

COLUMBIA MEADOWS PLAT THREE

A TRACT OF LAND BEING ALL OF COMMON GROUND D OF
"COLUMBIA MEADOWS PLAT TWO", DOCUMENT NUMBER 2022R-051743,
AND 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

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 "COLUMBIA MEADOWS PLAT THREE".

THE UNDERSIGNED HEREBY DEDICATES VOYAGER MEADOWS COURT (50' WIDE) AND DISCOVERY MEADOWS PLACE (50' WIDE), TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, AND TOGETHER WITH THE CUL-DE-SACS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE FOREVER, AND COVENANTS AND AGREES THAT CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. 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.

ALL EASEMENTS AND COMMON GROUND SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, AMERENUE ELECTRIC COMPANY, SPIRE MISSOURI INC, CENTURYTEL TELEPHONE COMPANY, AND CHARTER COMMUNICATION CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS AND STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND 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 THE 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 ESTABLISHED 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 COMMON GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

THE SIGHT TRIANGLE EASEMENT AS SHOWN HONEYCOMB HATCHED ON THIS PLAT, IS HEREBY ESTABLISHED AND GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SIGHT DISTANCE ONLY. NOTHING SHALL BE ERECTED, PLACED, PLANTED OR 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 IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS ADJACENT TO AND WITHIN THE SIGHT TRIANGLE EASEMENT SHOWN ON THIS PLAT.

THE UNDERSIGNED DESIGNATES THE DRAINAGE EASEMENTS, AS SHOWN SQUARE HATCHED ON THIS PLAT, FOR THE PURPOSE OF MAINTAINING THE STORM WATER DRAINAGE FACILITIES. THESE EASEMENTS ARE HEREBY GRANTED TO THE COLUMBIA MEADOWS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, AS MORE FULLY SET OUT IN THE DECLARATION, FOR STORM WATER DRAINAGE FACILITIES. THE STORM WATER DRAINAGE EASEMENT IS ALSO GRANTED 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 FOR 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 AND 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.

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

ALPHA LAND DEVELOPMENT TWO, LLC

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

NOTARY FOR ALPHA LAND DEVELOPMENT TWO, LLC

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ 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.

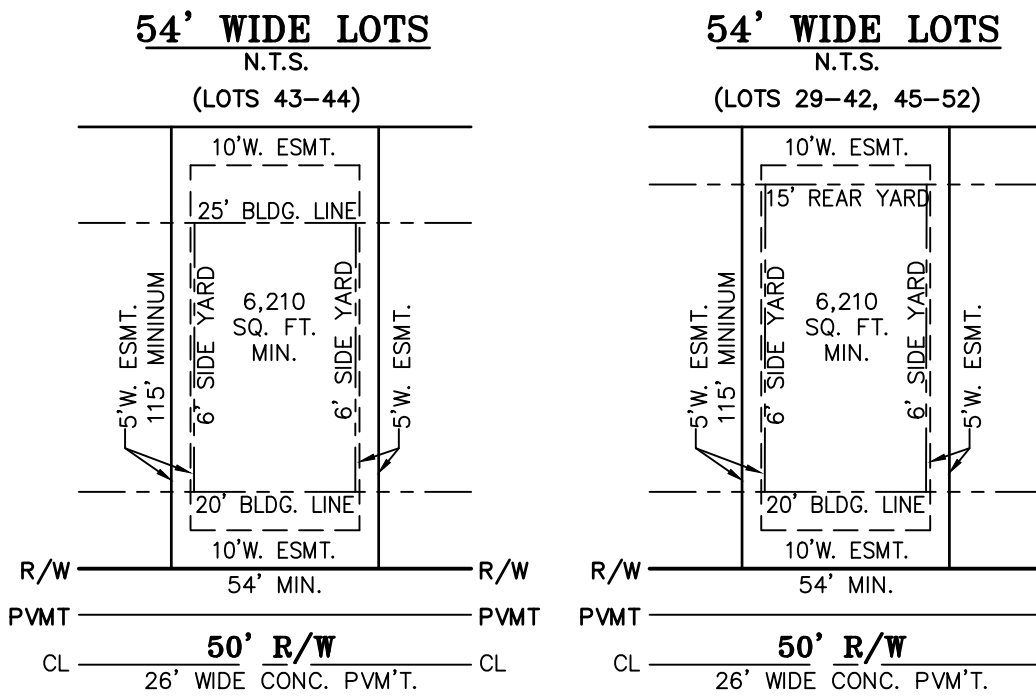
NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

Line Table			Line Table			Line Table			Curve Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius
L1	18.38'	S58°59'28"W	L11	13.00'	S03°00'34"W	L21	14.51'	N03°00'34"E	C1	18.31'	275.00'
L2	58.02'	S54°42'08"E	L12	16.00'	S03°00'34"W	L22	22.47'	N22°05'16"E	C2	0.77'	325.00'
L3	63.96'	N89°28'58"E	L13	25.00'	S86°59'26"E	L23	29.77'	N05°25'46"W	C3	37.68'	30.00'
L4	54.00'	S86°59'26"E	L14	25.00'	S86°59'26"E	L24	57.08'	N53°59'20"E	C4	47.69'	275.00'
L5	55.56'	N79°23'28"E	L15	32.57'	S16°04'11"W	L25	17.71'	N03°00'34"E	C5	44.76'	54.00'
L6	2.49'	N02°50'17"W	L16	9.12'	S16°04'11"W	L26	47.72'	N86°59'26"W	C6	22.18'	169.00'
L7	50.00'	S86°59'26"E	L17	1.71'	N16°33'01"E	L27	37.28'	N69°08'51"W	C7	18.76'	54.00'
L8	37.51'	S16°33'01"W	L18	13.52'	N29°20'43"E	L28	31.03'	S03°08'47"E			
L9	42.48'	S15°19'29"W	L19	11.58'	N16°04'11"E						
L10	36.38'	N03°00'34"E	L20	1.63'	N15°19'29"E						

TYPICAL LOTS



LENDER FOR ALPHA LAND DEVELOPMENT TWO, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2021R-021684 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "COLUMBIA MEADOWS PLAT THREE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 20____.

LENDER: _____

PRINT NAME: _____

TITLE: _____

BY: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ 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 FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., DURING MAY 2023, BY ORDER OF ALPHA LAND DEVELOPMENT TWO, LLC, HAVE EXECUTED A 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 PROFESSIONAL
LAND SURVEYOR #2006000173

GENERAL NOTES

- BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH.
- THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY VESTED IN THE NAME OF ALPHA LAND DEVELOPMENT TWO, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2021R-021684 OF THE ST. CHARLES COUNTY RECORDS.
- THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0057-S030-00-0030.4000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
- ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
- THIS PLAT CONTAINS 8.085 ACRES, 2 COMMON GROUND AREAS AND 24 LOTS.
- 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.
- 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:

FRONT SETBACK:	20 FEET
SIDE SETBACK:	6 FEET
REAR SETBACK:	15 FEET (LOTS 29-42 AND 45-52)
REAR SETBACK:	25 FEET (LOTS 43-44)
- 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

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

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

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

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.

"X" DENOTES CROSS FOUND IN THE PAVEMENT UNLESS OTHERWISE NOTED.

"O" 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.

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

THE FOLLOWING LOTS ARE SUSCEPTIBLE TO STREET MOVEMENT: 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, AND 50

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. 1803161 WITH AN EFFECTIVE DATE OF JULY 1, 2016. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT:

- DEFACTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. NO COMMENT BY LAND SURVEYOR.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO COMMENT BY LAND SURVEYOR.
- 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.
- GENERAL TAXES FOR THE YEAR 2018 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.
- 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.
- ANY SPECIAL TAXES ENTERED AGAINST SAID PROPERTY SUBSEQUENT TO THE DATE HEREOF. NO COMMENT BY LAND SURVEYOR.
- EASEMENT(S) GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 405 PAGE 79. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TREE TRIMMING PERMIT GRANTED TO MISSOURI EDISON COMPANY RECORDED IN BOOK 405 PAGE 67. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 488 PAGE 676. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 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 PROPERTY.
- DRAINAGE EASEMENT GRANTED TO THE CITY OF O'FALLON RECORDED IN BOOK 1859 PAGE 532. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 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.
- PERMANENT UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON RECORDED IN BOOK 4598 PAGE 863. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 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.
- TERMS AND PROVISIONS OF AGREEMENT RECORDED IN BOOK 4598 PAGE 895. AFFECTS THE SUBJECT PROPERTY.
- 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.
- 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.
- ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM. NO COMMENT BY LAND SURVEYOR.
- ANY ASSESSMENTS OR CHARGES BY A PUBLIC WATER SUPPLY DISTRICT. NO COMMENT BY LAND SURVEYOR.

LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF COMMON GROUND D OF "COLUMBIA MEADOWS PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2022R-051743 OF THE ST. CHARLES COUNTY RECORDS, AND 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 69 OF "COLUMBIA MEADOWS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2021R-032614 OF SAID RECORDS, SAID POINT BEING 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 466.92 FEET TO A POINT ON THE EAST LINE OF BRYAN ROAD COMMERCIAL PLAT 1; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2023R-038185 OF SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF BRYAN ROAD COMMERCIAL PLAT 1; 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 308.59 FEET; AND NORTH 12 DEGREES 25 MINUTES 50 SECONDS EAST 270.89 FEET TO A POINT ON THE SOUTHWEST LINE OF PROPERTY CONVEYED TO KLONDIKE PARTNERS, L.P. BY DEED RECORDED AS DOCUMENT NUMBER 2021R-104559 OF SAID RECORDS; THENCE ALONG THE SAID SOUTHWEST LINE OF THE KLONDIKE PARTNERS, L.P. PROPERTY, SOUTH 58 DEGREES 37 MINUTES 30 SECONDS EAST 93.11 FEET TO A POINT ON THE EAST LINE OF COMMON GROUND D OF "COLUMBIA MEADOWS PLAT TWO"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2022R-051743 OF SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF COMMON GROUND D, THE FOLLOWING COURSES AND DISTANCES, SOUTH 58 DEGREES 59 MINUTES 28 SECONDS WEST 18.38 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 293.02 FEET AND WHOSE RADIUS POINT BEARS SOUTH 31 DEGREES 00 MINUTES 32 SECONDS EAST 175.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 347.26 FEET; AND SOUTH 54 DEGREES 42 MINUTES 08 SECONDS EAST 58.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 24 OF SAID "COLUMBIA MEADOWS PLAT TWO"; THENCE ALONG THE SOUTH LINE OF LOT 24, CONTINUING ALONG THE SOUTH LINES OF LOTS 25 AND 28 OF "COLUMBIA MEADOWS PLAT TWO"; THE FOLLOWING COURSES AND DISTANCES, NORTH 89 DEGREES 29 MINUTES 58 SECONDS EAST 63.96 FEET; SOUTH 86 DEGREES 59 MINUTES 26 SECONDS EAST 54.00 FEET; NORTH 79 DEGREES 23 MINUTES 28 SECONDS EAST 55.56 FEET; NORTH 02 DEGREES 50 MINUTES 17 SECONDS WEST 2.49 FEET; AND NORTH 89 DEGREES 11 MINUTES 39 SECONDS EAST 114.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DISCOVERY MEADOWS PLACE, 50 FEET WIDE, AS ESTABLISHED ON THE SAID PLAT OF "COLUMBIA MEADOWS PLAT TWO"; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF DISCOVERY MEADOWS PLACE AND CONTINUING ALONG THE SOUTH AND EAST RIGHT-OF-WAY LINES OF DISCOVERY MEADOWS PLACE, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 01 DEGREES 06 MINUTES 07 SECONDS WEST 18.31 FEET AND WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 11 MINUTES 39 SECONDS WEST 275.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 18.31 FEET, SOUTH 86 DEGREES 59 MINUTES 26 SECONDS EAST 50.00 FEET, AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 02 DEGREES 55 MINUTES 30 SECONDS EAST 0.77 FEET AND WHOSE RADIUS POINT BEARS NORTH 86 DEGREES 59 MINUTES 26 SECONDS WEST 325.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 0.77 FEET TO A POINT ON THE SOUTH LINE OF LOT 53 OF SAID "COLUMBIA MEADOWS PLAT TWO"; THENCE ALONG THE SAID SOUTH LINE OF LOT 53, SOUTH 87 DEGREES 07 MINUTES 35 SECONDS EAST 125.00 FEET TO A POINT ON THE WEST LINE OF SAID "COLUMBIA MEADOWS PLAT ONE"; THENCE ALONG THE SAID WEST LINE OF "COLUMBIA MEADOWS PLAT ONE"; THE FOLLOWING COURSES AND DISTANCES, SOUTH 03 DEGREES 00 MINUTES 34 SECONDS WEST 259.35 FEET; SOUTH 16 DEGREES 33 MINUTES 01 SECONDS WEST 37.51 FEET; SOUTH 29 DEGREES 20 MINUTES 43 SECONDS WEST 67.24 FEET; SOUTH 15 DEGREES 19 MINUTES 29 SECONDS WEST 42.48 FEET; SOUTH 07 DEGREES 22 MINUTES 21 SECONDS WEST 96.22 FEET; AND SOUTH 03 DEGREES 00 MINUTES 34 SECONDS WEST 74.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.085 ACRES.

CITY CERTIFICATE

I, BESS BACHER, 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
BESS BACHER

COLUMBIA MEADOWS PLAT THREE

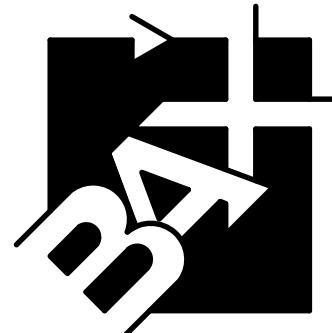
PREPARED FOR:

ALPHA LAND DEVELOPMENT TWO, LLC
612 TRADE CENTER BOULEVARD
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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 those authenticated by my seal.

REVISIONS

DATE	CITY COMMENTS
12/22/24	CITY COMMENTS
01/13/25	CITY COMMENTS



ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
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Missouri State Certificate of Authority
Engineering #00065
Missouri State Certificate of Authority
Surveying #001044

05/22/2023

DATE

18-17484

PROJECT NUMBER

1 of 2

SHEET OF

17484 REC 3

FILE NAME

JLH MEC

DRAWN CHECKED

DATE DONE IN FIELD

THIS PLAT CONTAINS 8.085 ACRES.

