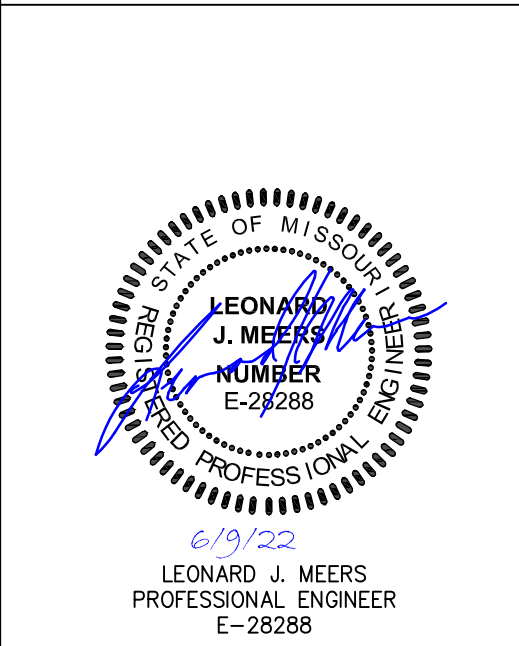


NO.	DESCRIPTION	DATE
1	CITY COMMENTS	02-24-2022
2	CITY/UTIL COMMENTS	03-14-2022

**PROJECT TITLE**  
**O'FALLON U-HAUL**  
**1200 S. OUTER ROAD**  
**O'FALLON, MO 63366**

**GRIMES CONSULTING, INC.**  
*Civil Engineering & Surveying Services*  
 GRIMES CONSULTING, INC.  
 12300 OLD TESSON ROAD  
 SUITE 3000  
 O'FALLON, MO 63328  
 PH. (314) 849-6100  
 FAX (314) 849-6010  
 www.grimesconsulting.com



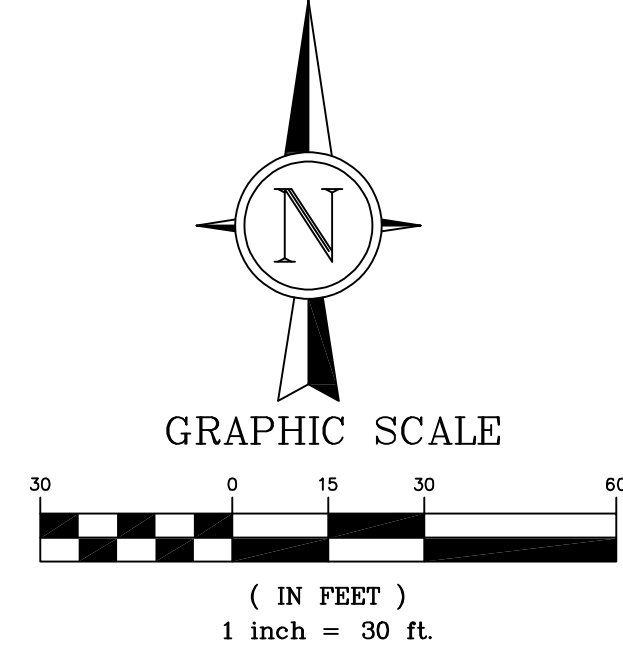
**Developer / Owner Information**  
 UHAUL  
 CONTACT: MICHAEL WHITE  
 314-952-6203  
 Email: michael\_white@uhaul.com

**EXISTING SITE & DEMO PLAN**

**P+Z No.**  
**Approval Date:**  
**City No.**  
**Page No.**  
**C3.0**

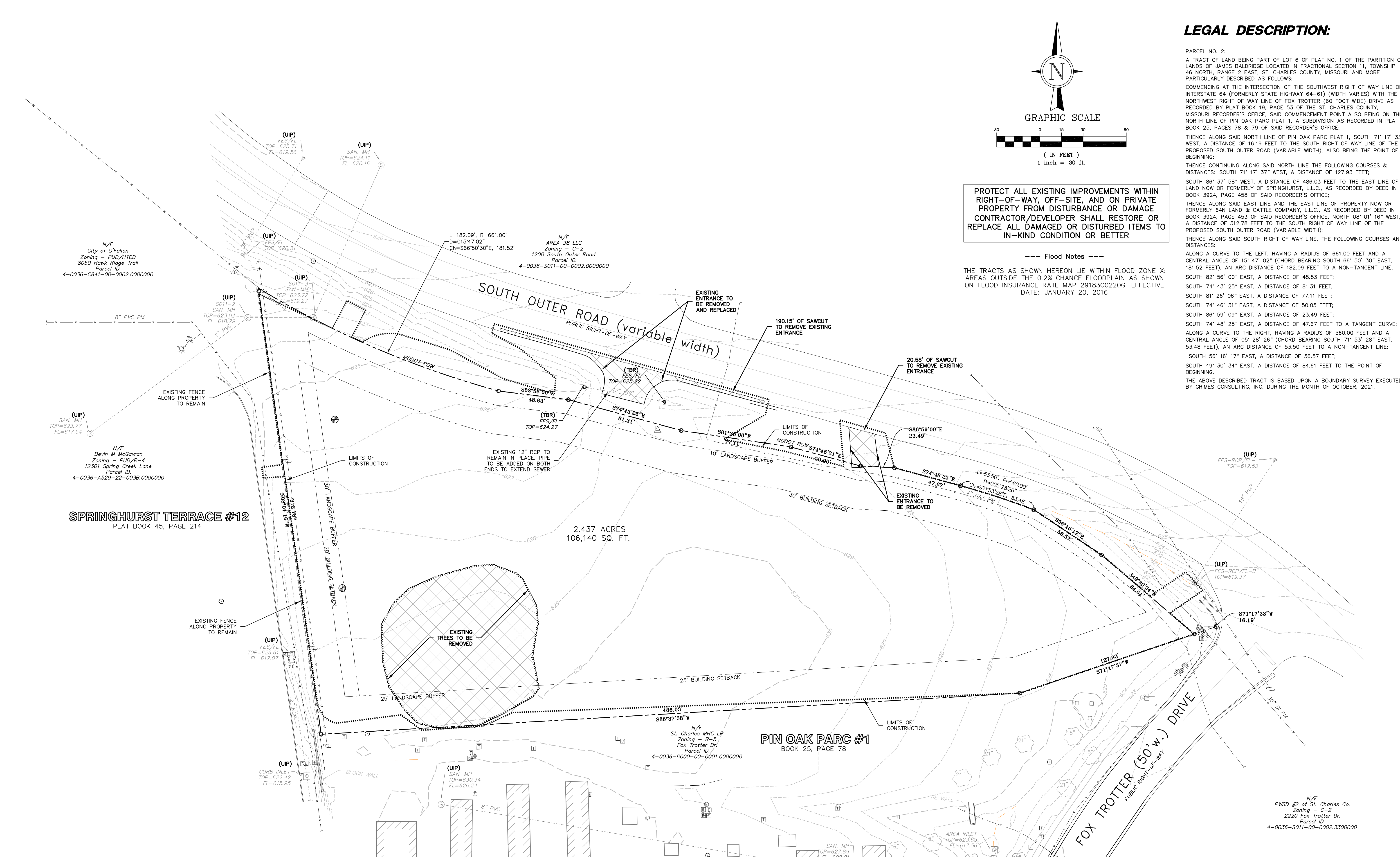
**LEGAL DESCRIPTION:**

PARCEL NO. 2:  
 A TRACT OF LAND BEING PART OF LOT 6 OF PLAT NO. 1 OF THE PARTITION OF LANDS OF JAMES BALDRIDGE LOCATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF INTERSTATE 64 (FORMERLY STATE HIGHWAY 64-61) (WIDTH VARIES) WITH THE NORTHWEST RIGHT OF WAY LINE OF FOX TROTTER (60 FOOT WIDE) DRIVE AS RECORDED BY PLAT BOOK 19, PAGE 53 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE, SAID COMMENCEMENT POINT ALSO BEING ON THE NORTH LINE OF PIN OAK PARC PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGES 78 & 79 OF SAID RECORDER'S OFFICE;  
 THENCE ALONG SAID NORTH LINE OF PIN OAK PARC PLAT 1, SOUTH 71° 17' 33" WEST, A DISTANCE OF 16.19 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED SOUTH OUTER ROAD (VARIABLE WIDTH), ALSO BEING THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING COURSES & DISTANCES: SOUTH 71° 17' 37" WEST, A DISTANCE OF 127.93 FEET;  
 SOUTH 86° 37' 58" WEST, A DISTANCE OF 486.03 FEET TO THE EAST LINE OF LAND NOW OR FORMERLY OF SPRINGHURST, L.L.C., AS RECORDED BY DEED IN BOOK 3924, PAGE 458 OF SAID RECORDER'S OFFICE;  
 THENCE ALONG SAID EAST LINE AND THE EAST LINE OF PROPERTY NOW OR FORMERLY 64N LAND & CATTLE COMPANY, L.L.C., AS RECORDED BY DEED IN BOOK 3924, PAGE 453 OF SAID RECORDER'S OFFICE, NORTH 08° 01' 16" WEST, A DISTANCE OF 312.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED SOUTH OUTER ROAD (VARIABLE WIDTH);  
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES:  
 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 661.00 FEET AND A CENTRAL ANGLE OF 15° 47' 02" (CHORD BEARING SOUTH 66° 50' 30" EAST, 181.52 FEET), AN ARC DISTANCE OF 182.09 FEET TO A NON-TANGENT LINE;  
 SOUTH 82° 56' 00" EAST, A DISTANCE OF 48.83 FEET;  
 SOUTH 74° 43' 25" EAST, A DISTANCE OF 81.31 FEET;  
 SOUTH 81° 26' 06" EAST, A DISTANCE OF 77.11 FEET;  
 SOUTH 74° 46' 31" EAST, A DISTANCE OF 50.05 FEET;  
 SOUTH 86° 59' 09" EAST, A DISTANCE OF 23.49 FEET;  
 SOUTH 74° 48' 25" EAST, A DISTANCE OF 47.67 FEET TO A TANGENT CURVE;  
 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 05° 28' 26" (CHORD BEARING SOUTH 71° 53' 28" EAST, 53.48 FEET), AN ARC DISTANCE OF 53.50 FEET TO A NON-TANGENT LINE;  
 SOUTH 56° 16' 17" EAST, A DISTANCE OF 56.57 FEET;  
 SOUTH 49° 30' 34" EAST, A DISTANCE OF 84.61 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIBED TRACT IS BASED UPON A BOUNDARY SURVEY EXECUTED BY GRIMES CONSULTING, INC. DURING THE MONTH OF OCTOBER, 2021.



**PROTECT ALL EXISTING IMPROVEMENTS WITHIN RIGHT-OF-WAY, OFF-SITE, AND ON PRIVATE PROPERTY FROM DISTURBANCE OR DAMAGE. CONTRACTOR/DEVELOPER SHALL RESTORE OR REPLACE ALL DAMAGED OR DISTURBED ITEMS TO IN-KIND CONDITION OR BETTER.**

**--- Flood Notes ---**  
 THE TRACTS AS SHOWN HEREON LIE WITHIN FLOOD ZONE X: AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0220G, EFFECTIVE DATE: JANUARY 20, 2016



PREPARED FOR:  
**BRINKMANN CONSTRUCTORS**  
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 16650 CHESTERFIELD GROVE RD, SUITE 100  
 CHESTERFIELD, MO 63005  
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 E: JEnglert@brinkmannconstructors.com