## CHURCH AND MAIN PLAZA

# PART OF THE NE 1/4 OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST ST CHARLES COUNTY, MISSOURI

	the tracts of land described in the hereon land surveyor's tracts of land to be surveyed and a Lot Split Plat be prepared a hall hereinafter be known as "CHURCH AND MAIN PLAZA".
	ilding lines, covenants and restrictions heretofore dedicated by remain in full force and effect despite not being depicted on this
All taxes due and payable aga	ainst this property have been paid in full.
BR PARTNERS LLC	
OWNER NOTA	ARY:
STATE OF MISSOURI	) ) SS.
COUNTY OF	)
to me known to be the perso	f , 20 , before me appeared Robert Ciss on described in and who executed the foregoing instrument and uted the same as his free act and deed.
IN TESTIMONY WHEREOF, day and year first above writt	, I have hereunto set my hand and affixed my officail seal on th ten.
NOTARY PUBLIC	
PRINTED NAME	
MY COMMISSION EXPIRES	S:
LENDER'S CE	
The undersigned holder or leg	gal owner of notes secured by a Deed of Trust recorded as Book of the St Charles County Office of Recorder of Deeds hereby joinal, this Lot Split Plat of "CHURCH AND MAIN PLAZA".
in and approves in every deta	
IN WITNESS WHEREOF, sa	aid holder or legal owner has signed and sealed this plat this, 20
IN WITNESS WHEREOF, sa	
IN WITNESS WHEREOF, sa	, 20
IN WITNESS WHEREOF, sa day of LENDER:  BY:	, 20
IN WITNESS WHEREOF, sa day of	, 20
IN WITNESS WHEREOF, sa day of LENDER: BY:	, 20
IN WITNESS WHEREOF, sa day of  LENDER:  BY:  PLEASE PRINT NAME	

\_\_, 20\_\_\_\_, before me the undersigned Notary Public, personally

MY COMMISSION EXPIRES:

, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO.

\_, 20\_\_\_\_ AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE

APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED

AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR

SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS DAY OF \_\_\_\_\_\_ 20

known to me to be the person whose name is subscribed to the within instrument and acknowledged

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day

that he/she executed the same for the purposes therein contained.

and year last above written, in the State and County first above written.

#### **SURVEYOR'S NOTES:**

1. BASIS OF BEARING PER MODOT VRS GPS OBSERVATION ON JULY 18, 2024.

2. TOTAL AREA OF PLAT: 1.89 ACRES.

3. ZONING AND SETBACKS:
- PART OF LOT 1 IS ZONED C-1 RESTRICTED BUSINESS DISTRICT AND PART OF LOT 1 IS ZONED C-2
GENERAL BUSINESS DISTRICT.
- LOT 2 IS ZONED C-2 GENERAL BUSINESS DISTRICT.

C-1 REQUIREMENTS:
MINIMUM LOT AREA = 1 ACRE.
MINIMUM LOT WIDTH = 70 FT.
MAXIMUM LOT COVERAGE = 30%.

- MAXIMUM LOT COVERAGE = 30%.
- FRONT YARD = 25 FT.
- SIDE YARD = N/A.
- REAR YARD = 25 FT.
- C-2 REQUIREMENTS:
- MINIMUM LOT AREA = 5 ACRES.

- MAXIMUM LOT COVERAGE = N/A.- FRONT YARD = 25 FT (EXCEPTIONS FOR GAS STATIONS).

- SIDE YARD = N/A. - REAR YARD = N/A. - LOT 1 SITE COVERAGE (SQ. FT.)

- MINIMUM LOT WIDTH = 25 FT.

- PERMEABLE = 10,661 - IMPERMEABLE = 44,147 - <u>BUILDING = 8,053</u> - TOTAL = 62,861

LOT 2 SITE COVERAGE (SQ. FT.)PERMEABLE = 2,736IMPERMEABLE = 16,623

- BUILDING = 293

TOTAL = 19,652

4. FLOOD MAP INFORMATION: THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", UNSHADED, PER FLOOD MAP 29183C0237G DATED 1/20/2016.

5. UTILITY PROVIDERS: WATER: CITY OF O'FALLON (636-240-2000) SEWER: CITY OF O'FALLON (636-240-2000) ELECTRIC: AMEREN UE (877-426-3736) TELECOM: CENTURYLINK (800-786-6272) GAS: SPIRE ENERGY (800-887-4173)

6. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVISE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY ON JUNE 27, 2024 COMMITMENT NO. 2402408. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:

ITEMS 1 THRU 3 - STANDARD EXCEPTIONS AND/OR NOT OF A SURVEY NATURE.

ITEM 4 - EASEMENT(S) GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 462 PAGE 623 AND BOOK 471 PAGE 115 HAVE BEEN PLOTTED AND NOTED HEREON.

ITEM 5 - TERMS AND PROVISIONS OF LEASE EXECUTED BY AND BETWEEN B.R. PARTNERS, L.L.C ("LANDLORD") AND BANK OF AMERICA, N.A. ("TENANT"), A MEMORANDUM OF WHICH IS RECORDED IN BOOK 4956 PAGE 1232.

ITEM 6 - PERMANENT SIDEWALK AND UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON RECORDED AS DOCUMENT 2021R-101064.

ITEM 7 THRU 10 - NOT OF A SURVEY NATURE.

7. PREPARED FOR ROBERT CISSELL, 311 S MAIN ST, O'FALLON, MO 63366. PROPERTY OWNER OF RECORD IS BR PARTNERS, LLC, 530 SALT RIVER RD, ST PETERS, MO 63376.

8. LOT 2 AS SHOWN HEREON WILL BE A CONTINUATION OF THE PROPERTY WITH AN ADDRESS OF 305 S.

#### **BOUNDARY DESCRIPTIONS:**

LOT 1:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CROSS AT THE INTERSECTION OF THE NORTH LINE OF PITMAN STREET (WIDTH VARIES) AND THE EAST LINE OF WOOD STREET (40' WIDE); THENCE ALONG SAID EAST LINE NORTH 01°00'21" EAST 122.56 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 90.27 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 76.00 FEET TO A REBAR AT THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

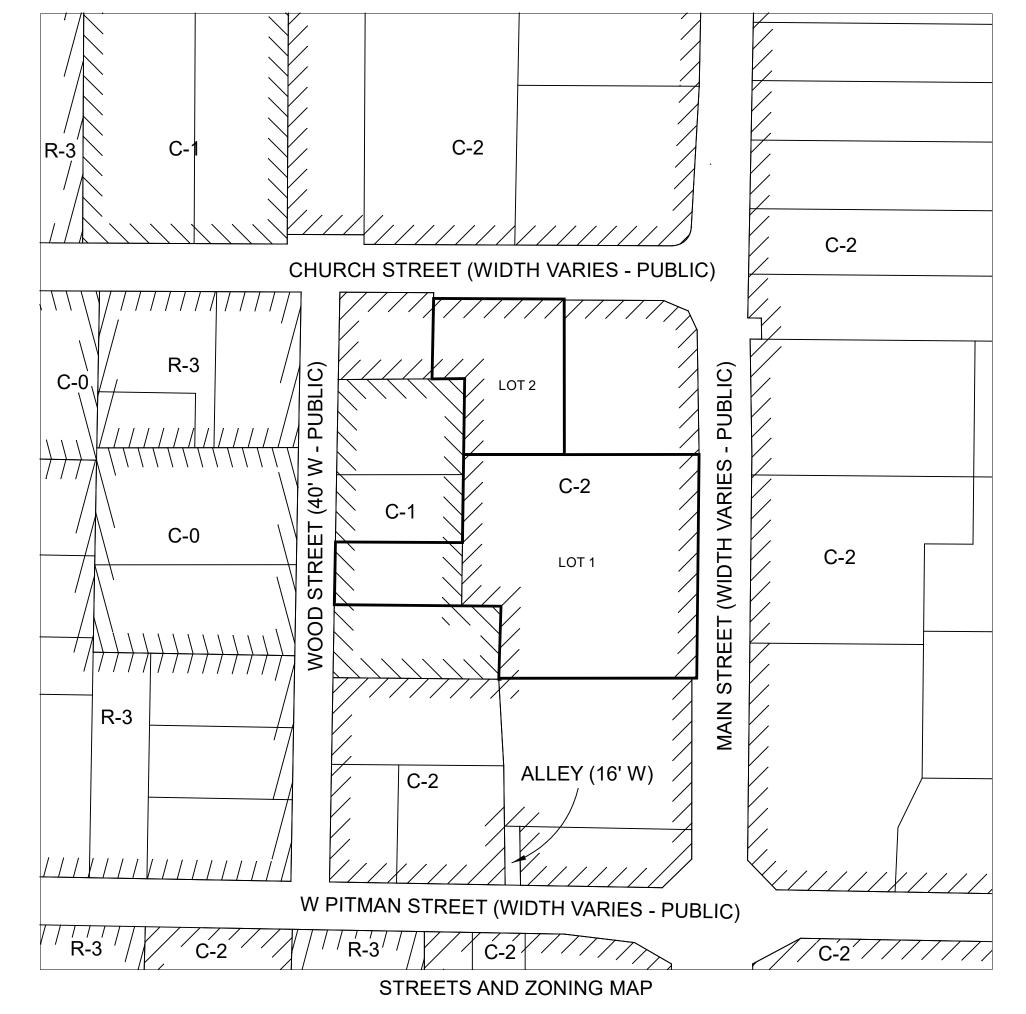
THENCE NORTH 01°00'21" EAST 65.29 FEET TO A REBAR; THENCE LEAVING SAID EAST LINE SOUTH 89°43'44" EAST 132.26 FEET TO A REBAR; THENCE NORTH 00°46'56" EAST 91.60 FEET TO AN IRON PIPE; THENCE NORTH 89°56'48" EAST 245.28 FEET TO A CROSS ON THE WEST LINE OF MAIN STREET (WIDTH VARIES); THENCE ALONG THE WEST LINE OF MAIN STREET SOUTH 00°36'34" WEST 233.06 FEET TO A CROSS; THENCE LEAVING SAID SOUTH LINE SOUTH 89°59'35" WEST 204.78 FEET TO A REBAR; THENCE SOUTH 00°32'52" WEST 0.99 FEET TO A REBAR; THENCE SOUTH 89°43'19" WEST 1.42 FEET TO AN IRON PIPE; THENCE NORTH 01°44'49" EAST 76.05 FEET TO A REBAR; THENCE NORTH 89°28'43" WEST 173.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.44 ACRES.

LOT 2:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CROSS AT THE INTERSECTION OF THE NORTH LINE OF PITMAN STREET (WIDTH VARIES) AND THE EAST LINE OF WOOD STREET (40' WIDE); THENCE ALONG SAID EAST LINE NORTH 01°00'21" EAST 122.56 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 90.27 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 76.00 FEET TO A REBAR; THENCE NORTH 01°00'21" EAST 65.29 FEET TO A REBAR; THENCE LEAVING SAID EAST LINE SOUTH 89°43'44" EAST 132.26 FEET TO A REBAR; THENCE NORTH 00°46'56" EAST 91.60 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 00°46'56" EAST 79.19 FEET TO A REBAR; THENCE SOUTH 89°34'33" WEST 33.90 FEET TO AN IRON PIPE; THENCE NORTH 01°05'19" EAST 83.81 FEET TO A POINT ON THE SOUTH LINE OF CHURCH STREET AS WIDENED BY THE INSTRUMENT RECORDED IN BOOK 842 PAGE 443; THENCE ALONG THE SOUTH LINE OF CHURCH STREET SOUTH 89°43'44" EAST 136.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE SOUTH 00°01'40" EAST 161.99 FEET TO A CROSS; THENCE SOUTH 89°56'48" WEST 104.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES.

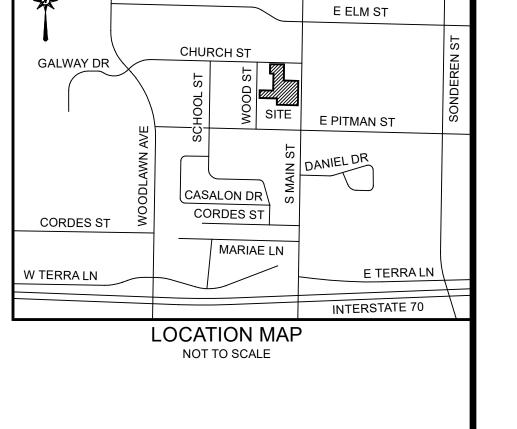


#### PLANNING:

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF O'FALLON, MISSOURI DIRECTOR OF PLANNING AND DEVELOPMENT AND CITY ENGINEER AND IS IN COMPLIANCE WITH ORDINANCE NUMBER 5831 OF THE CITY OF O'FALLON, MISSOURI.

DAVID WOODS, DIRECTOR OF PLANNING AND DEVELOPMENT CITY OF O'FALLON, MISSOURI

WADE MONTGOMERY, CITY ENGINEER
CITY OF O'FALLON, MISSOURI



CIVIC PARK DR

W ELM ST

#### TITLE DESCRIPTION:

IN THE COUNTY OF ST. CHARLES, STATE OF MISSOURI:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1" PIPE FOUND AT THE INTERSECTION OF THE SOUTH LINE OF A TRACT CONVEYED TO BOATMEN'S BANK OF O'FALLON, AS RECORDED IN GENERAL WARRANTY DEED BOOK 870 PAGE 1294 OF THE ST. CHARLES COUNTY, MISSOURI. RECORDER OF DEEDS, AND THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, AS NOW ESTABLISHED: THENCE SOUTH 89 DEGREES 41' 37" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 201.01 FEET; THENCE NORTH 01 DEGREES 43' 07" EAST A DISTANCE OF 76.05 FEET; THENCE NORTH 89 DEGREES 30' 25" WEST A DISTANCE OF 173.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WOOD STREET, AS NOW ESTABLISHED; THENCE NORTH 01 DEGREES 03' 37" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 67.12 FEET; THENCE SOUTH 89 DEGREES 09' 49" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 131.39 FEET; THENCE NORTH 00 DEGREES 56' 36" EAST A DISTANCE OF 170.33 FEET; THENCE SOUTH 89 DEGREES 32' 51" WEST A DISTANCE OF 33.90 FEET; THENCE NORTH 01 DEGREES 03' 37" EAST A DISTANCE OF 79.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET, AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 33' 04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.97 FEET; THENCE SOUTH 01 DEGREES 22' 57" WEST LEAVING SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 157.89 FEET; THENCE NORTH 89 DEGREES 14' 24" EAST A DISTANCE OF 136.82 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE SOUTH 00 DEGREES 03' 00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 236.68 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY ACQUIRED BY INSTRUMENT RECORDED IN BOOK 4955 PAGE 32.

#### **SURVEY DESCRIPTION:**

IN THE COUNTY OF ST. CHARLES, STATE OF MISSOURI:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CROSS AT THE INTERSECTION OF THE NORTH LINE OF PITMAN STREET (WIDTH VARIES) AND THE EAST LINE OF WOOD STREET (40' WIDE); THENCE ALONG SAID EAST LINE NORTH 01°00'21" EAST 122.56 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 90.27 FEET TO AN IRON PIPE; THENCE NORTH 01°00'21" EAST 76.00 FEET TO A REBAR AT THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 01°00'21" EAST 65.29 FEET TO A POINT; THENCE LEAVING SAID EAST LINE SOUTH 89°43'44" EAST 132.26 FEET TO A POINT; THENCE NORTH 00°46'56" EAST 170.79 FEET TO A REBAR; THENCE SOUTH 89°34'33" WEST 33.90 FEET TO AN IRON PIPE; THENCE NORTH 01°05'19" EAST 83.81 FEET TO A POINT ON THE SOUTH LINE OF CHURCH STREET AS WIDENED BY THE INSTRUMENT RECORDED IN BOOK 842 PAGE 443; THENCE ALONG THE SOUTH LINE OF CHURCH STREET SOUTH 89°43'44" EAST 136.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE SOUTH 00°01'40" EAST 161.99 FEET TO A POINT; THENCE NORTH 89°56'48" EAST 140.41 FEET TO A POINT ON THE WEST LINE OF MAIN STREET (WIDTH VARIES); THENCE ALONG THE WEST LINE OF MAIN STREET SOUTH 00°36'34" WEST 233.06 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE SOUTH 89°59'35" WEST 204.78 FEET TO A POINT; THENCE SOUTH 00°32'52" WEST 0.99 FEET TO A POINT; THENCE SOUTH 89°43'19" WEST 1.42 FEET TO AN IRON PIPE; THENCE NORTH 01°44'49" EAST 76.05 FEET TO A REBAR; THENCE NORTH 89°28'43" WEST 173.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES.

BEING THE SAME PROPERTY ACQUIRED BY INSTRUMENT RECORDED IN BOOK 4955 PAGE 32.

### SURVEYOR'S CERTIFICATE

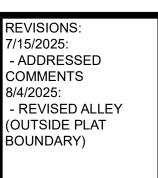
To: BR PARTNERS, LLC.

This is to certify that during the month of February, 2025, we have made a Boundary Survey and a Lot Split Plat to split the tract of land as described in Deed to B.R. Partners, LLC as recorded in Deed Book 4955 Page 32 of the St. Charles County Office of Recorder of Deeds and being within the NE 1/4 of Section 29, Township 47 North, Range 3 East, St. Charles County, Missouri and that the results of said Boundary Survey and Lot Split Plat are correctly represented upon this plat. This Survey and Lot Split Plat was executed in compliance with the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16) of the Missouri Code of State Regulations. This survey meets the accuracy standards set forth for an Urban Property.

WILLIAM JACOB CLARK PLS 2002014101 STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED CORPORATE #2005000229

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: ARS CHECKED BY: WJC
FIELDWORK BY: TAO/MJL
JOB #2503001 FB 741:26
311 S MAIN ST, O'FALLON, MO 63366





CITY CLERK OF O'FALLON, MISSOURI

**CITY CERTIFICATE:** 

BESS BACHER

appeared (lender rep.)

NOTARY PUBLIC SIGNATURE

PLEASE PRINT NAME

SHEET 1 OF 2

#### CIVIC PARK DR CHURCH AND MAIN PLAZA W ELM ST E ELM ST PART OF THE NE 1/4 OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST CHURCH ST **GALWAY DR** ST CHARLES COUNTY, MISSOURI E PITMAN ST CHURCH STREET (WIDTH VARIES - PUBLIC) N 89°43'44" W C=10.12' N 89°43'44" W C=97.77' 0.34' NORTH-CASALON DR N 89°43'44" W M=193.22' CORDES ST CONVEYED TO CITY OF O'FALLON PER DB 842 PG 443 CORDES ST N 01°05'19" E D&M=6.00' N 89°43'44" W D&M=136.00' MARIAE LN FOUND IRON PIPE FOUND REBAR BRITBRAT E TERRA LN W TERRA LN S 00°01'40" E 1.65 S 01°05'19" W 3.82' HOLDINGS LLC INTERSTATE 70 DB 7249 PG 2388 C CALCULATED DISTANCE **LOCATION MAP** D DEEDED DISTANCE NOT TO SCALE M MEASURED DISTANCE SET REBAR **SURVEYOR'S NOTES:** ■ SET CROSS 1. BASIS OF BEARING PER MODOT VRS GPS OBSERVATION ON JULY 18, 2024. FOUND REBAR FOUND IRON PIPE 2. TOTAL AREA OF PLAT: 1.89 ACRES. → FOUND CROSS S 89°34'33" W 3. ZONING AND SETBACKS: LOT 2 D&M=33.90' - PART OF LOT 1 IS ZONED C-1 RESTRICTED BUSINESS DISTRICT AND PART OF LOT 1 IS ZONED C-2 GENERAL BUSINESS DISTRICT. AC=0.45 BLIC) O'FALLON HOUSE OF QUALITY - LOT 2 IS ZONED C-2 GENERAL BUSINESS DISTRICT. (19,652 SQ. FT.) - C-1 REQUIREMENTS: FLOOR COVERING INC - MINIMUM LOT AREA = 1 ACRE DB 1432 PG 203 - MINIMUM LOT WIDTH = 70 FT. MAXIMUM LOT COVERAGE = 30%. - FRONT YARD = 25 FT. - SIDE YARD = N/A. - REAR YARD = 25 FT. - C-2 REQUIREMENTS: STROUD BR PARTNERS LLC - MINIMUM LOT AREA = 5 ACRES. DB 4955 PG 32 DB 3702 PG 1636 FOUND REBAR - MINIMUM LOT WIDTH = 25 FT. AC=1.89 (82,513 SQ. FT.) /N 65°17'00" W 8.58' - MAXIMUM LOT COVERAGE = N/A. - FRONT YARD = 25 FT (EXCEPTIONS FOR GAS STATIONS). - SIDE YARD = N/A. N 89°56'48" E D=136.82' C&M=140.41' S 89°56'48" W M=104.87' - REAR YARD = N/A. - LOT 1 SITE COVERAGE (SQ. FT.) N 89°56'48" E M=245.28' - PERMEABLE= 10,661 - IMPERMEABLE = 44,147 - BUILDING = 8,053 - TOTAL = 62,861 - LOT 2 SITE COVERAGE (SQ. FT.) - PERMEABLE = 2,736 - IMPERMEABLE = 16,623 - <u>BUILDING = 293</u> - TOTAL = 19,652 ROLOFF 4. FLOOD MAP INFORMATION: THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". DB 6640 PG 1406 UNSHADED, PER FLOOD MAP 29183C0237G DATED 1/20/2016. 5. UTILITY PROVIDERS: LOT 1 WATER: CITY OF O'FALLON (636-240-2000) N 89°43'44" W SEWER: CITY OF O'FALLON (636-240-2000) D=131.39' C&M=132.26' AC=1.44 ELECTRIC: AMEREN UE (877-426-3736) (62,861 SQ. FT.) TELECOM: CENTURYLINK (800-786-6272) GAS: SPIRE ENERGY (800-887-4173) 6. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVISE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY ON JUNE 27, 2024 COMMITMENT NO. 2402408. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS: S 89°43'19" W 5 6 ITEMS 1 THRU 3 - STANDARD EXCEPTIONS AND/OR NOT OF A SURVEY NATURE. M=1.42' ITEM 4 - EASEMENT(S) GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 462 PAGE 623 000 N 89°28'43" W D=173.45' M=173.58' AND BOOK 471 PAGE 115 HAVE BEEN PLOTTED AND NOTED HEREON. DESCRIPTION / ITEM 5 - TERMS AND PROVISIONS OF LEASE EXECUTED BY AND BETWEEN B.R. PARTNERS, L.L.C ("LANDLORD") AND BANK OF AMERICA, N.A. ("TENANT"), A MEMORANDUM OF WHICH IS RECORDED IN BOOK 4956 PAGE 1232. ITEM 6 - PERMANENT SIDEWALK AND UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON DETAIL "A" RECORDED AS DOCUMENT 2021R-101064. LANDWEHR NOT TO SCALE DB 1841 PG 558 ITEM 7 THRU 10 - NOT OF A SURVEY NATURE. 7. PREPARED FOR ROBERT CISSELL, 311 S MAIN ST, O'FALLON, MO 63366. PROPERTY OWNER OF RECORD IS BR PARTNERS, LLC, 530 SALT RIVER RD, ST PETERS, MO 63376. 8. LOT 2 AS SHOWN HEREON WILL BE A CONTINUATION OF THE PROPERTY WITH AN ADDRESS OF 305 S. SURVEYOR'S CERTIFICATE MAIN STREET. S 89°59'35" W D=201.01' M=204.78' SEE DETAIL "A" To: BR PARTNERS, LLC. This is to certify that during the month of February, 2025, we have made a Boundary Survey and a Lot Split Plat to split the tract of land as described in Deed to B.R. Partners, LLC as recorded in Deed Book 4955 Page 32 of the St. Charles County Office of Recorder of Deeds and being within the NE 1/4 of Section 29, Township 47 North, Range 3 East, St. FIRST NATIONAL BANK OF ST. LOUIS Charles County, Missouri and that the results of said Boundary Survey and Lot Split Plat are correctly represented upon DB 2874 PG 1680 FIRST NATIONAL BANK OF ST. LOUIS this plat. This Survey and Lot Split Plat was executed in compliance with the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16) of the Missouri Code of State Regulations. This survey meets the accuracy DB 2867 PG 1328 standards set forth for an Urban Property. REVISIONS: 7/15/2025: - ADDRESSED COMMENTS 8/4/2025: WILLIAM JACOB CLARK PLS 2002014101 - REVISED ALLEY STATE OF MISSOURI (OUTSIDE PLAT BOUNDARY) CARDINAL SURVEYING AND MAPPING INCORPORATED WILSON RENTAL CORPORATE #2005000229 AN REAL ESTATE LLC HOMES AND REMODELING LLC DOC NO. 2021R-099395 PO BOX 278 COTTLEVILLE, MO 63338 CENTRAL BANK OF ST. LOUIS 636.922.1001 OFFICE 636.922.1002 FAX DB 7048 PG 2100 **ALLEY (16' W)** DB 6941 PG 492 WWW.CARDINALSURVEYING.COM Cardinal S 88°59'32" E D&M=70.00' INBOX@CARDINALSURVEYING.COM DESCRIPTION -DRAWN BY: ARS CHECKED BY: WJC W PITMAN STREET (WIDTH VARIES - PUBLIC) FIELDWORK BY: TAO/MJL

SHEET 2 OF 2

JOB #2503001 FB 741:26 311 S MAIN ST, O'FALLON, MO 63366