SUBDIVISION OF
LOT 4 of WILLIAM H. ERKER SUBDIVISION

ALL OF LOT 4 OF WILLIAM H. ERKER SUBDIVISION, PLAT BOOK 40 PAGE 150,
IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

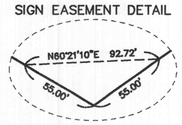
(IN FEET)
1 inch = 50 ft.

SETBACKS

FRONT	=	25'
REAR	=	10'
SIDE	=	NONE
BUFFER	=	20' NEXT TO RESIDENTIAL

FOUND R.R. SPIKE (N27°30'00"W 0.20')
FOUND 3/4" IRON PIPE W/CAP MARKED LS-14D (N62°28'04"E 5.29')
P.O.B.
S27°30'00"E 999.65'
15.00'
5.00'
N/F MALLARD'S LANDING APARTMENTS, L.L.C. DB. 2472, PG. 1
N62°28'04"E 1058.15'
30'W. UTILITY ESMT. PB. 40, PG. 150
20' BUFFER STRIP - PB. 40, PG. 150
FOUND 3/4" IRON PIPE W/CAP MARKED LS-14D
S22°54'24"W 151.02'
2-5'W. UTILITY ESMT. PB. 40, PG. 150
15'W. ROADWAY DEDICATION PB. 40, PG. 150
25' BUILDING SETBACK - PB. 40, PG. 150
N27°30'00"W 378.52'
30'W. UTILITY ESMT. - PB. 40, PG. 150
EX. UTILITY ESMT. DB. 3713, PG. 275
LOT 4A
397,930 SQ. FT.
9.14 ACRES
LOT 2
LOT 3
SET 5/8" IRON ROD
S67°05'36"E 210.00'
S67°05'36"E 293.46'
N22°54'14"E 39.84'
15'W. MULTI-USE ESMT. PB. 40, PG. 150
CROSS ACCESS EASEMENT PB. 40, PG. 150
30.5'W. CROSS ACCESS ESMT.
463.81'
315.96'
20'W. UTILITY ESMT.
25' BUILDING SETBACK
10' BUILDING SETBACK
N22°54'14"E
LOT 4F
66,350 SQ. FT.
1.52 ACRES
FOUND 3/4" IRON PIPE W/CAP MARKED LS-14D (N12°58'40"E 0.27')
FOUND R/W MARKER (N75°39'21"E 0.53')
S62°36'58"W 18.61'
SET 5/8" IRON ROD
41'W. CROSS ACCESS ESMT.
36.5'W. CROSS ACCESS ESMT.
SET 5/8" IRON ROD
N62°28'04"E 612.49'
153.83'
N62°28'04"E 240.00'
216.66'
172.59'
N62°28'04"E
N32°16'58"W 282.71'
N32°16'58"W 215.10'
LOT 4E
28,540 SQ. FT.
0.66 ACRES
S67°05'55"E 209.99'
2-5'W. UTILITY ESMT.
25' BUILDING SETBACK - PB. 40, PG. 150
315.04'
438.16'
S22°54'14"W
10'W. UTILITY ESMT.
L=47.12' R=19.50'
136.97'
S67°06'43"E 11.88'
S67°06'43"E
EX. UTILITY ESMT. DB. 3713, PG. 275
LOT 4B
46,360 SQ. FT.
1.06 ACRES
LOT 4C
69,120 SQ. FT.
1.59 ACRES
LOT 4D
67,660 SQ. FT.
1.55 ACRES
CROSS ACCESS ESMT.
209.24'
13.72'
L=10.68' R=19.50'
122.22'
2-5'W. UTILITY ESMT.
10'W. UTILITY ESMT. PB. 40, PG. 150
10'W. PERMANENT WATER EASEMENT DB. 3736, PG. 832
25' BLDG. SETBACK PB. 40, PG. 150
S27°31'56"E 238.37'
S27°31'56"E 352.02'
L=203.02'
L=383.03' R=682.96' D=32°08'02" CH=N76°01'16"W 378.03'
L=180.02'
SIGN EASEMENT (SEE DETAIL)
10'W. UTILITY ESMT. PB. 40, PG. 150
FOUND R/W MARKER
205.49'
191.77'
S26°04'33"W
159.63'
S27°48'07"W
12.85'
86.58'
98.91'
N87°05'47"W
SET 1/2" IRON ROD FOUND R/W MARKER (N21°18'55"W 0.26')
STATE HIGHWAY K (WIDTH VARIES)
WELDON SPRINGS ROAD (VARIABLE WIDTH)
TECHNOLOGY DRIVE (WIDTH VARIES)

SIGN EASEMENT DETAIL



PREPARED FOR:
WILLIAM H. ERKER
35 N. CENTRAL, STE 400
ST. LOUIS, MO 63105
PH: (314) 863-6061
FAX: (314) 863-6146

P&C FILE # 0704/0704.01

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STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
REGISTERED PROFESSIONAL ENGINEER
4/6/04

GENERAL CONTRACTOR
ARCHITECT
STRUCTURAL ENGINEER
GEOTECHNICAL ENGINEER
CIVIL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER
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ARCO CONSTRUCTION CO., INC.
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LABOURÉ CENTRE
4601 HIGHWAY K
O'FALLON, MISSOURI

TRI Architects of the Possible™

THOMAS ROOF INC + ARCHITECTS
8251 Maryland Ave. Suite 300
St. Louis, Missouri 63105
314-726-9990
fax-726-9991
www.trlarchitects.com

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DATE: 02/13/04
REVISIONS
DWG. BY JLW
PROJECT NO. 1004B
SHEET NO.

C1.1
EXISTING SITE PLAN