



- LEGEND**
- TB Top of Bank
  - TS Top of Slope
  - EP Edge of Pavement
  - CL Centerline
  - C-Pvmt Concrete Pavement
  - Asph Asphalt
  - Conc Concrete
  - Shdr Shoulder
  - TJB Telephone Co. Junction Box
  - UST Underground Telephone
  - Gas Gas Line
  - FES Filled End Section
  - San MH Sanitary Manhole
  - FL Flowline
  - CP Concrete Pipe
  - VCP Clay Pipe
  - CO Clean Out
  - WV Water Valve
  - WL Water Line
  - GV Gas Valve
  - WM Water Meter

SCALE 1"=30'  
SCALE IN FEET



**LEGAL DESCRIPTION**  
LOT A OF  
COMFORT INN & SUITES SUBDIVISION (PROPOSED)

A tract of land being Lot A of "Comfort Inn & Suites Subdivision" a proposed subdivision situated in U. S. Survey 1766, Township 47 North, Range 3 East, in the City of O'Fallon, St. Charles County, Missouri, being more particularly described as follows:

Commencing at the Southeastern corner of a tract of land conveyed to Milton and Evelyn Boaz by Deed recorded in Book 256, Page 210 of the St. Charles County Records, thence along the Eastern Line of said tract, North 21 degrees 58 minutes 47 seconds West, 134.34 feet to a point on the Southern Line of Veterans Memorial Parkway, thence along said Southern Line, Northeastwardly 27.71 feet, along a curve to the left, having a radius of 570.87 feet and a chord bearing of North 63 degrees 14 minutes 15 seconds East to the true point of beginning of the herein described tract of land, thence continuing along said Southern Line, Northeastwardly 157.09 feet, along a curve to the left, having a radius of 570.87 feet and a chord bearing of North 53 degrees 57 minutes 50 seconds East to a point of tangency, thence North 46 degrees 04 minutes 51 seconds East, 35.27 feet to a point; thence South 65 degrees 06 minutes 20 seconds East, 45.39 feet to a point; thence South 51 degrees 49 minutes 52 seconds East, 109.64 feet to a point; thence North 46 degrees 04 minutes 51 seconds East, 23.00 feet to a point on the Southwestern Line of Belleau Creek Road, as relocated, thence along said Southwestern Line, South 45 degrees 03 minutes 48 seconds East, 126.52 feet to a point, thence departing said Southwestern Line, South 46 degrees 06 minutes 57 seconds West, 274.19 feet to a point of curvature, thence Northwestwardly 50.27 feet, along a curve to the right, having a radius of 32.00 feet and a chord bearing of North 88 degrees 53 minutes 03 seconds West to a point of tangency, thence North 43 degrees 53 minutes 03 seconds West, 98.17 feet to a point, thence Northwestwardly 45.11 feet, along a curve to the right, having a radius of 118.00 feet and a chord bearing of North 32 degrees 55 minutes 55 seconds West to a point of tangency, thence North 21 degrees 58 minutes 47 seconds West, 134.24 feet to the point of beginning, containing 1.765 acres more or less.

- GENERAL NOTES:**
- We have reviewed a Lawyers Title Insurance Corporation Commitment for Title Insurance, Number 366-060-A-000, dated March 20, 2000. The legal descriptions contained therein, are for the parent parcels to the proposed Subdivision (and part of Veterans Memorial Parkway and a residual tract to the north). The Easement to the Laclede Gas Company recorded in Deed Book 694, Page 33 of the St. Charles County Records (and shown hereon), is the only reported easement that appears to affect proposed Lot A.
  - The temporary easements for the construction of improvements (granted to the City of O'Fallon by instruments recorded in Deed Book 945, Pages 1155 and 1158) should have expired upon the completion of the improvements as defined therein.
  - The easements and building setbacks shown as proposed, were taken from a preliminary plat of "Comfort Inn & Suites Subdivision", prepared by Bax Engineering Company, Inc. Said plat is currently under review by the City of O'Fallon.
  - The existence of utilities has been limited to those visible from the ground surface. Underground utilities and facilities has been plotted from available plats, furnished by others, and are not certified as to being complete or correct.
  - Project Benchmark: FEMA RM-60. A two inch square cut in the center of the north end of a walkway at the northwest corner of Belleau Creek Road bridge over Belleau Creek, as shown on Flood Insurance Rate Map Number 29183C0241. Elevation = 480.00 feet (NGVD1929).
  - Site Benchmark: Top of a found iron rod near the Southeastern corner of the tract of land conveyed to Milton and Evelyn Boaz by Deed recorded in Book 256, Page 210 of the St. Charles County Records, said point being roughly twenty seven feet west (along the Southern line of Veterans Memorial Parkway) and one hundred thirty five feet south (along Boaz's Eastern line) from the westernmost corner of the subject property. Elevation = 471.91 feet.
  - Corner monumentation to be set by others.

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.  
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

2	2/15/01	A.M.	Revised Proposed Lot A to match BAX plot
1	8/24/00	H.R.L.	Added Underground Telephones

**REVISIONS**

**QT** QUIKTRIP CORPORATION  
2255 BLUESTONE DRIVE  
ST. CHARLES, MO. 63303  
PH # (636) 916-5706  
FAX # (636) 916-5754

**QUIKTRIP #640**  
PARTIAL TOPOGRAPHIC SURVEY  
LOT 'A' OF COMFORT INN & SUITES SUBDIVISION (PROPOSED)  
PT. U.S. SURVEY 1766, T.47N., R.3E.  
CITY OF O'FALLON, ST. CHARLES COUNTY, MO.  
BELLEAU CREEK ROAD O'FALLON, MISSOURI 63366

Drawn	H.R.L.
Checked	S.L.E.
Date	8/17/00
Project Number	99301
Sheet Number	1 of 1

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F.S. SUR.

*Steve L. Enright*  
2/16/01