



Land Description

A tract of land being part of U.S. Survey 1780, Township 47 North, Range 2 East, of the Fifth Principal Meridian, St. Charles County, Missouri being more particularly described as follows: Commencing at the Southwest corner of a larger tract of land (of which this description is a part of) conveyed to O'Fallon Lone Star Corporation by deed recorded in Book 1224 page 363 of the St. Charles County Records, said corner being also the Southeast corner of LONE STAR INDUSTRIAL PARK PLAT ONE a subdivision recorded in Plat Book 28 page 58 of the St. Charles County Records; thence along the South line of said tract conveyed to O'Fallon Lone Star Corporation North 89 degrees 18 minutes 59 seconds East a distance of 120.39 feet to the East line of Lone Star Drive (60 feet wide), as shown on the plat of LONE STAR INDUSTRIAL PARK PHASE TWO PLAT ONE, a subdivision recorded in Plat Book 29 page 26 of the St. Charles County Records; thence along the East line of said Lone Star Drive and along a curve to the right having a radius of 185.00 feet the chord of which bears North 36 degrees 43 minutes 01 second East an arc distance of 25.19 feet to the North line of a proposed 20 feet wide roadway corridor and to the TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; thence continuing along the East line of Lone Star Drive and along a curve to the right having a radius of 185.00 feet the chord of which bears North 46 degrees 47 minutes 54 seconds East an arc distance of 39.91 feet to a point of tangency; thence continuing along the East line of Lone Star Drive North 52 degrees 58 minutes 43 seconds East a distance of 99.91 feet; thence leaving said East line South 37 degrees 01 minute 17 seconds East a distance of 106.91 feet to the North line of said roadway corridor; thence along the North line of said roadway corridor South 89 degrees 18 minutes 59 seconds West a distance of 173.19 feet to the point of beginning containing 7,700 square feet more or less.

This is to certify that at the request of CONTEL OF MISSOURI, INC. we have during the month of September, 1990 made a survey in accordance with the current minimum standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources Division of Geology and Land Survey of a tract of land in U.S. Survey 1780, Township 47 North, Range 2 East, St. Charles County Missouri and that the results of said survey are correctly represented upon this plat.

SURVEY BY: Rick Kopac  
 SURVEY NO: 16/878

MASSMANN SURVEYING & ENGINEERING CO., INC.

By William F. Massmann Jr. LS 1702

LEGEND OF SYMBOLS

SYMBOL REPRESENTATION	EXISTING	PROPOSED
UTILITY POLE	○	○
UTILITY POLE WITH GUY WIRE	○	○
TREES	●	●
ELECTRIC LINE - OVERHEAD	—	—
ELECTRIC LINE - UNDERGROUND	---	---
TELEPHONE LINE - OVERHEAD	---	---
TELEPHONE LINE - UNDERGROUND	---	---
WATER LINE	W	W
GAS LINE	G	G
MANHOLE WITH STORM SEWER	○	○
INLET WITH STORM SEWER	○	○
MANHOLE WITH SANITARY SEWER	○	○
INLET WITH SANITARY SEWER (COMB.)	○	○
MANHOLE NUMBER	○	○
INLET NUMBER	○	○
LIGHT	★	★
FIRE HYDRANT	FH	FH
GAS VALVE	G.V.	G.V.
GAS METER	G.M.	G.M.
WATER VALVE	W.V.	W.V.
WATER METER	W.M.	W.M.
STREET SIGN	□	□
CHAIN LINK FENCE	□	□
WIRE FENCE	□	□
STOCKADE FENCE	□	□
PARKING METER	PM	PM
CONTOUR	100	100
SPOT ELEVATION	100.0	100.0
SPOT ELEVATION AT TOP OF CURB	100.0	100.0
SPOT ELEVATION AT GUTTER	100.0	100.0
SPOT ELEVATION AT TOP OF WALL	100.0	100.0
SPOT ELEVATION AT BOTTOM OF WALL	100.0	100.0
SPOT ELEVATION AT TOP OF BANK	100.0	100.0
SPOT ELEVATION AT BOTTOM OF BANK	100.0	100.0
MAIL BOX	MB	MB
GUARD RAIL	—	—
DOWN SPOUT (ROOF DRAIN)	DS	DS
CEMETARY HEADSTONE	HS	HS
CEMETARY MONUMENT	CM	CM
RIGHT OF WAY MARKER	ROW	ROW

NOTE:  
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NO INVESTIGATION HAS BEEN MADE INTO THE POSSIBLE EXISTENCE OF EASEMENTS AFFECTING THIS PROPERTY.

Utilities

Electric	Union Electric Company P.O. Box 149 Code 667 St. Louis, Missouri 63166 554-3000 554-3867
Gas	St. Charles Gas Company 1 Wesbury Drive, Bldg. D St. Charles, Missouri 63301 946-8937 (535-7700)
Water & Sewer	MMEJ 205 E. Elm O'Fallon, Missouri 63366 281-2858

NAME: O'FALLON	TYPE: TOPOGRAPHIC
NUMBER: 16/878	CLIENT:
DRAFTED: L.J.K.	CONTEL
APPROVED: W.F.M., JR.	1000 CONTEL DRIVE
DATE: 07/17/90	WENTZVILLE, MO 63385
SHEET: 1 OF 1	

WILLIAM FRANCIS MASSMANN, JR.  
 MASSMANN, JR.  
 NUMBER  
 LS-1702

**MASSMANN SURVEYING & ENGINEERING COMPANY, INC.**

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