG. #2265

NOTES: ALL SIDE YARD EASEMENTS ARE 5' WIDE UNLESS SHOWN OTHERWISE
ALL REAR YARD EASEMENTS ARE 5' WIDE UNLESS SHOWN OTHERWISE
ALL FRONT YARD EASEMENTS ARE 10' WIDE UNLESS SHOWN OTHERWISE

SANITARY AND STORM SEWER AS-BUILTS
AS-BUILTS ADDED OCTOBER, 1996

*Checked
Colleen D'Amico
2/21/97*
*Need storm sewer easement for
Lot 211*

PREPARED FOR:
TOM JOHNSON CONSTRUCTION
413 KATY LANE
ST. CHARLES, MO 63303
PHONE: (314) 928-6420

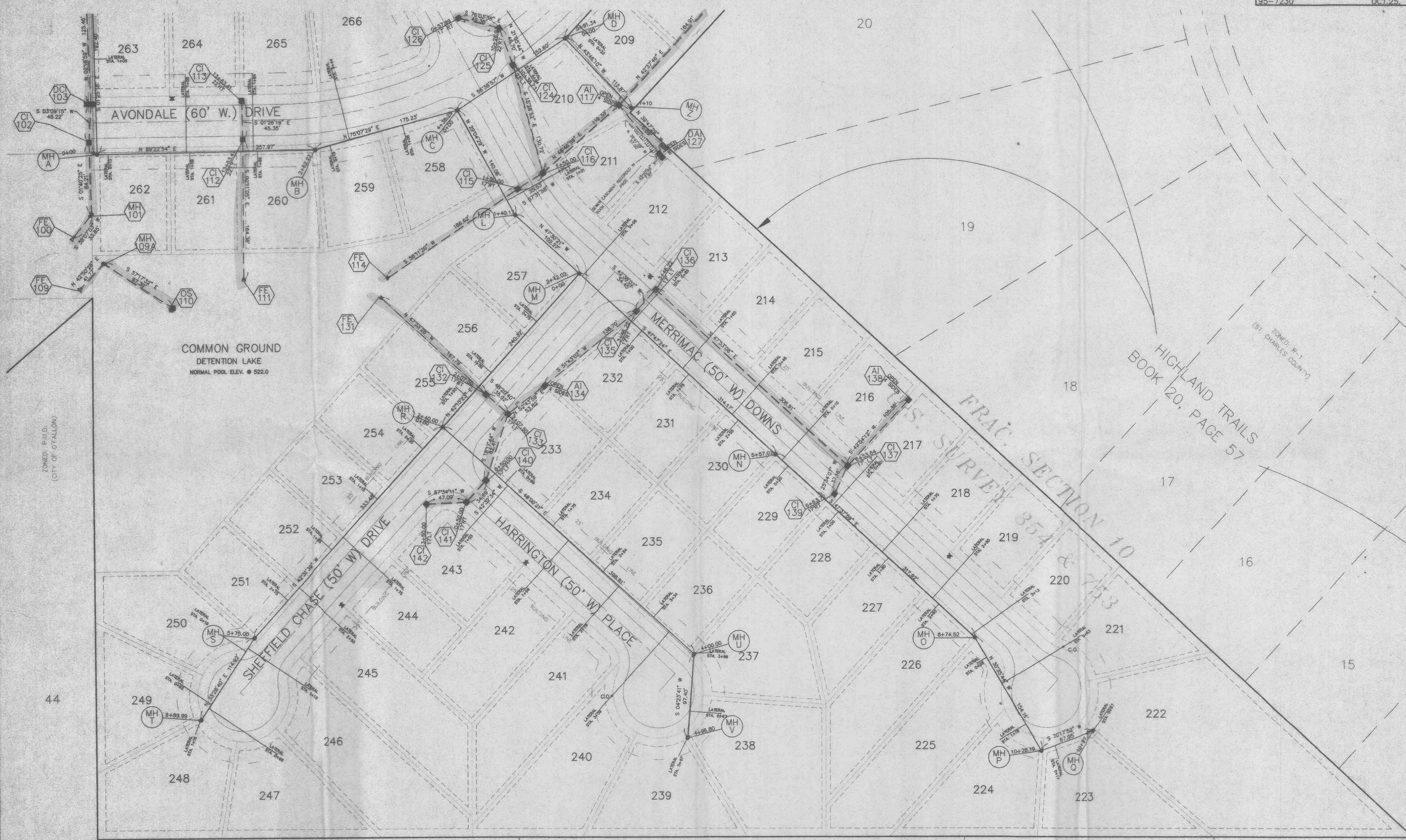
DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted by my seal are limited to this and that I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or service.

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BAX Engineering Company, Inc.
All Rights Reserved

REVISIONS
4/29/96 DUCKETT CREEK
4/29/96 CITY O'FALLON
5/17/96 DUCKETT CREEK

BAX
ENGINEERING
PLANNING
SURVEYING
1852 South Cloverleaf Drive
St. Peters, MO. 63770-6445
314-928-6552
FAX 928-1718

10-25-96
DATE
95-7230
PROJECT NUMBER
1 OF 7
SHEET OF
7230ASCV.DWG
FILE NAME
SAP
DRAWN CHECKED



COMMON GROUND
DETENTION LAKE
NORMAL POOL ELEV. @ 522.0

HIGHLAND TRAILS PLAT TWO
PLAT BOOK 20, PAGE 129

ZONED: R-1
(ST. CHARLES COUNTY)

AS-BUILTS ADDED OCTOBER, 1996



3
7

C:\DWG\7230\653 Thu Nov 14 13:25:21 1996

SECTION 3
 FRAC SECTION 10

ZONED: N.U.
 (ST. CHARLES COUNTY)

PROPERTY N/F OF
 CHARLES & ALTA JANE ARNOLD
 BOOK 1485 PAGE 225

FRAC. SECTION 10
 U.S. SURVEY 354 & 753



HIGHLAND TRAILS
 BOOK 80, PAGE 57

ZONED: R-1
 (ST. CHARLES COUNTY)

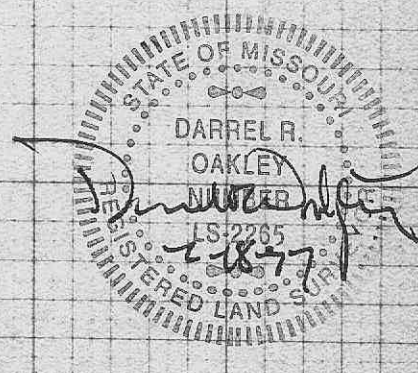
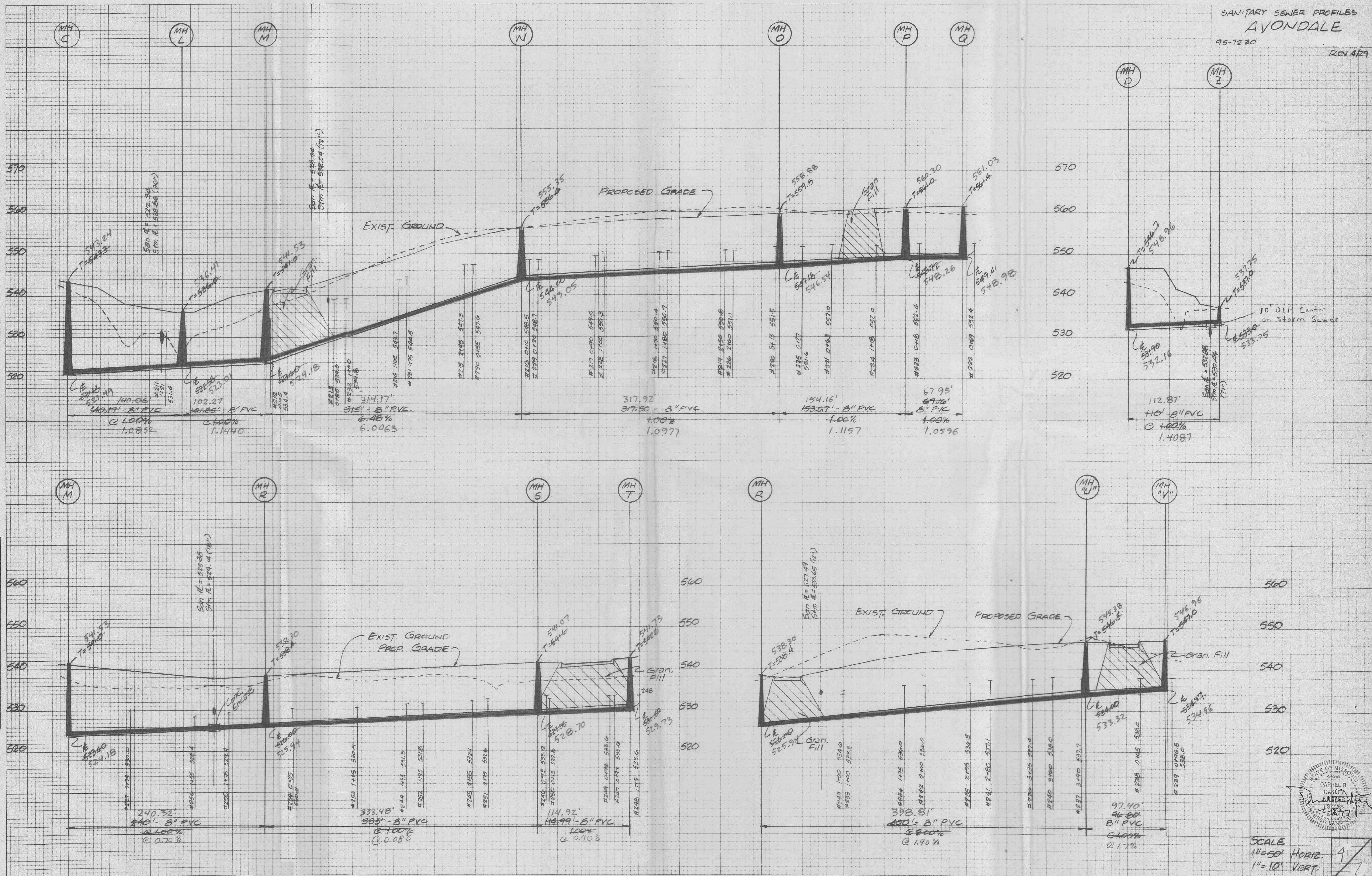


AS-BUILTS ADDED OCTOBER, 1996

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FINAL SURVEY PLOTTED TEMPLATE AREAS CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE AREAS CHECKED



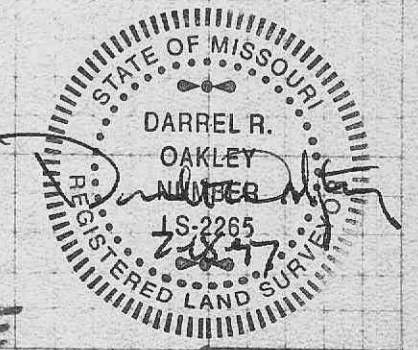
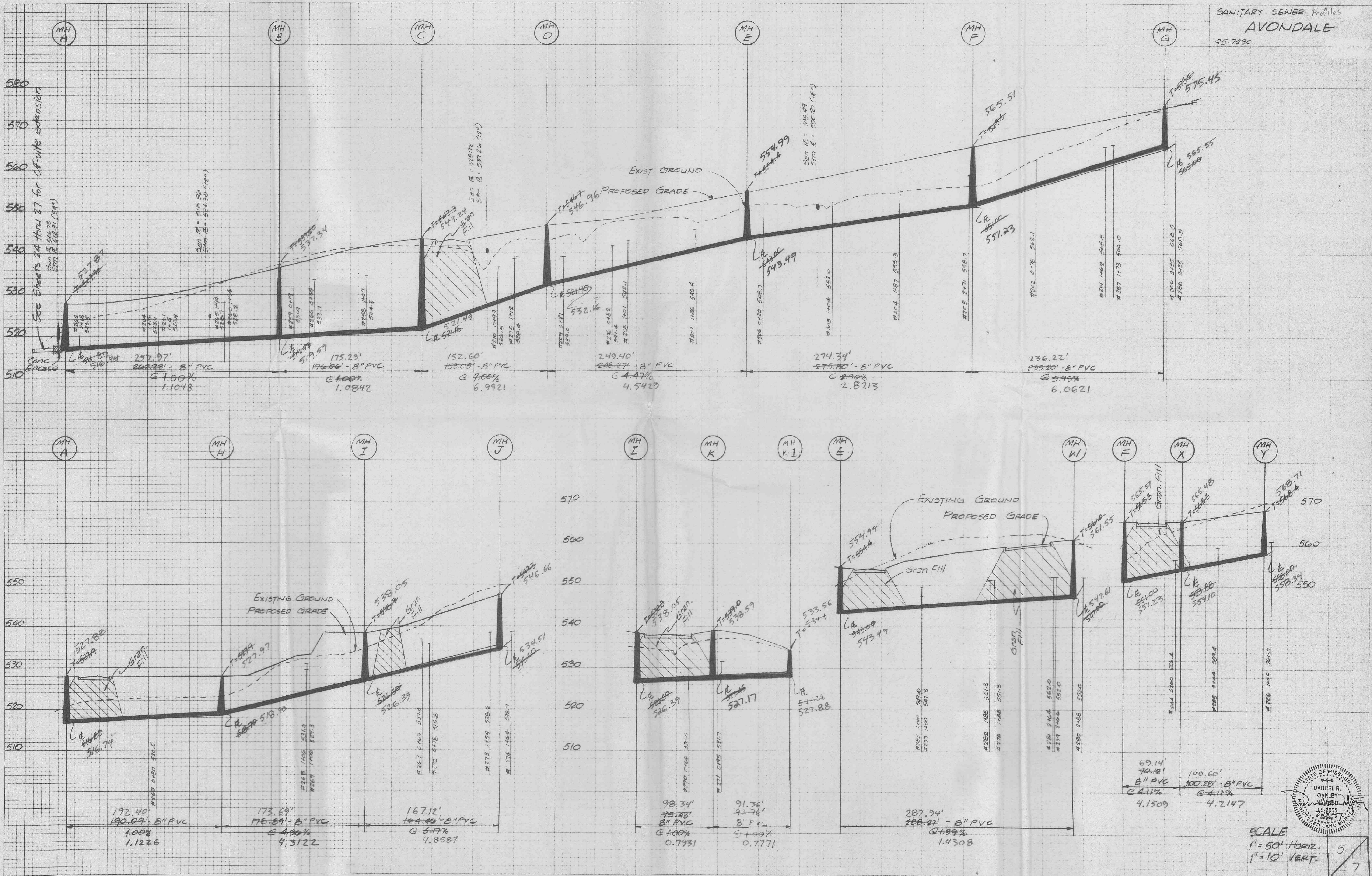
SCALE
 1" = 50' HORIZ.
 1" = 10' VERT.

AS-BUILTS Added October, 1996

SANITARY SEWER Profiles
AVONDALE
 95-7230

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ORIGINAL SURVEY SURVEYED PLOTTED TEMPLATE NOTE BOOK NO. AREAS CHECKED

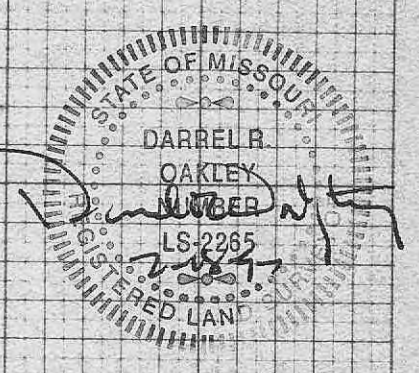
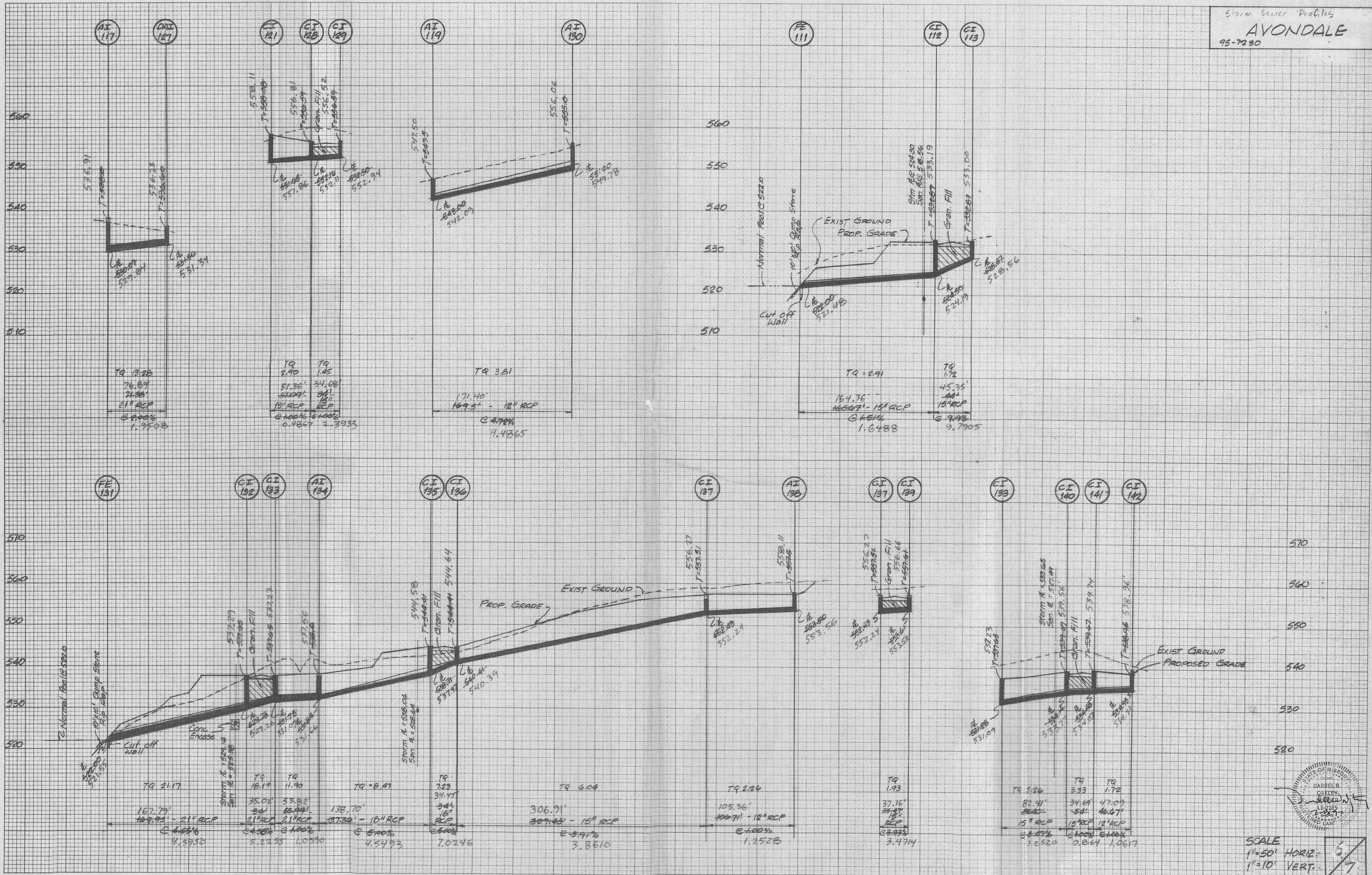


As-Builts Added October, 1996

Storm Sewer Profiles
AVONDALE
 95-7230

FINAL SURVEY SURVEYED BY DATE
 PLOTTED BY
 NOTE BOOK NO. TEMPLATE NO. AREAS CHECKED

ORIGINAL SURVEY SURVEYED BY DATE
 PLOTTED BY
 NOTE BOOK NO. TEMPLATE NO. AREAS CHECKED



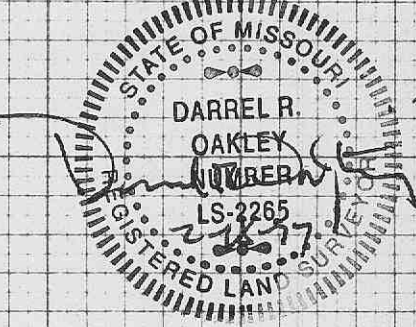
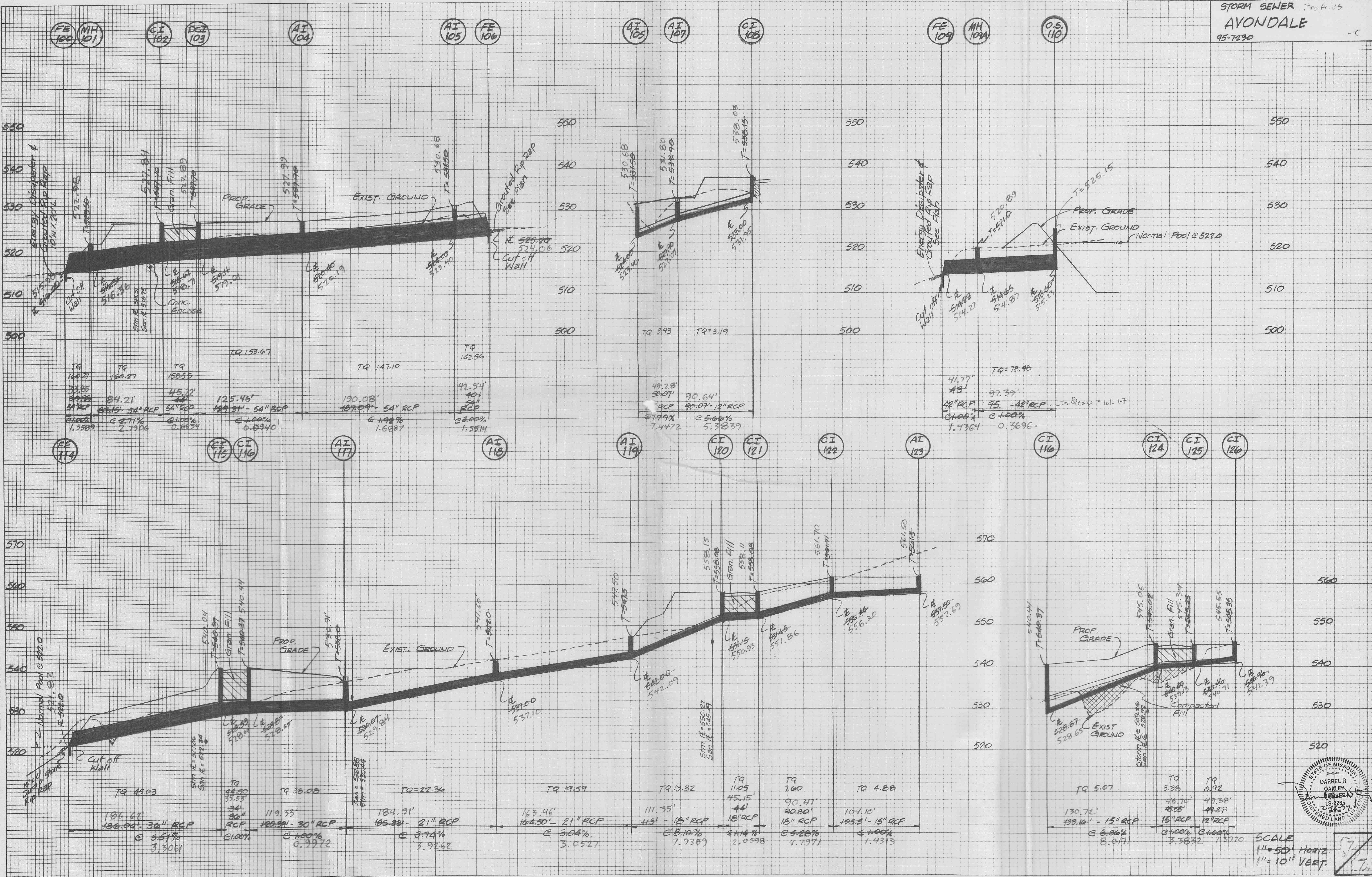
SCALE
 1" = 50' HORIZ.
 1" = 10' VERT.

As-Builts Added October, 1996

STORM SEWER
 AVONDALE
 95-7230

DATE: _____
 BY: _____
 ORIGINAL SURVEY PLOTTED _____
 SURVEY PLOTTED _____
 NOTE BOOK _____
 AREAS CHECKED _____

DATE: _____
 BY: _____
 ORIGINAL SURVEY PLOTTED _____
 SURVEY PLOTTED _____
 NOTE BOOK _____
 AREAS CHECKED _____



SCALE
 1" = 50' HORIZ.
 1" = 10' VERT.

As-Built's Added October, 1996