

LEGAL DESCRIPTIONS PER COMMITMENT #842158:

TRACT 1:

A TRACT OF LAND LOCATED IN THE WESTERN HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, IN TOWNSHIP 47, NORTH, RANGE 3 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE SET AT THE NORTHEAST CORNER OF U.S. SURVEY NO. 55, THENCE SOUTH 6 DEGREES 30 MINUTES WEST 7.95 CHAINS ALONG THE EASTERN LINE OF SAID SURVEY NO. 55, THENCE NORTH 89 DEGREES 30 MINUTES EAST 1.90 CHAINS TO AN OLD STONE SET FOR THE MOST WESTERN CORNER OF U.S. SURVEY NO. 1766, THENCE NORTH 66 DEGREES 30 MINUTES EAST ALONG THE LINE OF SAID SURVEY NO. 1766, 2.90 CHAINS, THENCE NORTH 0 DEGREES 7 MINUTES WEST 2.81 CHAINS TO A POINT IN THE COUNTY PUBLIC ROAD, THENCE ALONG SAID ROAD NORTH 36 DEGREES WEST 4.59 CHAINS TO A POINT IN SAID ROAD DISTANT SOUTH 83 DEGREES EAST 0.85 CHAINS FROM THE BEGINNING POINT AT THE NORTHEAST CORNER OF U.S. SURVEY NO. 55, THENCE CONTINUING ALONG SAID ROAD NORTH 27 DEGREES WEST 10.746 CHAINS, THENCE NORTH 40 DEGREES 23 MINUTES WEST TO THE SECTION LINE BETWEEN SECTIONS 28 AND 29, SAID SECTION LINE BEING WITHIN A COUNTY ROAD, LEADING SOUTH FROM O'FALLON DESIGNATED STATE HIGHWAY "K", THENCE SOUTH ALONG SAID SECTION LINE TO THE NORTH LINE OF SAID SURVEY NO. 55 AND THENCE SOUTH 83 DEGREES EAST ALONG SAID SURVEY LINE TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

EXCEPT A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD STONE, WHICH OLD STONE MARKS THE NORTHEAST CORNER OF U.S. SURVEY NO. 55; THENCE SOUTH 83 DEGREES EAST 56.00 FEET TO THE CENTERLINE OF THE COUNTY ROAD; THENCE ALONG THE CENTERLINE OF SAID COUNTY ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 27 DEGREES WEST 709.24 FEET TO A POINT; THENCE NORTH 40 DEGREES 23 MINUTES WEST 380.86 FEET TO A POINT, WHICH POINT MARKS THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD WITH THE EASTERN LINE OF STATE HIGHWAY "K"; THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY "K", 31.73 FEET TO AN IRON PIPE WHICH IRON PIPE MARKS THE BEGINNING POINT OF TRACT HEREBY DESCRIBED; THENCE SOUTH 1 DEGREE 18 MINUTES EAST 200.00 FEET TO AN IRON PIPE; THENCE NORTH 69 DEGREES 09 MINUTES 15 SECONDS EAST 133.67 FEET TO AN IRON PIPE; THENCE NORTH 40 DEGREES 23 MINUTES WEST 200.00 FEET TO THE PLACE OF BEGINNING.

AND EXCEPT A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD STONE, WHICH OLD STONE MARKS THE NORTHEAST CORNER OF U.S. SURVEY NO. 55; THENCE SOUTH 83 DEGREES EAST 56.00 FEET TO THE CENTERLINE OF THE COUNTY ROAD; THENCE ALONG THE CENTERLINE OF SAID COUNTY ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 27 DEGREES WEST 709.24 FEET TO A POINT; THENCE NORTH 40 DEGREES 23 MINUTES WEST 280.86 FEET TO A POINT, WHICH POINT MARKS THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD WITH THE EASTERN LINE OF STATE HIGHWAY "K"; THENCE SOUTH 1 DEGREE 18 MINUTES EAST AND ALONG THE EAST LINE OF HIGHWAY "K" 231.73 FEET TO AN IRON PIPE, WHICH IRON PIPE MARKS THE BEGINNING POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH 69 DEGREES 58 MINUTES EAST 103.96 FEET TO AN IRON PIPE; THENCE NORTH 49 DEGREES 37 MINUTES EAST 75 FEET TO THE WEST LINE OF SAID COUNTY ROAD; THENCE NORTH 40 DEGREES 23 MINUTES WEST 80 FEET TO AN IRON PIPE; THENCE SOUTH 69 DEGREES 09 MINUTES 15 SECONDS WEST 133.57 FEET TO THE PLACE OF BEGINNING.

AND EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY.

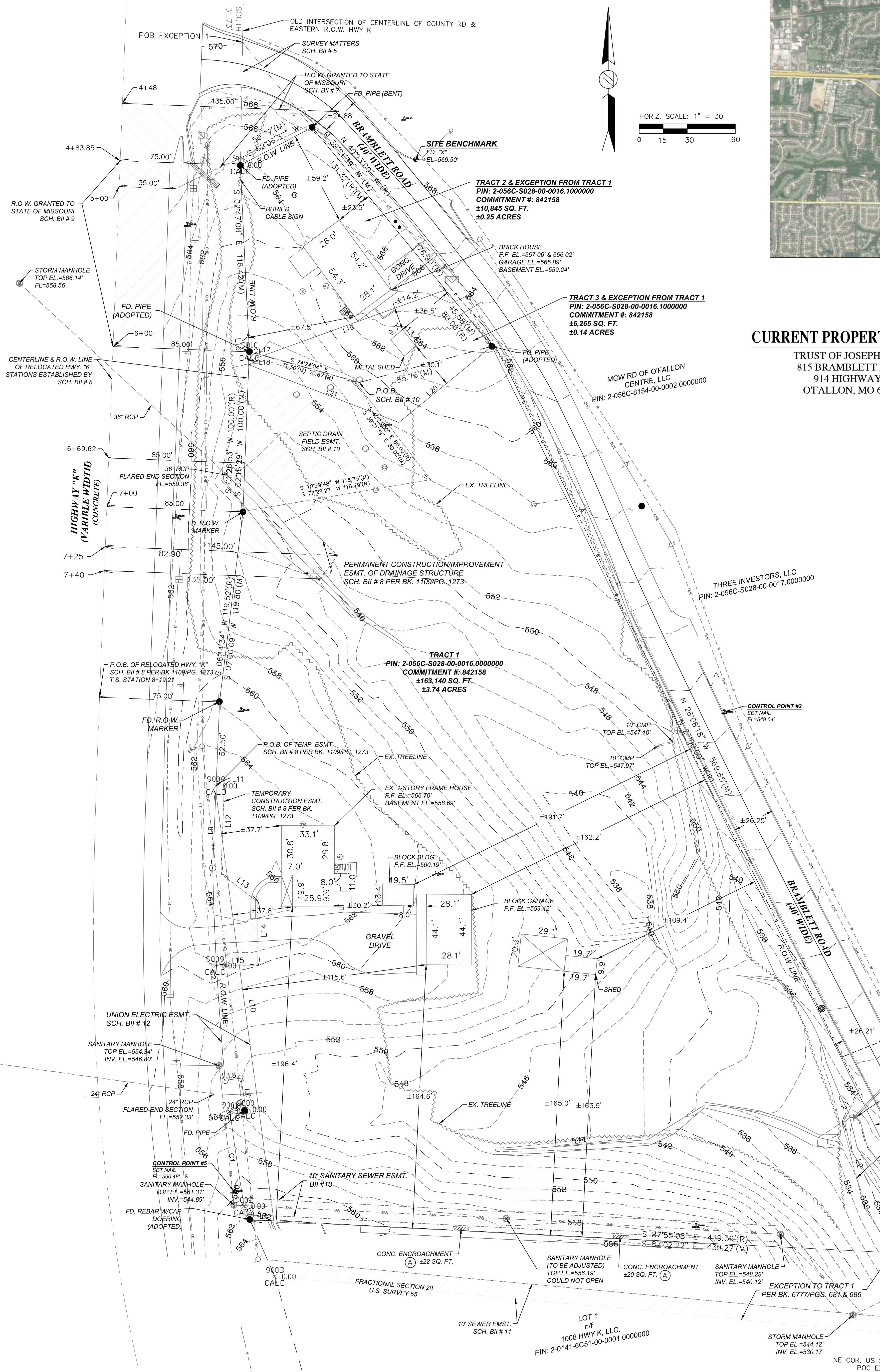
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AND EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY GENERAL WARRANTY DEED RECORDED 9/29/1986 IN BOOK 1109 AT PAGE 1273.



VICINITY MAP
NOT TO SCALE

CURRENT PROPERTY OWNER

TRUST OF JOSEPH WOLF
815 BRAMBLETT ROAD
914 HIGHWAY K
OFALLON, MO 63366

DEVELOPER

CORNERSTONE OFALLON, LLC
4503 MARBURG AVE.
CINCINNATI, OH 45209

LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	LOT LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	ORIGINAL RIGHT OF WAY LINE
[Symbol]	CENTERLINE
[Symbol]	EDGE OF CONCRETE
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF GRAVEL
[Symbol]	CONTOUR LINE
[Symbol]	BACK OF CURB
[Symbol]	CURB FLOWLINE
[Symbol]	SANITARY LINE
[Symbol]	WALK
[Symbol]	OVERHEAD ELECTRIC WIRE
[Symbol]	TELEPHONE UNDERGROUND LINE
[Symbol]	FIBER OPTIC UNDERGROUND LINE
[Symbol]	ELECTRIC UNDERGROUND LINE
[Symbol]	WATER LINE
[Symbol]	RETAINING WALL
[Symbol]	TREELINE
[Symbol]	GAS LINE
[Symbol]	EASEMENT LINE
[Symbol]	STORM CULVERT
[Symbol]	RIP RAP
[Symbol]	WHITE STRIPE
[Symbol]	FOUND MONUMENT (AS NOTED)
[Symbol]	SET 1/2"x24" REBAR W/CAP PLS 2014020710
[Symbol]	RECORD DISTANCE
[Symbol]	MEASURED DISTANCE
[Symbol]	SITE BENCHMARK
[Symbol]	SANITARY/STORM MANHOLE
[Symbol]	AIR CONDITIONER
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC HANDHOLD
[Symbol]	FIBER OPTIC HANDHOLD
[Symbol]	TELEPHONE PEDISTAL
[Symbol]	PROPANE TANK
[Symbol]	MAILBOX
[Symbol]	CLEANOUT
[Symbol]	WOOD POST
[Symbol]	SIGN
[Symbol]	AREA INLET
[Symbol]	GAS VALVE
[Symbol]	TREE
[Symbol]	1.8' SEPTIC LID
[Symbol]	FIRE HYDRANT

Architect:
MT STUDIO
210 South Market St., Suite B
Troy, OH 45373
p 937.760.3884
mtwiss@gomtstudio.com

Civil Engineer:
RDC
REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylngdc@gmail.com
Missouri Firm License: 2016012969
MO Certificate of Authority: LC001485066

RDC Project No. 20-115

ENGINEER OF RECORD:
Todd J. Reyling, PE
Missouri PE 2016012969



New Ground Up Building for:
PLANET FITNESS
914 Highway K
O'Fallon, MO 63366
St. Charles County
MTSTUDIO PROJECT NUMBER:

ISSUED / REVISED	DATE
ISSUED TO CITY	05.12.2021
REVISED PER CITY/NOT COMMENTS	07.20.2021
REVISED PER CITY/NOT COMMENTS	08.10.2021
REVISED FOR RETAINING WALL	11.19.2021
REVISED PER CITY COMMENTS	12.01.2021

Existing
Topography
and Legal

C100