



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF SITE WORK.

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THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF UTILITIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR OTHER CONSTRUCTION ACTS. THE USER SHALL BE RESPONSIBLE TO OBTAIN AND ASSOLVE ANY PARTY FROM COMPLIING WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMO.



H:\CAD\24-600-22489-22450\mfp\Phase 3\24-600 - C03 Existing Conditions.dgn - Master Model 3/7/2022 2:46:10 PM plotted by jpatton Plot Scale: 100.000200 7/16 Plot Driver: volz15 PDF plot5 Pvn Tables: volz15 PDF.tbl

"R1" SINGLE FAMILY RESIDENTIAL (OFALLON)

PROPERTY N/F OF 4-0033-4947-00-0011.0 SPAD JORDAN J SPAD AMANDA 28 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0011.0 BYSTROM ANDREW R 24 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0012.0 WILLIS KELLY A 22 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0013.0 GARAGUS MYRON DALE E GARAGUS CHRISTINA L 20 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0014.0 ANTCLIFF JASON E ANTCLIFF ANDREA N 12 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0015.0 BYSTROM PROPERTIES LLC 10 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0016.0 ANDERSON KIEHL A ANDERSON MICHELLE D 9 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0017.0 HICKEY JOSEPH R HICKEY JEANNETTE 8 CHRISTINE DR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0018.0 NICHOLS KAREN L NICHOLS ERIC S 8 CHRISTINE BR. OFALLON, MO 63368

PROPERTY N/F OF 4-0033-4947-00-0019.0 J AND Z PROPERTIES LLC 2 CHRISTINE DR. OFALLON, MO 63368

**S89°3'52"E**  
1248.44'

**PHASE III NORTH**

PROPERTY N/F OF CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P. AS TO AN UNDIVIDED 93.99% INTEREST, ETAL D.B. 2679, PG. 1626

**B-9** 27.157 ACRES

**PHASE III SOUTH**

PROPERTY N/F OF CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P. AS TO AN UNDIVIDED 93.99% INTEREST, ETAL D.B. 2679, PG. 1626

**B-8** 20.267 ACRES

"R-1A" SINGLE FAMILY RESIDENTIAL (DARDENNE PRAIRIE)

PROPERTY N/F OF 4-0033-A151-00-000A.0 RNK CORPORATION 1301 FEISE RD. DARDENNE PRAIRIE, MO 63368

"R-1A" SINGLE FAMILY RESIDENTIAL (DARDENNE PRAIRIE)

PROPERTY N/F OF 4-0033-A151-00-000B.0 RNK CORPORATION 1297 FEISE RD. DARDENNE PRAIRIE, MO 63368

"C-2" GENERAL COMMERCIAL DISTRICT (DARDENNE PRAIRIE)

PROPERTY N/F OF 4-0033-3001-00-0001.2 BOPP CORA FAMILY LMTD PTNSHP BUSCH GRACEL REVOC LTR TRUST ALDRICH GST TRUST 1575 BRYAN RD. OFALLON, MO 63368

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**TIMOTHY J MEYER**  
Professional Engineer  
MO E-24665

**INVERNESS**

EXISTING CONDITIONS

1575 BRYAN RD.  
Project # 22450

PHASE 3

01/10/2022  
**C03**