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LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO GLENGATE OWNERS ASSOCIATION BY DEED RECORDED IN BOOK 1949 PAGE 753 AS PARCEL 3 OF ST. CHARLES COUNTY RECORDS, BEING ON THE NORTH LINE OF MILL POND DRIVE, (50 FEET WIDE), ALSO BEING THE SOUTHWEST CORNER OF "PEBBLE CREEK EASEMENT PLAT" AS RECORDED IN PLAT BOOK 26 PAGE 155 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID GLENGATE OWNERS ASSOCIATION PROPERTY, NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST 422.17 FEET; THENCE ALONG THE SOUTH LINE OF THE COMMON GROUND OF GLENGATE ESTATES PLAT 4 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE 43 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 89 DEGREES 38 MINUTES 39 SECONDS EAST 425.00 FEET TO THE NORTHEAST CORNER OF SAID PEBBLE CREEK EASEMENT PLAT; THENCE ALONG THE EAST LINE OF SAID PEBBLE CREEK EASEMENT PLAT, SOUTH 00 DEGREES 21 MINUTES 21 SECONDS WEST 422.17 FEET; THENCE ALONG THE NORTH AND WEST LINES OF PEBBLE CREEK CONDOMINIUM PHASE TWO AS RECORDED IN PLAT BOOK 27 PAGE 6 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 83 DEGREES 03 MINUTES 52 SECONDS WEST 149.44 FEET; NORTH 08 DEGREES 58 MINUTES 08 SECONDS WEST 8.63 FEET; SOUTH 89 DEGREES 38 MINUTES 39 SECONDS WEST 4.11 FEET; NORTH 00 DEGREES 21 MINUTES 21 SECONDS EAST 187.82 FEET TO THE AFORESAID NORTH LINE OF MILL POND DRIVE (50 FEET WIDE); THENCE WESTWARD ALONG SAID NORTH LINE OF MILL POND DRIVE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 78 DEGREES 06 MINUTES 23 SECONDS WEST 141.67 FEET, WHOSE RADIUS POINT BEARS SOUTH 23 MINUTES 34 SECONDS WEST 12 SECONDS WEST 350.00 FEET, FOR AN ARC LENGTH DISTANCE OF 142.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.140 ACRES.

COMMON GROUND GLENGATE ESTATES PLAT 4  
P.B. 31 PG. 43  
PROPERTY N/F GLENGATE OWNERS ASSOC.  
BK. 1949 PG. 756 PARCEL 2

LAND TITLE SURVEY  
A TRACT OF LAND BEING PART OF  
FRACTIONAL SECTION 32  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI

LEGEND

- UTILITY POLE
- GUY WIRE
- IRON PIPE
- SANITARY MANHOLE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRES
- GAS VALVE
- BOLLARDS
- SIGN
- WATER LINE
- GAS LINE
- TREE
- BUSH
- FIRE HYDRANT
- WATER VALVE

GENERAL NOTES

- BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE SUBDIVISION PLAT OF "PEBBLE CREEK EASEMENT PLAT" AS RECORDED IN PLAT BOOK 26 PAGE 155 OF THE ST. CHARLES COUNTY RECORDS.
  - ALL TIES SHOWN ON THIS SURVEY ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
  - THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF NORTH EAST COMMUNITY ACTION CORPORATION BY DEED RECORDED IN BOOK 4111 PAGE 415 OF THE ST. CHARLES COUNTY RECORDS.
  - THIS PROPERTY IS CURRENTLY LISTED AS PARCEL I.D. NUMBER 2-0060-S032-00-4.2 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
  - ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
  - THIS PROPERTY IS REFERENCED TO A TITLE COMMITMENT PREPARED BY DAVIS TITLE & ABSTRACT COMPANY, FILE NO. 63904, DATED JANUARY 20, 2005. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID COMMITMENT.
- ITEM 1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
- ITEM 2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM 3. BUILDING LINES AND EASEMENTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 PAGE 6 AND COVENANTS, CONDITIONS AND RESTRICTIONS, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1142 PAGE 47 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1160 PAGE 268. (LOCATED AS SHOWN ON THIS PLAT)
- ITEM 4. EASEMENTS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26 PAGE 155. (LOCATED AS SHOWN ON THIS PLAT)
- ITEM 5. RIGHT-OF-WAY OF MILL POND DRIVE OVER THAT PART OF SUBJECT PROPERTY EMBRACED THEREIN. (LOCATED AS SHOWN ON THIS PLAT)
- AND ADDITIONAL PREPRINTED EXCEPTIONS:
- ITEM 1. RIGHTS OR CLAIMS OF PARTIES OTHER THAN INSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY.
- ITEM 11. ONLY ABOVE GROUND UTILITIES WHICH HAVE BEEN LOCATED ARE SHOWN ON THIS PLAT. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON THE RESPECTIVE UTILITY COMPANY BASE MAPS ONLY. THESE UTILITIES SHOULD BE VERIFIED BEFORE DESIGN OR CONSTRUCTION, IF ANY BEGINS ON THIS PROJECT.
- ITEM 12. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI CITY OF O'FALLON, MO (COMMUNITY PANEL NUMBER 290316 0237 E, DATED AUGUST 2, 1996), THE NORTH PART OF THIS PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X - 500 YEAR FLOOD HAZARD. THE REMAINING PART OF THE PROPERTY IS IN ZONE X - NON FLOOD HAZARD AREA.
- ITEM 13. REFERENCE BENCHMARK RM65 (NGVD29 DATUM) AS IT APPEARS ON ABOVE REFERENCED FLOOD INSURANCE RATE MAP - ELEVATION = 509.47' (DESTROYED AFTER HIGHWAY K RELOCATION)
- ITEM 14. SITE BENCHMARK NO. 1 - ELEV 563.12' (NGVD29 DATUM) TOP IRON ROD AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
- ITEM 15. SITE BENCHMARK 2 - ELEV = 579.34' (NGVD29 DATUM) CROSS IN CONCRETE 2.5' NORTHWEST OF CENTERLINE HEATHER DRIVE AND MILL POND DRIVE.
- ITEM 16. THIS PROPERTY IS CURRENTLY ZONED "C-2" GENERAL BUSINESS DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE RESTRICTIONS FOR "C-2" GENERAL BUSINESS DISTRICT ZONING ARE AS FOLLOWS:  
25' FRONT SETBACK FROM PUBLIC RIGHT OF WAYS  
SIDE YARD SETBACK NOT REQUIRED EXCEPT WHERE LINE ABUTS RESIDENTIAL OR OFFICE DISTRICT DEPENDS ON PROPOSED DEVELOPMENT CONDITIONS APPROVED BY THE CITY OF O'FALLON.  
REAR YARD SETBACK NOT REQUIRED EXCEPT WHERE LINE ABUTS RESIDENTIAL OR OFFICE DISTRICT.  
DEPENDS ON PROPOSED DEVELOPMENT CONDITIONS APPROVED BY THE CITY OF O'FALLON.  
MINIMUM PARCEL AREA - 5 ACRES  
MINIMUM HEIGHT REQUIREMENT - 50'
- ITEM 17. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:  
AMERENUE ELECTRIC COMPANY - ELECTRIC  
CENTURYTEL TELEPHONE COMPANY - TELEPHONE  
LAOCLE GAS COMPANY - GAS  
PUBLIC WATER SUPPLY DISTRICT NO. 2 - WATER  
CITY OF O'FALLON - SEWERS  
CITY OF O'FALLON - FIRE  
CHARTER CABLE COMPANY  
FORT ZUMWALT SCHOOL DISTRICT
- ITEM 18. NO EVIDENCE WAS FOUND OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION IN RECENT MONTHS, NO EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES, RECENT SIDEWALK OR STREET REPAIRS AND NO EVIDENCE FOUND THAT SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- ITEM 19. COMMON GROUND AREAS IN PEBBLE CREEK CONDOMINIUMS PHASE ONE AND PHASE TWO IS VESTED IN THE NAME OF PEBBLE CREEK HOMEOWNER ASSOCIATION AS RECORDED IN BOOK 1948 PAGE 1301 OF THE ST. CHARLES COUNTY RECORDS.
- ITEM 20. ADDITIONAL BOUNDARY MONUMENTATION (NOT SHOWN) WAS FOUND NORTH, WEST AND SOUTH OF SUBJECT PROPERTY TO VERIFY AND ESTABLISHED THE BOUNDARY LINES SHOWN HEREON.
- ITEM 21. GAP ALONG THE EASTERN BOUNDARY LINE HAS BEEN IN EXISTENCE FOR SEVERAL YEARS AS SHOWN ON REFERENCED SUBDIVISION PLATS. THE TITLE COMPANY SHOULD BE CONTACTED TO RUN OWNERSHIP CHAIN TO VERIFY AN OPINION OF OWNERSHIP RIGHTS. ALSO A REAL ESTATE LAWYER SHOULD BE CONSULTED FOR RIGHT OF CLAIM TO SAID GAP.

PREPARED FOR:  
WALLACE ARCHITECTS, L.L.C.  
601 W. WIFONG, SUITE 5B  
COLUMBIA, MO 65203  
573-815-7277

DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be submitted by my self or myself to the state and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the construction or engineering project or survey.

REVISIONS

NO.	DATE	DESCRIPTION
11-17-05	UPDATE	ALTA/HUD SPECS

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ENGINEERING  
PLANNING  
SURVEYING

1562 South Cloverleaf Drive  
St. Peters, MO. 63378-0445  
636-828-5552  
FAX 636-828-1718

03-22-05  
DATE  
01-11372A  
PROJECT NUMBER  
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SHEET OF  
11372A-ALTA-TOPC  
FILE NAME  
DRO MEC  
DRAWN CHECKED  
DF 03-05  
SURVEY BY DATE

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MISSOURI PROFESSIONAL LAND SURVEYOR #2265

