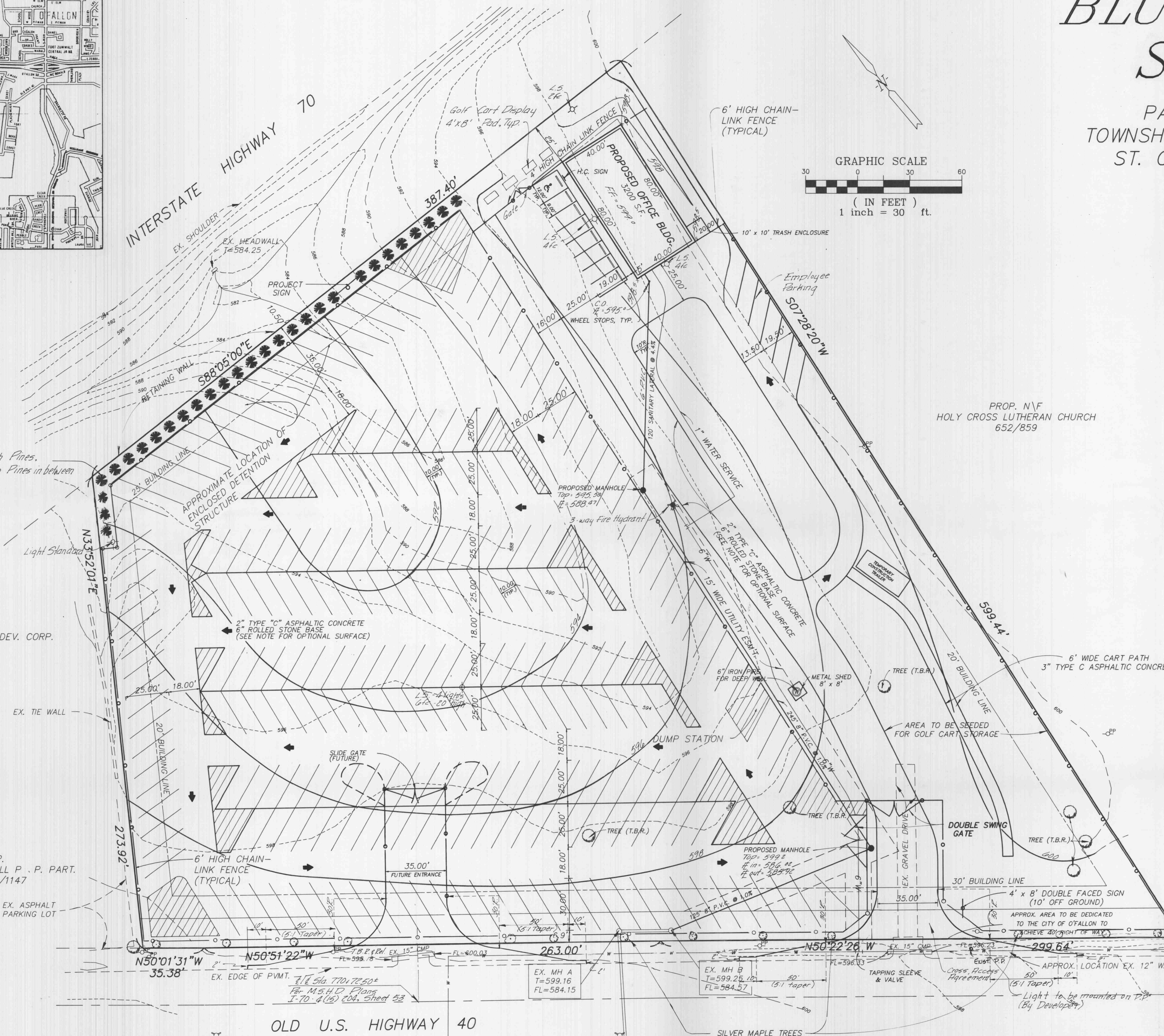
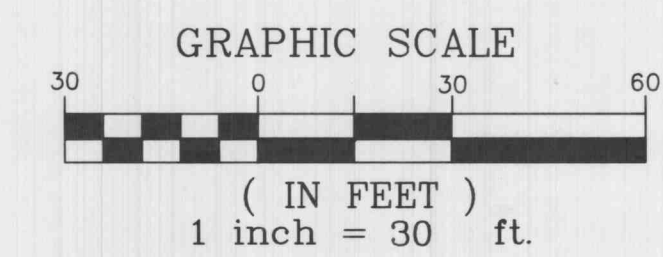


# BLUE RIBBON STORAGE

PART OF U.S. SURVEY 55,  
TOWNSHIP 47 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

## SITE PLAN



- GENERAL NOTES:**
- Present Zoning: C-3, Highway Commercial
  - Total Area: 4.52 Acres
  - Property Use: Storage Facility and Golf Cart Storage
  - Total Parking: 11 spaces including 1 handicapped space  
1 space per 300 sq. ft. floor area  
3200 - 300 = 10.66
  - This tract is in or served by:  
A. Electric - Union Electric  
B. Water - City of O'Fallon  
C. Sewer - City of O'Fallon  
D. Gas - O'Fallon Gas Service, Inc.  
E. Telephone - G.T.E. Telephone  
F. Fire - O'Fallon Fire District
  - Detention calculations and details shall be provided with submittal of construction plans.
  - Entrance to be constructed per Missouri State Highway Department's Specifications. Proper permits shall be obtained prior to construction.
  - Wheel stops to be installed where necessary.
  - Parking dimensions within storage facility are subject to adjustment, depending on usage.
  - Pavement within storage facility to be built in stages.
  - R.V. storage facility will not require trash pickup.
  - Exterior lighting at the future entrance shall be installed at the time the entrance is constructed.
  - Curbing for paved areas in the golf cart facility shall be agreed upon at a later date with the City Engineer.
  - The existing well shall be used to provide necessary irrigation to wash golf carts and dump station.

**LEGAL DESCRIPTION**  
4.519 Acres More or Less

A tract of land being part of U.S. Survey 55, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

Commencing at an old iron pipe marking the intersection of the southern right-of-way line of Interstate Highway 70 and the eastern line of U.S. Survey 55; thence South 07°28'20" West along said eastern line of U.S. Survey 55, 599.44 feet to a concrete right-of-way marker on the northern right-of-way line of Old U.S. Highway 40; thence North 50°22'26" West along said northern right-of-way line, 299.64 feet to an old iron pipe; thence North 50°51'22" West, 263.00 feet to a concrete right-of-way marker; thence North 50°01'31" West, 35.38 feet to an old iron pipe; thence North 33°52'01" East, leaving said northern right-of-way line, 273.92 feet to an old iron pipe on the above mentioned southern right-of-way line of Interstate Highway 70; thence South 88°05'00" East, along said southern right-of-way line, 387.40 feet to the point of beginning and containing 4.519 acres more or less as surveyed by P.R.85.

Note: Surface Options - 16" Concrete Pavement or Chip & Seal  
Governing Authority - City of O'Fallon  
Site Address: 511 S. Service Road  
O'Fallon, Mo 63366

Revised per City of O'Fallon - 1-27-98

**ENGINEERS AUTHENTICATION**

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the Engineer's signature and date hereunder attached. Responsibility is specifically excluded for any other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.

PICKETT, RAY & SILVER, INC.  
E-14395

Signature: \_\_\_\_\_ Date: 1-14-98

**PICKETT RAY & SILVER**

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
441-1211 278-1211

PREPARED FOR:  
**FRANK TEGETHOFF**  
7283 HIGHWAY N  
O'FALLON, MISSOURI 63366  
(314) 281-3763

DRAWN: D.L.P. DATE: 1-14-98  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_

FIELD BOOK: 120E PROJECT # 84-011 JOB ORDER # 24141

**NOTE:**  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

EX. FIRE HYDRANT  
SOUTHWEST SIDE OF  
OLD HIGHWAY 40

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OLD HIGHWAY 40

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