

SECTION 24

SECTION 25

SECTION 23

SECTION 26

PROPERTY N/F OF WUBKER

PROPERTY N/F OF WESTHOFF

OLD 3" IRON PIPE
19.83' EAST
OLD PK NAIL BEARS
S 01° 01' 30" W - 1.40'
133.98'

12" CITY WATER MAIN

OLD IRON PIPE
(15.4' NORTH, 0.07' EAST)
OLD IRON PIPE
(15.1' NORTH, 19.96' EAST)

HOFF ROAD (40' W)

Florence A. Kellermann, being the owner of the land described in the above Surveyor's Certificate, has caused said tract of land to be surveyed and subdivided as shown on this plat, which subdivision shall hereafter be known as "PROGRESS WEST INDUSTRIAL PARK PLAT TWO".

The widening strip (10 feet wide) shown hatched along the Western line of Hoff Road, is hereby dedicated to the City of O'Fallon, Missouri, as a public street for road and utility purposes. All easements shown herein are hereby established as utility easements for the purpose of sanitary sewers, storm sewers, gas lines, water lines, electric, telephone and telecommunication lines. The building line 30 feet wide, as shown on this plat, is hereby established.

This is to certify that Pickett, Ray & Silver, Inc., during the month of January, 1988, by order of Florence A. Kellermann, has executed a land survey and a subdivision of a tract of land being part of Fractional Section 26, Township 47 North, Range 2 East, St. Charles County, Missouri, said tract being more particularly described as follows:

COMMENCING at the point of intersection of the Eastern line of Fractional Section 26, Township 47 North, Range 2 East, with the East-West center line of Hoff Road, 40 feet wide; THENCE, North 01°41'34" East, 1,168.51 feet along the Eastern line of said Fractional Section 26, being also the center line of Hoff Road, 40 feet wide, dedicated as a public road, by Richard Haislip, October 4, 1870, per County Court order dated August 12, 1870, to the POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE, South 01°41'34" West, 468.11 feet along the center line of said Hoff Road; THENCE, South 87°12'08" West, 469.75 feet; THENCE, North 01°28'30" East, 503.13 feet; THENCE, South 88°31'57" East, 470.30 feet to the center line of said Hoff Road and the Point of Beginning and containing 5.236 acres, including one-half of said Hoff Road,

and that said survey and subdivision was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey, and that the results are correctly shown on this plat.

PICKETT, RAY & SILVER, INC.

Building Area:

Office: 2 Stories ea. @ 2940 s.f. = 5880 s.f.
Industrial: 36148 s.f.
Total Building Area: 42028 s.f.

Parking Requirements: (per article 25)

Typical Stall: 9' x 19'
Office: 5880 s.f.
<Less> Non-Public 930 s.f.
Net: 4950 s.f./300 = 17 spaces

No. of Employees: 20 x 1 space per employee = 20 spaces
Total Parking Required = 37 spaces

Loading Requirements:

Building Area: 42028 s.f.
<5000> s.f. = 1 space
Total Loading: 37028 s.f. = 2 spaces
3 spaces

Handicapped Spaces: 1 space (per 25.02 H)

Landscape Requirements:

A. Frontage: 470.74'/40' = 12 Trees
B. Landscaped Open Space
Area Lot: 213400 s.f.
<Bldg. area>: 42028 s.f.
<Parking Area>: 17375 s.f.
153,997/4000 = 39 Trees
C. Parking Lot Landscape
270 s.f. x 37 spaces = 9990 s.f. x .06% = 600 s.f.
Not required per 23.04 C (2nd Paragraph)

Total Trees Required = 51

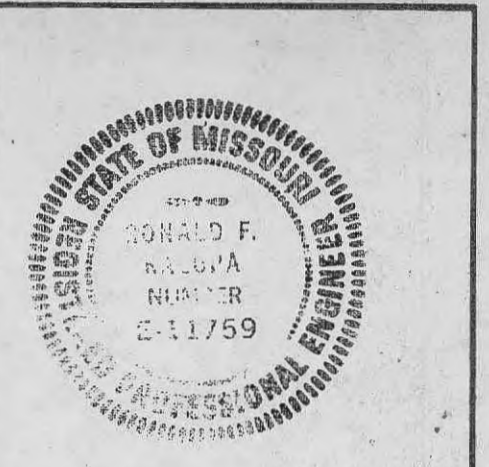
Owner: Arthur & Marion Trulaske
3351 Fairfield Circle Drive
Chesterfield, MO 63017

Lot Summary:

Lot #3 = 4.912 Acres
10' Road Dedication = 0.108 Acres
5.020 Acres
20' Roadway = 0.216 Acres
5.236 Acres

Table with 3 columns: REVISION PER CITY OF O'FALLON, NO, DESCRIPTION, DATE

REVISIONS



STRUCTURAL SYSTEMS, INC.

DESIGN CONTRACTORS



314-966-5920
814 South Kirkwood Road
St. Louis, Missouri 63122

TRUE FITNESS TECHNOLOGY

SITE PLAN

DRAWN: EP
CHECKED:
SCALE: AS NOTED
ISSUE DATE: FEB. 29, 1988
S. S. I. JOB NUMBER: 88-801m
DRAWING NUMBER

A-1 OF

© STRUCTURAL SYSTEMS, INC.

PROPERTY OF KELLEMAN
F. WARREN & FLORENCE A.
FRACTIONAL SECTION 26
T5 47 N, R 2 E

PROPERTY OF KELLEMAN
F. WARREN & FLORENCE A.
FRACTIONAL SECTION 26
T5 47 N, R 2 E

PROPERTY OF KELLEMAN
F. WARREN & FLORENCE A.
FRACTIONAL SECTION 26
T5 47 N, R 2 E

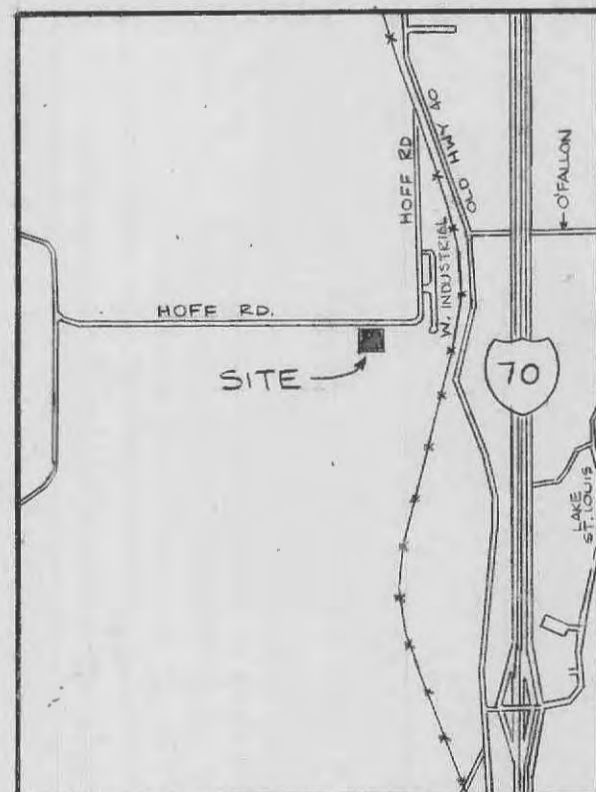
SITE LEGEND

- [510] EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- x 510.00 EXISTING SPOT GRADE
- + 510.00 NEW SPOT GRADE

SITE PLAN

SCALE: 1"=30'

LOT #3 OF THE PROGRESS WEST INDUSTRIAL PARK



LOCATION MAP

WINNENBERG: P3 37
GRID TT-16

THESE DRAWINGS ARE HEREBY APPROVED FOR PERMIT AND ANNOTATED AS NEEDED TO MEET THE REQUIREMENTS OF THE CITY.

SHEETS OF DATE OF ANS 2/29/88

Footings, Foundations & Shell Only. 4/6/88