

DEVELOPMENT NOTES

- Area of Tract: .51 of 19.15 Acres
- Existing Zoning: C-2 (City of O'Fallon)
- Proposed Use: Office Building
- Setbacks: 25' Front
0' Side
0' Rear
50' Maximum Building Height

- Current Owner & Developer of Property:
LANDO DEVELOPMENT L.L.C.
423 JACKSON STREET
ST. CHARLES, MO 63301
(636) 947-0099
- Site is served by:
AmerenUE
Laclede Gas Company
Missouri American Public Water District No. 2
Verizon Telephone Company
Wentzville School District
Lake St. Louis Fire Protection District
City of O'Fallon Sewers
- No Flood Plain exists on this site per F.I.R.M. #29183 C 0220, dated March 17, 2003.
- Topographic information is per BAX Engineering on USGS datum.
- Boundary information is per Bax Engineering Survey during June 2001.
- Parking Requirements:
1 space per 300 sq. ft. of floor area.
4,950 sq. ft. / 300 = 16.50 ~ 17
Spaces required = 17
Spaces provided = 17 (including 1 handicap space)

Note: This facility is being parked as office use, if at any time the use should change and a retail entertainment use is operated within the facility (restaurant, night club, bar, ect.), this site plan will have to be brought back before the commission for review to determine the existing parking can accommodate the new use.

- Landscape requirements:
1 tree per 40' of street frontage
111.91' / 40' = 2.80 trees required
3 trees provided

Not less than 6% of the interior of the parking lot shall be landscaped.
17 spaces x 270 sq. ft. = 4,590 x 6% = 275.40 sq. ft. required
Interior landscaping provided = 697.47 sq ft.
(Note: A complete Landscape Plan will be provided during Construction Phase).

- Site Calculations: 22,133 sq. ft. lot
Building area: 4,950 sq. ft. (22%)
Landscape area: 11,210.07 sq. ft. (51%)
Pavement area: 5,972.93 sq. ft. (27%)
- Prior to Construction Plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- All ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commission) that has a minimum height of at least as tall as the tallest unit that is being screened.

REFERENCE BENCHMARK

R.M. #45 - ELEV.=526.16 (U.S.G.S. DATUM)
CHISELED SQUARE ON THE SOUTHEAST WINGWALL OF
THE LAKE ST. LOUIS BOULEVARD BRIDGE OVER THE
SPILLWAY OF LAKE ST. LOUIS.



CALL BEFORE YOU DIG!
1-800-DIG-RITE

**A SET OF AS-BUILT PLANS FOR
PERUQUE CROSSING - LOT 6
TWO TRACTS OF LAND IN
U.S. SURVEY 54,
AND FRACTIONAL SECTION 26,
TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI**

PRINCIPLES & STANDARDS:

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When grading operations are completed or suspended for more than 30 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.
- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.
- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

**VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A**

- Seeding Rates:
- Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.
- Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)
- Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15
- Mulch Rates:
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)
- Fertilizer Rates:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

GRADING QUANTITIES:

- 498 C.Y. CUT (INCLUDES SUBGRADES)
663 C.Y. FILL (INCLUDES 15% SHRINKAGE)
165 (F) SHORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 95% of maximum density as determined by the standard Proctor Test, AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soil engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in the fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof tilling may be required to verify soil stability at the discretion of The City of O'Fallon.
- No area shall be cleared without the permission of the Project Engineer.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- No slopes shall exceed 3(Horizontal) : 1(Vertical).
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT.
- Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.
- Detention is provided on Common Ground of Peruque Crossing.
- All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
- All ground and roof hvac mechanical units to be screened from view.
- The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer. Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.
- Brick shall not be used in the construction of storm or sanitary sewer structures.
- The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring Type.
- Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign locations and sizes must be approved separately through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street from traffic control signs.
- All new utility line shall be located underground.
- All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
- Prior to Construction Site Plan approval, a photometric lighting plan in accordance with the city of O'Fallon's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.

GRADING NOTES:

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds, the grubbing and removal of roots and other surface obstructions from the site and the demolition and removal of any non-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disc'd prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamper rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layer.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

STORM SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED:
P.E./L.S.
DATE: 11/29/05

AS-BUILTS ADDED NOVEMBER 2005

STANDARD SYMBOLS & ABBREVIATIONS

TREE OR BUSH	○
LIGHT POLE	○
SANITARY SEWER & MANHOLE	—○—
STORM SEWER & INLET	—○—
MAILBOX	□
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
TELEPHONE LINE	—T—
CABLE TV LINE	—CATV—
OVERHEAD WIRE	—OHW—
UTILITY POLE	○
UTILITY POLE W/ DOWN GUY	○
FIRE HYDRANT	○
WATER VALVE	○
WATER METER	○
GAS VALVE	○
ROAD SIGN	○
TELEPHONE PEDESTAL	□ TEL. PED.
FENCE	—X—

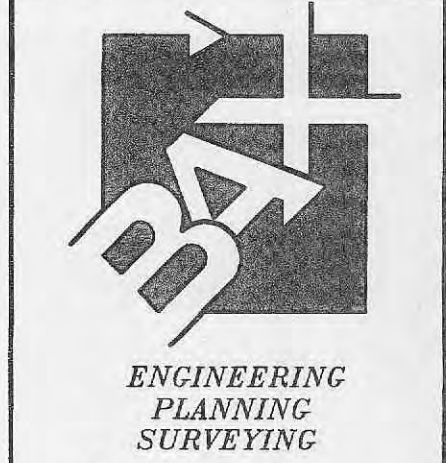
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NOV 28 2005
ENGINEERING DEPARTMENT

PREPARED FOR: FARM CREDIT SERVICES
#4 WESTBURY
ST. CHARLES, MO 63301

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and 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 survey.

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REVISIONS



1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

1-27-06
APPROVED

SHEET INDEX

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - PROFILES

11-21-05
DATE
00-11282H
PROJECT NUMBER
1 OF 3
SHEET OF
11282HASB.DWG
FILE NAME
BGC
DRAWN
DESIGNED CHECKED

CITY FILE #2001.06

File

NORFOLK AND SOUTHERN RAILROAD

R=2141.83' L=130.15'

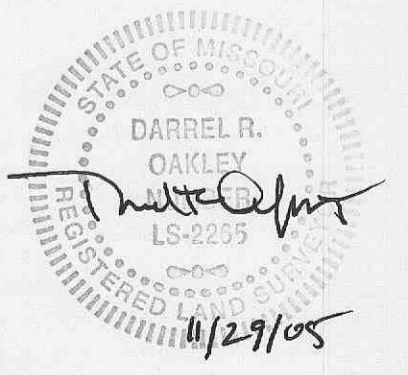
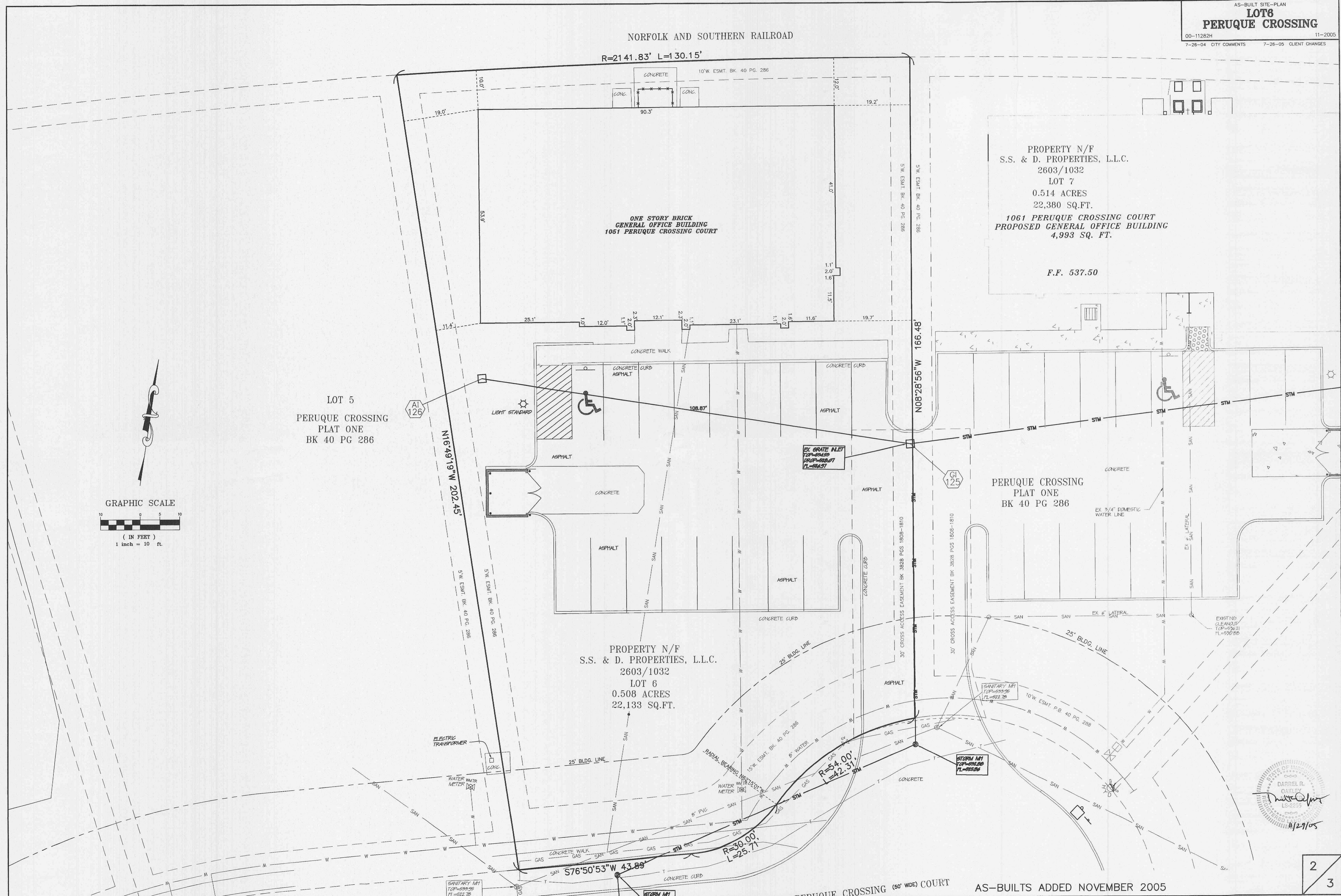
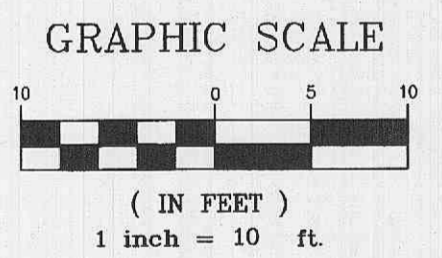
PROPERTY N/F
 S.S. & D. PROPERTIES, L.L.C.
 2603/1032
 LOT 7
 0.514 ACRES
 22,380 SQ.FT.
 1061 PERUQUE CROSSING COURT
 PROPOSED GENERAL OFFICE BUILDING
 4,993 SQ. FT.

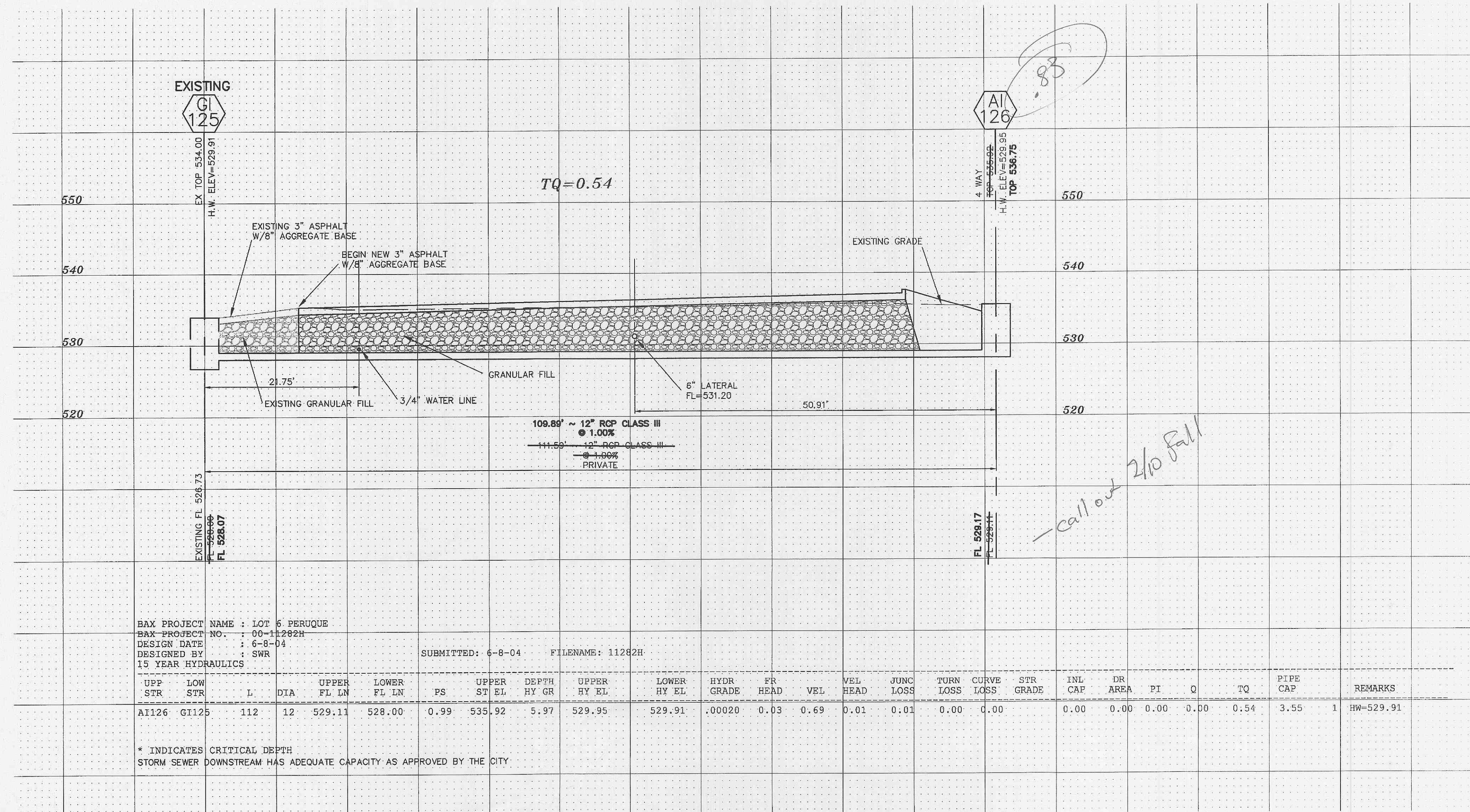
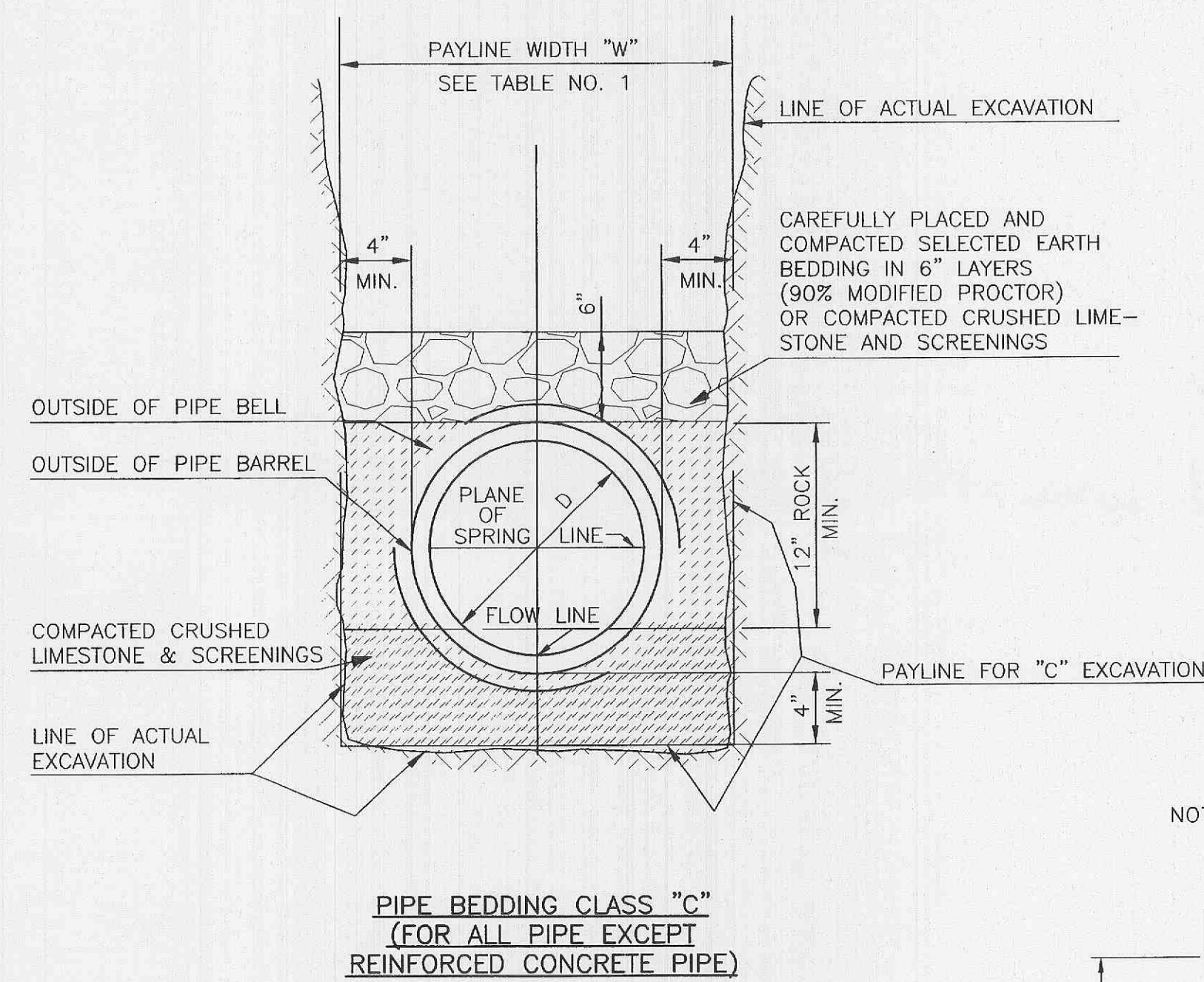
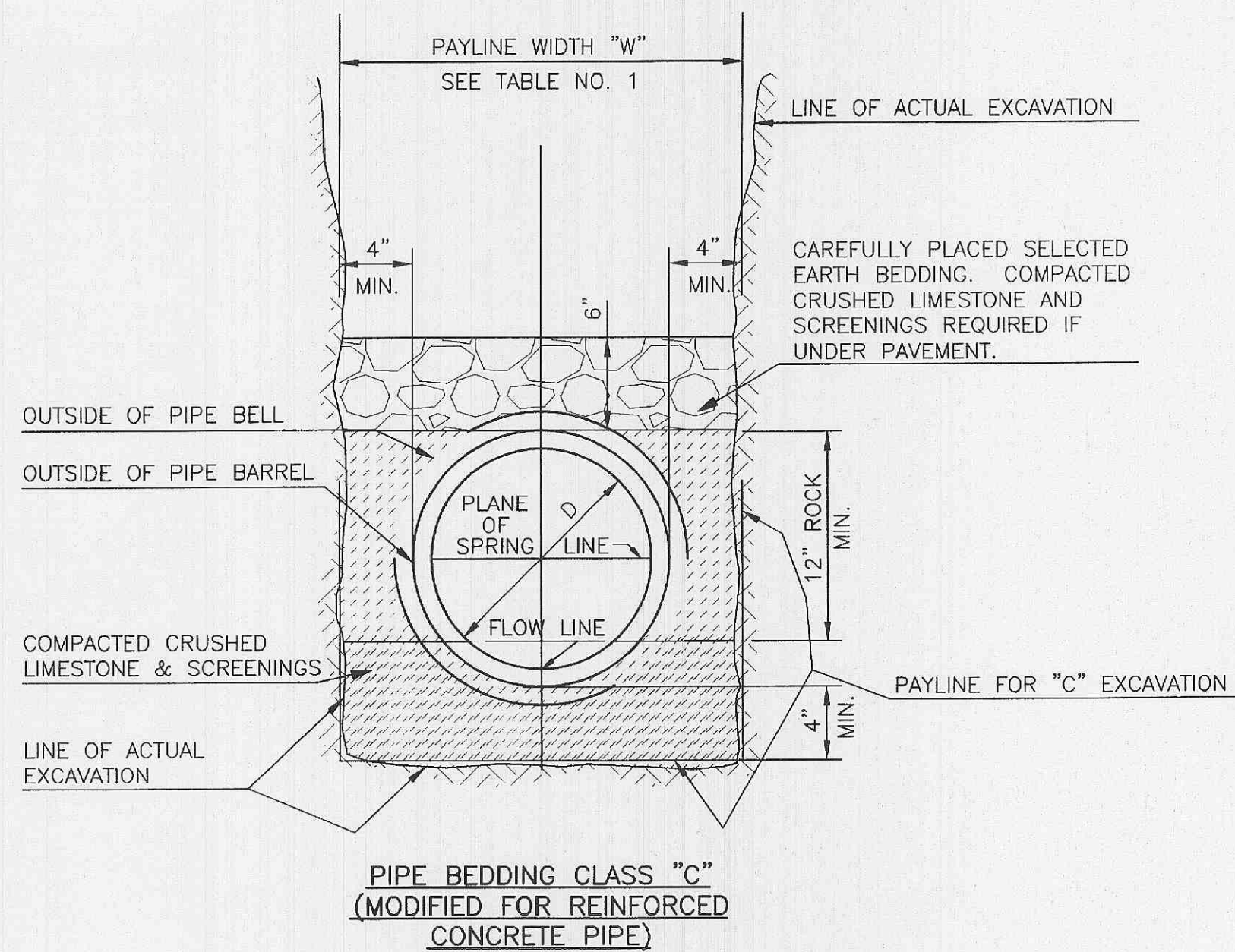
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LOT 5
 PERUQUE CROSSING
 PLAT ONE
 BK 40 PG 286

PROPERTY N/F
 S.S. & D. PROPERTIES, L.L.C.
 2603/1032
 LOT 6
 0.508 ACRES
 22,133 SQ.FT.

PERUQUE CROSSING
 PLAT ONE
 BK 40 PG 286





BAX PROJECT NAME : LOT 6 PERUQUE
 BAX-PROJECT NO. : 00-11282H
 DESIGN DATE : 6-8-04
 DESIGNED BY : SWR
 15 YEAR HYDRAULICS

EXISTING FL. 526.73
 EX. TOP 534.00
 H.W. ELEV. 529.91

109.89' ~ 12" RCP CLASS III
 @ 1.00%
 111.50' ~ 12" RCP CLASS III
 @ 1.00%
 PRIVATE

4 WAY
 H.W. ELEV. 529.95
 TOP 536.75

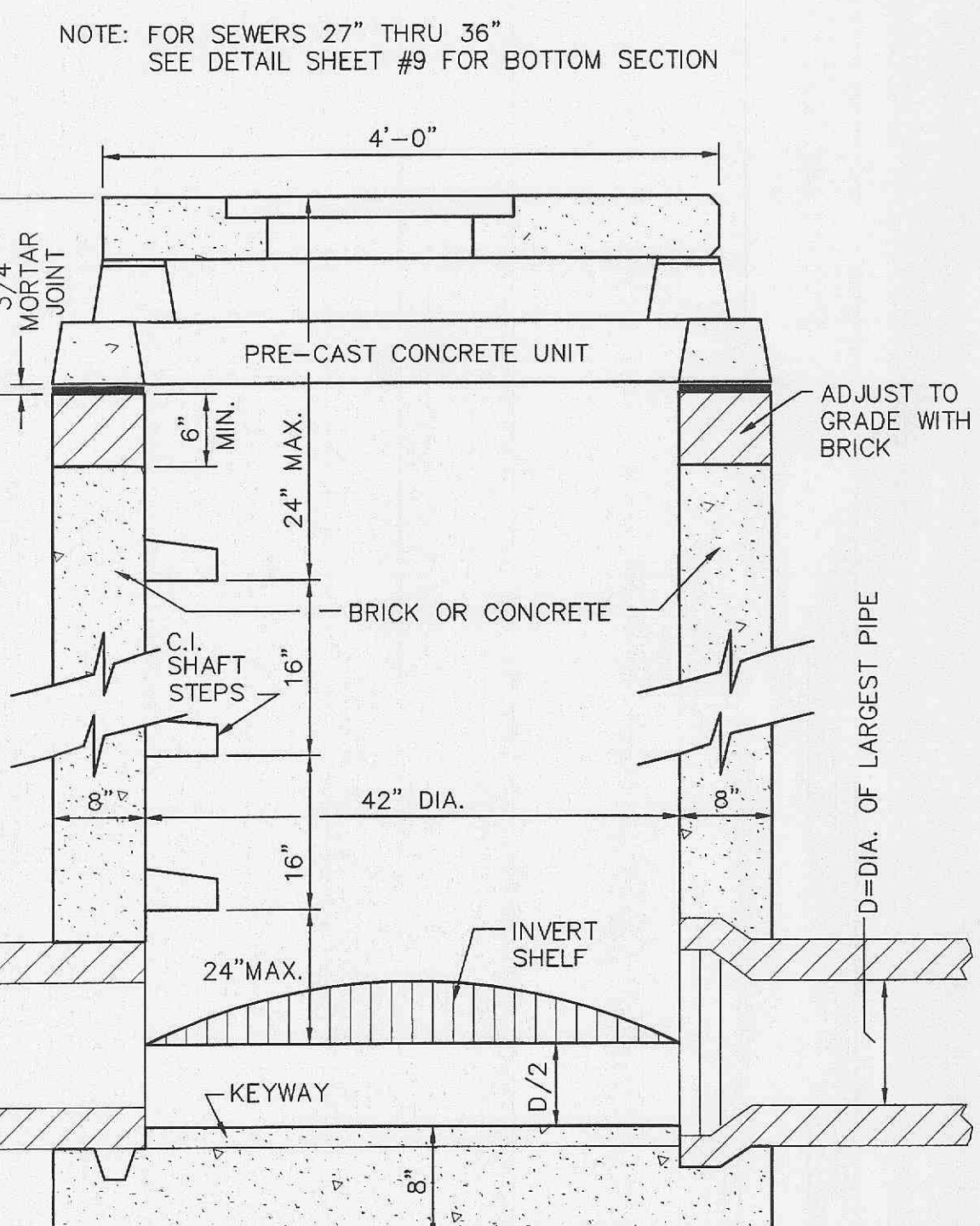
23.75'
 50.91'

EXISTING GRANULAR FILL
 GRANULAR FILL
 3/4" WATER LINE
 6" LATERAL FL=531.20

EXISTING GRADE

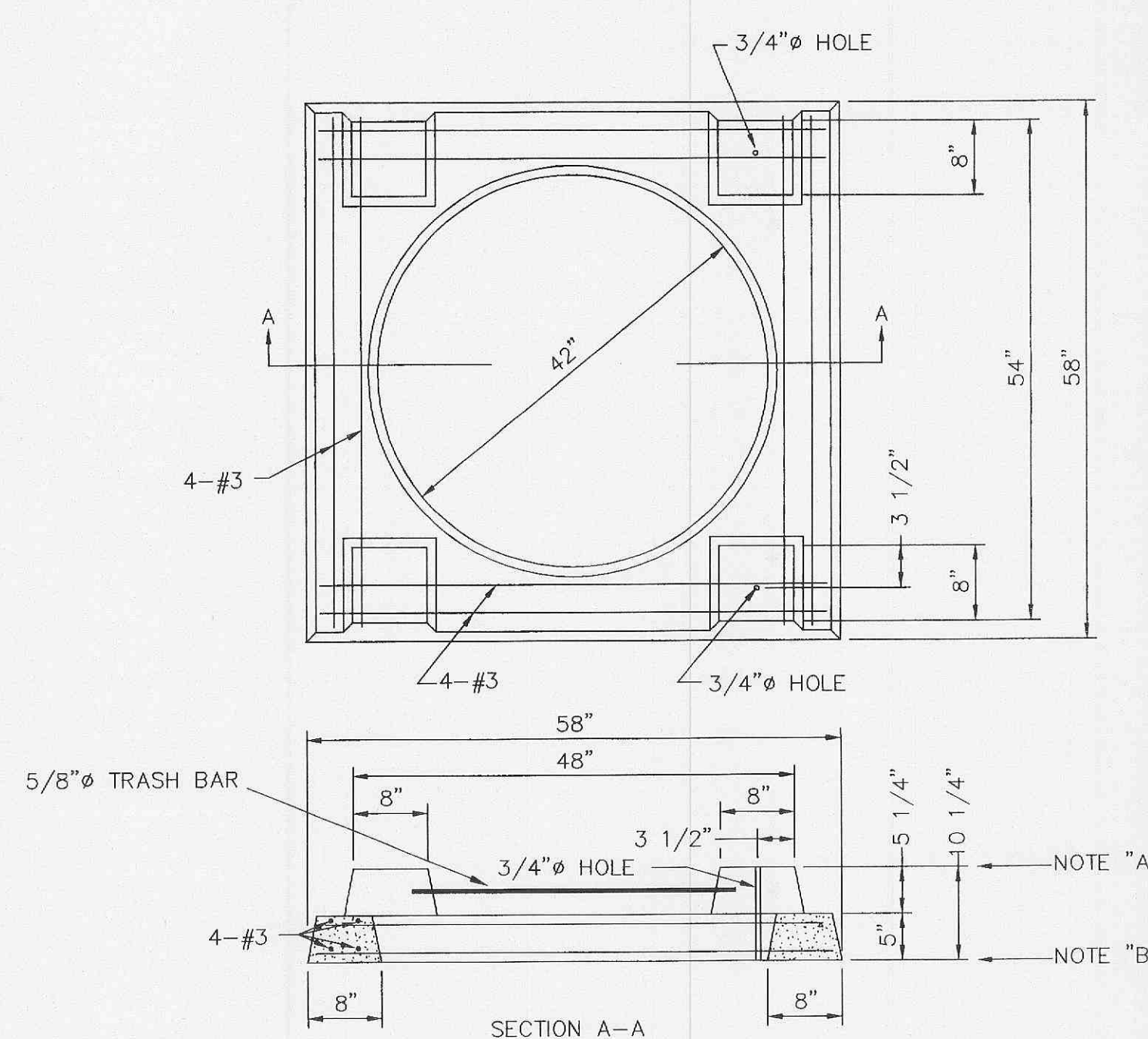
UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	REMARKS
AI126	GI125	112	12	529.11	528.00	0.99	535.92	5.97	529.95	529.91	.00020	0.03	0.69	0.01	0.01	0.00	0.00		0.00	0.00	0.00	0.00	0.54	3.55	1 HW=529.91

* INDICATES CRITICAL DEPTH
 STORM SEWER DOWNSTREAM HAS ADEQUATE CAPACITY AS APPROVED BY THE CITY



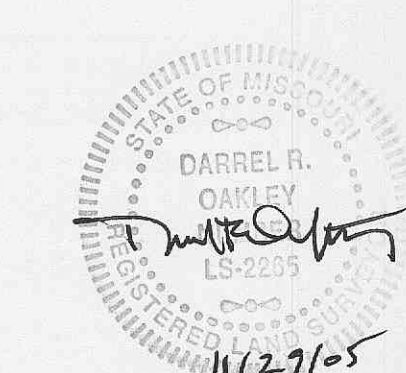
ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
Inside Diameter of Pipe (Inches)	"W" Payline Width of Trench (Inches)	"W" Payline Width of Trench (Feet)	Pay-volumes cu. ft. per ft. Concrete Encasement	Inside Diameter of Pipe (Inches)	"W" Payline Width of Trench (Inches)	"W" Payline Width of Trench (Feet)	Pay-volumes cu. ft. per ft. Concrete Encasement
4	28	2.33	3.20				
6	28	2.33	3.46				
8	28	2.33	3.70				
10	28	2.33	3.86				
12	28	2.33	3.98				
15	32	2.67	4.89				

TABLE NO. 1
 PAYLINE WIDTHS OF TRENCH AND
 PAY-QUANTITIES OF CONCRETE



4000 P.S.I. CONCRETE REQUIRED

NOTES:
 A. SET STANDARD INLET STONE IN 3/4" MORTAR BED AND DOWEL WITH 5/8" @ 1'-0" LONG PINS AND GROUT.
 B. RAISE TO FINAL GRADE WITH COURSES OF BRICK AND SET THE UNIT TO BASE WITH 3/4" MORTAR BED.
 C. THIS UNIT TO BE USED WITH 42" I.D., POURED IN PLACE CONCRETE OR BRICK BASE.



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

AREA INLET
 (12" THRU 24")

PRECAST CONCRETE UNIT
 FOR
 4-WAY AREA INLET

R=2141.83' L=130.15'

A TRACT OF LAND BEING ALL OF
 LOT 6 OF "PERUQUE CROSSING PLAT ONE",
 P.B. 40 PG. 286, IN SECTION 26, TOWNSHIP 46 NORTH,
 RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

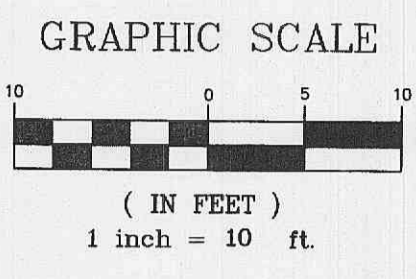
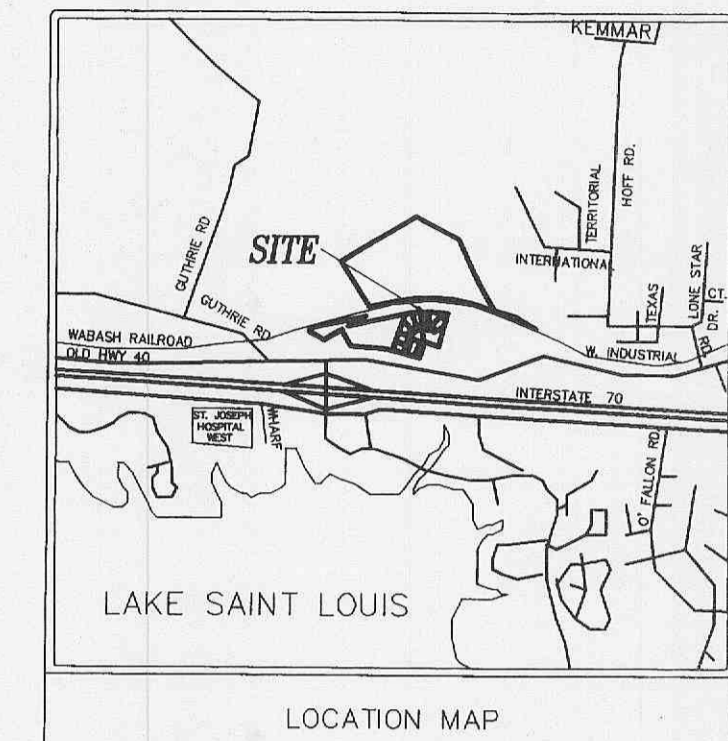
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PROPERTY N/F
 S.S. & D. PROPERTIES, L.L.C.
 2603/1032
 LOT 7
 0.514 ACRES
 22,380 SQ.FT.
 1061 PERUQUE CROSSING COURT
 PROPOSED GENERAL OFFICE BUILDING
 4,993 SQ. FT.

F.F. 537.50

LEGEND

- - UTILITY POLE
- - IRON PIPE
- ⊙ - SANITARY MANHOLE
- T — TELEPHONE LINE
- OHW — OVERHEAD ELECTRIC
- SAN — SANITARY SEWER
- STM — STORM SEWER
- W — WATER LINE
- GAS — GAS LINE
- GUY WIRE
- WATER VALVE
- WATER METER
- EXISTING TREE
- FIRE HYDRANT
- LIGHT STANDARD
- GAS VALVE
- x 535.23 - PROPOSED SPOT ELEVATION
- x 535.23 - AS-BUILT SPOT ELEVATION



LOT 5
 PERUQUE CROSSING
 PLAT ONE
 BK 40 PG 286

PROPERTY N/F
 S.S. & D. PROPERTIES, L.L.C.
 2603/1032
 LOT 6
 0.508 ACRES
 22,133 SQ.FT.

PERUQUE CROSSING
 PLAT ONE
 BK 40 PG 286

GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "PERUQUE CROSSING PLAT ONE", AS RECORDED IN PLAT BOOK 40 PAGES 286 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF S.S. AND D. PROPERTIES, L.L.C. BY DEED RECORDED IN BOOK 2603 PAGE 1032 OF THE ST. CHARLES COUNTY RECORDS.
3. THE UNDERGROUND UTILITIES SHOWN ARE PER THE APPROVED CONSTRUCTION PLANS FOR THIS PROJECT.

DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and 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 survey.

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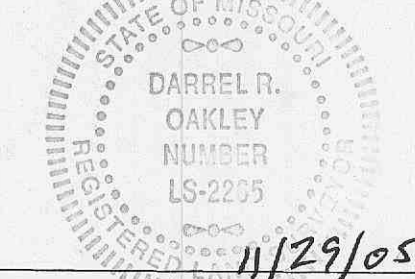
REVISIONS

NO.	DATE	DESCRIPTION

**ENGINEERING
 PLANNING
 SURVEYING**

1052 South Cloverleaf Drive
 St. Peters, MO. 63376-8445
 636-928-5552
 FAX 928-1718

THIS IS TO CERTIFY THAT WE HAVE DURING NOVEMBER, 2005, BY ORDER OF FARM CREDIT SERVICES, EXECUTED AS-BUILT SURVEY OF THE EXISTING IMPROVEMENTS TO VERIFY THAT THEY WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS FOR "A TRACT OF LAND BEING ALL OF LOT 6 OF "PERUQUE CROSSING PLAT ONE", PLAT BOOK 40 PAGE 286, IN SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BAX ENGINEERING COMPANY, INC.
 DARREL R. OAKLEY
 MISSOURI PROFESSIONAL LAND SURVEYOR #2265
 11/29/05

11-21-05
 DATE
 01-11282HA
 PROJECT NUMBER
 1 of 1
 SHEET OF
 11282HASB
 FILE NAME
 BCC DRO
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 JR/JK 11-05
 SURVEY BY DATE

E:\DWG\11000PLUS\11282H-L0T 6 PERUQUE CROSSING\SURVEY AS-BUILTS\11282HASB.dwg, B AND I, 11/23/2005 7:55:33 AM, Sta 54 BCC,Sta 54 BCC