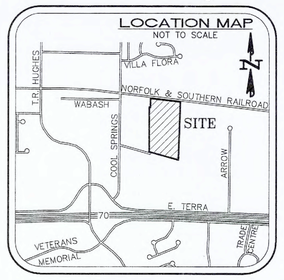
2023R-011185
03/27/2023 01:45:34 PM
$ 66.00
PAGES: 1
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KJETER

ANJON WORLDWIDE

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.
1"=80'

CITY CERTIFICATE

I, Deborah Ryan, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 11058 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 3rd day of March 2023, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 3rd DAY OF March, 2023.

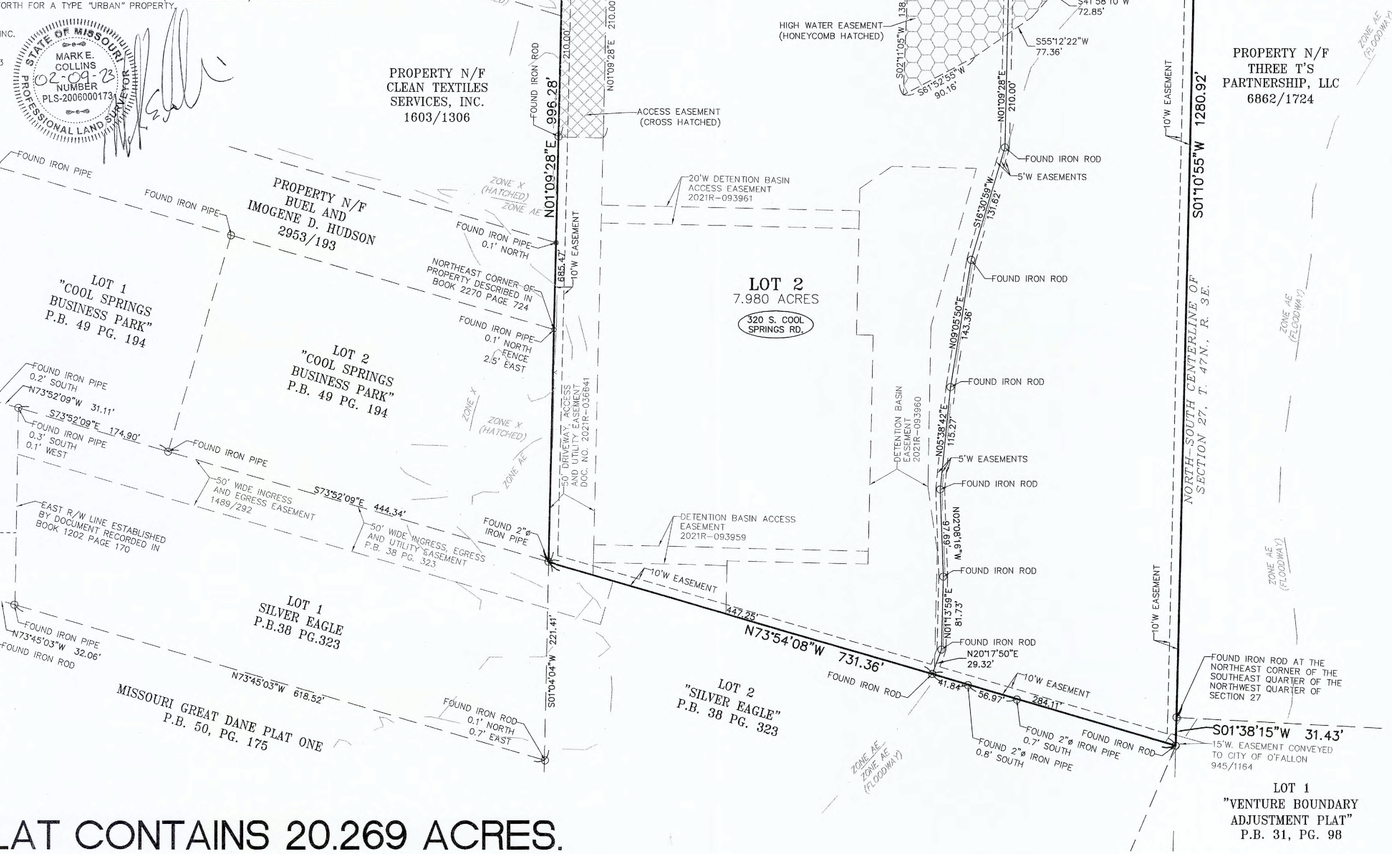
Deborah Ryan
CITY CLERK OF O'FALLON, MISSOURI
PAMELA CLEMENT Deborah Ryan

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., DURING FEBRUARY 2023, BY ORDER OF LOTTES SPRINGS, LLC, HAVE EXECUTED A BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON "A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL
LAND SURVEYOR #2006001173

STATE OF MISSOURI
MARK E. COLLINS
PLS-2006001173
NUMBER
PROFESSIONAL LAND SURVEYOR



Line Table		
Line #	Length	Direction
L1	62.58'	N88°10'28"W
L2	14.00'	N01°09'28"E
L3	73.37'	N02°37'16"E
L4	56.43'	N88°10'28"W
L5	35.31'	N21°17'16"E
L6	80.80'	S01°09'28"W
L7	48.16'	S88°50'34"E
L8	80.10'	S01°09'28"W
L9	79.95'	S01°09'28"W
L10	32.53'	S88°50'34"E
L11	5.00'	S01°09'27"W
L12	10.00'	S88°50'34"E
L13	5.00'	S01°09'27"W
L14	34.86'	S01°09'36"W

THIS PLAT CONTAINS 20.269 ACRES.

OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ANJON WORLDWIDE".

ALL EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, ASSIGNS AND ALL UTILITY COMPANIES SERVING THIS AREA AS PERMITTED BY THE CITY FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUNDS NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE UNDERSIGNED DEDICATES THE HIGH WATER EASEMENT, AS SHOWN HONEYCOMB HATCHED ▭▭▭▭▭▭▭▭▭▭▭▭, TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY ACCESS AND INSPECTION PURPOSES ONLY.

THE UNDERSIGNED DEDICATES THE ACCESS EASEMENT, AS SHOWN CROSS HATCHED ▭▭▭▭▭▭▭▭▭▭▭▭, TO THE CITY OF O'FALLON, MISSOURI FOR ACCESS TO THE HIGH WATER EASEMENT ONLY.

THE ACCESS EASEMENT AS SHOWN ▭▭▭▭▭▭▭▭▭▭▭▭ CROSS HATCHED HEREON, IS HEREBY ESTABLISHED AND GRANTED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSES MORE FULL DESCRIBED IN THE CROSS ACCESS, CROSS DRAINAGE, CROSS SANITARY SEWER, CROSS PARKING AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT AS RECORDED AS DOCUMENT NUMBER 2022R-_____ IN THE ST. CHARLES COUNTY RECORDER OF DEEDS. 2023R-008319

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE ANJON WORLDWIDE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT DATED _____, AND FILED FOR RECORD IN DOCUMENT# ____-R-_____ IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN ANJON WORLDWIDE.

POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE THAT OF THE COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. THE POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE OUTLINED IN THE STORMWATER POST CONSTRUCTION BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT# 2022R-046570 OF THE ST. CHARLES COUNTY RECORDS.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

LOTTES SPRINGS, LLC

BY: _____
PRINT NAME: Jonathan Lotte
TITLE: Authorized Signatory / Officer
DATE: 2/13/23

NLCP 320 COOL SPRINGS RD MO, LLC

BY: _____
PRINT NAME: Anthony Coniglio
TITLE: Authorized Signatory
DATE: 2/10/2023

NOTARY FOR LOTTES SPRINGS, LLC

STATE OF Missouri)SS
COUNTY OF Saint Charles)

ON THIS 13th DAY OF February IN THE YEAR 2023 BEFORE ME, Chelsea McBride A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jonathan Lotte OF LOTTES SPRINGS, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: Chelsea McBride
PRINT NAME: Chelsea McBride
MY COMMISSION EXPIRES: 03/04/2023

CHELSEA MCBRIDE Notary Public Commission # 18964854 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 03/04/2023

NOTARY FOR NLCP 320 COOL SPRINGS RD MO, LLC

STATE OF Connecticut)SS New Canaan
COUNTY OF Fairfield)

ON THIS 10th DAY OF February IN THE YEAR 2023 BEFORE ME, Luisa Rojas-Moreno A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Anthony Coniglio OF NLCP 320 COOL SPRINGS RD MO, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: Luisa Rojas-Moreno
PRINT NAME: Luisa Rojas-Moreno
MY COMMISSION EXPIRES: Oct 31, 2026

LUISA FERNANDA ROJAS MORENO Notary Public Connecticut My Commission Expires Oct 31, 2026

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF "VENTURE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE 98 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID LOT 1, SOUTH 01 DEGREES 38 MINUTES 15 SECONDS WEST 31.43 FEET TO THE NORTH LINE OF LOT 2 OF "SILVER EAGLE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 323 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 2 OF "SILVER EAGLE", NORTH 73 DEGREES 54 MINUTES 08 SECONDS WEST 731.36 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF "COOL SPRINGS BUSINESS PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 194 OF SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF LOT 2 OF "COOL SPRINGS BUSINESS PARK" AND CONTINUING ALONG THE EAST LINE OF PROPERTY CONVEYED TO BUEL AND IMOGENE D. HUDSON BY DEED RECORDED IN BOOK 2953 PAGE 193 OF SAID RECORDS, THE EAST LINE OF PROPERTY CONVEYED TO CLEAN TEXTILES SERVICES, INC. BY DEED RECORDED IN BOOK 1603 PAGE 1306 OF SAID RECORDS, AND THE EAST LINE OF PROPERTY CONVEYED TO CRL HOLDINGS, INC. BY DEED RECORDED IN BOOK 2281 PAGE 1615 OF SAID RECORDS, NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST 996.28 FEET; THENCE LEAVING THE SAID EAST LINE OF THE CRL HOLDINGS, INC. PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 83 DEGREES 01 MINUTES 37 SECONDS EAST 20.10 FEET; AND NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST 199.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD (100 FEET WIDE); THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD (100 FEET WIDE), SOUTH 83 DEGREES 01 MINUTES 37 SECONDS EAST 691.00 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO THREE T'S PARTNERSHIP, LLC BY DEED RECORDED IN BOOK 6862 PAGE 1724 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE THREE T'S PARTNERSHIP PROPERTY, SOUTH 01 DEGREES 10 MINUTES 55 SECONDS WEST 1280.92 FEET TO THE POINT OF BEGINNING, CONTAINING 20.269 ACRES.

LENDER FOR LOTTES SPRINGS, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2022R-080110 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF ANJON WORLDWIDE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 14th DAY OF February, 2023.

LENDER: _____
PRINT NAME: Mark Praino
TITLE: SVP, First State Bank
BY: _____

STATE OF Missouri)SS
COUNTY OF Saint Charles)

ON THIS 14th DAY OF February IN THE YEAR 2023 BEFORE ME, Chelsea McBride A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Mark Praino OF Senior Vice-President First State Bank KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: Chelsea McBride
PRINT NAME: Chelsea McBride
MY COMMISSION EXPIRES: 03/04/2023

CHELSEA MCBRIDE Notary Public Commission # 18964854 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 03/04/2023

GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH.
2. THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY VESTED IN THE NAME OF NLCP 320 COOL SPRINGS RD MO, LLC BY DEED RECORDED AS DOCUMENT# 2022R-019140 AND LOTTES SPRINGS, LLC BY DEED RECORDED AS DOCUMENT# 2021R-094113 AND DOCUMENT# 2021R-101559 AND OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBERS 2-0056-S027-00-0002.3000000, 2-0056-S027-00-0002.0000000, AND 2-0056-S027-00-0002.2000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
6. THIS PLAT CONTAINS 20.269 ACRES AND 2 LOTS.
7. THE ADDRESSES AS SHOWN HEREIN, 320 , WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES. MAP ID
8. THIS PROPERTY IS CURRENTLY ZONED I-1 LIGHT INDUSTRIAL DISTRICT BY THE CITY OF ST. O'FALLON, MISSOURI. THE SETBACKS FOR R-3 (PUD) SINGLE FAMILY RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:

FRONT SETBACK:	30 FEET
SIDE SETBACK:	20 FEET
REAR SETBACK:	35 FEET

9. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0241G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0241 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
   - ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
   - ZONE X (HATCHED) – OTHER FLOOD AREAS – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
   - ZONE AE – SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED.)
   - ZONE AE FLOODWAY

ANJON WORLDWIDE

PREPARED FOR:
ANJON MANUFACTURING
1000 LIBERTY INDUSTRIAL DRIVE
O'FALLON, MISSOURI 63366
(800) 553-5605

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

ENGINEERING
PROJECT
OTHER THAN

REVISIONS

BAX ENGINEERING
ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

02/09/2023
DATE
99-10639G
PROJECT NUMBER
1 of 1
SHEET OF
10639G REC
FILE NAME
JLH MEC
DRAWN CHECKED
01/2022
DATE DONE IN FIELD