

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

OWNER'S CERTIFICATE:

The undersigned owners of the tracts of land described in the hereon land surveyor's certificate have caused said tracts of land to be surveyed and a Lot Split Plat be prepared as shown hereon, which Plat shall hereinafter be known as "CHURCH AND MAIN PLAZA".

Any and/or all easements, building lines, covenants and restrictions heretofore dedicated by previous plats or deeds shall remain in full force and effect despite not being depicted on this plat.

All taxes due and payable against this property have been paid in full.

BR PARTNERS LLC

OWNER NOTARY:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared Robert Cissell, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my officail seal on the day and year first above written.

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES:

LENDER'S CERTIFICATE:

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded as Book _____ Page _____ of the St Charles County Office of Recorder of Deeds hereby joins in and approves in every detail, this Lot Split Plat of "CHURCH AND MAIN PLAZA".

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this _____ day of _____, 20____.

LENDER:

BY: _____ TITLE _____

PLEASE PRINT NAME

LENDER NOTARY:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me the undersigned Notary Public, personally appeared (lender rep.) _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year last above written, in the State and County first above written.

_____ MY COMMISSION EXPIRES:

NOTARY PUBLIC SIGNATURE

PLEASE PRINT NAME

CITY CERTIFICATE:

I, _____, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _____ 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 OF SAID CITY ON _____, 20____ AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

CITY CLERK OF O'FALLON, MISSOURI
BESS BACHER

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%.
- FRONT YARD = 25 FT.
- SIDE YARD = N/A.

- REAR YARD = 25 FT.

- C-2 REQUIREMENTS:

- MINIMUM LOT AREA = 5 ACRES.
- MINIMUM LOT WIDTH = 25 FT.
- 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.)

- PERMEABLE= 10,661

- IMPERMEABLE = 44,147

- BUILDING = 8,053

- TOTAL = 62,861

- LOT 2 SITE COVERAGE (SQ. FT.)

- PERMEABLE = 2,736

- IMPERMEABLE = 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. MAIN STREET.

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;

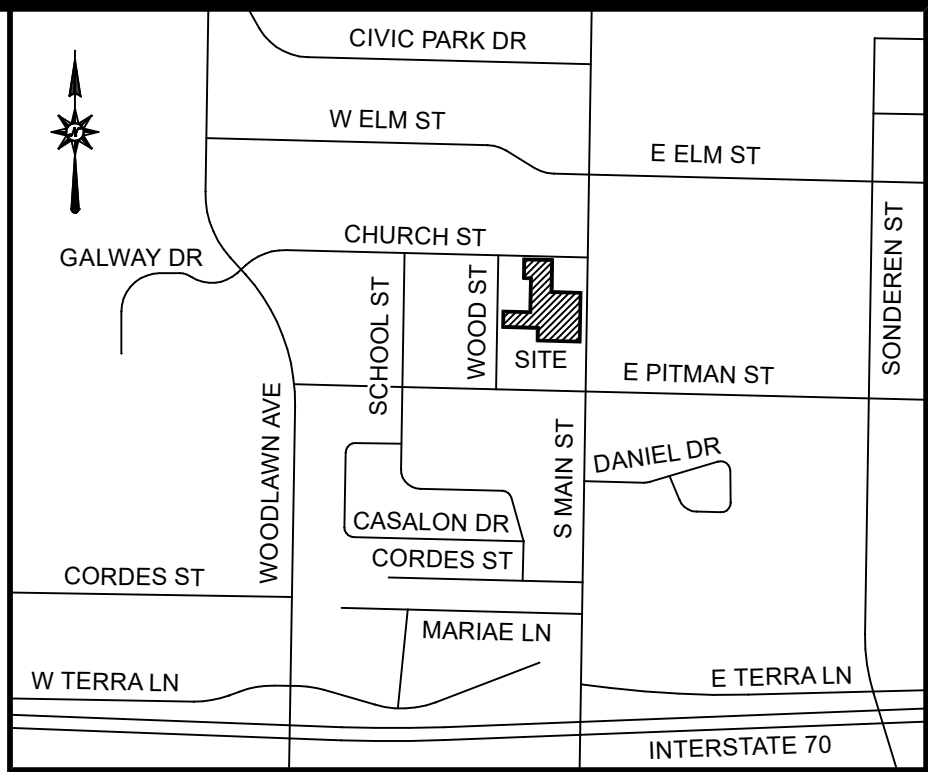
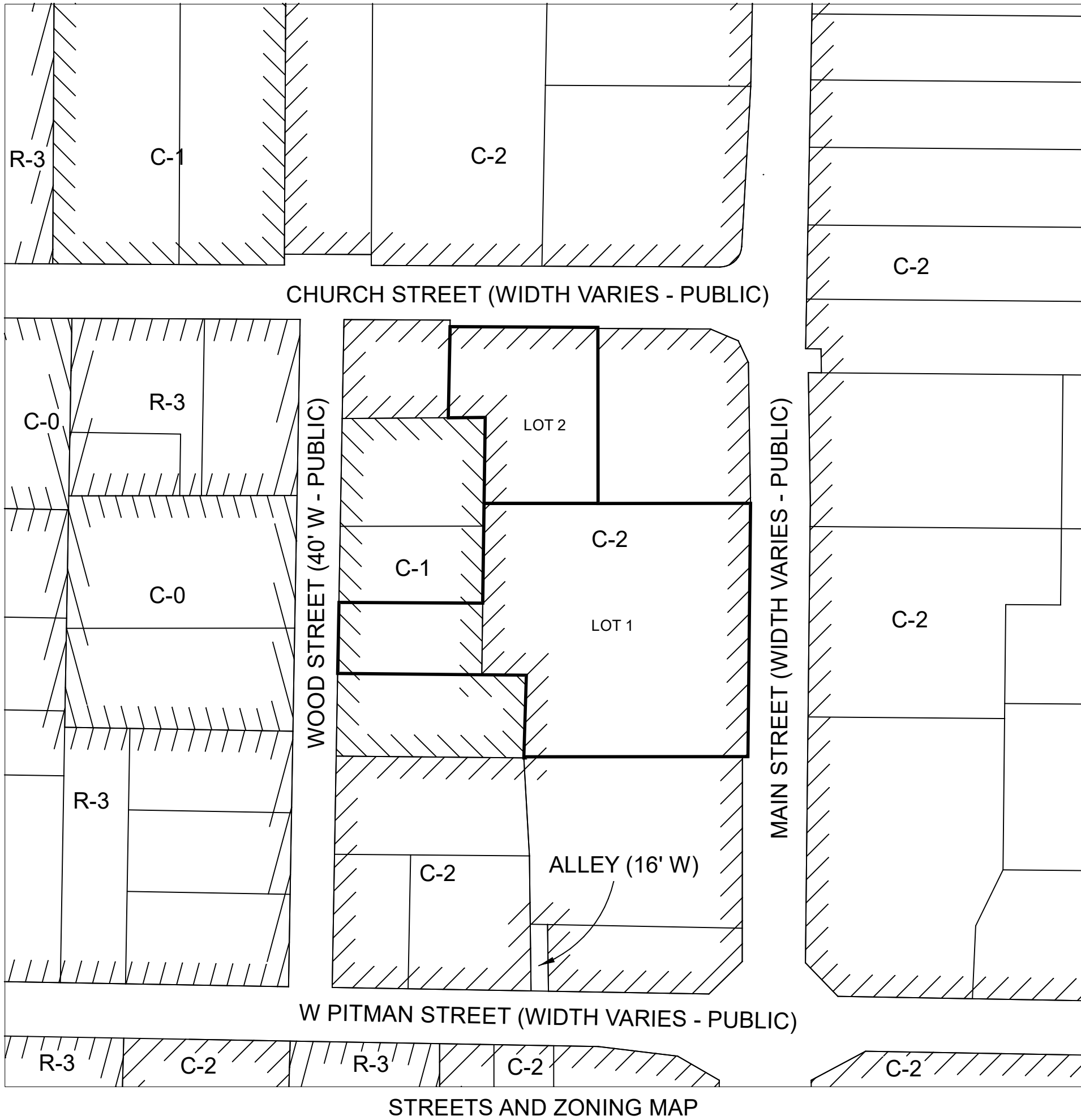
THENCE NORTH 01°00'21" EAST 65.29 FEET TO A REBAR; THENCE LEAVING SAID EAST LINE SOUTH 89°43'44" EAST 132.26 FEET TO A REBAR; THENCE NORTH 00°46'56" EAST 91.80 FEET TO AN IRON PIPE; THENCE NORTH 89°56'48" EAST 245.28 FEET TO A CROSS ON THE WEST LINE OF MAIN STREET (WIDTH VARIES); THENCE ALONG THE WEST 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.



LOCATION MAP
NOT TO SCALE

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

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WWW.CARDINALSURVEYING.COM
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FIELDWORK BY: TAO/MJL
JOB #2503001 FB 741:26
311 S MAIN ST, O'FALLON, MO 63366

REVISIONS:
7/15/2025
- ADDRESSED
COMMENTS
8/4/2025:
- REVISED ALLEY
(OUTSIDE PLAT
BOUNDARY)



