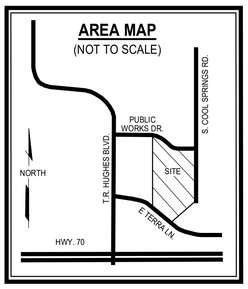
"RECORD PLAT"
REID 2, TRACT 1 & 2
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



NOTES

1. OWNER/ APPLICANT: R AND K INVESTMENT
306 MCDONOUGH ST.,
ST. CHARLES, MO 63301
2. PROPERTY ADDRESS: 507 S. COOL SPRINGS RD.
O'FALLON, MO 63366
3. PARCEL ID: 2-0108-5459-00-0018.0000000
RECORDED IN BOOK 1780. PAGE, 155
4. CURRENT ZONING: (I-1) LIGHT INDUSTRIAL DISTRICT
5. TOTAL ACREAGE OF LOT: 3.69 ACRES, 160,736 SQ. FT.
LOT 1 = 51,836 SQ. FT.
LOT 2 = 108,900 SQ. FT.
6. UTILITIES SERVING SITE: ELECTRIC-AMEREN UE
TELEPHONE-CENTURYLINK
NATURAL GAS-SPIRE
WATER- CITY OF O'FALLON
SEWER- CITY OF O'FALLON
7. SETBACK REQUIREMENTS: FRONT-30'
SIDE (CORNER LOT): - 30'
SIDE (ON ROAD OR STREET SIDE): - 30'
REAR - 35'
8. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED TO THIS OFFICE BY THE CLIENT AND FROM ADDITIONAL DATA PERTAINING TO THIS SITE OBTAINED BY LANDMARK SURVEYING COMPANY, AND FROM THE ST. CHARLES COUNTY RECORDER OF DEED'S OFFICE, WITHOUT A CURRENT TITLE POLICY.
9. PER F.I.R.M. PANEL 29183C0241G, EFFECTIVE DATE 01/20/2016, A PORTION OF THIS PROPORTY LIES WITHIN FLOOD ZONE AE
10. ALL EASEMENTS OF RECORD ARE SHOWN ON PLAT
11. THERE ARE NO DELINQUENT TAXES OUTSTANDING ON THE PROPERTY

LENDER'S NOTARY:
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK _____, PAGE _____ OF THE ST. CHARLES COUNTY RECORDER OF DEEDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS "REID 2, TRACT 1 & 2".N WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS RESUBDIVISION
PLAT THIS _____ DAY OF _____, 2024.

LENDER: _____ PRINT NAME: _____

TITLE: _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____, OF _____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID _____, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

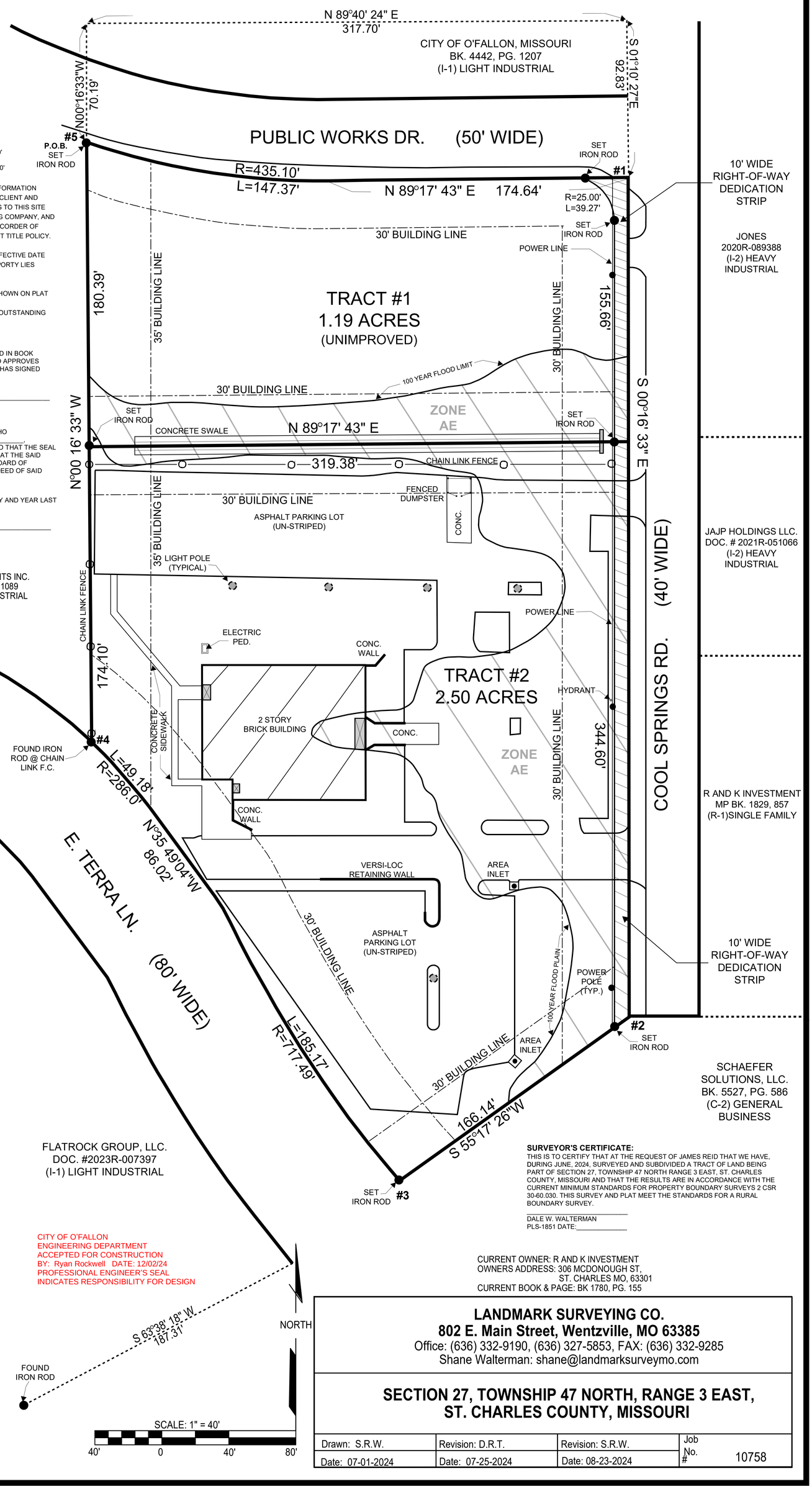
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINT NAME: _____

MY COMMISSION EXPIRES: _____

BEARINGS REFERENCED TO GRID NORTH OF MISSOURI COORDINATE SYTEM 1983, EAST ZONE PER MODOT VRS RTK NETWORK

STATE PLANE COORDINATES
#1 N=1082292.889 E=769982.972
#2 N=1081792.727 E=769975.109
#3 N=1081700.953 E=769836.783
#4 N=1081965.821 E=769658.441
#5 N=1082320.240 E=769664.013



LAND DESCRIPTION
TRACT #1

A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO J E S INVESTMENTS INC. AS RECORDED BY DEED BOOK 4506, PAGE 1089 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ON THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE (50' WIDE), AT THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.10 FEET & AN ARC LENGTH OF 147.37 FEET; THENCE NORTH 89 DEGREES 17' 43" EAST TO A CUT CROSS AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE & THE EASTERN RIGHT-OF-WAY LINE OF COOL SPRINGS RD. (40' WIDE); THENCE SOUTH 00 DEGREES 16' 33" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF COOL SPRINGS RD., 155.66 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 17' 43" WEST, LEAVING SAID RIGHT-OF-WAY, 319.38 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 16' 33" WEST, 180.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES, MORE OR LESS.

LAND DESCRIPTION
2.50 ACRES

A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO J E S INVESTMENTS INC. AS RECORDED BY DEED BOOK 4506, PAGE 1089 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ON THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE (50' WIDE); THENCE SOUTH 00 DEGREES 16' 33" EAST, 180.39 FEET TO A SET IRON ROD AT THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 17' 43" EAST, 319.38 FEET TO A SET IRON ROD ON THE EASTERN RIGHT-OF-WAY LINE OF COOL SPRING RD (40' WIDE); THENCE SOUTH 00 DEGREES 16' 33" EAST, ALONG SAID RIGHT-OF-WAY LINE, 344.60 FEET TO A SET IRON ROD; THENCE SOUTH 55 DEGREES 17' 26" WEST, 166.14 FEET TO A SET IRON ROD ON THE NORTHERN RIGHT-OF-WAY LINE OF EAST TERRA LANE (80' WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF EAST TERRA LN., ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 717.49 FEET & AN ARC LENGTH OF 185.17 FEET; THENCE NORTH 35 DEGREES 49' 04" WEST, 86.02 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 286.03 FEET & ARC LENGTH OF 49.18 FEET TO A FOUND IRON ROD; THENCE NORTH 00 DEGREES 16' 33" WEST, LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF EAST TERRA LN., 174.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION:
THE UNDERSIGNED HEREBY DEDICATES THE 10' WIDE DEDICATION STRIP ALONG THE WEST SIDE OF S. COOL SPRINGS RD., TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, AS SHOWN AS A PUBLIC STREET AND ROADWAY, TO THE CITY OF O'FALLON, MISSOURI FOR USE AS RIGHT-OF-WAY. ALL UTILITY COMPANIES MAY BE PERMITTED BY THE CITY OF O'FALLON TO UTILIZE SAID STREETS AND ROADWAYS SUBJECT TO THE CITY'S RIGHT TO USE, IMPROVE, REPAIR AND CONTROL SUCH RIGHT-OF-WAY AND ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON, WHICH SAID TRACT SHALL HEREAFTER BE KNOWN AS THE "REID 2, TRACT 1 & 2" IN WITNESS WHEREOF, WE HAVE HERE ONTO SET OUR HANDS THIS_____ DAY OF _____, 2024.

OWNER: _____

PRINT NAME: _____

OWNER'S NOTARY:
STATE OF MISSOURI)
COUNTY OF _____)
ON THIS _____, _____, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS _____ FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN .

_____ _____ _____
NOTARY PUBLIC SIGNATURE PLEASE PRINT NAME MY TERM EXPIRES

CITY CERTIFICATION:
I,_____ CITY CLERCK, CITY OF O'FALLON, MISSOURI, DO 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 _____, 2024, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 12/02/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT AT THE REQUEST OF JAMES REID THAT WE HAVE, DURING JUNE, 2024, SURVEYED AND SUBDIVIDED A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND THAT THE RESULTS ARE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS 2 CSR 30-60.030. THIS SURVEY AND PLAT MEET THE STANDARDS FOR A RURAL BOUNDARY SURVEY.

_____
DALE W. WALTERMAN
PLS-1851 DATE:_____

CURRENT OWNER: R AND K INVESTMENT
OWNERS ADDRESS: 306 MCDONOUGH ST,
ST. CHARLES MO, 63301
CURRENT BOOK & PAGE: BK 1780, PG. 155

LANDMARK SURVEYING CO.
802 E. Main Street, Wentzville, MO 63385
Office: (636) 332-9190, (636) 327-5853, FAX: (636) 332-9285
Shane Walterman: shane@landmarksurveymo.com

SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

Drawn: S.R.W.	Revision: D.R.T.	Revision: S.R.W.	Job No. # 10758
Date: 07-01-2024	Date: 07-25-2024	Date: 08-23-2024	