



- CONDITIONS OF C.U.P. APPROVAL**
1. SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE YEAR THE CUP SHALL BE REVOKED.
 2. NO EQUIPMENT OR EQUIPMENT PARTS SHALL BE WORKED ON OUTSIDE OF THE BUILDING.
 3. EQUIPMENT DISPLAYED FOR SALE IN ASSOCIATION WITH THIS BUSINESS SHALL BE PARKED IN THE DESIGNATED SALES AREA.
 4. NO STORAGE OF PARTS OR PRODUCTS WILL BE PERMITTED OUTSIDE OF THE BUILDING.
 5. THE PETITIONER SHALL RECEIVE APPROVAL OF A SITE PLAN.

NOTE
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

DESCRIPTION
 2.19 ACRES

A tract of land being part of Lot 8 of D. Heald Homes Place in U.S. Survey 55, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

COMMENCING at a point marking the northwest corner of Parkway Place Plat Three as recorded in Plat Book 21, Page 39 of the St. Charles County, Missouri Records and also being the northwest corner of property now or formerly of Gateway Property Associates as recorded in Book 1660, Page 850 of the said St. Charles County, Missouri Records and being the northeast corner of property now or formerly of Runny Meade, L.P. as recorded in Book 2011, Page 1116 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Parkway Place Plat Three and the northern line of said Gateway Property Associates property South 85°04'04" East a distance of 19.59 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the northern line of said Parkway Place Plat Three through property now or formerly of Glenn A. Henderson Living Trust as recorded in Book 2825, Page 1550 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Veterans Memorial Parkway also being the southern right-of-way line of Interstate Highway 70 (variable width); thence along said right-of-way line the following courses: South 89°01'48" East a distance of 124.07 feet to a point of curvature, thence along a curve to the right having a radius of 1070.92 feet, an arc distance of 46.73 feet, a chord of which bears South 86°48'48" East a chord distance of 46.72 feet to a point; thence North 04°29'12" East a distance of 26.07 feet to a point; thence along a curve to the right having a radius of 1095.92 feet, an arc distance of 295.32 feet, a chord of which bears South 77°48'37" East a chord distance of 294.43 feet to a point, said point marking the northeast corner of said Glenn A. Henderson Living Trust property and being the northwest corner of property now or formerly of DM Otto Enterprises, L.L.C. as recorded in Book 3470, Page 463 of the said St. Charles County, Missouri Records; thence leaving the southern right-of-way line of said Veterans Memorial Parkway and the southern line of said Interstate Highway 70 along the eastern line of said Glenn A. Henderson Living Trust property and the western line of said DM Otto Enterprises, L.L.C. property South 89°24'00" West a distance of 290.04 feet to a point marking the southeast corner of said Glenn A. Henderson Living Trust property and being angle point in the northern line of Lot 31 of said Parkway Place Plat Three; thence leaving said corner along the southern line of said Glenn A. Henderson Living Trust property and the northern line of said Parkway Place Plat Three North 85°04'04" West a distance of 281.23 feet back to the POINT OF BEGINNING and containing 95,338 square feet or 2.19 acres more or less.

RSC LEASING
 IMPROVEMENT PLANS
 OF FALLON, MISSOURI

Prepared For: **OMT LEASING, LLC**

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REVISIONS NO.	DATE	COMMENTS PER CITY
1	2/12/09	

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.
 MISSOURI REGISTERED PROFESSIONAL ENGINEERS
 STATE OF MISSOURI
 No. 000000000
 CHRISTOPHER RAY
 ENGINEER
 E-2006150417
 2/10/09

DRAWN	DATE
B. STOESZ	01-09-09
CHECKED	DATE
D. STOSZ	01-09-09
PROJECT #	99203.OMTL.OOC
TASK #	4
FIELD BOOK	X

RSC LEASING
 IMPROVEMENT PLANS
 EXISTING CONDITIONS

SHEET **2** OF **7**

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NOT APPROVED FOR CONSTRUCTION