

BOUNDARY ADJUSTMENT PLAT OF LOT 2 AND LOT 3 OF "SCHNUCKS ADDITION TO THE CITY OF O'FALLON"

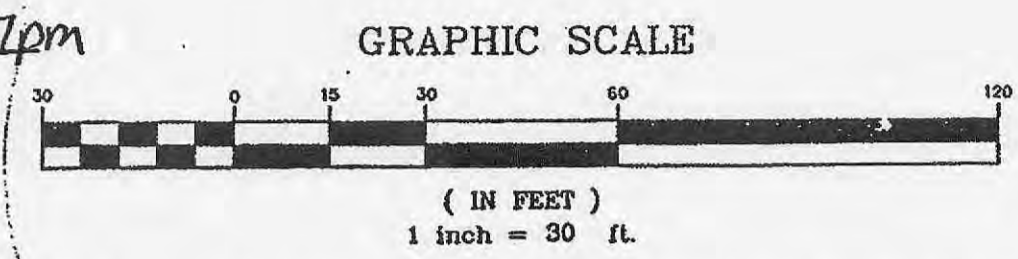
LOT 2 AND 3 OF "SCHNUCKS ADDITION TO THE CITY OF O'FALLON", PART OF VACATED HIGHWAY "N", AND PART OF U.S. SURVEY 3225, ALL IN TWP. 46 N., R. 3 E. OF THE 5th. P.M. IN THE CITY OF O'FALLON ST. CHARLES CO., MISSOURI

Bk 37 Page 395

35-488

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

MAY 07 2001
By *Daniel E. Maschmann*
Time 3:47pm



NOTES:

- North derived bearing of record for the south line of Lot 2 of Schnucks Addition to the City of O'Fallon as recorded in Plat Book 33, Page 375 in the Office of the St. Charles County Recorder of Deeds. (S89°33'14"W)
- Outboundary information as shown hereon as per Schnucks Addition to the City of O'Fallon as recorded in Plat Book 33, Page 375 in the Office of the St. Charles County Recorder of Deeds.
- This site is "Zone X" areas as determined to be outside of the 500 year flood plain, as per FIRM, Flood Insurance Rate Map, for St. Charles Co., Missouri and Incorporated Areas, Panel 259 of 525, map number 29183CO239 E, revised date: August 2, 1996.
- This site is "Zoned C-2" - General Business District. Yard and setback requirements:
Front yard: 25' minimum
Side yard: None
Rear yard: None, except that where the rear line of a lot in this district abuts lots zoned residential or office, a rear yard of not less than 10 ft. shall be provided.
No building or structure shall exceed a height of 50 ft.
- Cross access easements shall be approved by separate documents.
- Private drive from Highway 'N' to Highway 'K' shall not be named.

OWNER'S CERTIFICATE

We, the undersigned owners of the tract of land described in the foregoing Surveyor's Certificate and as plotted hereon, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which subdivision shall be hereafter be known as Boundary Adjustment Plat of Lot 2 and Lot 3 of "Schnucks Addition to the City of O'Fallon."

Utility easements as shown hereon are hereby granted to the City of O'Fallon, Missouri, and to such other utilities as may be approved by the undersigned from time to time and their successors and assigns, for the purposes of construction, maintenance and repair of underground public utilities, with a right of temporary usage of adjacent ground not occupied by improvements for the installation, repair, or replacement of said underground utilities, provided that all disturbed areas will be restored upon completion of utility work.

All taxes due and payable against said property have been paid in full.
IN WITNESS WHEREOF, we have executed this plat as of this 19th day of April, 2001.

SM PROPERTIES O'FALLON, L.L.C.
By: *Mark J. Schnuck*
Mark J. Schnuck, Manager

STATE OF Missouri
COUNTY OF St. Louis) SS

On this 19th day of April, 2001, before me personally appeared Mark J. Schnuck, Manager, SM Properties to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Kathleen Wildhaber
NOTARY PUBLIC

NOTARY SEAL
Kathleen Wildhaber, Notary Public
St. Louis County, State of Missouri
My Commission Expires 12/7/2003

My Commission Expires: 12/7/2003

CITY CERTIFICATE

This plat has been reviewed by the City of O'Fallon, Director of Development Services and City Engineer and is in compliance with Ordinance No.1499 of the City of O'Fallon, Missouri.

Director of Development Services: *Frank Schuler*
City Engineer: *Frank Schuler*

I, Sandra Stokes, City Clerk, hereby certify that Ordinance No. 1499 approving this plat and directing me to endorse the same under my hand and seal was duly passed and approved by the Board of Aldermen of the City of O'Fallon, Missouri and some approved by the Mayor of said City on March 19, 2001 and as Ordinance directed, I hereby endorse said plat by my hand and seal of said City this 26th day of April, 2001.

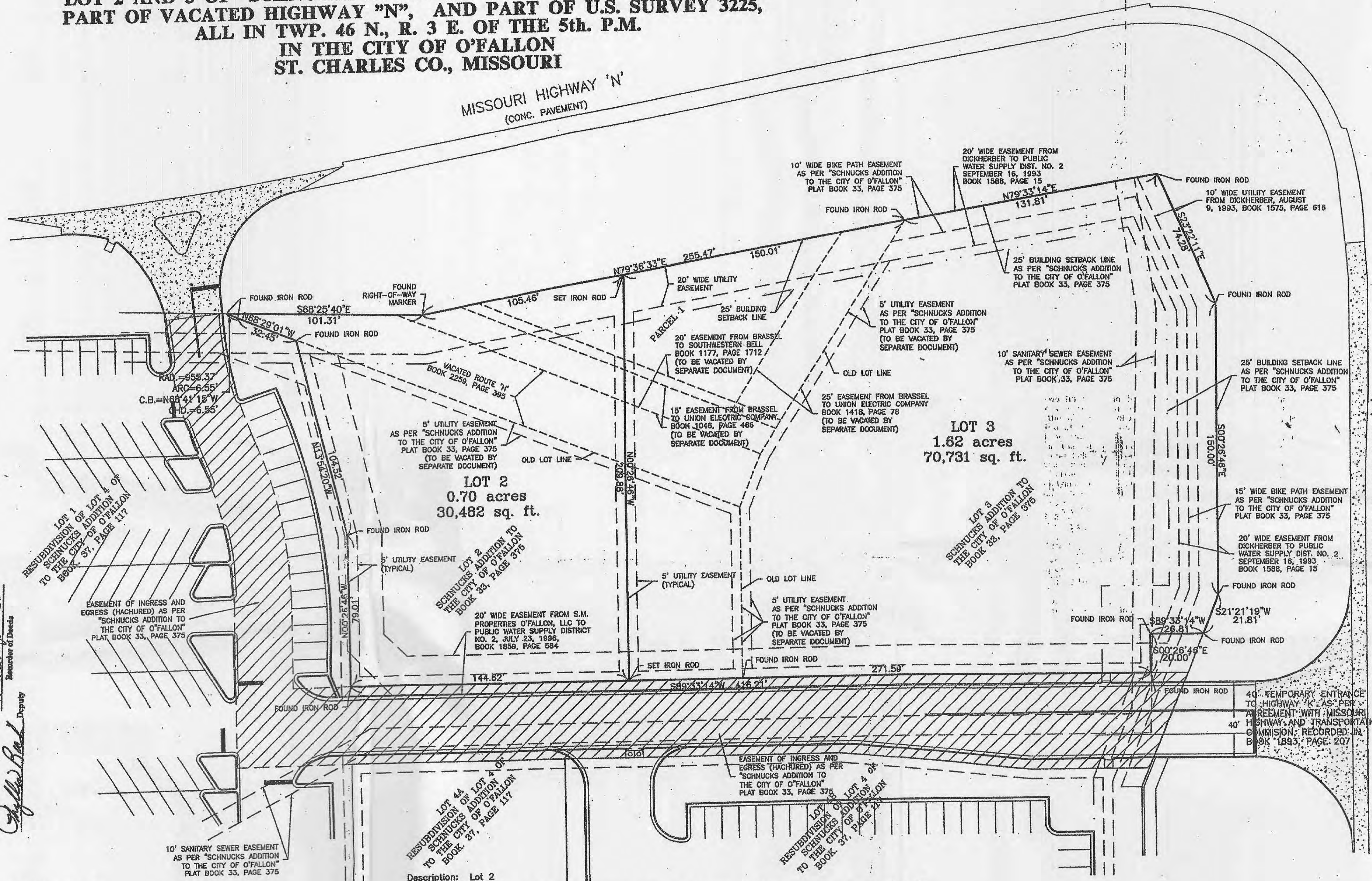
Sandra Stokes
City Clerk of O'Fallon, Missouri

BOUNDARY ADJUSTMENT PLAT FOR LOT 2 AND LOT 3 OF "SCHNUCKS ADDITION TO THE CITY OF O'FALLON" ST. CHARLES COUNTY, MISSOURI

E-Mail: bfa@smo.com Telephone: (636) 239-4751
BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers WASHINGTON, MISSOURI 63090

103a ELM STREET
DWL BY: K.W.P. DATE: MARCH, 2001 PROJ. NO.: 95-2145

CHRD: SCALE: 1"=30' DWG. NO.: 1 OF 1



STATE OF MISSOURI)
County of St. Charles)
I, *Daniel E. Maschmann*, Surveyor, do hereby certify that the foregoing and annexed instruments of this plat were filed for record in my office on the 19th day of April, 2001, at 3:47pm.
Recorded in Book 37, Page 395.
Witness my hand and official seal on the day and date first above written.

Description: Original Tract, Lot 2
A tract of land being part of Lot 2 of "Schnucks Addition to the City of O'Fallon" as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds Office.

Description: Original Tract, Lot 3
Lot 2 of Schnucks Addition to the City of O'Fallon as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds Office.

Description: Original Tract, Parcel 1
Lot 3 of Schnucks Addition to the City of O'Fallon as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds Office.

A tract of land being part of U.S. Survey 3225, and part of vacated Route "N", all in Township 46 North, Range 3 East of the 5th P.M. in the City of O'Fallon, St. Charles County, Missouri, to wit:
Beginning at a found iron rod at the Northwest corner of Lot 3 of "Schnucks Addition to the City of O'Fallon" as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds Office, said point also being in the South right-of-way line of Route "N"; thence along the west line of said Lot 3 S32°-31'-33"W 142.18 ft. to a found iron rod, thence S21°-30'-59"W 30.00 ft. to a found iron rod at the Northeast corner of Lot 2 of said subdivision, said point also being in the centerline of vacated Route "N"; thence along said centerline and the north line of said Lot 2 N88°-29'-01"W 278.41 ft. to a found iron rod, thence along a curve deflecting to the left having a radius of 955.37 ft., an arc length of 6.55 ft. to a found iron rod, thence along a curve deflecting to the left having a radius of 955.37 ft., an arc length of 6.55 ft. to a found iron rod, thence along said south right-of-way line S88°-25'-40"E 101.31 ft. to a found iron rod, thence along said south right-of-way line S88°-25'-40"E 101.31 ft. to a found right-of-way marker, thence N79°-36'-33"E 255.47 ft. to the point of beginning, containing 0.48 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

Description: Lot 2
A tract of land being part of Lot 2 of "Schnucks Addition to the City of O'Fallon" as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds, part of U.S. Survey 3225 and part of vacated Route "N", all in Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County, Missouri, to wit:
Beginning at a found iron rod at the southwest corner of said Lot 2; thence along the west line of said Lot 2 N00°-26'-46"W 79.01 ft. to a found iron rod; thence N13°-54'-20"W 104.52 ft. to a found iron rod at the northwest corner of said Lot 2; thence N68°-29'-01"W 32.45 ft. to a found iron rod; thence along a curve deflecting to the left having a radius of 955.37 ft., an arc length of 6.55 ft. to a found iron rod; thence along said right-of-way line S88°-25'-40"E 101.31 ft. to a found right-of-way marker, thence N79°-36'-33"E 105.46 ft. to a set iron rod; thence leaving said right-of-way line S00°-26'-46"E 209.88 ft. to a found iron rod in the south line of said Lot 2; thence along said south line S89°-33'-14"W 144.62 ft. to the point of beginning, containing 0.70 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

Description: Lot 3
A tract of land being Lot 3 and part of Lot 2 of "Schnucks Addition to the City of O'Fallon" as recorded in Plat Book 33, Page 375 of the St. Charles County Recorder of Deeds, part of U.S. Survey 3225 and part of vacated Route "N", all in Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County, Missouri, to wit:
Beginning at a found iron rod at the northeast corner of said Lot 3, said point also being at the intersection of the south right-of-way line of Route "N" and the west right-of-way line of Route "K"; thence along the east line of said Lot 3 and said west right-of-way line S23°-22'-11"E 74.28 ft. to a found iron rod, thence S00°-26'-46"E 150.00 ft. to a found iron rod, thence S21°-21'-19"W 21.81 ft. to a found iron rod; thence S00°-26'-46"E 20.00 ft. leaving said right-of-way line S89°-33'-14"W 26.81 ft. to a found iron rod; thence along the south line of said Lots 2 and 3 to a found iron rod in the south line of said Lot 3; thence along the south line of said Lots 2 and 3 S89°-33'-14"W 217.59 ft. to a set iron rod; thence leaving said south line of Route "N"; thence along said right-of-way line N79°-36'-33"E set iron rod in the south right-of-way line of Route "N"; thence along said right-of-way line N79°-36'-33"E 150.01 ft. to a found iron rod, thence N79°-33'-14"E 131.81 ft. to the point of beginning, containing 1.62 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

SURVEYOR'S CERTIFICATE

STATE OF MISSOURI
COUNTY OF ST. CHARLES)SS

This is to certify that we have, during the month of March, 2001, at the request of the Owner, executed a survey of a tract of land being Lot 2 and Lot 3 of "Schnucks Addition to the City of O'Fallon" as recorded in Plat Book 33, Page 375 of the Office of the St. Charles County Recorder of Deeds, part of U.S. Survey 3225, and part of vacated Route "N", all in Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County, Missouri. To the best of my knowledge and belief, this plat represents a true and accurate record of said survey which was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey and meets the accuracy requirements of an "Urban Survey" as defined herein.

Daniel E. Maschmann
DANIEL E. MASCHMANN
REGISTERED LAND SURVEYOR
LS-1640

Daniel E. Maschmann, L.S. #1640
State of Missouri
Registered Land Surveyor
for Buescher Frankenberg Associates, Inc.
Date: 4/19/01

NO.	REVISION	BY	DATE	APP'D