A TRACT OF LAND BEING PART OF THE JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI ALSO BEING A PORTION OF THAT PARCEL CONVEYED TO DD LAND DEVELOPMENT, LLC BY DEED RECORDED IN BOOK 7337, PAGE 1894 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE CENTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI. SAID POINT BEING THE SOUTHWEST CORNER OF WATSON SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 91 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE EAST LINE OF THE PLAT OF PIN OAK PARC AS RECORDED IN PLAT BOOK 29, PAGE 33 OF SAID RECORDER OF DEEDS OFFICE, THENCE SO4°30'32"E ALONG THE EAST LINE OF SAID PLAT OF PIN OAK PARC, 572.60 FEET TO A STONE; THENCE S81°53'13 W ALONG THE SOUTH LINE OF SAID PLAT, 322,36 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF ROLLING MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 17 OF SAID RECORDER OF DEEDS OFFICE; THENCE S05°52'41"E ALONG THE EAST LINE OF SAID ROLLING MEADOWS SUBDIVISION, 1795.18 FEET TO A STONE; THENCE S80°53'00"W ALONG THE SOUTH LINE OF SAID PLAT, 860.00 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF O'FALLON. MISSOURI BY DEED RECORDED IN BOOK 2763, PAGE 1186 OF SAID RECORDER OF DEEDS OFFICE; THENCE ALONG THE EAST LINE OF SAID CITY OF O'FALLON PARCEL, S07'10'04"E 292.66 FEET TO AN IRON PIPE; THENCE CONTINUING, S40'28'36"E 251.89 FEET TO AN IRON PIPE: THENCE CONTINUING, N78°21'48"E 128.45 FEET TO AN IRON PIPE; THENCE CONTINUING, S3817'29"E 400.30 FEET TO THE POINT OF

THENCE CROSSING SAID DD LAND DEVELOPMENT, LLC PARCEL, N51°42'31"E 175.00 FEET; THENCE S3817'29"E 8.09 FEET; THENCE N5312'38"E 571.83 FEET; THENCE N68°29'55"E 137.90 FEET TO A POINT OF CURVATURE; THENCE 73.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS N16°39'25"W 73.29 FEET TO A POINT OF REVERSE CURVATURE: THENCE 39.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N59°23'35"W 35.28 FEET; THENCE N14"16'19"W 50.00 FEET; THENCE N75"43'41"E 4.56 FEET TO A POINT OF CURVATURE; THENCE 36.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N33°27'42"E 33.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE 196.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS NO3'03'46"W 196.09 FFFT TO A POINT OF REVERSE CURVATURE: THENCE 40.80 FFFT ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N44°04'10"W 36.42 FEET: THENCE N00°49'04"W 50.00 FEET TO A POINT OF CURVATURE: THENCE 9.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS S89"3"34"E 9.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE 36.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N50°22'58"E 33.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE 2.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 979.97 FEET, AND A CHORD THAT BEARS NO8 28'33"E 2.60 FEET; THENCE S81 39'16"E 178.28 FEET TO A POINT OF CURVATURE; THENCE 27.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET, AND A CHORD THAT BEARS S07°21'05"W 27.94 FEET; THENCE S83°38'35"E 125.00 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA - PLAT 1 AS RECORDED IN PLAT BOOK PL51, PAGE 85 OF SAID RECORDER OF DEEDS OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE 518.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, AND A CHORD THAT BEARS S15°28'42"E 505.84 FEET; THENCE S37"18'50"E 55.54 FEET TO A POINT OF CURVATURE, SAID POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S07\*41'10"W 35.36 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF LONG HAVEN DRIVE AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA -PLAT 4 AS RECORDED AS DOCUMENT NO. 2021R-000319 OF SAID RECORDER OF DEEDS OFFICE; THENCE S52\*41'10"W 205.24 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF SMITHTON BOULEVARD AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 4; THENCE 39.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N82°03'06"W 35.52 FEET; THENCE N36°47'22"W 18.04 FEET; THENCE S53\*09'24"W 50.00 FEET; THENCE S36\*47'22"E 16.92 FEET TO A POINT OF CURVATURE; THENCE 42.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 27.00 FEET, AND A CHORD THAT BEARS S07°56'54"W 38.01 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF LONG HAVEN DRIVE: THENCE S52\*41'10"W ALONG SAID RIGHT OF WAY LINE, 244.28 FEET; THENCE \$37"18'50"E 50.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA T OF SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 4; THENCE S37"18'50"E ALONG THE SOUTHWEST LINE OF SAID COMMON AREA T, 293.72 FEET TO AN IRON PIPE ON THE NORTHERN LINE OF THAT PARCEL CONVEYED TO THE CITY OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 2763, PAGE 1186 OF SAID RECORDER OF DEEDS OFFICE; THENCE S39°06'12"W ALONG SAID CITY OF O'FALLON PARCEL, 481.75 FEET TO AN IRON PIPE; THENCE CONTINUING, N44°00'11"W 738.36 FEET TO AN IRON PIPE; THENCE N38°17'29"W 163.20 FEET TO THE POINT OF BEGINNING.

THENCE RETURNING TO ABOVE DESCRIBED POINT "A", AND CROSSING SAID RIGHT OF WAY OF DALRIADA BOULEVARD, N55°32'55"E 60.07 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD AND THE POINT OF

THENCE N3718'50"W A DISTANCE OF 58.54 FEET TO A POINT OF CURVATURE; THENCE 462.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET, AND A CHORD THAT BEARS N15'56'32"W 451.87 FEET; THENCE S84°34'16"E 125.00 FEET TO A POINT OF CURVATURE; THENCE 369.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT. HAVING A RADIUS OF 495.00 FEET. AND A CHORD THAT BEARS S15°56'33"E 360.77 FEET; THENCE S37°18'50"E 83.54 FEET; THENCE \$52\*41'10"W 100.00 FFFT TO A POINT OF CURVATURE: THENCE 39.27 FFFT ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N8218'49"W 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.38 ACRES OR 844,156 SQUARE FEET MORE OR LESS.

### PLAT 7 - PARCEL DESCRIPTION

A TRACT OF LAND BEING PART OF THE JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI ALSO BEING A PORTION OF THAT PARCEL CONVEYED TO DD LAND DEVELOPMENT, LLC BY DEED RECORDED IN BOOK 7337, PAGE 1894 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE CENTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, SAID POINT BEING THE SOUTHWEST CORNER OF WATSON SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 91 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE EAST LINE OF THE PLAT OF PIN OAK PARC AS RECORDED IN PLAT BOOK 29. PAGE 33 OF SAID RECORDER OF DEEDS OFFICE, THENCE SO4'30'32"E ALONG THE EAST LINE OF SAID PLAT OF PIN OAK PARC, 572.60 FEET TO A STONE; THENCE S81°53'13 "W ALONG THE SOUTH LINE OF SAID PLAT, 322.36 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF ROLLING MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 17 OF SAID RECORDER OF DEEDS OFFICE; THENCE SO5\*52'41"E ALONG THE EAST LINE OF SAID ROLLING MEADOWS SUBDIVISION, 1795.18 FEET TO A STONE AT THE POINT OF

THENCE S61°28'16"E 24.29 FEET; THENCE S36°48'26"E 67.57 FEET; THENCE N53°12'38"E 8.34 FEET TO A POINT OF CURVATURE; THENCE 68.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS N64'28'09"E 68.33 FEET; THENCE N75'43'41"E 8.62 FEET TO A POINT OF CURVATURE; THENCE 38.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N31\*53'00"E 34.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE 18.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS NO8°55'13"W 18.57 FEET; THENCE NO5°52'45"W 10.00 FEET; THENCE N84°07'15"E 50.00 FEET; THENCE S05°52'45"E 10.00 FEET TO A POINT OF CURVATURE; THENCE 8.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AND A CHORD THAT BEARS SO7\*45'47"E 8.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 41.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S56°57'34"E 36.75 FEET; THENCE N75°43'41"E 103.06 FEET TO A POINT OF CURVATURE; THENCE 41.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS N82°27'19"E 41.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF SMITHTON BOULEVARD AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA PLAT 6, HEREAFTER REFERRED TO AS POINT "A"; THENCE S00'49'04"E ALONG SAID RIGHT OF WAY LINE, 50.00 FEET TO A POINT OF CURVATURE: THENCE 40.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT. HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S44°04'10"E 36.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE 196.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS S03°03'46"E 196.09 FEET TO A POINT OF REVERSE CURVATURE; THENCE 36.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS \$33°27'42"W 33.63 FEET: THENCE \$75°43'41"W 4.56 FEET: THENCE \$14°16'19"E 50.00 FEET TO A POINT OF CURVATURE; THENCE 39.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S59°23'35"E 35.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE 73.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS S16'39'25"E 73.29 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S68"29"55"W 137.90 FEET; THENCE S53"12"38"W 571.83 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MEMSIE DRIVE AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA - PLAT 6; THENCE N38\*17'29"W ALONG SAID RIGHT OF WAY LINE, 8.09 FEET; THENCE S51\*42'31"W 175.00 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL CONVEYED TO THE CITY OF O'FALLON BY DEED RECORDED IN BOOK 2763, PAGE 1186 OF SAID RECORDER OF DEEDS OFFICE; THENCE N38"17'29"W 400.30 FEET; THENCE S78"21'48"W 128.45 FEET; THENCE N40"28'36"W 251.89 FEET; THENCE NO7"10'04"W 292.66 FEET; THENCE N80"53'00"E 860.00 FEET TO THE POINT OF

THENCE RETURNING TO ABOVE DESCRIBED POINT "A", N56\*28'31"E 43.02 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SMITHTON BOULEVARD AND THE POINT OF BEGINNING.

THENCE 223,25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 980.00 FEET. AND A CHORD THAT BEARS N15"04'41"E 222.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE 43.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N2816'42"W 38.24 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 17.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AND A CHORD THAT BEARS N82°08'06"W 17.33 FEET; THENCE N03°53'29"E 50.00 FEET TO A POINT OF CURVATURE; THENCE 43.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS \$78.57.09"E 43.60 FEET TO A POINT OF REVERSE CURVATURE: THENCE 35.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N67\*47'26"E 32.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE 258.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS N34°55'32"E 257.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 45.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N09'27'45"W 39.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 17.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AND A CHORD THAT BEARS N65°22'07"W 17.31 FEET; THENCE N20°39'43"E 50.00 FEET TO A POINT OF CURVATURE; THENCE 50.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS S61\*07'36"E 49.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE 34.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N87'41'34"E 31.73 FEET TO A POINT OF REVERSE CURVATURE: THENCE 64.53 FEE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS N50"1'13"E 64.51 FEET TO A POINT OF REVERSE CURVATURE: THENCE 37.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS NO918'13"E 33.95 FEET TO A POINT OF REVERSE CURVATURE: THENCE 5.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS N32\*59'18"W 5.42 FEET; THENCE N57\*29'32"E 50.00 FEET TO A POINT OF CURVATURE; THENCE 17.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT. HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS S34°21'03"E 17.69 FEET; THENCE S36°11'38"E 281.63 FEET TO A POINT OF CURVATURE; THENCE 39.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S81°40'02"E 35.65 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA - PLAT 1 AS RECORDED IN PLAT BOOK PL51. PAGE 85 OF SAID RECORDER OF DEEDS OFFICE, HEREAFTER REFERRED TO AS POINT "B"; THENCE S52'51'34"W ALONG SAID RIGHT OF WAY LINE, 76.18 FEET TO A POINT OF CURVATURE: THENCE 551.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT. HAVING A RADIUS OF 680.00 FEET, AND A CHORD THAT BEARS S29°36'30"W 536.88 FEET TO THE NORTHEAST CORNER OF LOT 294 OF THE PLAT OF THE STREETS OF CALEDONIA - PLAT 6; THENCE N83\*38'35"W ALONG THE NORTH LINE OF SAID LOT 294, 125.00 FEET TO A POINT OF CURVATURE ON THE SOUTH LINE OF LOT 316 OF SAID PLAT 6; THENCE 27.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET. AND A CHORD THAT BEARS NO7°21'05"E 27.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 316; THENCE N81°39'16"W ALONG THE NORTH LINE OF SAID LOT 316, 128.28 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF SMITHTON BOULEVARD; THENCE N81°26'54"W 50.00 FEET TO THE POINT OF BEGINNING.

THENCE RETURNING TO ABOVE DESCRIBED POINT "B", N88°00'56"E 104.20 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD AS DEDICATED UPON SAID PLAT OF THE

STREETS OF CALEDONIA - PLAT 1, AND THE POINT OF BEGINNING.

THENCE 39.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S81°40'02"E 35.65 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF CALEDONIA BOULEVARD AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 1: THENCE S36"11'38"E ALONG SAID RIGHT OF WAY LINE. 653.17 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY LINE OF LONG HAVEN DRIVE AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 1; THENCE XX FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S08'14'46"W 35.01 FEET: THENCE S52'41'10"W ALONG SAID RIGHT OF WAY LINE, 645.41 FEET TO THE SOUTHEAST CORNER OF LOT 282 OF SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 6; THENCE N3718'50"W ALONG THE NORTHEASTERN LINE OF LOTS 281 AND 282 OF SAID PLAT 6, 83.54 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EASTERN LINE OF LOTS 274 THRU 281 OF SAID PLAT 6, 369.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT BEARS N15°56'33"W 360.77 FEET TO THE NORTHEAST CORNER OF LOT 274 OF SAID PLAT 6; THENCE N84°34'16"W ALONG THE NORTH LINE OF SAID LOT 274, 125.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD; THENCE ALONG SAID RIGHT OF WAY, 513.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET, AND A CHORD THAT BEARS N29\*08'40"E 498.72 FEET; THENCE CONTINUING, N52°51'34"E 161.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.85 ACRES OR 1,387,296 SQUARE FEET MORE OR LESS.

# **EXISTING CONDITIONS NOTES**

- BEARING SYSTEM ADOPTED ALONG THE SOUTHWEST RIGHT OF WAY LINE OF I-64 (ROUTE 40) PER MODOT PLANS, JOB J6P0672H DATED 6-2-02. (S36°11'38"E)
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- 3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, "ZONE X"(SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE; FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, PER FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, PANEL 220 OF 525, COMMUNITY PANEL NUMBER 29183C0220G, EFFECTIVE DATE JANUARY 20, 2016. EXTENTS OF FLOOD PLAIN LIMITS SHOWN HEREON.
- UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE PLANS AND OBSERVED EVIDENCE. ALONGWITH LOCATES FROM LOCAL UTILITY COMPANIES. AND MISSOURI ONE CALL. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY AND MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT
- MISSOURI ONE CALL TICKET NO.: 1724311131 THROUGH 172431140
- PROJECT BENCHMARK IS MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION SC-37 PUBLISHED. ELEVATION = 631.23.
- TOPOGRAPHIC INFORMATION IS PER SURVEY BY COCHRAN IN NOVEMBER, 2017.

#### Rock Preparation and Compaction:

Prior to fill placement, vegetation should be stripped and sloped areas should be benched. The fill materials placed at the site will consist primarily of a rock/soil mixture and blasted rock generated from the site. The shot rock fill materials should be well graded with particle sizes ranging from sand and silt to boulders less that 18 inches in diameter. Boulders larger than 18 inches in diameter should be separated and broke using a track hoe with a breaker or by other means or the boulders should be placed in non-critical fill areas, as approved by a soil technician. We recommend that boulders larger than 18 inches not be placed in areas where they will be encountered when excavating to install utilities or construct basements, or within 2 or 3 feet of the street subgrade level. Where the larger boulders are placed, care should be taken to ensure that voids are not present around them. It may be necessary to place gravel to in fill or "choke off" voids around the larger boulders.

Ripped rock and shot rock should be placed in horizontal lifts not exceeding 18 inches in loose thickness and compacted by a minimum of five passes of a vibratory roller weighing at least 10 tons. Proper compaction may not be achieved without vibratory roller. Due to the varying graduation of fill materials, density tests will generally be considered inappropriate to determine the quality of the fill. Therefore, performance criteria will be used to evaluate the fill. This involves observing the placement of each lift of fill and the effects of the compaction equipment prior to placing

#### Soil Preparation and Compaction:

filling operations.

Remove all stumps, bushes, trees, weeds, roots and other surface obstructions from the site. Contractor to strip all topsoil from the entire area to be graded. After the removal of all foreign organic matter, and after stripping of topsoil, the entire surface to be filled, or areas that are cut to subgrade shall be scarified to a minimum depth of 12 inches and the compacted by proof rolling with suitable compaction equipment weighing not less than 400 psi based on the contact area of one row of feet, or pneumatic—tired roller of equivalent compaction characteristics.

The maximum thickness of fill shall be in lifts not to exceed 8 inches. The proof rolling and the fill compaction operations under the building and paved areas shall produce at least 95% of the Standard Proctor Maximum Dry Density Test (ASTM D-698). Any soft areas encountered during proof rolling shall be undercut and replaced with a properly compacted fill. The compaction of the fill shall be tested during placement by a qualified soil technician to determine if the proper densification is taking place. All fill used on the site should consist of low plasticity soils as approved by the soils engineer. After proof rolling, no water should be allowed to pond o the surface. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications. Compaction equipment shall be operating of the site at all times during

## GENERAL NOTES

- 1. THE SITEWORK ON THIS PROJECT SHALL MEET OR EXCEED THE CITY OF O'FALLON, MO STANDARDS AND SPECIFICATIONS.
  - PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION SC-37. PUBLISHED ELEVATION = 631.23.
  - 3. SITE BENCHMARK: CROSS IN SIDEWALK ON SOUTHWEST SIDE OF CALEDONIA PARKWAY IN BETWEEN MORA BLVD. AND LONGHAVEN DR.
  - 4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL PARTICLA OF THE WORK OF THE WO BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA
  - REGULATION REQUIREMENTS AND SAFETY MEETING REQUIREMENT. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE
  - EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
  - 6. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE
  - CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
  - . ALL UNSURFACED AREAS ARE TO RECEIVE 4 INCHES OF TOPSOIL.
    CONTRACTOR TO SEED, MULCH, FERTILIZE, AND MAINTAIN ALL AREAS OUTSIDE
    OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN
    ACCEPTABLE STAND OF GRASS IS ESTABLISHED. THE CONTRACTOR SHALL BE
    RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH
    DEPMANISHE SOIL STAPPLIZATION
  - 9. SEE LANDSCAPING PLANS FOR LANDSCAPING REQUIREMENTS.
  - 10. ALL GRADING, DRAINAGE, DETENTION, AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH THE CITY OF O'FALLON, MO STANDARDS.
  - 11. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE NEW IMPROVEMENTS SHOWN ON PLANS.
  - 12. ALL TRENCHES UNDER PAVED AREAS SHALLBE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO MEET COMPACTION REQUIREMENTS FOR THE ROAD / PARKING LOT.
  - 13. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE II WHICH THIS PROJECT IS LOCATED AT THE CONTRACTOR'S EXPENSE.
  - 14. CONTRACTOR TO OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPING MATERIAL. HDPE FLARED ENDS SHALL NOT BE ALLOWED.
  - 15. (A) STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
  - (B) POLYPROPYLENE PIPE (PP) SMOOTH INTERIOR: AASHTO DESIGNATION M330, MAXIMUM DIAMETER OF 36-INCHES. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES FOR CULVERT STORM DRAINAGE APPLICATIONS. PIPES LARGER THAN 36-INCHES WILL BE REQUIRED TO BE REINFORCED CONCRETE PIPE.
- 16. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
- 17. CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
- 18. CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
- 19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR SANITARY SEWER, WATER MAIN, AND STORM SEWER STRUCTURES TO COCHRAN FOR REVIEW AND
- 20. STORM AND SANITARY SEWER PLAN INFORMATION DEPICTS PIPE LENGTHS AND GRADES CALCULATED FROM THE CENTER OF ALL STRUCTURES.
- 21. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- 22. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 23. ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE COUNTY, AND/OR UTILITY SÉRVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- 24. CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO SUBMITTING THEIR
- 25. CONTRACTOR SHALL MAINTAIN THE SITE IN A WELL-DRAINED MANNER IN ORDER TO ASSUME THE SHORTEST POSSIBLE DRYING TIME AFTER EACH RAINFALL. THIS WILL MEAN THAT PUMPING OF STANDING WATER IN LOW AREAS ON THE SITE WILL MOST LIKELY BE REQUIRED DURING CONSTRUCTION.
- 26. CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS, CONCRETE MEDIANS AND ALONG PAVEMENT WHERE NEW CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION
- 27. ALL EXISTING STRUCTURES UNLESS OTHERWISE NOTED TO REMAIN, (I.E. FENCING, TREES, CONCRETE, ASPHALT PAVEMENT, UTILITIES, ETC.) WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF—SITE IN A MANNER MEETING LOCAL AND STATE REGULATIONS. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL AND STATE ORDINANCES AND THE OWNER'S
- 28. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE
- 29. EXISTING GRADE CONTOURS SHOWN AT 2 FEET INTERVALS. NEW GRADE CONTOURS SHOWN AT 2 FEET INTERVALS.
- 30. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO ÉXISTING CONDITIONS OR BETTER.
- 31. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL GREEN SPACE AND PAVED AREAS.
- 32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP ALL MUD AND SILT ON SITE AND OFF OF STREETS.
- 33. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AGENCIES AND UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN TAKEN.
- 34. NEW WATER LINES SHALL BE SDR 21 CLASS 200 PVC PIPE. NEW WATERLINES LESS THAN 2" SHALL BE TYPE "K" COPPER TUBING. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE. UNLESS OTHERWISE INDICATED ON PLANS.
- 35. SANITARY SEWER PIPE SHALL BE SDR 35 PVC PER ASTM D 3034 OR SCHEDULE 50 DUCTILE IRON PIPE. SEE PLANS FOR LOCATION OF EACH PIPE

### DEVELOPMENT NOTES

- 1. Phase 3 Area of P.U.D.: 53.39 Acres
- 2. Existing Zoning: R-3 P.U.D.
- 3. Proposed Uses: Single Family Residential
- 4. Phase 3 Lots
  Number of Single Family Lots: Number of Single Family Units:

Saint Louis, MO 63132

- 5. Current Owner: DD Land Development, LLC Attn: William Allen 10407 Baur Blvd. Suite B
- 6. All streets are to be public and constructed per St. Louis County specifications except as modified by the City of O'Fallon. Alleys will be private and will be maintained by the Home Owners Association (H.O.A.)

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- 7. R-3, P.U.D.:
  - Front Yard: 20' Side Yard: 6' Rear Yard: 15' Minimum Lot Width: 50 ft Minimum Lot Area: 6,250 ft

Maximum Lot Coverage: 40%

Distance Between Grouped Buildings

- Side to Side: 12' Corner to Corner: 12'
- 8. Boundary information is per ALTA survey as completed by Cochran during September 2017. 9. The developer shall comply with current Tree Preservation Ordinance and provide

landscaping as set forth by the City of O'Fallon Zoning Ordinances.

- 10. Detention for this development to be provided by the basin within the common ground area. Detention requirements shall meet the City of O'Fallon regulations.
- 11. All new utilities will be underground.
- 12. Sidewalks not within public right—of—way are private.
- 13. A ten (10) foot wide general utility easement will be provided along all public right-of-ways.
- 14. All signage shall be reviewed and approved through a separate permitting process.
- 15. No parking shall be permitted along Caledonia Parkway.
- 17. Neo-Traditional and Townhouses will not have walkout basements.
- 18. Street trees and Preservation requirements: See Landscaping Plan 19. Phase 3 Density Calculations:

16. No parking shall be permitted in alleys

- Phase 1 P.U.D. Site = 53.39 Acres Right-of-way = 11.10 AcresCommon Ground = 4.11 Acres
- Dry Detention Basins/Buffers = 2.14 (72' Wide Lots) = 11.35 Acres
  - (50 Lots) (62' Wide Lots) = 7.81 Acres(42 Lots) (60' Wide Lots) = 4.14 Acres(22 Lots) (50' Wide Lots) = 12.75 Acres(76 Lots) 190 Total Lots
- Average lot size = 36.04 acres/190 lots = 8,262 sq.ft. Proposed Overall Density = 3.71 Units per acre (including R/W) Proposed Overall Density = 4.73 Units per acre (excluding R/W)
  - 36.04 Acres Residential +0.00 Acres Amenities 36.04 Acres
- x 43.560 1,569,902 sq. ft. ÷7.500 Phase 3 209 Allowable Units
- 20. Phase 3 Coverage Houses
- Greenspace/Basins 21. 29. Stormwater detention and water quality for Phase 3 will be provided by the

23%

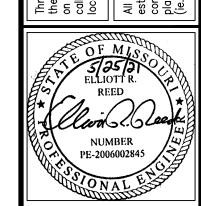
existing Wet Basin #2 and (1) new wet basin and (1) new dry basin.

lissouri State Certificate of Authority Numbers: Survev 000380

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Engineering : 001655 Architecture: 2002014240

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JMM MAY 21, 202 NO SCALE

17-6821

OWNER/DEVELOPER: DD LAND DEVELOPMENT, LLC 10407 BAUR BLVD. SUITE B ST. LOUIS, MO 63132