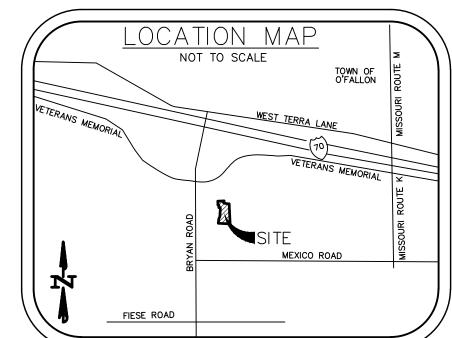
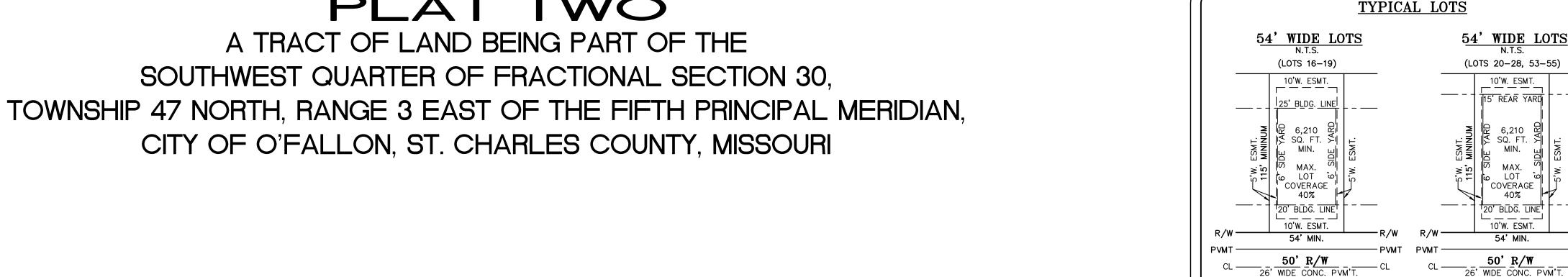
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30,





SITE MEXICO ROAD  FIESE ROAD  FIESE ROAD
OWNERS CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SPLAT TWO".
THE UNDERSIGNED HEREBY DEDICATES COLUMBIA MEADOWS LANE (50' WIDE), AND DISCOVERY MEADOW LOCATED AT THE STREET INTERSECTIONS, AND TOGETHER WITH THE CUL-DE-SACS, WHICH FOR BETTER IDE

HE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SHALL HEREAFTER BE KNOWN AS "COLUMBIA MEADOWS

NS PLACE (50'WIDE), TOGETHER WITH ALL ROUNDING NTIFICATION ARE SHOWN HATCHED ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE FOREVER, AND COVENANTS AND AGREES THAT CITY ACCEPTANCE O SAID STREETS AND ROADWAYS SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THI STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNCIPIAL CODE THAT ARE IN EFFECT AT THE TIME OF SUC PETITION, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE PERMITTED BY TH 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 AN ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

ALL EASEMENTS AND COMMON GROUND SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY O O'FALLON, AMERENUE ELECTRIC COMPANY, SPIRE MISSOURI INC, CENTURYTEL TELEPHONE COMPANY, AND CHARTER COMMUNICATION CABLE COMPANY, THEI SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING ( PUBLIC UTILITIES, SEWER OR SEWERS AND STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUNI NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERECTED ON ANY EASEMENT, AND GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE AREA OF LAND DESIGNATED HERON AS "COMMON GROUND" IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHEI AND GRANTED TO COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE COLUMBIA MEADOWS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH BELOW. SAID COMMO GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE CITY OF THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENTS AS SHOWN HONEYCOMB HATCHED TO THE SIGHT TRIANGLE EASEMENT TO THE SIGHT TRIANGLE EASEM O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SIGHT DISTANCE ONLY. NOTHING SHALL BE ERECTED, PLACED, PLANTED O ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE EASEMENTS AS SHOWN ON THIS PLAT. ADDITIONALLY, NO FENCES SHALL BE CONSTRUCTED, AND NOTHING SHALL BE ERECTED PLACED, PLANTED OR ALLOWED TO GROW WITHIN THE SIGHT TRIANGLE EASEMENT, AS SHOWN ON THIS PLAT, IN A MANNER WHICH WOULD MATERIALLY IMPED THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS ADJACENT TO AND WITHIN THE SIGHT TRIANGLE EASEMENT SHOWN ON THIS PLAT.

EMERGENCY ACCESS AND INSPECTION PURPOSES ONLY.

TO THE HIGH WATER EASEMENT ONLY.

THE UNDERSIGNED DESIGNATES THE DRAINAGE EASEMENTS. AS SHOWN SQUARE HATCHED 🖾 🗢 TOTAL FOR THE PURPOSE OF MAINTAINING TH STORM WATER DRAINAGE FACILITIES. THESE EASEMENTS ARE HEREBY GRANTED TO THE COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AN ASSIGNS, AS MORE FULLY SET OUT IN THE DECLARATION, FOR STORM WATER DRAINAGE FACILITIES. THE STORM WATER DRAINAGE EASEMENT IS ALSO GRANTEI TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY ACCESS AND INSPECTION PURPOSES ONLY. THIS STORM WATER DRAINAGE EASEMENT IS FOR MAINTENANCE. AND REPAIR OF THE STORM WATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOI THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING REPAIR OR REPLACEMENT OF SAID STORM WATER DRAINAGE FACILITIES.

ALL STREET LIGHTS WITHIN THIS PLAT ARE PRIVATE AND TO BE MAINTAINED BY THE COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS ANI ASSIGNS, FOR THEIR MAINTENANCE, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT# \_\_\_\_R-\_\_\_\_ OF THE ST. CHARLES COUNTY RECORDS.

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COLUMBIA MEADOWS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT DATED APRIL 13, 2021, AND FILED FOR RECORD IN DOCUMENT# 2021R-032615 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 COLUMBIA MEADOWS.

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# 2021R-045100 OF THE ST. CHARLES COUNTY RECORDS.

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

ALPHA LAND DEVELOPMENT TWO, LLC

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

PRINT NAME: \_\_\_\_\_

# SURVEYORS CERTIFICATION

BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON "A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, 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 PROFFSSIONAL LAND SURVEYOR #2006000173

	COUNTY OF
SNFEH	ON THIS DAY OF IN THE YEAR BEFORE ME,, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED OF ALPHA LAND DEVELOPMENT TWO, 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.
E D	NOTARY PUBLIC:
_	PRINT NAME:
F R	MY COMMISSION EXPIRES:
F D S, E	
	LENDER FOR ALPHA LAND DEVELOPMENT TWO, LLC
D S	THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2021R-021685 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "COLUMBIA MEADOWS PLAT TWO".
N	IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS DAY OF, 20
F	LENDER:
S D,	PRINT NAME:
Ε	TITLE:
R	BY:
S	STATE OF) SS
E	COUNTY OF)
D D E	ON THIS DAY OF IN THE YEAR BEFORE ME, OF, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, 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
R	FOR THE PURPOSES THEREIN STATED.
	NOTARY PUBLIC:
D	PRINT NAME:

NOTARY FOR ALPHA LAND DEVELOPMENT TWO, LLC

# TITLE COMMITMENT NOTES

THIS PROPERTY IS A PORTION OF PROPERTY REFERENCED IN A TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., FILE NO. BEGINNING AT THE MOST SOUTHERN CORNER OF LOT 2 OF "BRYAN CROSSING", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, 1803161 WITH AN EFFECTIVE DATE OF JULY 1, 2018. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING COURSES AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, NO COMMENT BY LAND SURVEYOR,

ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.

ITEM 2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR. ITEM 2C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO COMMENT

ITEM 2D. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.

ITEM 3. GENERAL TAXES FOR THE YEAR 2018 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.

MY COMMISSION EXPIRES: \_\_\_\_\_

BY LAND SURVEYOR.

ITEM 4. LIMITED ACCESS TO INTERSTATE HIGHWAY 70 AS SET FORTH BY INSTRUMENT RECORDED IN BOOK 374 PAGE 611 AND BOOK 384 PAGE 508. THESE DOCUMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

ITEM 5. ANY SPECIAL TAXES ENTERED AGAINST SAID PROPERTY SUBSEQUENT TO THE DATE HEREOF. NO COMMENT BY LAND SURVEYOR.

ITEM 5A. EASEMENT(S) GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 405 PAGE 79. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 6. TREE TRIMMING PERMIT GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 405 PAGE 67. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 7. EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 488 PAGE 676. DOES NOT AFFECT THE SUBJECT PROPERTY

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., DURING JUNE 2022, BY ORDER OF ALPHA LAND DEVELOPMENT TWO, LLC, HAVE EXECUTED A ITEM 8. EASEMENT(S) GRANTED TO THE CITY OF O'FALLON RECORDED IN BOOK 1417 PAGE 1916 AND BOOK 1417 PAGE 1919. DOES NOT AFFECT THE SUBJECT

ITEM 9. DRAINAGE EASEMENT GRANTED TO THE CITY OF O'FALLON RECORDED IN BOOK 1859 PAGE 532. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 10. PROVISIONS, TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 4598 PAGE 809 AND THE DECLARATION OF EASEMENTS RECORDED IN BOOK 4598 PAGE 821. BOOK 4598 PAGE 809 AFFECTS THE SUBJECT PROPERTY AND BOOK 4598 PAGE 821 DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 11. PERMANENT UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON RECORDED IN BOOK 4598 PAGE 863. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 12. COVENANTS, CONDITIONS AND AGREEMENTS SET FORTH IN THE TEMPORARY SEWER CONSTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 4598 PAGE 866. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 13. TERMS AND PROVISIONS OF AGREEMENT RECORDED IN BOOK 4598 PAGE 895. AFFECTS THE SUBJECT PROPERTY.

ITEM 14. TEMPORARY STORM WATER DRAINAGE EASEMENT, CROSS ACCESS EASEMENT AND A 20 FOOT WIDE ACCESS EASEMENT GRANTED TO THE CITY OF O'FALLON ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44 PAGE 21. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 15. ANY LIEN OR RIGHT TO A LIEN FILED BY A LICENSED REAL ESTATE BROKER, REAL ESTATE SALES PERSON, OR STATE CERTIFIED REAL ESTATE APPRAISER, PURSUANT TO THE PROVISION OF THE COMMERCIAL REAL ESTATE BROKERS AND STATE CERTIFIED REAL ESTATE APPRAISERS LIEN ACT. NO COMMENT BY LAND SURVEYOR.

ITEM 16. ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM. NO COMMENT BY LAND SURVEYOR.

ITEM 17. ANY ASSESSMENTS OR CHARGES BY A PUBLIC WATER SUPPLY DISTRICT. NO COMMENT BY LAND SURVEYOR.

## 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 ALPHA LAND DEVELOPMENT TWO, LLC, BY DEED RECORDED IN DOCUMENT# 2021R-021684 AND 2021R-021685 OF THE ST. CHARLES COUNTY RECORDS.

3. THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0057-S030-00-0030.4000000 IN THE ST. CHARLES

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 5.872 ACRES, 16 LOTS AND 2 COMMON GROUND AREAS.

7. THE ADDRESSES AS SHOWN HEREIN, (XXX), 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.

8. THIS PROPERTY IS CURRENTLY ZONED R-3 (PUD) SINGLE FAMILY RESIDENTIAL DISTRICT BY THE CITY OF ST. O'FALLON, MISSOURI. THE SETBACKS FOR R-3 (PUD) SINGLE FAMILY RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:

SIDE SETBACK: 6 FEET REAR SETBACK: LOTS 16-19 REAR SETBACK: 25 FEET

MONTHS OF THE RECORDING OF THIS PLAT.

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 29183C0240G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0240 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

10. THE FOLLOWING LOTS ARE SUSCEPTIBLE TO STREET MOVEMENT: 17, 20, 21, 22, 23, 24, 25, 53.

11. IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT,

12. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 12

13. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES WITHIN 12

MONTHS OF THE RECORDING OF THIS PLAT.

14. "\*" DENOTES CROSS FOUND IN THE PAVEMENT UNLESS OTHERWISE NOTED.

DENOTES A FOUND SURVEY MONUMENT UNLESS OTHERWISE NOTED.

DENOTES A SEMI-PERMANENT MONUMENT TO BE SET NO LATER THAN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT.

17. "A" DENOTES A PERMANENT MONUMENT TO BE SET NO LATER THAN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT.

# LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, 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:

DISTANCES, SOUTH 58 DEGREES 37 MINUTES 30 SECONDS EAST 93.11 FEET; NORTH 59 DEGREES 01 MINUTES 58 SECONDS EAST 10.80 FEET; NORTH 77 DEGREES 54 MINUTES 04 SECONDS EAST 35.53 FEET: NORTH 82 DEGREES 07 MINUTES 17 SECONDS EAST 164.82 FEET: AND NORTH 87 DEGREES 09 MINUTES 43 SECONDS EAST 60.16 FEET TO A POINT ON THE WEST LINE OF "COLUMBIA MEADOWS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2021R-032614 OF SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF "COLUMBIA MEADOWS PLAT ONE", THE FOLLOWING COURSES AND DISTANCES, SOUTH 02 DEGREES 50 MINUTES 17 SECONDS EAST 115.00 FEET; SOUTH 87 DEGREES 09 MINUTES 43 SECONDS WEST 2.28 FEET; SOUTH 02 DEGREES 50 MINUTES 17 SECONDS EAST 50.00 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 47 DEGREES 50 MINUTES 1 SECONDS EAST 35.36 FEET AND WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 50 MINUTES 17 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT. AN ARC DISTANCE OF 39.27 FEET: NORTH 87 DEGREES 09 MINUTES 43 SECONDS EAST 50.00 FEET: ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 42 DEGREES 09 MINUTES 43 SECONDS EAST 35.36 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 09 MINUTES 43 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 39.27 FEET; NORTH 87 DEGREES 09 MINUTES 43 SECONDS EAST 44.00 FEET; SOUTH 02 DEGREES 50 MINUTES 17 SECONDS EAST 115.00 FEET; NORTH 87 DEGREES 09 MINUTES 43 SECONDS EAST 54.00 FEET; SOUTH 09 DEGREES 28 MINUTES 3 SECONDS EAST 54.97 FEET; AND SOUTH 03 DEGREES 00 MINUTES 34 SECONDS WEST 64.65 FEET; THENCE LEAVING THE SAID WEST LINE OF "COLUMBIA" MEADOWS PLAT ONE". THE FOLLOWING COURSES AND DISTANCES, NORTH 87 DEGREES 07 MINUTES 35 SECONDS WEST 125.00 FEET: ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 02 DEGREES 56 MINUTES 30 SECONDS WEST 0.77 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 07 MINUTES 35 SECONDS WEST 325.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 0.77 FEET; NORTH 86 DEGREES 59 MINUTES 26 SECONDS WEST 50.00 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 01 DEGREES 06 MINUTES 03 SECONDS EAST 18.31 FEET AND WHOSE RADIUS POINT BEARS NORTH 86 DEGREES 59 MINUTES 26 SECONDS WEST 275.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 18.31 FEET; SOUTH 89 DEGREES 1 MINUTES 39 SECONDS WEST 114.90 FEET: SOUTH 02 DEGREES 50 MINUTES 17 SECONDS EAST 2.49 FEET: SOUTH 79 DEGREES 23 MINUTES 28 SECONDS WEST 55.56 FEET; NORTH 86 DEGREES 59 MINUTES 26 SECONDS WEST 54.00 FEET; SOUTH 89 DEGREES 28 MINUTES 58 SECONDS WEST 63.96 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 05 DEGREES 45 MINUTES 14 SECONDS WEST 326.28 FEET AND WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 22 MINUTES 40 SECONDS EAST 169.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 441.66 FEET; SOUTH 69 DEGREES 06 MINUTES 51 SECONDS EAST 36.28 FEET; NORTH 20 DEGREES 29 MINUTES 00 SECONDS EAST 128.21 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 45 DEGREES 29 MINUTES 34 SECONDS EAST 44.71 FEET AND WHOSE RADIUS POINT BEARS NORTH 20 DEGREES 03 MINUTES 15 SECONDS WEST 54.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 46.09 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 57 DEGREES 01 MINUTES 29 SECONDS EAST 35.25 FEET AND WHOSE RADIUS POINT BEARS SOUTH 68 DEGREES 57 MINUTES 36 SECONDS EAST 30.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 37.68 FEET; SOUTH 86 DEGREES 59 MINUTES 26 SECONDS EAST 47.72 FEET; SOUTH 03 DEGREES 00 MINUTES 34 SECONDS WEST 17.71 FEET SOUTH 53 DEGREES 59 MINUTES 20 SECONDS WEST 57.08 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 27 DEGREES 52 MINUTES 0 SECONDS WEST 160.26 FEET AND WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 00 MINUTES 39 SECONDS EAST 182.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 165.95 FEET; SOUTH 05 DEGREES 25 MINUTES 46 SECONDS EAST 29.77 FEET; SOUTH 22 DEGREES 00 MINUTES 08 SECONDS EAST 79.05 FEET; SOUTH 38 DEGREES 04 MINUTES 04 SECONDS EAST 54.68 FEET; SOUTH 50 DEGREES 29 MINUTES 52 SECONDS EAST 57.09 FEET; AND SOUTH 22 DEGREES 05 MINUTES 16 SECONDS WEST 22.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE MAGNOLIA DRIVE, VARIABLE WIDTH, AS ESTABLISHED BY DEED RECORDED IN BOOK 1859 PAGE 532 OF SAID RECORDS, THENCE ALONG THE SAID NORTH RIGHT—OF—WAY LINE OF WHITE MAGNOLIA DRIVE NORTH 86 DEGREES 59 MINUTES 26 SECONDS WEST 224.46 FEET; THENCE LEAVING THE SAID NORTH RIGHT-OF-WAY LINE OF WHITE MAGNOLIA DRIVE, THE FOLLOWING COURSES AND DISTANCES. ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 43 DEGREES 45 MINUTES 36 SECONDS WEST 34.25 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 34 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 37.73 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 13 DEGREES 43 MINUTES 17 SECONDS WEST 173.44 FEET AND WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 28 MINUTES 14 SECONDS WEST 380.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 174.98 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 10 DEGREES 45 MINUTES 12 SECONDS WEST 178.13 FEET AND WHOSE RADIUS POINT BEARS NORTH 63 DEGREES 05 MINUTES 11 SECONDS EAST 320.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 180.51 FEET; NORTH 05 DEGREES 24 MINUTES 25 SECONDS EAST 306.59 FEET; AND NORTH 12 DEGREES 25 MINUTES 50 SECONDS EAST 270.89 FEET TO THE POINT OF BEGINNING, CONTAINING 5.872 ACRES.

# CITY CERTIFICATE

\_\_, 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

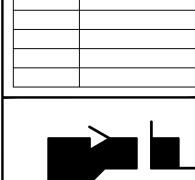
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REVISIONS





**ENGINEERING PLANNING** SURVEYING

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Surveying #000144

06/06/2022 18-17484 PROJECT NUMBER

FILE NAME

DRAWN CHECKED DATE DONE IN FIELD

