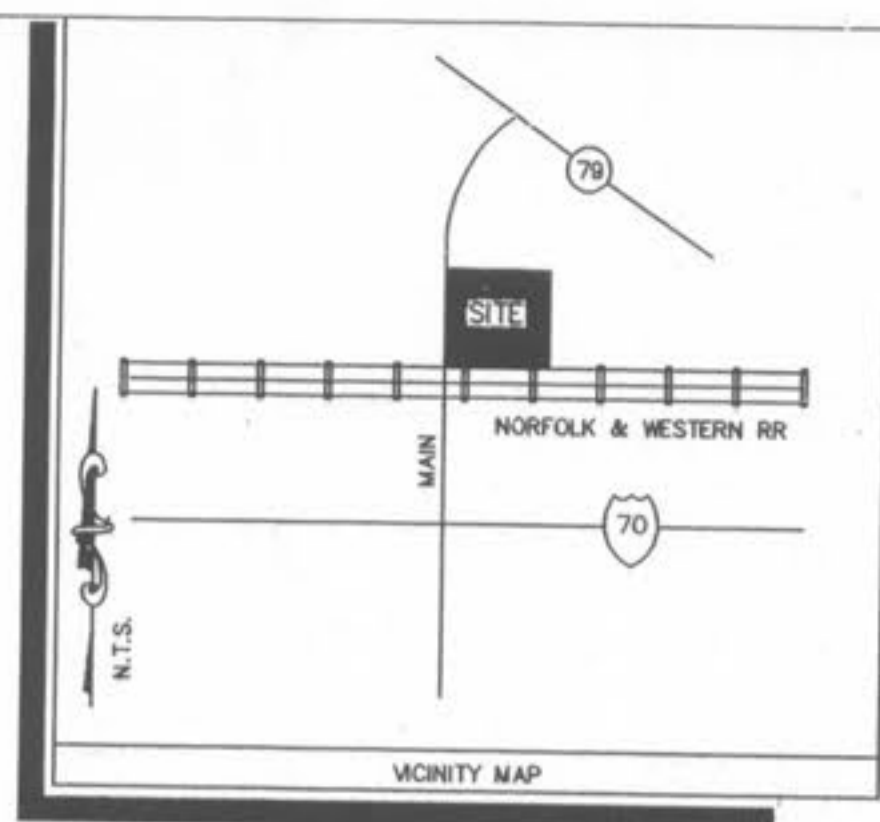
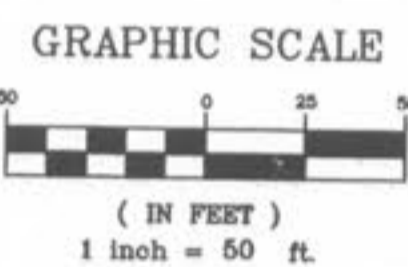


A TRACT OF LAND BEING PART OF
SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST,
OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI

MAIN STREET STA: 1+66
HWY "M" STA: 48+34



LEGEND	
(R)	DENOTES RECORD DIMENSION
(S)	DENOTES SURVEY DIMENSION
T	= SIGN
∇	= GAS VALVE
⊕	= WATER SHUT OFF VALVE
⊕	= FIRE HYDRANT
⊕	= TELEPHONE BOX
⊕	= WATER METER
⊕	= UTILITY POLE
⊕	= GUY WIRE
OW	= OVERHEAD WIRES
-X-	= FENCE
RCP	= REINFORCED CONCRETE PIPE
PVC	= POLY VINYL CHLORIDE (PLASTIC)
□	= CONCRETE
●	= BOLLARD



BAX ENGINEERING COMPANY, INC.
DARREL R. OAKLEY
MISSOURI REGISTERED LAND SURVEYOR L.S. #2265

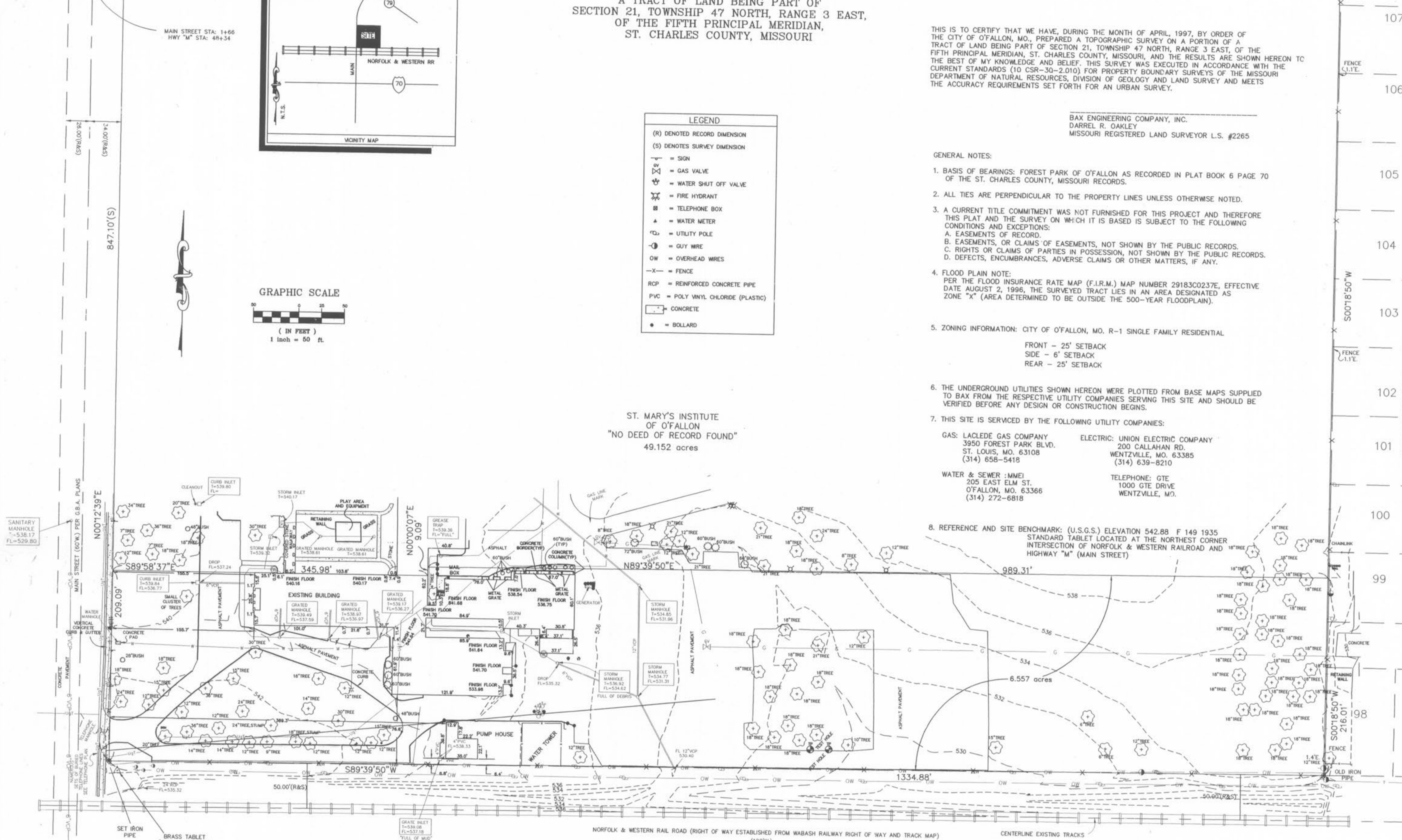
GENERAL NOTES:

1. BASIS OF BEARINGS: FOREST PARK OF O'FALLON AS RECORDED IN PLAT BOOK 6 PAGE 70 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS PROJECT AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS:
A. EASEMENTS OF RECORD.
B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
C. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
4. FLOOD PLAIN NOTE:
PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 29183C0237E, EFFECTIVE DATE AUGUST 2, 1996, THE SURVEYED TRACT LIES IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
5. ZONING INFORMATION: CITY OF O'FALLON, MO. R-1 SINGLE FAMILY RESIDENTIAL
FRONT - 25' SETBACK
SIDE - 6' SETBACK
REAR - 25' SETBACK

ST. MARY'S INSTITUTE
OF O'FALLON
"NO DEED OF RECORD FOUND"
49.152 acres

7. THIS SITE IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
GAS: LACLEDE GAS COMPANY
3950 FOREST PARK BLVD.
ST. LOUIS, MO. 63108
(314) 658-5418
ELECTRIC: UNION ELECTRIC COMPANY
200 CALLAHAN RD.
WENTZVILLE, MO. 63385
(314) 639-8210
WATER & SEWER: MMEI
205 EAST ELM ST.
O'FALLON, MO. 63366
(314) 272-6818
TELEPHONE: GTE
1000 GTE DRIVE
WENTZVILLE, MO.

8. REFERENCE AND SITE BENCHMARK: (U.S.G.S.) ELEVATION 542.88 F 149 1935
STANDARD TABLET LOCATED AT THE NORTHEAST CORNER
INTERSECTION OF NORFOLK & WESTERN RAILROAD AND
HIGHWAY "M" (MAIN STREET)



PREPARED FOR: THE CITY OF O'FALLON, MISSOURI
138 SOUTH MAIN STREET
O'FALLON, MO. 63366

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

REVISIONS



ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

8 APRIL 97
DATE
97-9006
PROJECT NUMBER
SV-1 1
SHEET OF
9006TOPO.DWG
FILE NAME