



Jeff Smith
Director

September 8, 2025

William Clark
Cardinal Surveying and Mapping
PO Box 278
Cottleville MO 63338

NOTICE OF ADDRESS ASSIGNMENT

Subject: Residential lot split addressing

Current Account #: 254850A000 Parcel ID: 2-057A-4476-01-0011.0000000

Approximate Lat, Long: 90.7057187°W 38.8047760°N

This letter is formal notification that the Department of Emergency Communications has addressed the above-referenced project. The site has been assigned the following addressing:

506 OFallon Ave, O'Fallon, MO 63366 (adjusted Lot 12)

508 OFallon Ave, O'Fallon, MO 63366 (adjusted Lot 11) (existing address for parcel)

Located approximately 480 feet northwest of the intersection of Woodlawn Ave and Ofallon Ave. This site is within the O'Fallon Fire Protection District, is served by the O'Fallon Police Department, and is in O'Fallon, Missouri.

The parcel, municipality, and zip code information listed above is based on currently available information obtained from county sources.

This letter concerns the assignment of addressing and does not remove any requirements set forth by any convening municipal, county, or state authority.

This approved street addressing has been entered into the addressing system of the St. Charles County Department of Emergency Communications.



Jeff Smith
Director

If you have any questions, please feel free to contact me Monday through Friday, 7:00 am to 3:30 pm at 636-949-7481 or at sccec_addressing@sccmo.org

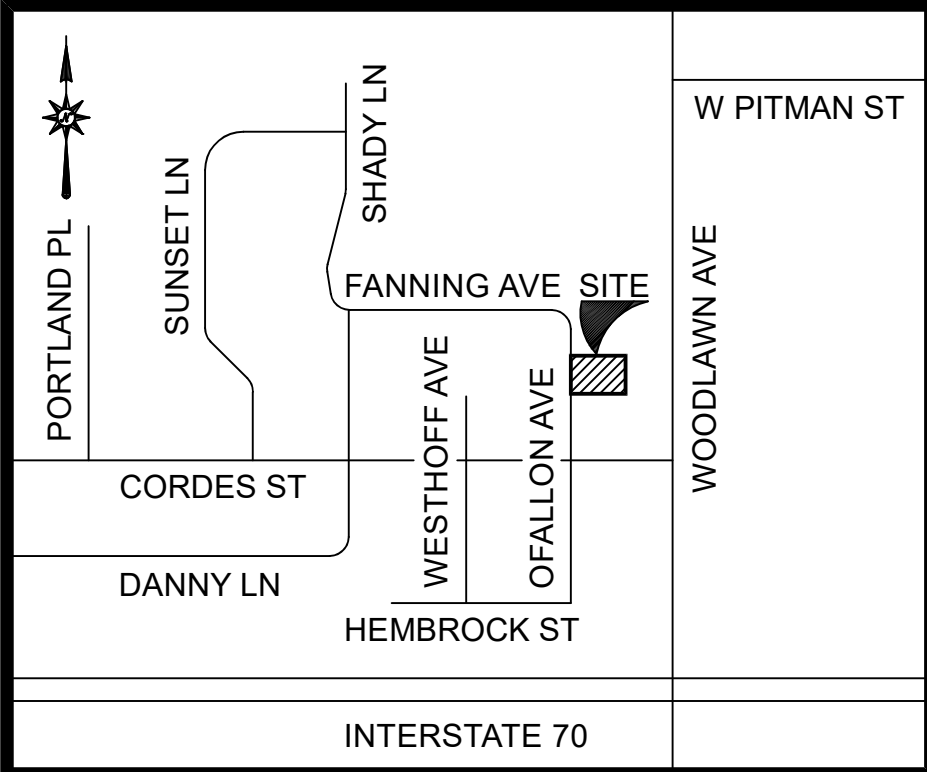
Regards,

Sally Kloppe

Sally Kloppe
Addressing/ 911 GIS Coordinator
St. Charles County Department of Emergency Communications

This email has been sent BCC to:

- Requesting entity
- O'Fallon Fire Protection District
- St. Charles County Ambulance District
- Municipality of O'Fallon
- O'Fallon Police Department Dispatch
- United States Postal Service-Address Management Systems
- St. Charles County Assessor's Office
- St. Charles County Building and Code Enforcement
- St. Charles County Election Authority
- St. Charles County Highway Dept
- St. Charles County Planning & Zoning Dept
- St. Charles County Dept of Emergency Communications/NG911 GIS Mapping



508 O'FALLON AVENUE LOT SPLIT

BEING LOTS 11 & 12 IN BLOCK 1 OF WOODLAWN ADDITION, PLAT BOOK 3 PAGE 96,
AND WITHIN PART OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST CHARLES COUNTY, MISSOURI

EXISTING BOUNDARY DESCRIPTION:

ALL OF LOTS NUMBERED ELEVEN (11) AND TWELVE (12) OF BLOCK NUMBERED ONE (1) OF WOODLAWN ADDITION TO THE CITY OF O'FALLON, MISSOURI, AS SAID LOTS AND BLOCK ARE MARKED AND DESIGNATED ON A PLAT OF SAID ADDITION AND FILED FOR RECORD IN PLAT BOOK NO. 3 AT PAGE 96, IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF ST. CHARLES, MISSOURI.

PROPOSED BOUNDARY DESCRIPTIONS:

ADJUSTED LOT 11:

PART OF LOT 11 IN BLOCK 1 OF WOODLAWN ADDITION, RECORDED IN PLAT BOOK 3 PAGE 96, OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EAST LINE OF O'FALLON AVENUE (40' WIDE) MARKING THE NORTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF LOT 12; THENCE SOUTH 88°56'17" EAST 119.76 FEET TO A REBAR; THENCE SOUTH 01°00'26" WEST 47.87 FEET TO A REBAR; THENCE NORTH 89°52'43" WEST 119.83 FEET TO A REBAR IN THE EAST LINE OF O'FALLON AVENUE; THENCE NORTH 01°03'43" EAST 49.84 FEET TO THE POINT OF BEGINNING, CONTAINING 5,853 SQUARE FEET.

ADJUSTED LOT 12:

PART OF LOT 11 AND ALL OF LOT 12 IN BLOCK 1 OF WOODLAWN ADDITION, RECORDED IN PLAT BOOK 3 PAGE 96, OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EAST LINE OF O'FALLON AVENUE (40' WIDE) MARKING THE NORTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF LOT 12; THENCE SOUTH 88°56'17" EAST 119.76 FEET TO A REBAR; THENCE NORTH 01°00'26" EAST 51.98 FEET TO AN IRON PIPE; THENCE NORTH 89°52'43" WEST 119.73 FEET TO A REBAR IN THE EAST LINE OF O'FALLON AVENUE; THENCE SOUTH 01°03'43" WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,106 SQUARE FEET.

SURVEYOR'S NOTES:

- Basis of bearing adopted from MODOT VRS GPS observation on July 25, 2024.
- TOTAL AREA OF PLAT: 11,959 SQUARE FEET.
- PROPOSED ZONING: R-2 Two-Family Residential District.
- YARD REQUIREMENTS:
25' Front Yard.
6' Side Yard.
15' Rear Yard.
- FLOOD MAP INFORMATION: Subject property is located within flood zone X, unshaded, per flood map 29183C0237G dated January 20, 2016.
- UTILITY PROVIDERS:
WATER: O'Fallon Public Works
SEWER: O'Fallon Public Works
ELECTRIC: Ameren
GAS: Ameren (Gas will be disconnected and not reconnected.)
- Title commitment provided by Integrity Title Solutions commitment #STL-77404-24. No additional easements were listed.
- Prepared for Kyle Hanson, 508 O'Fallon Avenue, O'Fallon, Missouri 63366

SURVEYOR'S CERTIFICATE

To: HANSON VENTURES, LLC

This is to certify that during the month of July, 2024, we have made a Boundary Survey and a Lot Split Plat to split the tract of land as described in Deed to Hanson Ventures, LLC, as recorded in Document Number 2024R-026276 of the St. Charles County Office of Recorder of Deeds and being within the SW 1/4 of 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: MBM/JBN
JOB #2407063 FB 755:30
508 O'FALLON AVENUE, O'FALLON, MO 63366

REVISIONS:



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 "508 O'FALLON AVENUE LOT SPLIT".

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.

Kyle Hanson Title
Hanson Ventures, LLC

OWNER NOTARY:

STATE OF MISSOURI)
COUNTY OF) SS.

On this _____ day of _____, 20____, before me appeared Kyle Hanson, 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 official 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 "508 O'FALLON AVENUE LOT SPLIT".

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'S NOTARY:

STATE OF MISSOURI)
CITY OF ST LOUIS) SS.

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.

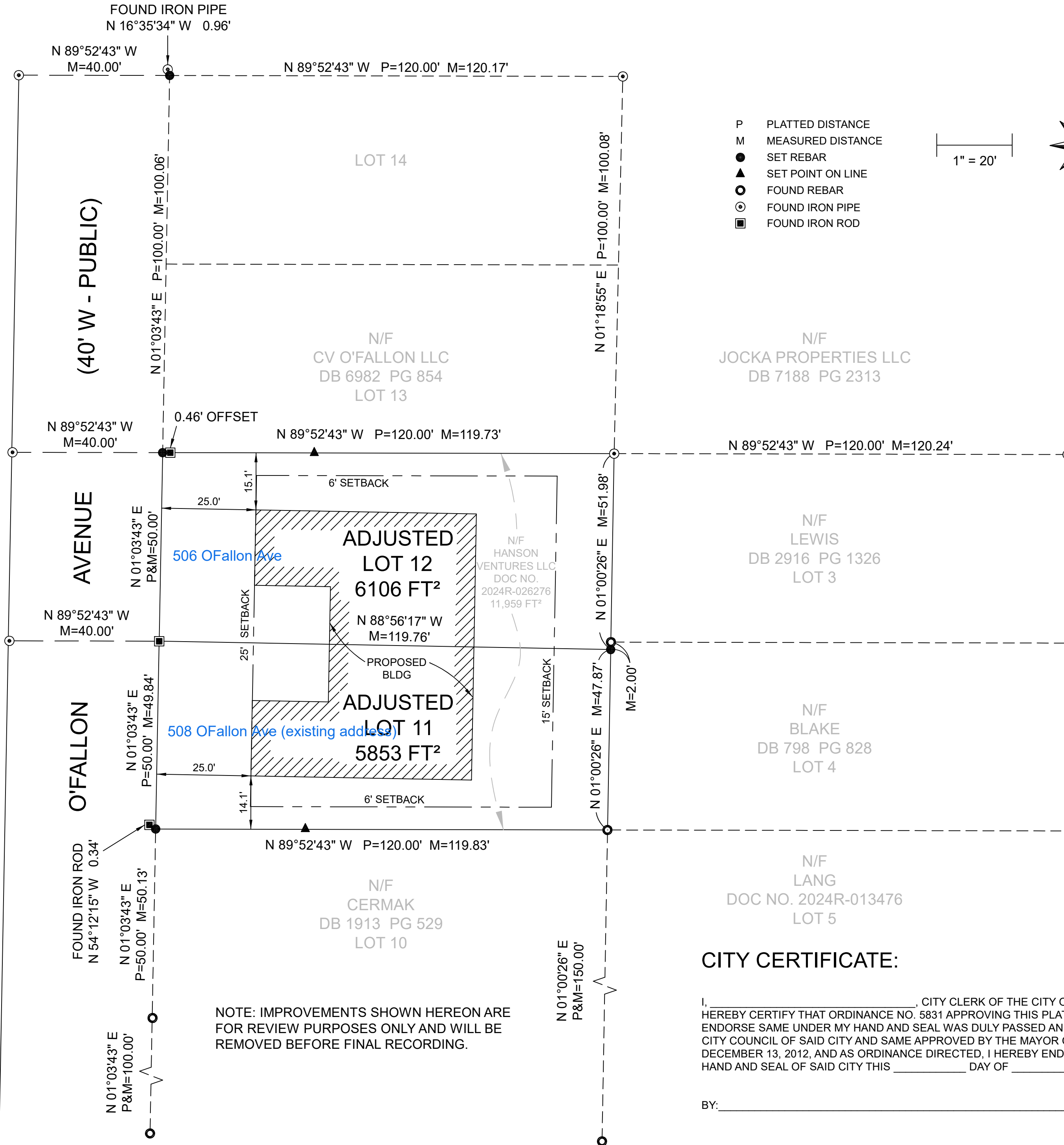
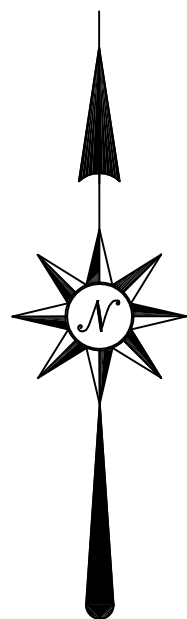
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year last above written, in the State and County first above written.

NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES: _____

PLEASE PRINT NAME

- P PLATTED DISTANCE
M MEASURED DISTANCE
● SET REBAR
▲ SET POINT ON LINE
○ FOUND REBAR
○ FOUND IRON PIPE
■ FOUND IRON ROD

1" = 20'



CITY CERTIFICATE:

I, _____, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 5831 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON DECEMBER 13, 2012, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

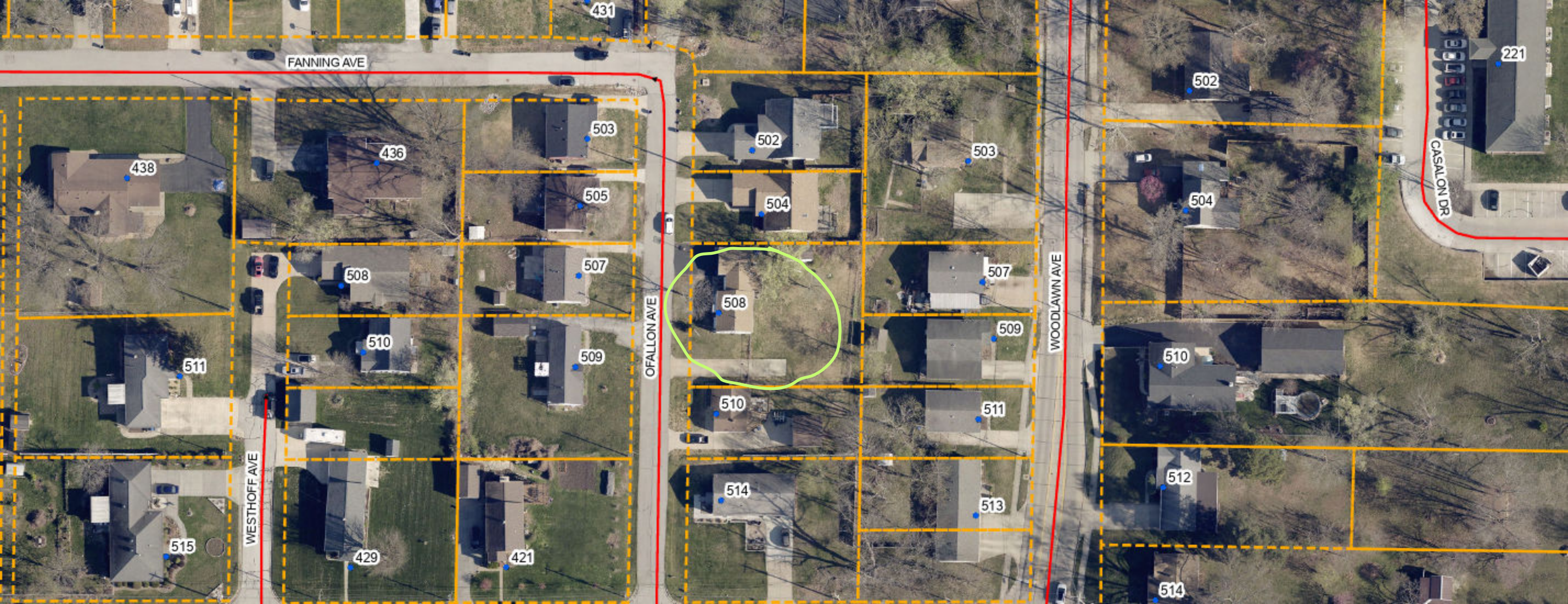
BY: _____

CITY CLERK
CITY OF O'FALLON, MISSOURI

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



FANNING AVE

WESTHOFF AVE

OFALLON AVE

WOODLAWN AVE

CASALON DR

438

436

503

505

508

510

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515

429

421

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