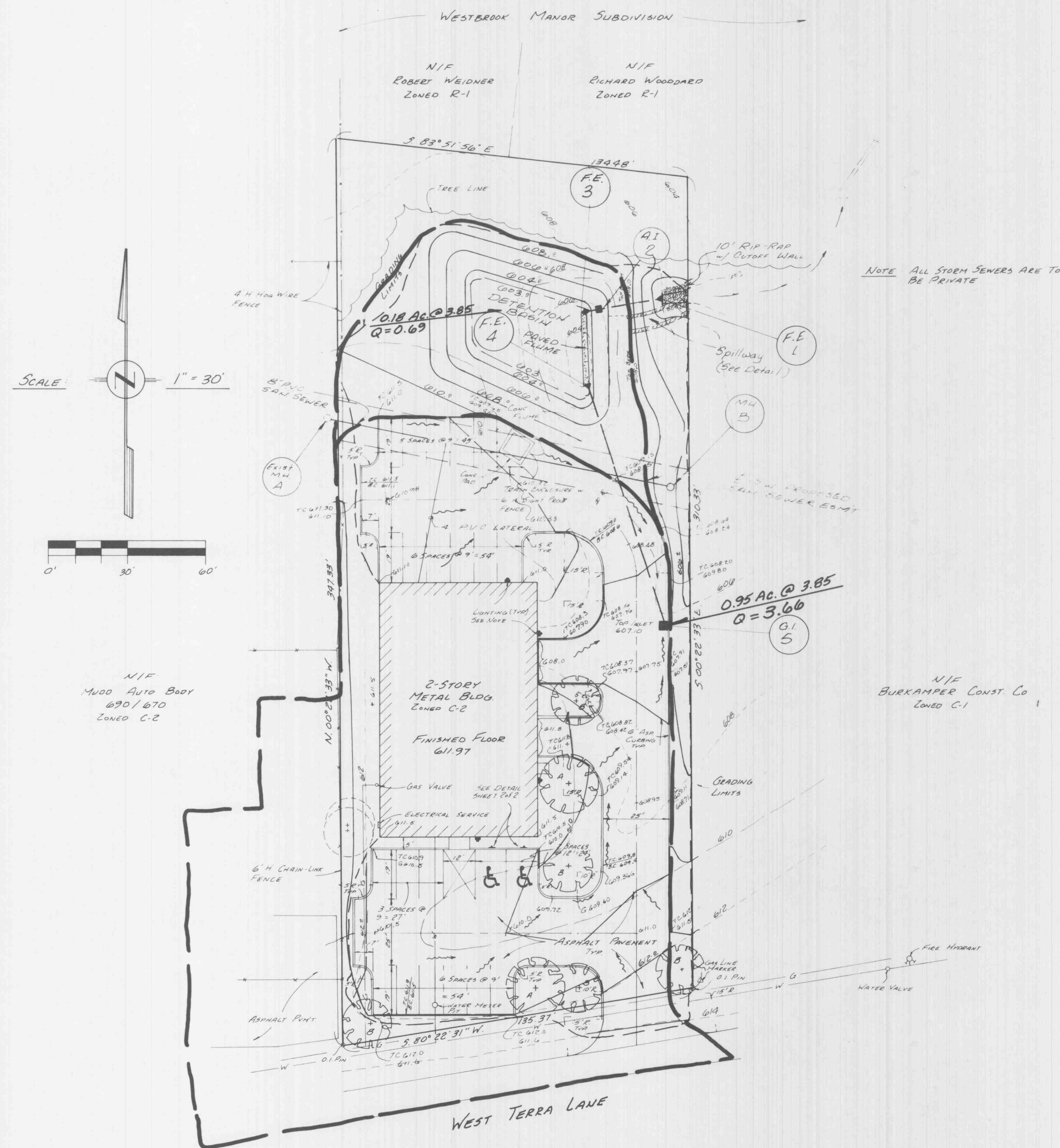
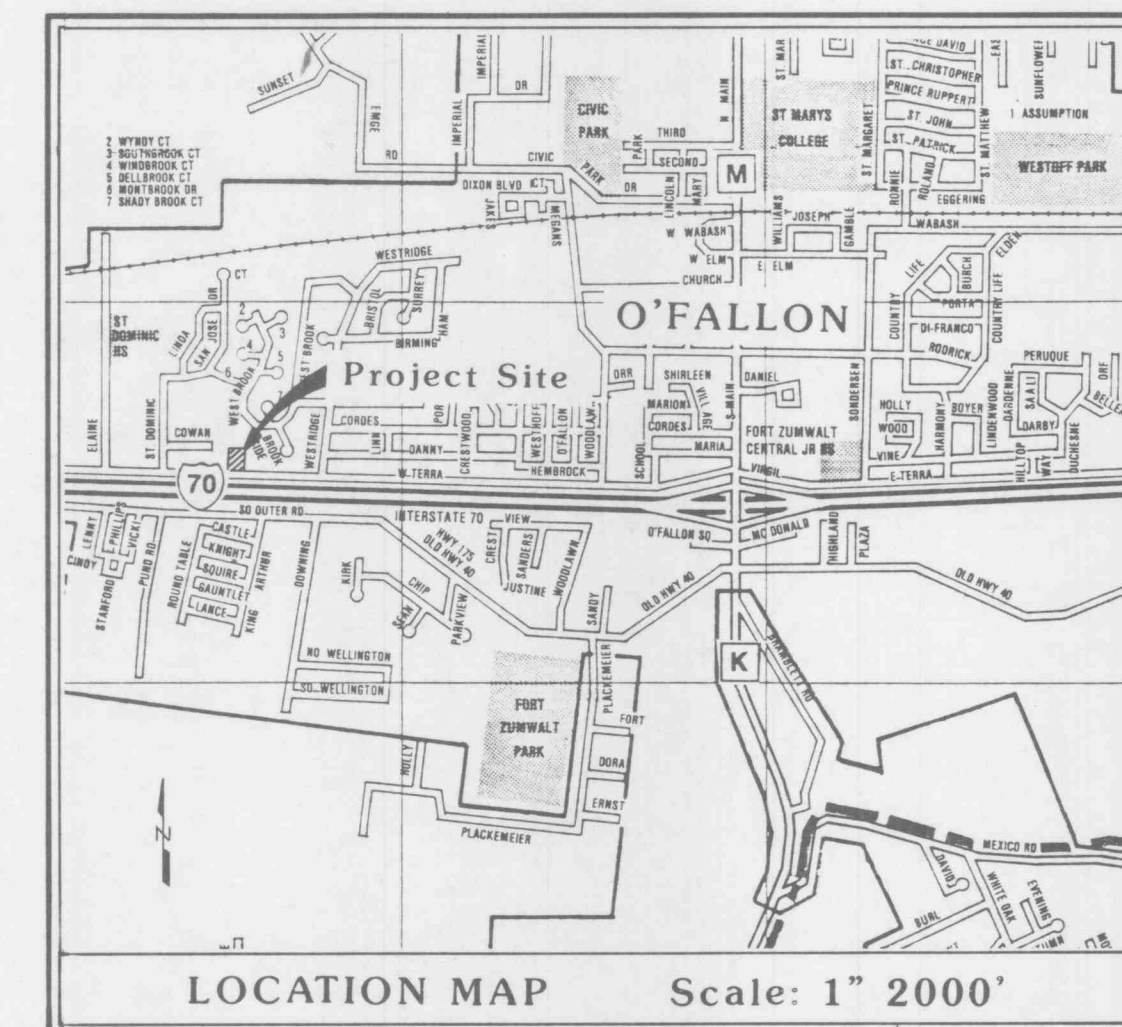


DISTRIBUTION TRANSPORTATION SERVICES, COMPANY

A tract of land being part of Lot Five of Plat One of the Darius Heald Partition in U.S. Survey 55, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri; and being described as follows:

COMMENCING at an iron rod marking the Southwest corner of Lot 1 of Westwood Acres Subdivision, also being the Southeast Corner of Westbrook; THENCE along the South line of Westbrook Manor Subdivision, North 83°51'56" West, 716.09 feet to an old iron pipe at the common corner of Lots 17 and 18 of Westbrook Manor Subdivision, said iron pipe marking the POINT OF BEGINNING; THENCE along the South line of said Westbrook Manor Subdivision, South 83°51'56" East, 33.78 feet to a point; THENCE departing from said South line South 00°22'33" East, 310.33 feet to a point on the North right-of-way line of Old U.S. Highway 40 (formerly Highway #2); THENCE along said right-of-way line South 80°22'31" West, 135.37 feet to the East line of property conveyed to Mudd Auto Body, described in Deed Record Book 690, Page 670; THENCE along the East line of said tract, North 00°22'33" West, 347.33 feet to the South line of Westbrook Manor Subdivision; THENCE along said line, South 83°51'56" East, 100.7 feet to the Point of Beginning.



GENERAL NOTES

- Present Zoning: C-2, General Business District w/C.U.P.
- Total Area: 1.01 acres
- Building Use: Storage and Warehouse w/Office Space
- This tract is in or served by:
 - A. Electric - Union Electric Company
 - B. Water - City of O'Fallon Water
 - C. Sewer - O'Fallon Sewer
 - D. Gas - O'Fallon Gas Service, Inc.
 - E. Telephone - Continental Telephone Company
 - F. Fire - O'Fallon Fire District
- Total Parking: 22 spaces

(Parking required per Section 25.05 City of O'Fallon)
 Parking spaces per square feet
 Storage Warehouse: 4,800 sq. ft. $4,800 \div 400 = 12$ spaces
 Office: 2,400 sq. ft. $2,400 \div 300 = 8$ spaces
 + 20 Regular
 + 2 Handicapped
 = 22 Parking Spaces
 Total
- Setback and Yard Requirements:
 - Front - 25 feet
 - Side - 25 feet
 - Rear - 10 feet

TREE TYPES

- BRADFORD PEAR - New 2" Cal.
- RED BUD - New 2" Cal.

PARKING LOT LIGHTING

- (A) FOUR BUILDING MOUNTED FIXTURES ON PHOTO CELL. MFR. HUBBEL HPS 150 W # PYLO1305-11X HTD 15' ABOVE GROUND

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.

Grading Notes

- All filled places in paved State, County or City roads (Highways) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99", (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications. All tests shall be verified by a City Representative.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test", (ASTM D-1557) and must be inspected and approved by a City Representative, before paving may commence.
- All grade shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 2:1 and shall be either sodded or seeded and mulched.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and Right-of-Way Markers shall be reset at the completion of grading.
- All Areas Graded Shall Be Seeded And Mulched Or Sodded To Prevent Erosion.

REV. 11-30-87 J.R.E. - CITIES COMMENTS 11-30-87
 REV. 11-25-87 J.R.E. - CITIES COMMENTS 11-28-87

PICKETT RAY & SILVER

Civil Engineers
 Planners
 Land Surveyors

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 St. Peters, MO 63376
 441-1211 278-1211

PREPARED FOR:
TOM KOMADINA
 502 Lindenwood
 O'Fallon, Mo. 63366 Tel. 281-2587

3 3	DRAINAGE AREA MAP	PROJECT # 87-074
		JOB ORDER # 8980
FIELD BOOK	# 247 "I"	PLAC. SURVEY

NOT FOR USE IN CONSTRUCTION