

RECORD (AS-BUILT) SURVEY
LOT 2A OF "PIDGEON PARK WEST PLAT 3" AS RECORDED IN PLAT BOOK 45, PAGE 57,
IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M.
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
N.T.S.

LEGEND

- FND IRON PIPE OR IRON ROD
- SET 5/8" REBAR W/CAP
- △ DELTA OF A CURVE
- TELEPHONE SPLICE BOX
- TREE
- MANHOLE
- WATER VALVE
- SAN SANITARY SEWER
- LIGHT STANDARD
- INLET
- △ FLARED END SECTION
- PROPERTY LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - SETBACK LINE
- - - GAS LINE
- ===== STORM SEWER
- ===== SANITARY SEWER
- - - FENCE

SHEET INDEX

COVER SHEET	S1
PLAN SHEET AS-BUILT	S2
SEWER AS-BUILT PLAN & PROFILE	C3.2
SEWER DETAIL	C3.4

NOTE: SHEETS C3.2 AND C3.4 ARE COPIES OF THE SIGNED AND SEALED FINAL MEASUREMENTS SUBMITTED AND APPROVED ON SEPTEMBER 13, 2006. PLANNING AND ZONING FILE #BA-V-05-66

NOTES

- AREA OF LOT 2A IS 62,212 SQ FT OR 1.428 ACRES±.
- ACCORDING TO F.E.M.A. COMMUNITY PANEL NO. 29183C 0237 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996, AND LETTER OF MAP REVISION DATED AUGUST 21, 2008, THE PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATION 508-513) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN). ELEVATION IS BASED OFF OF FEMA BENCH MARK RM62 (A CHISELED SQUARE) ON THE TOP OF THE SOUTH HEADWALL IN THE MIDDLE OF MEXICO ROAD BRIDGE; ELEVATION = 514.10. (ELEVATION DATUM SHOWN ON PLAT IS NAVD '88)
- BASIS OF BEARING: THE SOUTHERLY LINE OF LOT 4 (N.67-21'-14" E) SHOWN ON THE PRELIMINARY SITE AND SUBDIVISION PLAN FOR "PIDGEON PARK WEST PLAT 2" DATED 10-31-01 BY KUHLMANN DESIGN GROUP, INC., BEING THE NORTHERLY LINE OF "AUTUMN CHASE - PLAT ONE" (SHOWN AS N.67-21'-22" E) ON THE PLAT RECORDED IN PLAT BOOK 30 ON PAGE 387 IN THE ST. CHARLES COUNTY RECORDER OF DEED'S OFFICE.
- ZONED "C-2" GENERAL BUSINESS PER CITY OF O'FALLON, MISSOURI SEC. 400.125.4(A) YARD AND SETBACK REQUIREMENTS
 - A. FRONT YARD. NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.
 - B. SIDEYARDS. NO SIDE YARD IS REQUIRED EXCEPT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 - C. REAR YARDS. NO REAR YARD IS REQUIRED EXCEPT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
- SQUARE FOOTAGE OF EXISTING BUILDINGS HAVE BEEN CALCULATED FROM OUTSIDE DIMENSIONS MEASURED APPROXIMATELY FIVE (5) FEET ABOVE GRADE FOR THE FIRST FLOOR ONLY.
- PARKING SPACES:
 - REGULAR SPACES = 94
 - HANDICAP SPACES = 5
 - TOTAL SPACES = 99
- PARTS OF EXISTING FENCE AND RETAINING WALL WHICH LIES OUTSIDE OF THE DRAINAGE EASEMENT DESCRIBED IN PLAT BOOK 190, PAGE 650 (ITEM #10).
- BUILDING IS CURRENTLY OCCUPIED BY RED ROBIN.
- BUILDING IS A 1 STORY BRICK/STUCCO BUILDING
 - HEIGHT=15.5 FEET
 - SQUARE FEET=6,584

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF RED ROBIN INTERNATIONAL, INC., KUHLMANN DESIGN GROUP, INC. PERFORMED A RECORD (AS-BUILT) SURVEY OF A TRACT OF LAND BEING LOT 2A OF "PIDGEON PARK WEST PLAT 3" AS RECORDED IN PLAT BOOK 45, PAGE 57, IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M., OF THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE SHOWN HEREON. WE FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM RECORDED INFORMATION AND AN ACTUAL FIELD SURVEY, AND ARE IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS SET FORTH BY THE CITY OF O'FALLON, MISSOURI.

Michael S. Huber 5-10-12
 MICHAEL S. HUBER, PLS No. 002491
 STATE OF MISSOURI, LICENSE EXPIRES DECEMBER 31, 2013
 KDG CORPORATE LICENSE No. 000078
 STATE OF MISSOURI, LICENSE EXPIRES DECEMBER 30, 2012

**RECORD (AS-BUILT) SURVEY OF LOT 2A IN
PIDGEON PARK WEST PLAT 3**

SURVEY DATA:
 SURVEY DATE: APRIL 2012
 FIELD CREW: WSM
 FIELD BOOK: 728H

CLIENT:
 RED ROBIN INTERNATIONAL
 6312 S. FIDDLERS GREEN CIRCLE, SUITE 200N
 GREENWOOD VILLAGE, COLORADO 80111
 PHONE (303) 846-5121
 FAX (720) 493-2735

**Kuhlmann
Design
Group, Inc.**
 66 PROGRESS PARKWAY
 MARYLAND HEIGHTS, MO 63043
 Tel: (314) 621-8898
 St. Louis, Missouri
 Beltsville, Illinois



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.



NO.	DATE
PROJECT NO. 120044	CONTRACT NO. 0001
DRAWN SRH	CHECKED JPB/MSH
DATE APRIL 2012	

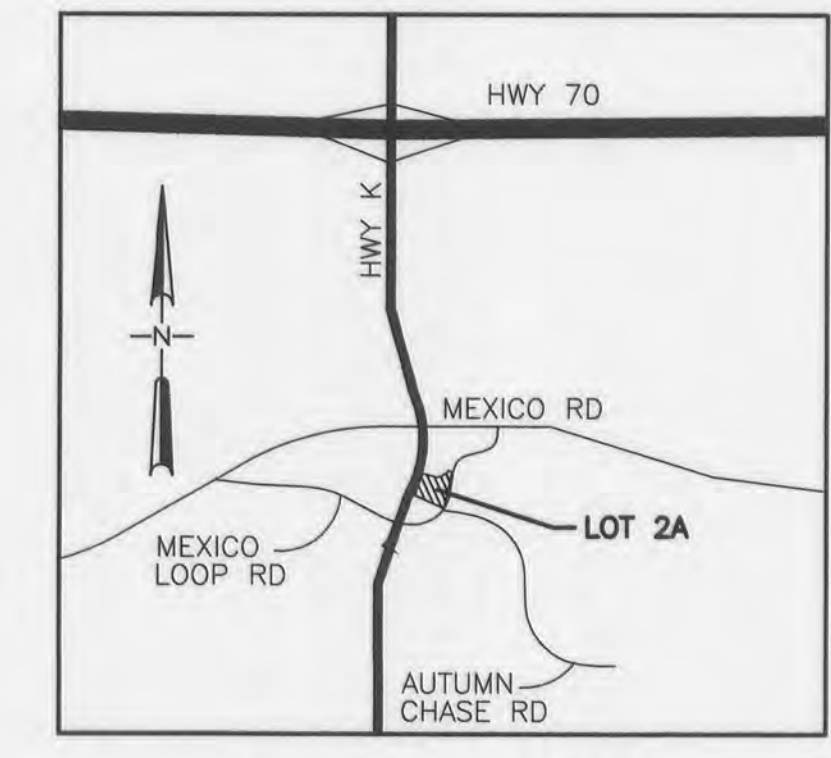
**AS-BUILT
SURVEY
COVER PAGE**

SHEET 1 OF 4

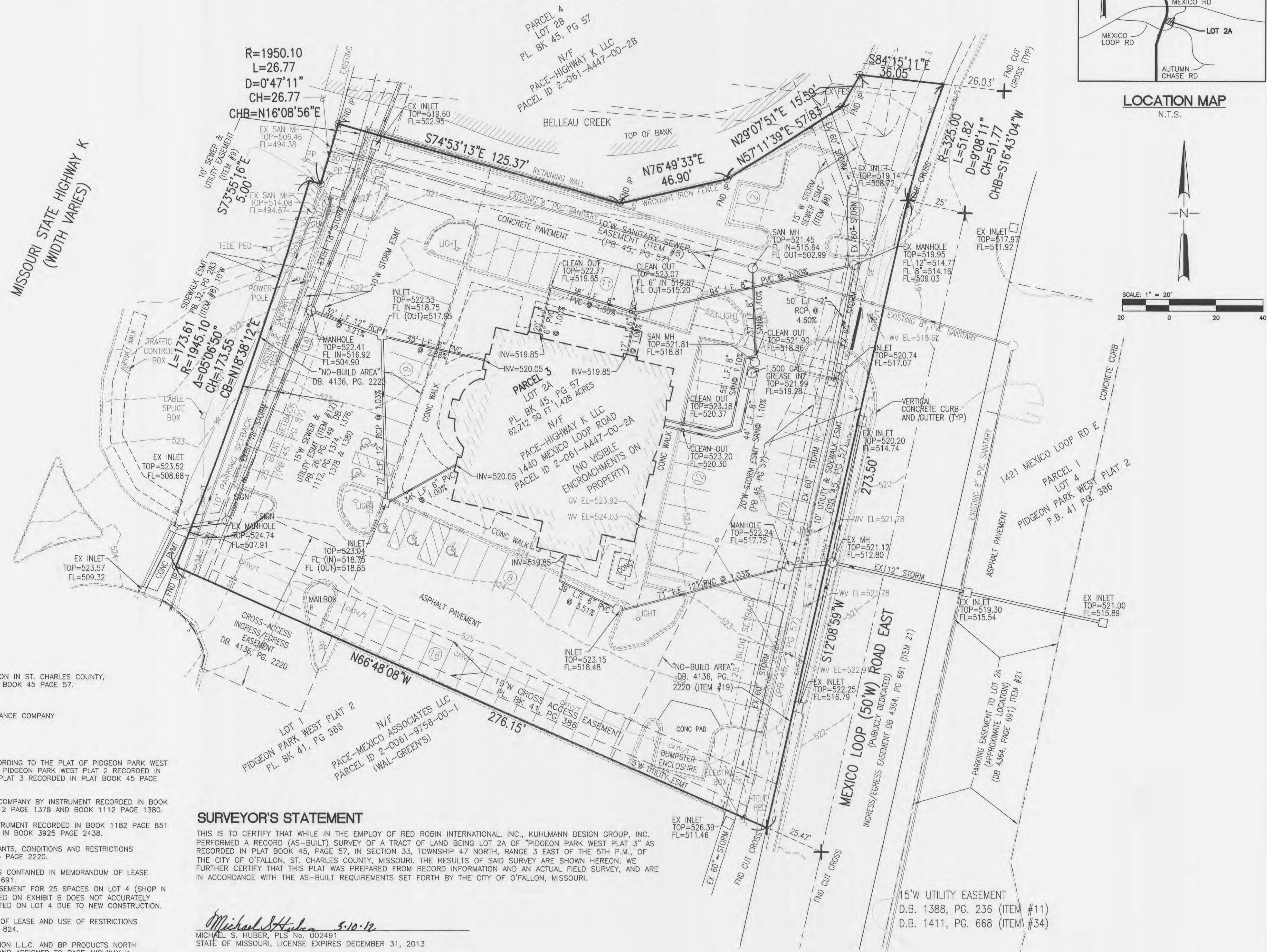
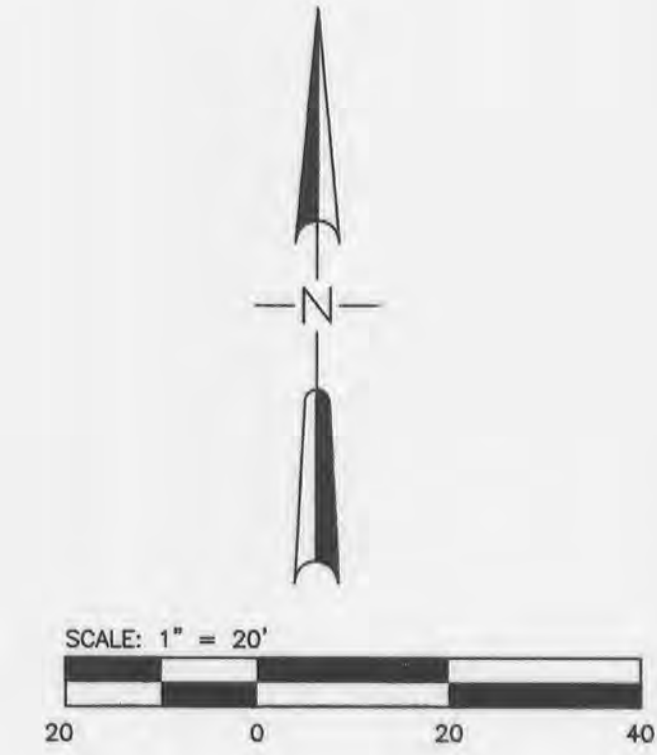
S1

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AS-BUILT SURVEY
LOT 2A OF "PIDGEON PARK WEST PLAT 3" AS RECORDED IN PLAT BOOK 45, PAGE 57,
IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M.
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
N.T.S.



PROPERTY DESCRIPTION

PARCEL 3
 LOT 2A OF PIDGEON PARK WEST PLAT 3, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45 PAGE 57.

SCHEDULE 'B' ITEMS:

- TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO.: 10-16734
 EFFECTIVE DATE: JANUARY 26, 2011
- ITEMS 1.-7. ARE NOT SURVEY RELATED MATTERS.
- SUBJECT TO BUILDING LINES AND EASEMENTS ACCORDING TO THE PLAT OF PIDGEON PARK WEST SUBDIVISION RECORDED IN PLAT BOOK 32 PAGE 283, PIDGEON PARK WEST PLAT 2 RECORDED IN PLAT BOOK 41 PAGE 386 AND PIDGEON PARK WEST PLAT 3 RECORDED IN PLAT BOOK 45 PAGE 57.
 - SUBJECT TO EASEMENTS GRANTED TO AMOCO OIL COMPANY BY INSTRUMENT RECORDED IN BOOK 1112 PAGE 1374, BOOK 1112 PAGE 1376, BOOK 1112 PAGE 1378 AND BOOK 1112 PAGE 1380.
 - SUBJECT TO RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1182 PAGE 851 WHICH WAS PARTIALLY RELEASED BY DEED RECORDED IN BOOK 3925 PAGE 2438.
 - SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ACCORDING TO INSTRUMENT RECORDED IN BOOK 4136 PAGE 2220.
 - SUBJECT TO ACCESS AND PARKING EASEMENTS AS CONTAINED IN MEMORANDUM OF LEASE RECORDED DECEMBER 6, 2005, IN BOOK 4364 PAGE 691.
 NOTE: BOOK 4364 PAGE 691 RESERVES A PARKING EASEMENT FOR 25 SPACES ON LOT 4 (SHOP N SAVE) FOR THE BENEFIT OF LOT 2A. THE ARE DEPICTED ON EXHIBIT B DOES NOT ACCURATELY REFLECT THE CURRENT PARKING CONFIGURATION LOCATED ON LOT 4 DUE TO NEW CONSTRUCTION.
 - SUBJECT TO RESTRICTIONS CONTAINED IN NOTICE OF LEASE AND USE OF RESTRICTIONS RECORDED NOVEMBER 12, 2010 IN BOOK 5493 PAGE 824.
 - SUBJECT TO AGREEMENT BETWEEN PACE-ACQUISITION L.L.C. AND BP PRODUCTS NORTH AMERICA, INC., RECORDED IN BOOK 3789 PAGE 332 AND ASSIGNED TO PACE-HIGHWAY K ACCORDING TO INSTRUMENT RECORDED IN BOOK 3970 PAGE 1378, BOOK 3789 PAGE 315, BOOK 3789 PAGE 344 AND BOOK 3970 PAGE 1378.

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AS-BUILT SURVEY OF LOT 2A IN
 PIDGEON PARK WEST PLAT 3

Kuhlmann
 Design
 Group, Inc.

66 PROGRESS PARKWAY
 MARYLAND HEIGHTS, MO 63043
 Tel: (314) 621-8888
 St. Louis, Missouri
 Brentwood, Missouri



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 herein.



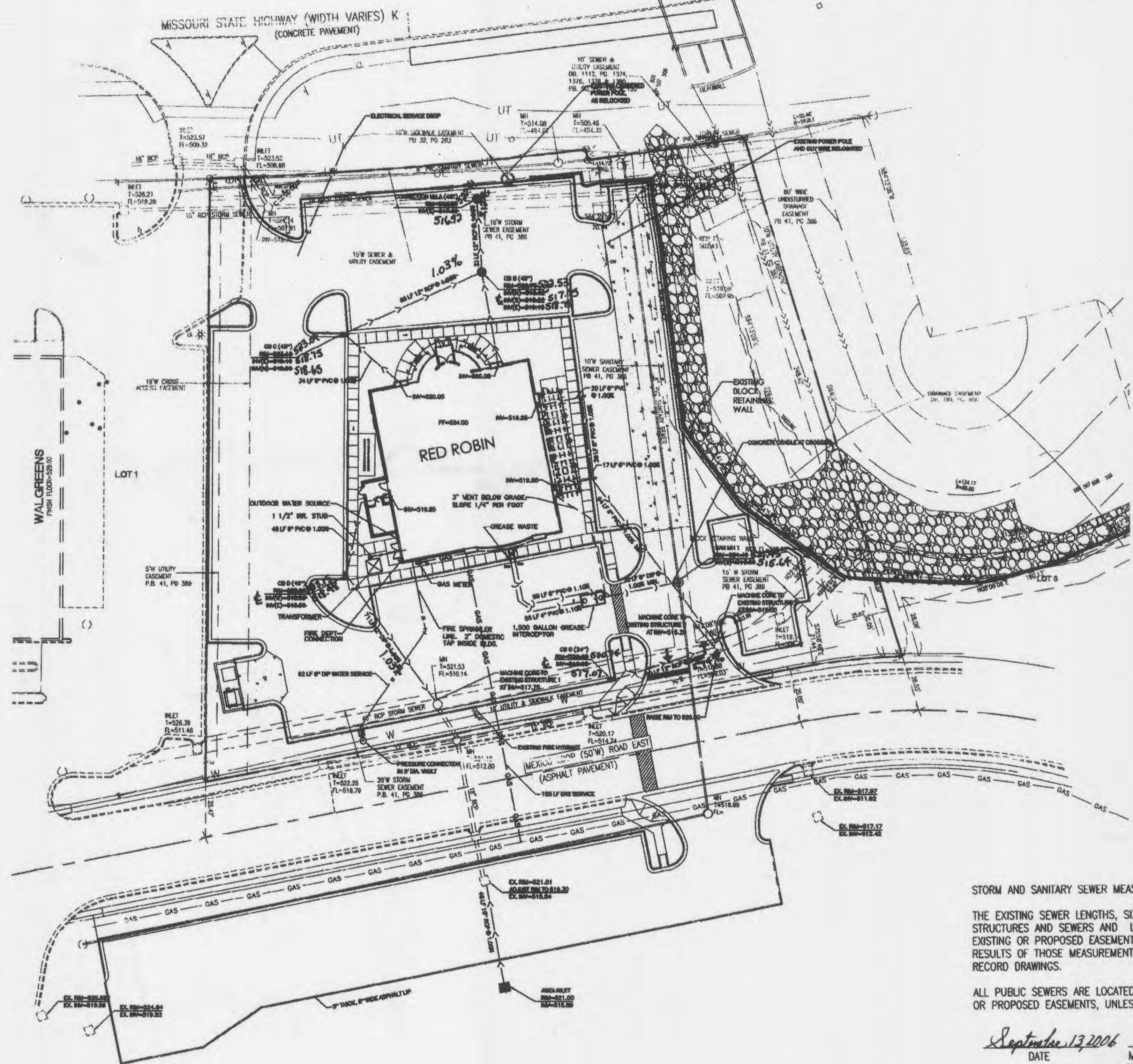
NO.	DATE
PROJECT NO. 120044	CONTRACT NO. 0001
DRAWN SRH	CHECKED JPB/MSH
DATE APRIL 2012	

AS-BUILT SURVEY

SHEET 2 OF 4

S2

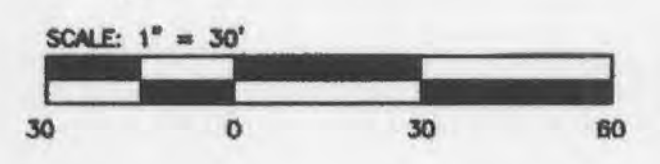
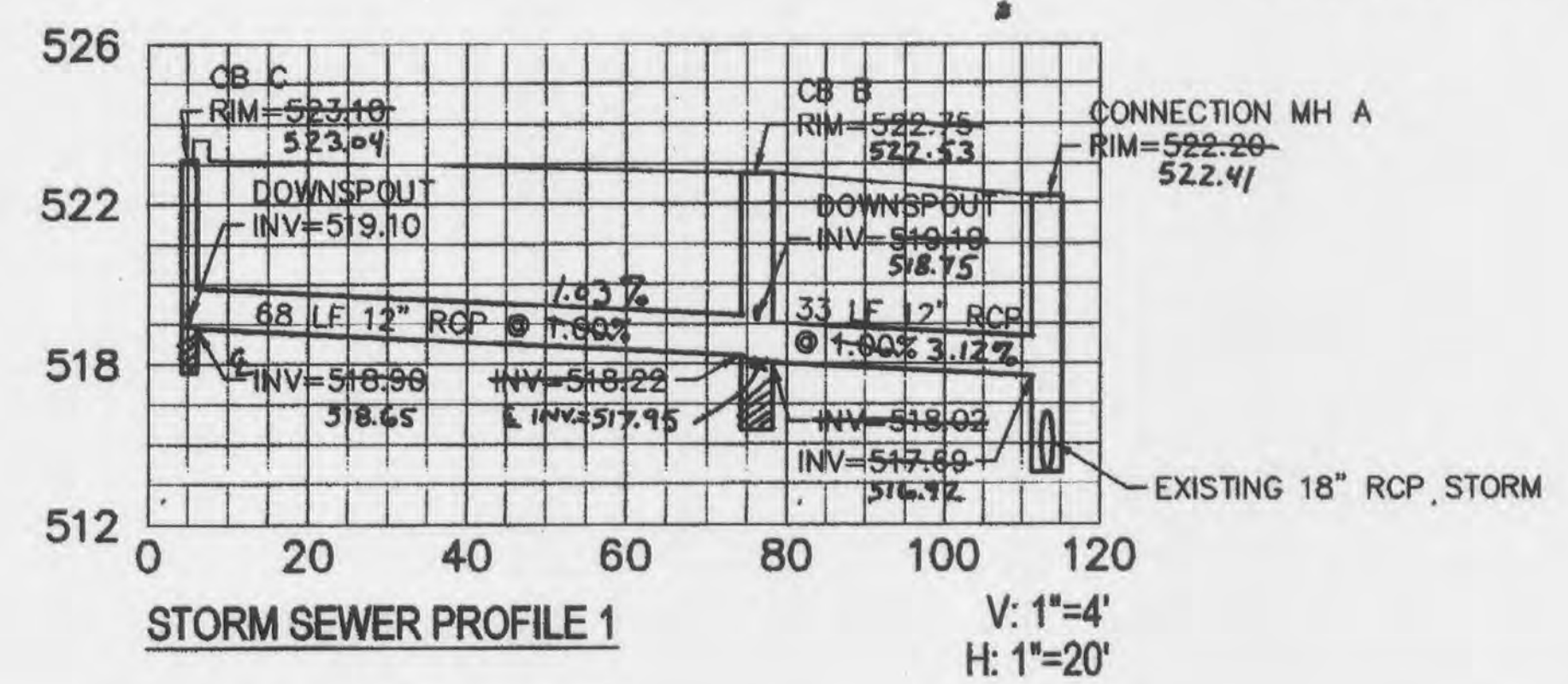
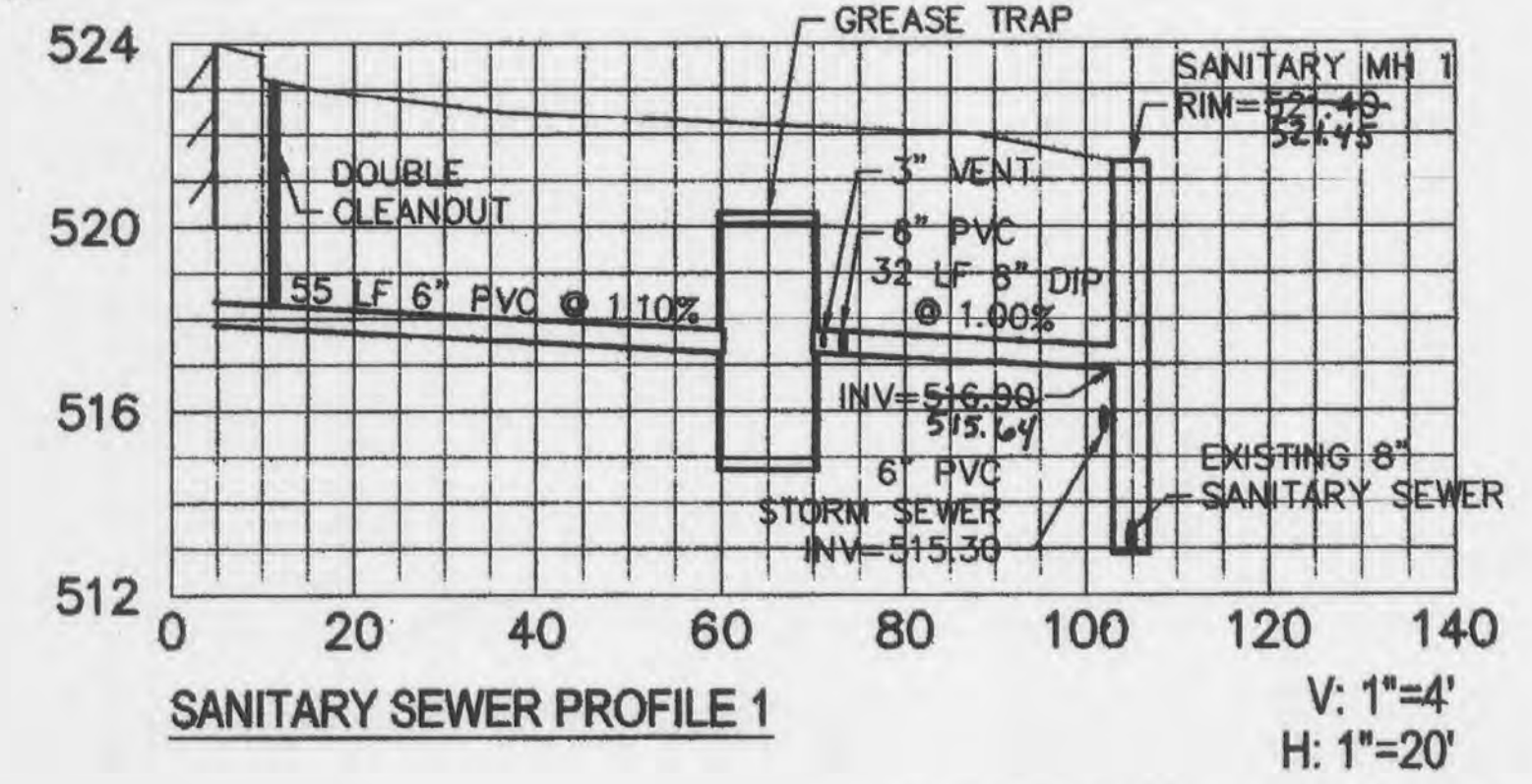
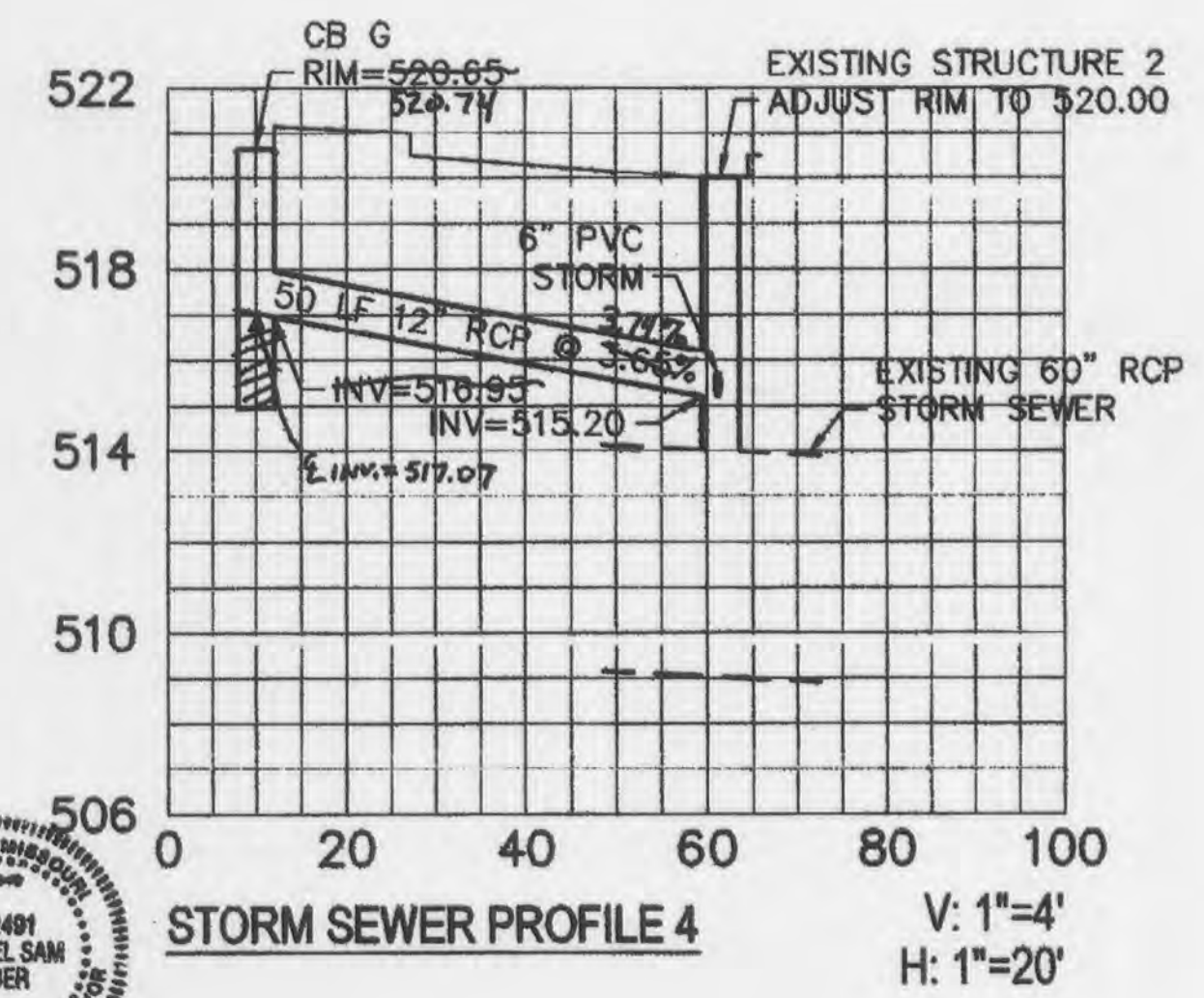
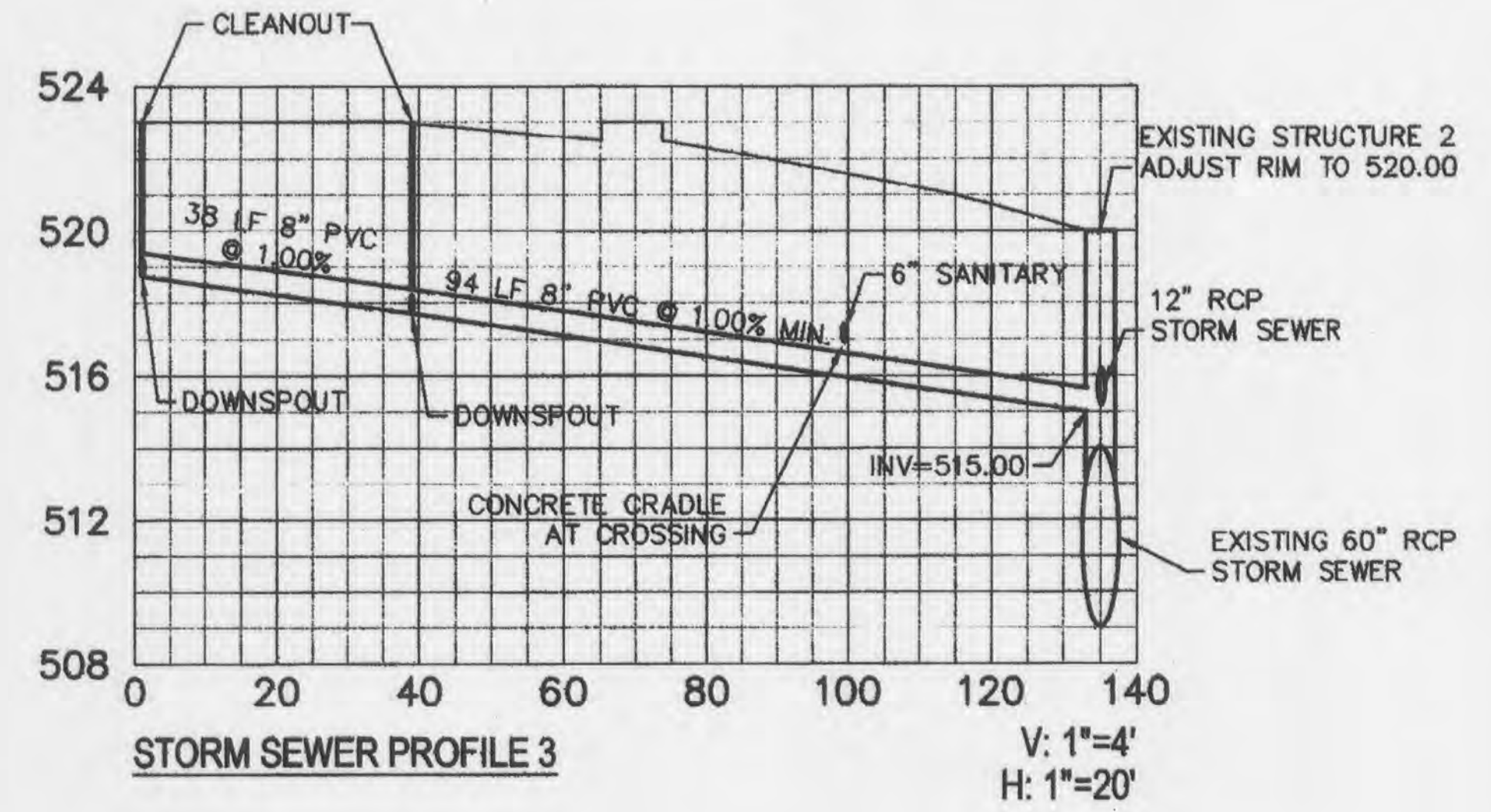
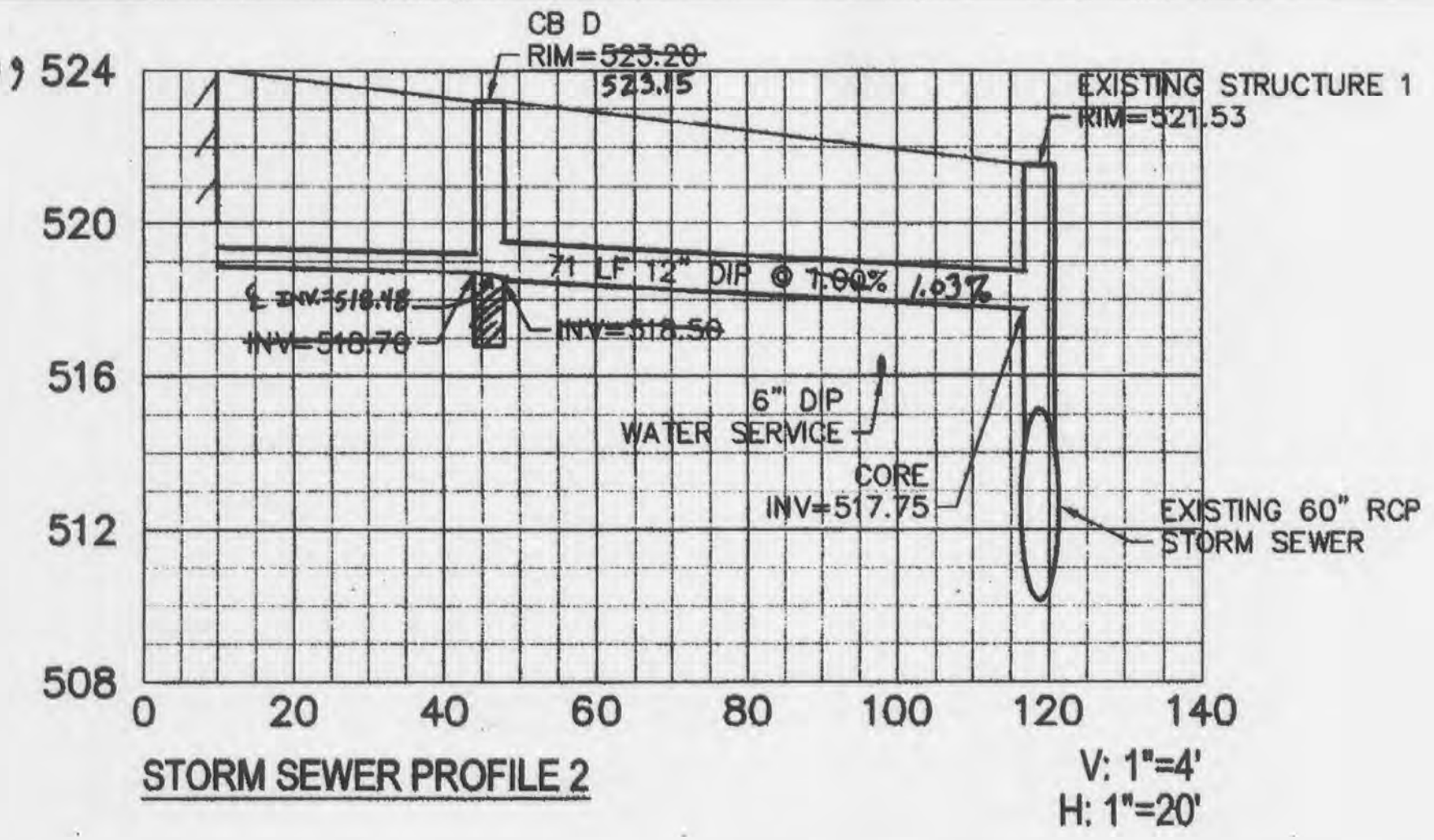
FINAL MEASUREMENT



STORM AND SANITARY SEWER MEASUREMENTS
 THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES AND 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 RECORD DRAWINGS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS, UNLESS OTHERWISE NOTED.

September 13, 2006
 DATE
 MICHAEL S. HUBER, PLS
 STATE OF MISSOURI NO. LS-2491
 LICENSE EXPIRES: 12-31-07



RED ROBIN GOURMET BURGERS
 1440 MEXICO LOOP ROAD EAST
 O'FALLON, MO
 SEWER PLAN AND PROFILES
 CONSTRUCTION ISSUE: 11/11/05

CHIPMAN ADAMS LTD.
 1101 N. 11th St.
 1850 N. Northwest Highway, Suite 400
 Peck Station, Illinois 60468-1463
 1 847-398-4900 P 847-398-4966
 One North Franklin, Suite 200
 O'Fallon, Illinois 62450
 618-232-2511 F 618-232-3013
 www.chipman.com

Revisions

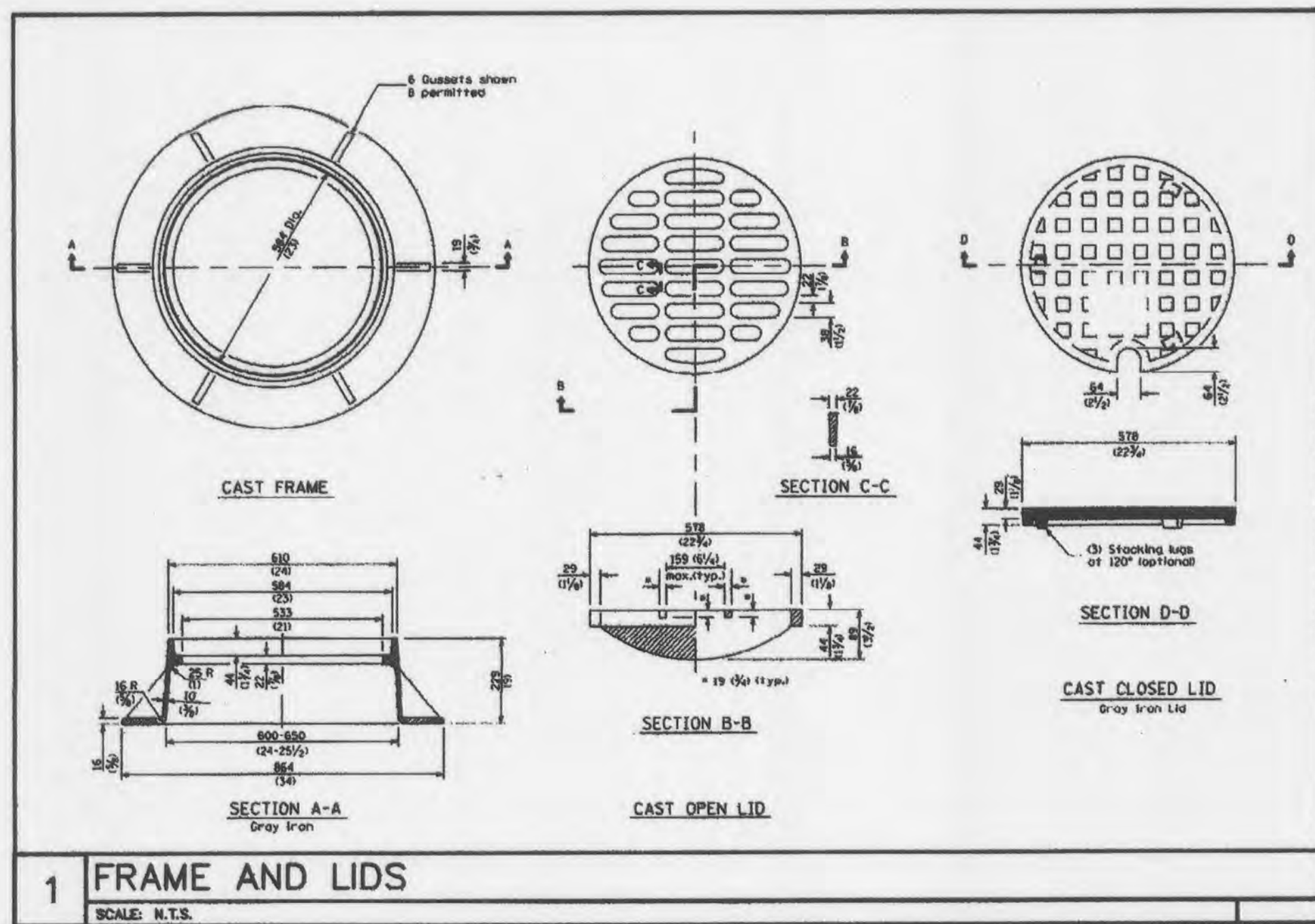
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△	07/06/05	PLANNING & ZONING RE-ISSUE
△	08/24/05	PLAN REVIEW ISSUE
△	09/16/05	ENGR. RE-ISSUE @ 24X36
△	10/12/05	ENGINEERING RE-ISSUE
△	10/28/05	ENGINEERING RE-ISSUE
△	11/11/05	CONSTRUCTION ISSUE

KDG PROJ
 #060121-0001

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND CONSCIENCE, ALL REGULATIONS AND ORDINANCES OF ALL APPLICABLE AGENCIES HAVE BEEN FULLY COMPLIED WITH.

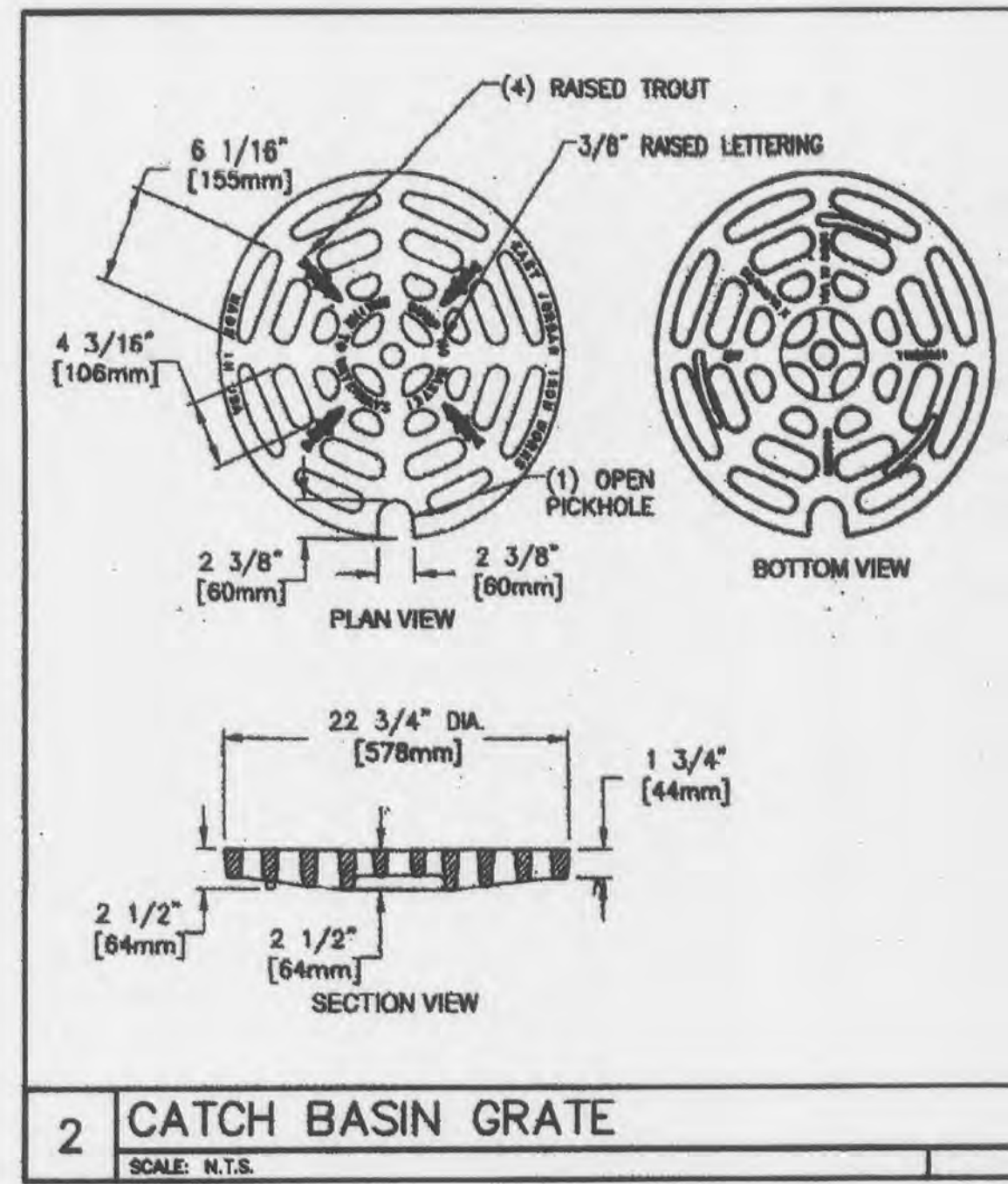
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Job No. 05-4393	Sheet No. C3.2

PLANNING AND ZONING FILE # BA-V-05-66



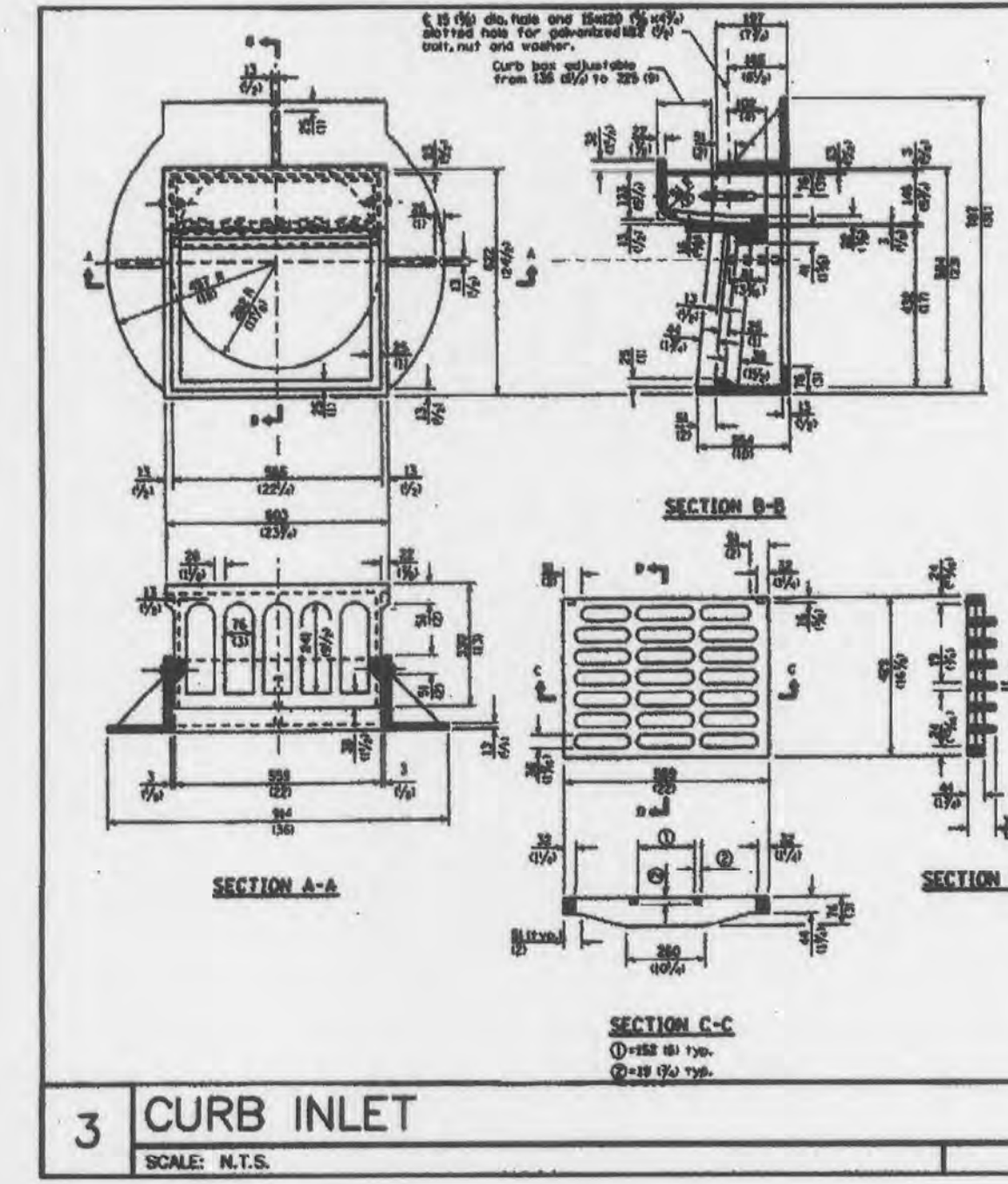
1 FRAME AND LIDS

SCALE: N.T.S.



2 CATCH BASIN GRATE

SCALE: N.T.S.



3 CURB INLET

SCALE: N.T.S.

"FINAL MEASUREMENT"

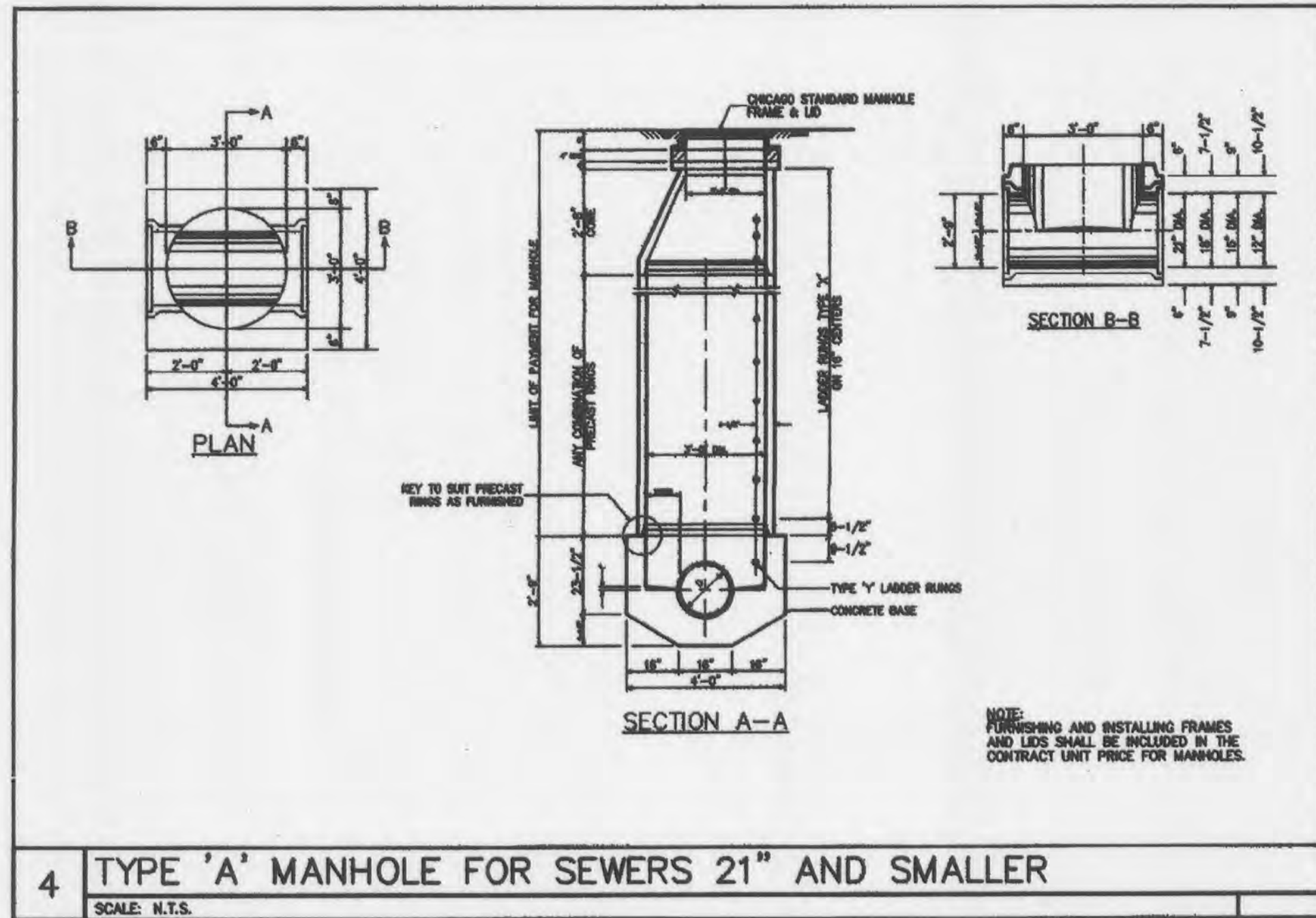
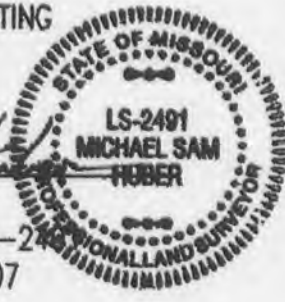
STORM AND SANITARY SEWER MEASUREMENTS

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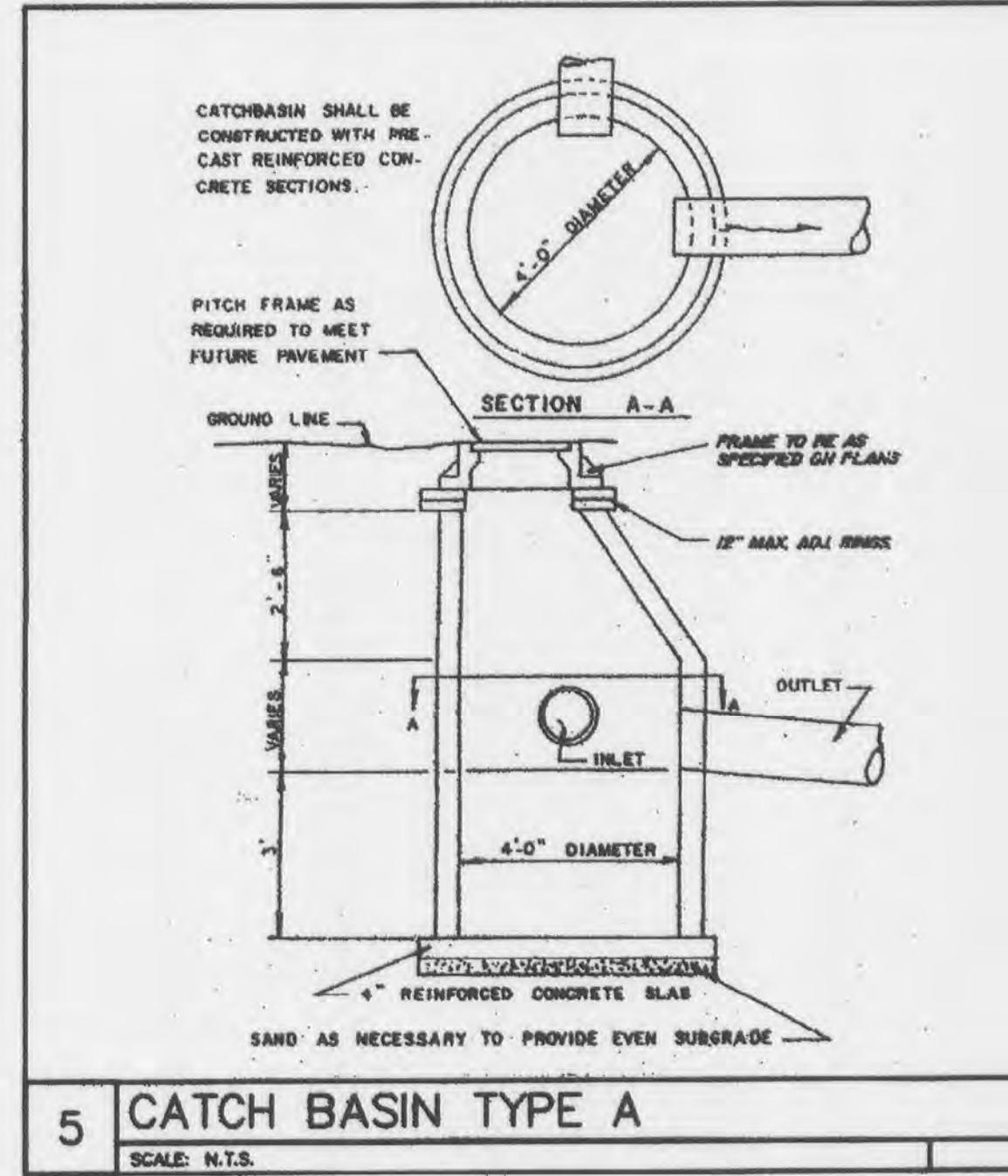
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Michael S. Huber, PLS
STATE OF MISSOURI NO. LS-2491
LICENSE EXPIRES: 12-31-07



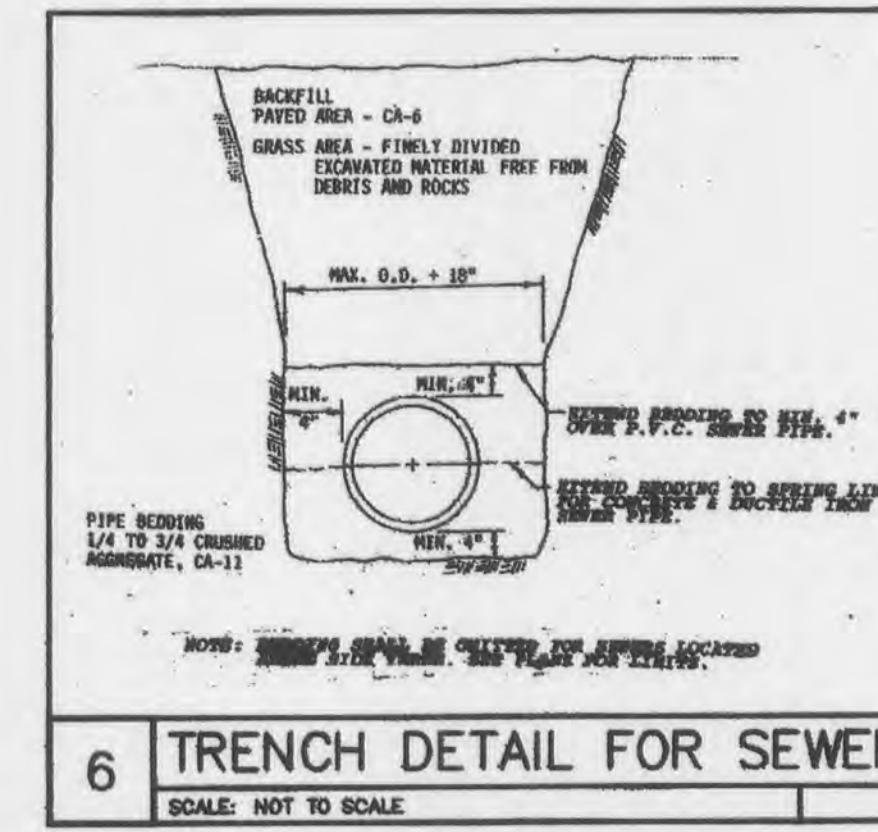
4 TYPE 'A' MANHOLE FOR SEWERS 21" AND SMALLER

SCALE: N.T.S.



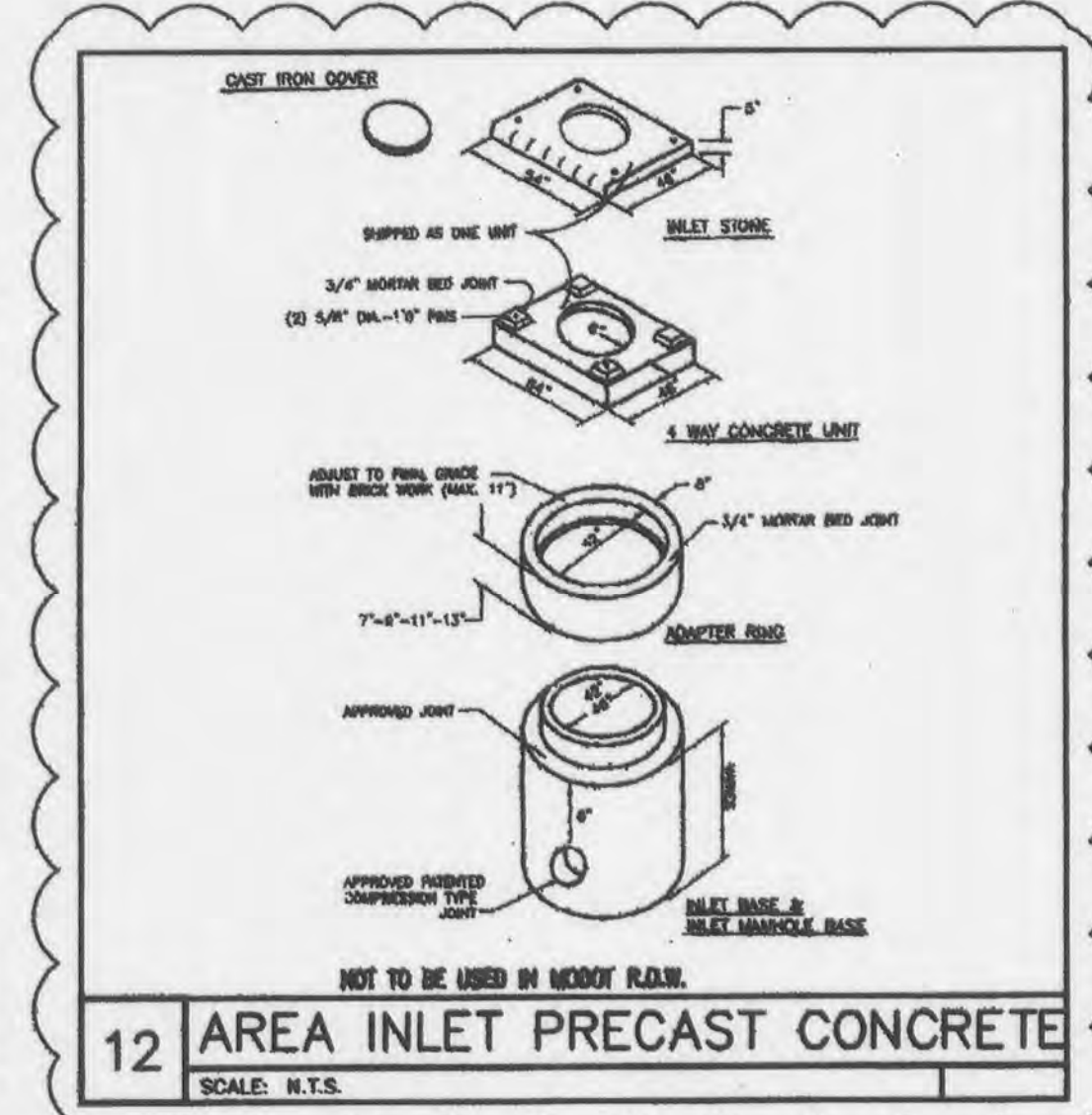
5 CATCH BASIN TYPE A

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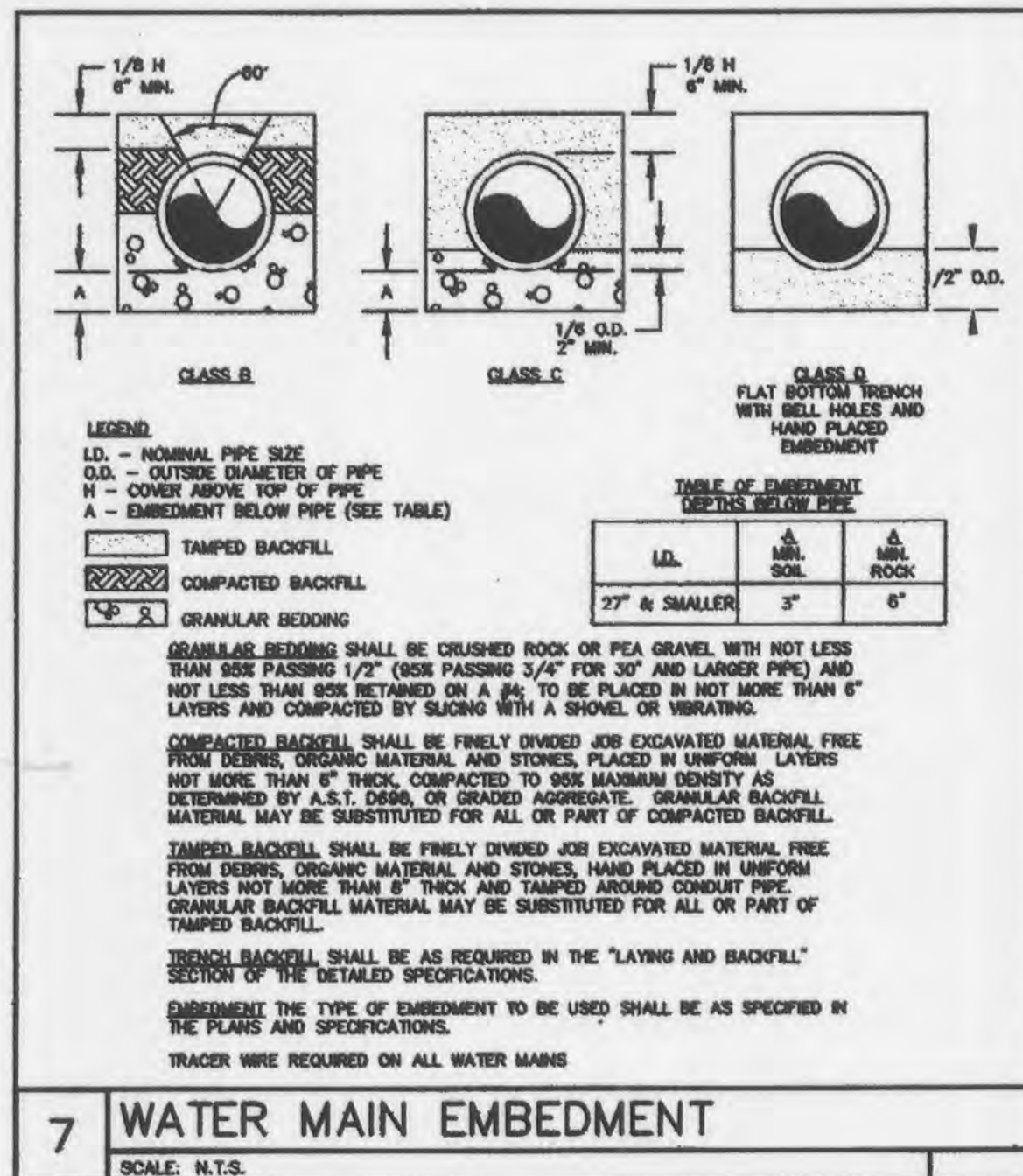
6 TRENCH DETAIL FOR SEWER

SCALE: NOT TO SCALE



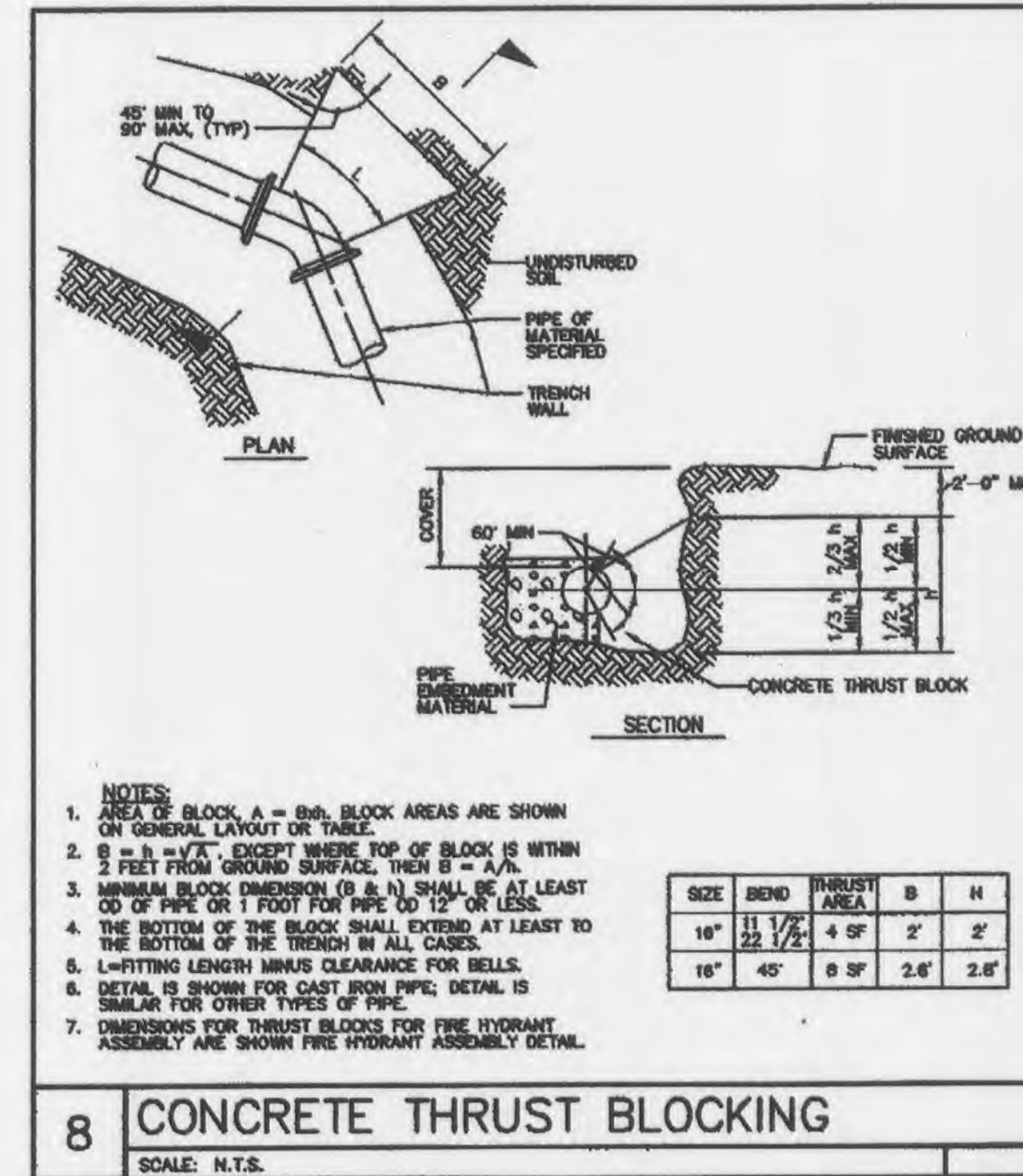
12 AREA INLET PRECAST CONCRETE

SCALE: N.T.S.



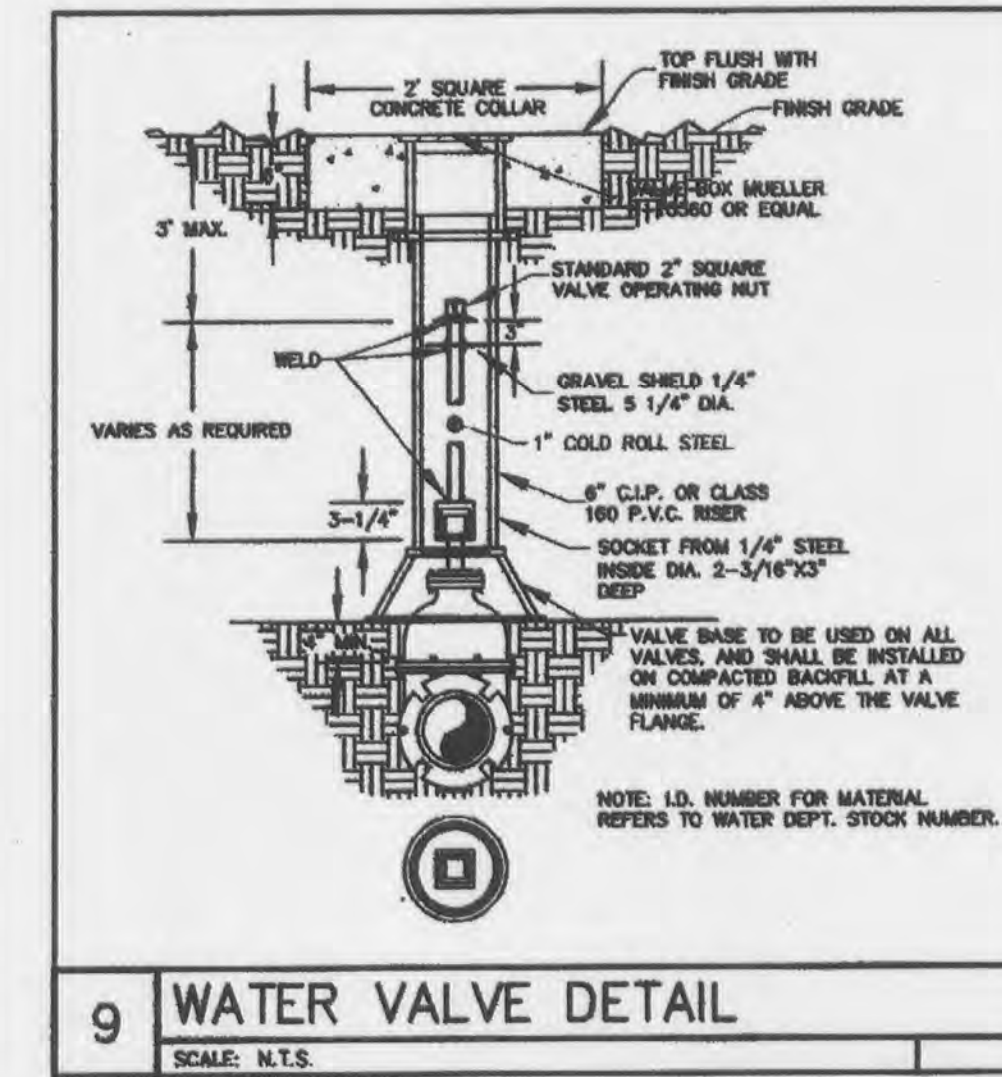
7 WATER MAIN EMBEDMENT

SCALE: N.T.S.



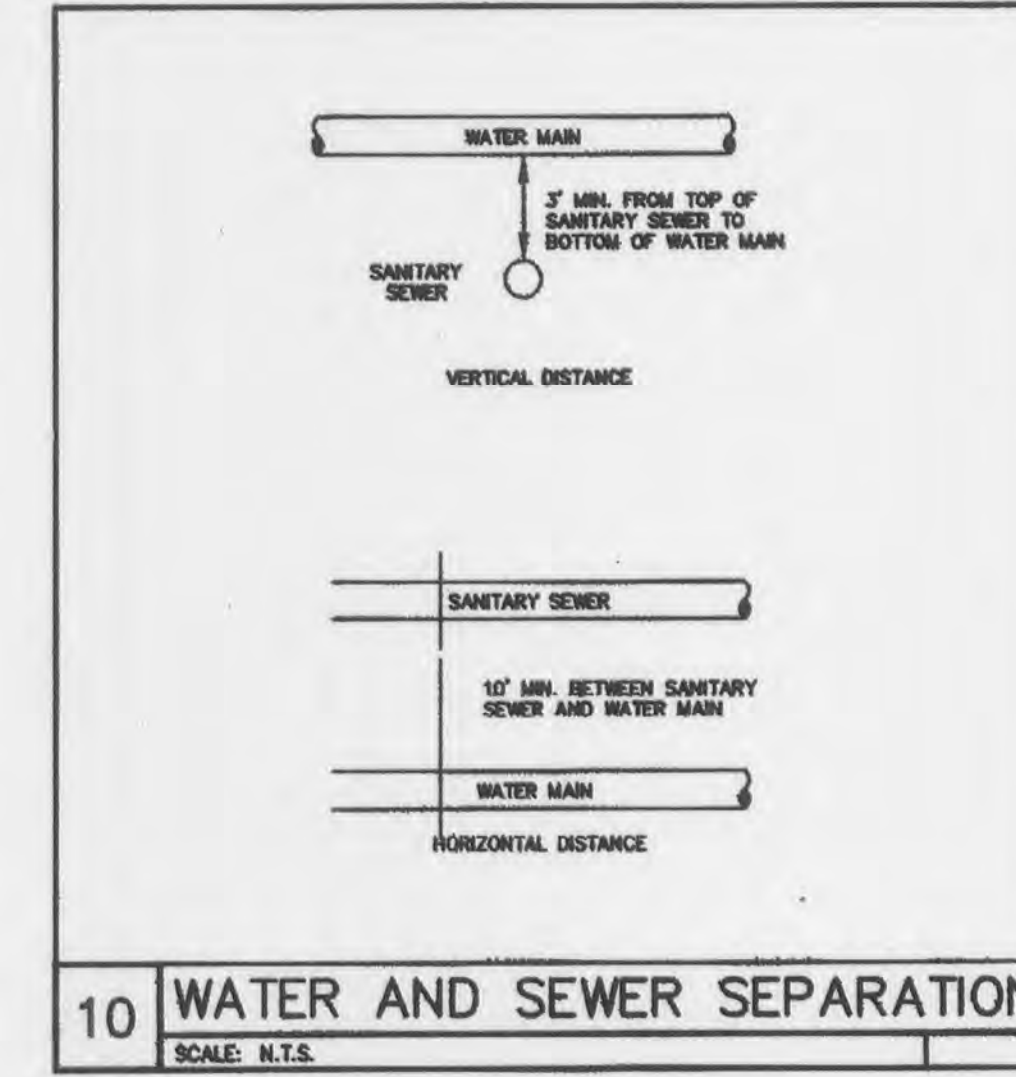
8 CONCRETE THRUST BLOCKING

SCALE: N.T.S.



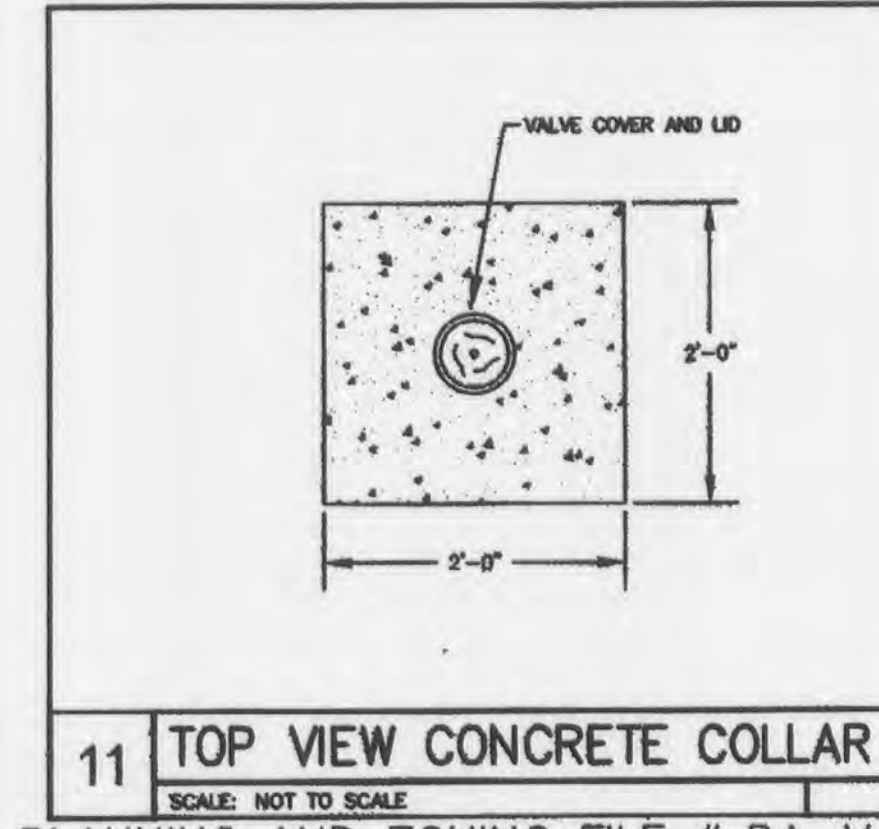
9 WATER VALVE DETAIL

SCALE: N.T.S.



10 WATER AND SEWER SEPARATION

SCALE: N.T.S.



11 TOP VIEW CONCRETE COLLAR

SCALE: NOT TO SCALE

PLANNING AND ZONING FILE # BA-V-05-66



RED ROBIN GOURMET BURGERS
1440 MEXICO LOOP ROAD EAST
OF FALLON, MO

UTILITY DETAILS
CONSTRUCTION ISSUE: 11/11/05

CHIPMAN ADAMS LTD.
1401 N. 1st St., Suite 400
Fenton, MO 64424
1-816-339-4444

Edwards and Kelcey
One North Franklin, Suite 300
Chicago, Illinois 60614
1-312-251-3000

Revisions

NO.	DATE	DESCRIPTION
1	06/17/05	PLANNING & ZONING ISSUE
2	07/06/05	PLANNING & ZONING RE-ISSUE
3	08/24/05	PLAN REVIEW ISSUE
4	09/16/05	ENGR. RE-ISSUE # 24X36
5	10/12/05	ENGINEERING RE-ISSUE
6	10/28/05	ENGINEERING RE-ISSUE
7	11/11/05	CONSTRUCTION ISSUE

KDA PROJ
#060121-0001

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES OF ZONING AND RELATED TO LANDSCAPE SITE AND CIVIL.

Drawn By NMG	Checked By JPG
Scale AS SHOWN	Date 6/17/05
Job No. 05-4393	Sheet No. C3.4