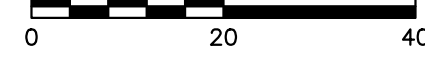


NORTH  
SCALE IN FEET



A PARCEL OF LAND LOCATED IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING LOT 3A OF WATERBURY TOWN CENTER, A SUBDIVISION IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

HWY K (WIDTH VARIES)

General note items:

- This existing information shown on this plan was prepared by Pickett Ray & Silver, a division of Civil & Environmental Consultants, Inc. by FIRST AMERICAN TITLE INSURANCE COMPANY.
- Basis of bearing for this survey as well as elevation is the Missouri Geographic Reference System, Station ID: SC-55  
N=321424.279 (M) / 1,054,539.4880 ft.  
E=233087.493 (M) / 764,721.2158 ft.  
Grid Factor=0.9999156  
Elevation (NAVD 1988): 167.0 (M) / 547.90 ft.
- Class of property - Urban.
- Unless otherwise noted, all distances depict surveyed and record data. Bearings are represented in State Plane Coordinates.  
(S) Surveyed distance  
(R) Recorded distance per Plat Book 50 Pg. 89-90.
- Public underground utilities were located and flagged using the Missouri One Call System. The symbols and line-work of which represent what was present at the time of survey.
- This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16.010 and the results are shown herein.
- Surveyed property lies within Zone X (area of minimal flood hazard) as per National Flood Hazard Insurance Rate Map, FIRM Map No. 29183CD4306 dated January 29, 2016.
- Current Zoning C-2 PUD General Business District
- Setbacks per City & Zoning Ordinances (may be open to exceptions and interpretation by City):  
Front Building Setback - 35'  
Rear Yard Setback - Not required  
Side Yard Setback - Not required
- No posted address observed on the property.

TITLE DESCRIPTION:

Lot 3A of Waterbury Town Center, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 89, of the records of the St. Charles County, Missouri Recorder of Deeds.

SURVEY DESCRIPTION:

Lot 3A of Waterbury Town Center, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 89, of the records of the St. Charles County, Missouri Recorder of Deeds, described as follows:

Beginning at a point being the Northwest corner of Lot 4 of Kingsmill Crossing Plat One, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 38, said point also being the Southwest corner of Lot 3A of Waterbury Town Center, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 89, on the Eastern right-of-way line of Highway K (POINT OF BEGINNING), thence along said Eastern right-of-way N28°54'14"E a distance of 40.43 feet to a point; thence continuing on the Eastern right-of-way N29°57'05"E a distance of 157.64 feet to a point being the Southeastern corner of said Lot 3B of Waterbury Town Center; thence S29°57'05"W a distance of 374.35 feet to a point of curvature to the left having a chord bearing of S12°32'21"W and a chord length of 71.72 feet with a radius of 75.00 feet and an arc length of 74.78 feet to a point; thence S27°10'22"E a distance of 24.07 feet to a point, along a curve to the right having a chord bearing of S20°19'21"E and a chord length of 17.89 feet with a radius of 75.00 feet a distance of 17.93 feet; thence S22°43'48"W a distance of 11.97 feet to a point on the northern line of aforesaid Lot 4 of Kingsmill Crossing; thence N27°16'12"W a distance of 394.97 feet to the POINT OF BEGINNING and containing 78,540 square feet or 1.08 acres, more or less.

KINGSMILL CROSSING  
PLAT ONE  
PB 50, PG 38  
LOT 4

N/F  
WALMAR INVESTMENT CO  
1560/1244

N/F  
BB&E REAL ESTATE, LLC  
2021-082171

N/F  
CHEZ III SUNSHINE, LLC  
7094/87

WATERBURY COMMERCIAL PLAT 2  
PB 41 PGS 116-117  
LOT 4

N/F  
PROGRESS MEDICAL, LLC  
4656/72

EX. CONC. BLOCK  
RETAINING WALL

EX. RETAINING WALL  
MAINTENANCE  
EASEMENT  
4898/2116

FIND IRON ROD  
1/2" (MARLER)  
(0.05'S)

S62°34'31"W(R)  
S 62°43'48"W(S)  
11.97(S&R)

N/F  
856 WATERBURY FALLS LLC  
6720/240

L=74.78'(S&R)  
R=75.00'(S&R)  
CD=71.72'(S)  
CB=S12°32'21"W(S)

L=17.93'(S&R)  
R=75.00'(S&R)  
CD=17.89'(S)  
CB=S20°19'21"E(S)

INSPIRATION DR (26' W ACCESS ESMT)

S29°47'48"W(R)  
S 29°57'05" W(S) 314.35'(S&R)

CURB INLET  
RM = 536.16  
INV.(SE) = 527.20  
INV.(NE) = 526.76  
INV.(NW) = 526.76

MH  
RIM=540.54  
INV IN=532.94  
INV OUT=532.84

MH  
RIM=543.24  
INV OUT=535.11

**EXISTING LEGEND:**

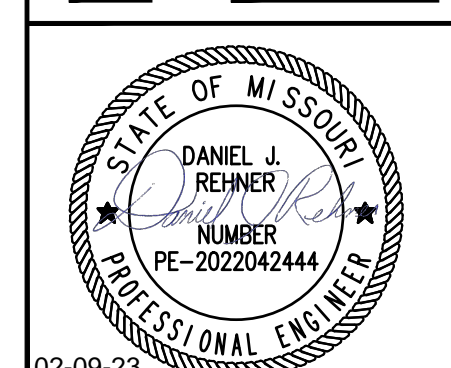
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING DITCH FLOW LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND ELEC. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING SPOT ELEVATION
	SET COTTON PICKER SPINDLE
	IRON PIN FOUND
	CHISELED MARK FOUND
	CONCRETE MONUMENT FOUND
	CUT "X" SET
	CURB INLET
	SANITARY MANHOLE
	WATER BOX (WATER VALVE)
	TREE, DECIDUOUS (800 SIZE TYPE)
	TREE, CONIFER (800 SIZE TYPE)
	ELECTRIC MANHOLE
	TRANSFORMER
	CURB/AREA INLET
	SANITARY MANHOLE

P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383  
CIVIL DESIGN, LAND SURVEYING,  
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES

**THOROUGHbred**  
DESIGN | ENGINEER | CONSTRUCT

**EXISTING CONDITIONS**  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
O'FALLON, ST. CHARLES COUNTY, MISSOURI 63368

PROJECT NO:	220120	DRAWN BY:	PDC
DATE:	10-24-2022	REVIEWED BY:	DJR
ISSUED FOR PERMITTING			
REVISION	DATE	REVISION	DATE
REV 1	11-18-2022	REV 2	1-8-2023
REV 2	1-8-2023	REV 3	1-13-2023
REV 3	1-13-2023	REV 4	02-09-23



02-09-23  
**C-1.0**