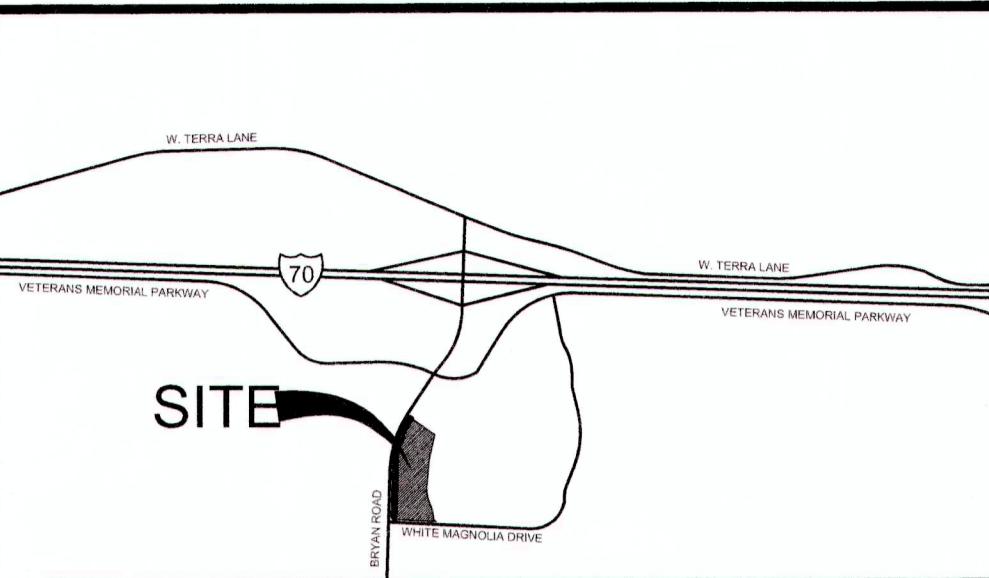
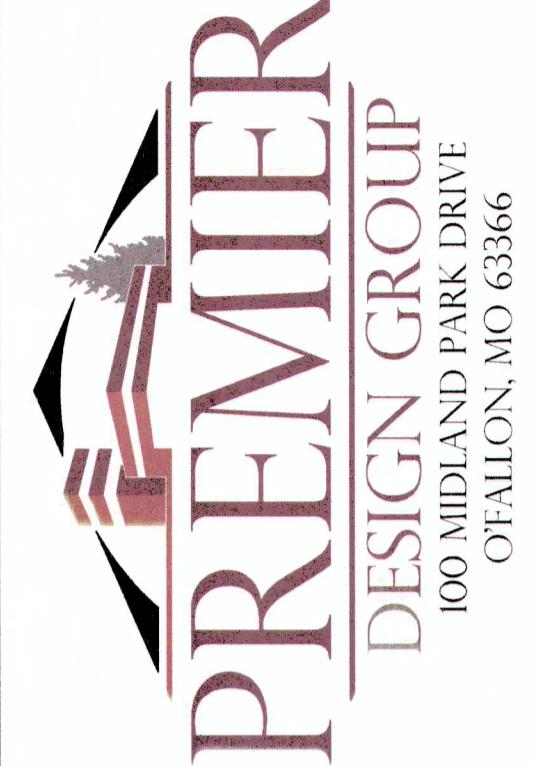


BRYAN ROAD COMMERCIAL, PLAT 1

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF
FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. ADDRESS OF PROPERTY: VETERANS MEMORIAL PARKWAY, O'FALLON, MO 63366 – PARCEL ID# 2-0057-S030-00-0030.5000000
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. THERE ARE NO BUILDINGS OR STRUCTURES ON SURVEYED PROPERTY. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
4. THE TWO PRIVATE ROADS AS SHOWN ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.
5. TOTAL LAND AREA: 385,862.90 SF, 8.86 ACRES ±.
6. TAXES FOR 2022 ARE PAID IN FULL PER ST. CHARLES COUNTY TAX RECEIPT NO. B22.84672.

LEGEND

FOUND IRON PIPE	IRRIGATION CONTROL VALVE
FOUND IRON ROD	FIRE HYDRANT
FOUND CROSS	FIBER OPTIC MANHOLE
FOUND CONCRETE MONUMENT	ELECTRIC METER
SET IRON PIPE – 2012007849	LIGHT STANDARD
SANITARY MANHOLE	YARD LIGHT
STORM DRAIN MANHOLE	MONITORING WELL
CLEANOUT	FIRE PROTECTION VALVE
GRATE INLET	WATER VALVE
CURB INLET	WATER METER
AREA INLET	GAS VALVE
DRAIN	GAS METER
FLARED END SECTION	ADDRESS ASSIGNMENTS
UTILITY POLE	FENCE
ELECTRIC UTILITY VAULT	OVERHEAD ELECTRIC
FIBER OPTIC UTILITY VAULT	UNDERGROUND ELECTRIC
TRAFFIC SIGNAL UTILITY VAULT	EXISTING GAS
WATER UTILITY VAULT	EXISTING WATER
COMMUNICATION UTILITY VAULT	EXISTING SANITARY SEWER
GAS MARKER	EXISTING STORM SEWER

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
T.B.S. TO BE SET

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "BRYAN ROAD COMMERCIAL, PLAT 1".

THE UNDERSIGNED OWNER(S) HEREBY GRANT AND DEDICATE 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 WHICH ARE REQUIRED FOR THE USE OF ADJACENT GROUNDS NOT OCCUPIED BY IMPROVEMENT FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

ALL BUILDING SETBACK LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

RCP-N, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME:

TITLE:

DATE: _____

RCP-N, L.L.C.

STATE OF MISSOURI _____

COUNTY OF ST CHARLES _____

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS _____.

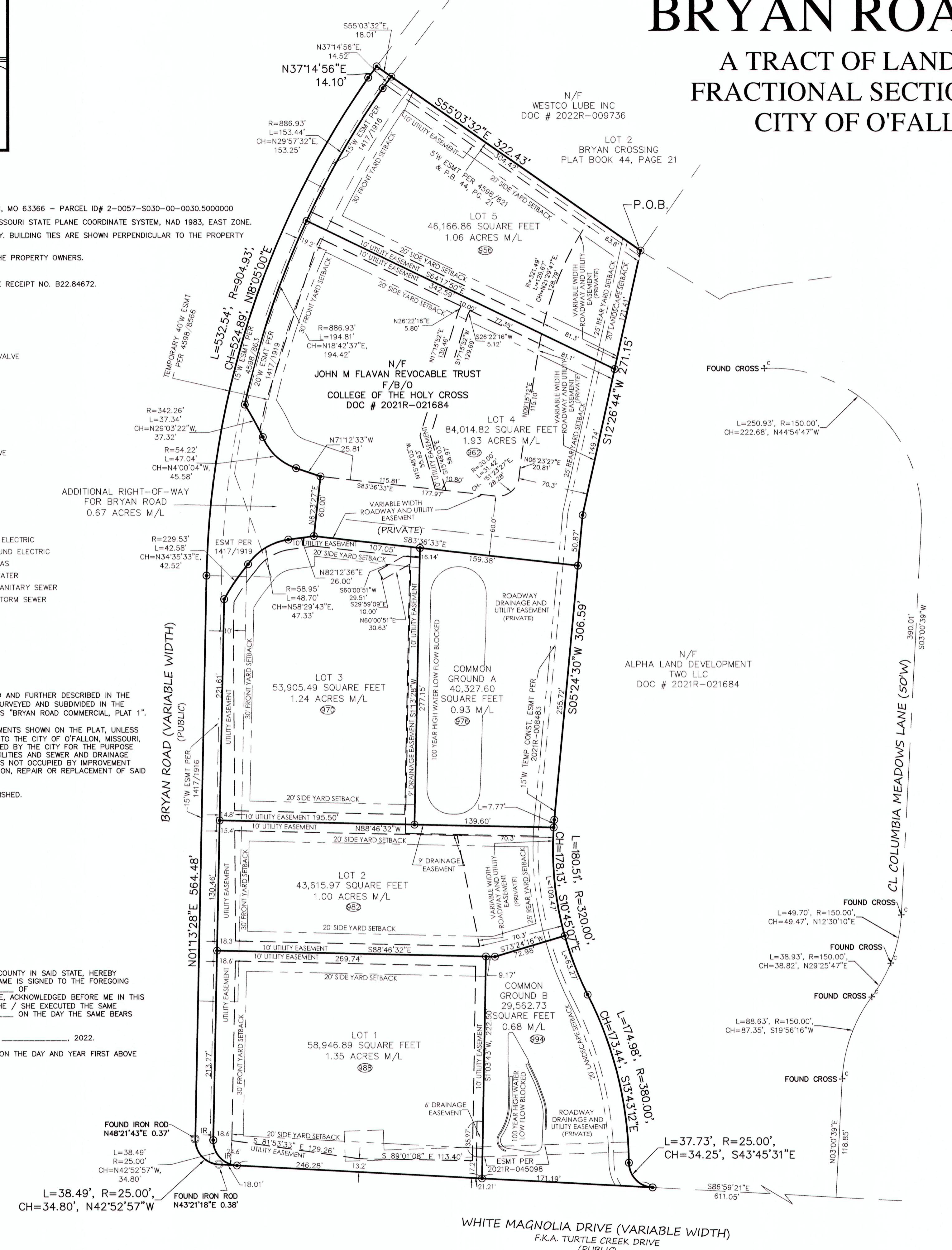
DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE / SHE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF _____ ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2022.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



PARCEL DESCRIPTION:

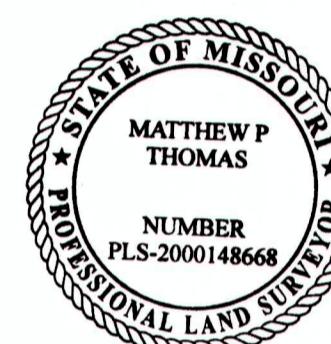
A PORTION OF THE PARCEL OF LAND AS DESCRIBED BY THE DEED RECORDED AS DOCUMENT NO 2021R-021684 IN THE ST. CHARLES COUNTY RECORDS, BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEASTERNMOST CORNER OF LOT 2 OF BRYAN CROSSING AS RECORDED IN PLAT BOOK 44 PAGE 21, ST. CHARLES COUNTY, MISSOURI; THENCE LEAVING SAID CORNER AND HEADING SOUTH 12 DEGREES, 26 MINUTES 44 SECONDS WEST 271.15 FEET; THENCE SOUTH 05 DEGREES, 22 MINUTES, 30 SECONDS WEST 180.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 174.93 FEET, A CHORD WHICH BEARS SOUTH 10 DEGREES, 45 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 173.40 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.33 FEET, A CHORD WHICH BEARS SOUTH 43 DEGREES, 51 SECONDS EAST, A CHORD DISTANCE OF 34.25 FEET; THENCE ALONG A CURVE TO THE NORTH RIGHT OF WALL LINE, WHITE MAGNOLIA STREET, FORMERLY KNOWN AS TURTLE CREEK DRIVE, AND OF VARIABLE WIDTH, BEING ALONG A NORTH LINE OF WHITE MAGNOLIA STREET NORTH 86 DEGREES, 59 MINUTES, 21 SECONDS WEST 435.47 FEET; THENCE A LONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.49 FEET, A CHORD WHICH BEARS NORTH 42 DEGREES, 52 MINUTES, 57 SECONDS WEST, A CHORD DISTANCE OF 34.80 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF BRYAN ROAD (VARIABLE WIDTH); THENCE ALONG THE EAST RIGHT OF WAY LINE OF BRYAN ROAD NORTH 01 DEGREES, 13 MINUTES, 10 SECONDS EAST 564.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 98.83 FEET, AN ARC LENGTH OF 532.50 FEET, A CHORD WHICH BEARS NORTH 04 DEGREES, 10 MINUTES, 03 SECONDS EAST, A CHORD DISTANCE OF 524.89 FEET; THENCE NORTH 37 DEGREES, 14 MINUTES, 56 SECONDS EAST, 14.10 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF BRYAN ROAD AND ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 2 SOUTH 55 DEGREES, 03 MINUTES, 32 SECONDS EAST 322.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 385,863 SQUARE FEET AND/OR 8.86 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2022, AT THE REQUEST OF RCP-N, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, PREPARED A SURVEYOR'S PLAT OF A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN "URBAN" TYPE SURVEY.

MATTHEW P. THOMAS PLS # 2000148668
DATE: 8/10/2023
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849



CITY CERTIFICATE:

I, BESS BACHER, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, 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 THE SAME BEING APPROVED BY THE MAYOR OF SAID CITY ON _____, 20____, AND AS BY SAID ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2023.

BESS BACHER
CITY CLERK

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyors Certification and may not be quoted or relied upon by, nor may copies be delivered to any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the prior written consent of the Surveyors. Civil Engineering, Premier Civil Engineering expressly disclaims any duty or obligation towards any party that is not identified in this Surveyors Certification.

Please be advised that Premier Civil Engineering will not include the providers of any third party reports in the Surveyors Certification.

PROJECT NOLES PROPERTIES
BRYAN ROAD COMMERCIAL DEVELOPMENT
PARCEL ID # 2-0057-S030-00-0030.500000
OFALLON, MO 63366
JOHN M FLAVAN REVOCABLE TRUST
8310 PARK STREET
SHAWNEE, KS 66216

DATE 04/04/2022

DESCRIPTION OF CHARGES
PROJECT NOLES PROPERTIES
BRYAN ROAD COMMERCIAL DEVELOPMENT
PARCEL ID # 2-0057-S030-00-0030.500000
OFALLON, MO 63366
JOHN M FLAVAN REVOCABLE TRUST
8310 PARK STREET
SHAWNEE, KS 66216

DATE 04/04/2022

REVISION DATE
SHEET TITLE
SHEET NUMBER
V1

PROJECT NO. 2202920
DRAWN BY MPT
CHECKED BY ES
1 OF 1

1" = 50'
SCALE IN FEET