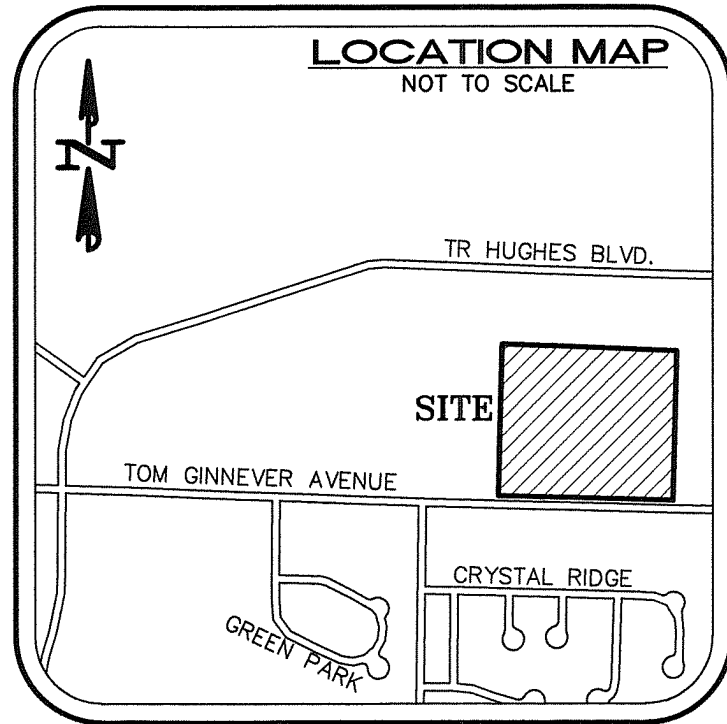


2022R-066928  
12/20/2022 02:13:15 PM  
\$ 66.00  
PAGES: 1  
CERTIFIED-FILED FOR RECORD  
MARY E. DEMPSEY  
RECORD OF DEEDS  
ST. CHARLES COUNTY, MISSOURI  
BY: MDEMPSEY

# CROSSINGS INDUSTRIAL RESUBDIVISION OF LOT 5A

A TRACT OF LAND BEING ALL OF LOT 5A OF "CROSSINGS INDUSTRIAL", PLAT BOOK 44, PAGES 269-274  
WITHIN U.S. SURVEY 3070, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



## CITY CERTIFICATE

I, Deborah Ryan, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 1478, 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 16th day of December, 2022, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 16 DAY OF December, 2022.

Deborah Ryan  
CITY CLERK OF O'FALLON, MISSOURI



T.R. HUGHES BOULEVARD  
(VARIABLE WIDTH, PUBLIC)  
(ESTABLISHED BY 2211/954)

## GENERAL NOTES

1. BASIS OF BEARINGS: "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE"
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF LIVING WORD CHRISTIAN SCHOOL BY DEED RECORDED IN BOOK 3181 PAGE 1458, BOOK 3749 PAGE 201 AND BOOK 4061 PAGE 541 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0140-A345-00-005A.0000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. THIS PLAT CONTAINS 13.827 ACRES AND 2 LOTS.
5. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
6. LOT 5A-1 IS CURRENTLY ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:  
FRONT SETBACK 25 FEET  
SIDE SETBACK 6 FEET  
REAR SETBACK 25 FEET
7. LOT 5A-1 IS CURRENTLY ZONED "I-1" LIGHT INDUSTRIAL DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR "I-1" LIGHT INDUSTRIAL DISTRICT ZONING ARE AS FOLLOWS:  
FRONT SETBACK 30 FEET  
SIDE SETBACK 20 FEET  
REAR SETBACK 35 FEET
8. 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 29183C01850, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 2903165 0185 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:  
• ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

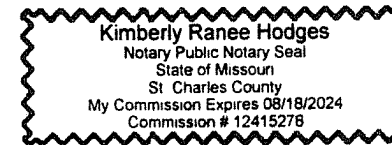
## LENDER FOR LIVING WORD CHRISTIAN SCHOOL

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2021R-066928 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "CROSSINGS INDUSTRIAL RESUBDIVISION OF LOT 5A".  
IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 16 DAY OF December, 2022.

LENDER: ENTERPRISE BANK & TRUST  
PRINT NAME: DENNIS J. MATHER  
TITLE: VICE CHAIRMAN - ST. LOUIS  
BY: Dennis Mather  
STATE OF Missouri SS  
COUNTY OF St. Charles

ON THIS 16 DAY OF December IN THE YEAR 2022, BEFORE ME, Dennis Mather, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Vice Chairman - St. Louis OF Enterprise Bank & Trust, 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.

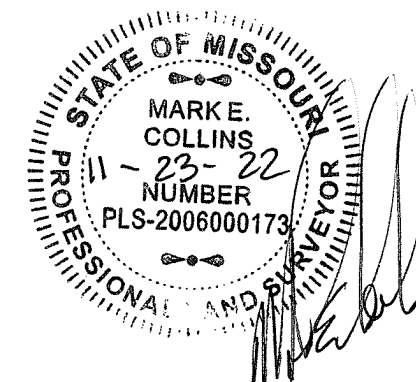
NOTARY PUBLIC: Kimberly R. Hodges  
PRINT NAME: Kimberly R. Hodges  
MY COMMISSION EXPIRES: 08/18/2024



## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING NOVEMBER 2022, BY ORDER OF BLANTON CONSTRUCTION, EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING ALL OF LOT 5A OF "CROSSINGS INDUSTRIAL", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 269-274 OF THE ST. CHARLES COUNTY RECORDS, WITHIN U.S. SURVEY 3070, 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



## LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 5A OF "CROSSINGS INDUSTRIAL", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 269-274 OF THE ST. CHARLES COUNTY RECORDS; WITHIN U.S. SURVEY 3070, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, CONTAINING 13.827 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 "CROSSINGS INDUSTRIAL RESUBDIVISION OF LOT 5A".

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 STORMWATER EASEMENT, AS SHOWN [DOT-HATCHED] HEREON IS HEREBY GRANTED TO THE OWNER OF LOT 5A-2 FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF STORMWATER MANAGEMENT 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 STORMWATER MANAGEMENT AND DRAINAGE FACILITIES.

PRIVATE WATER EASEMENT TO LOT 5A-2 AND ACCESS EASEMENT TO THE CITY OF O'FALLON AS SHOWN [ZIG-ZAG HATCHED] HEREON, IS GRANTED TO THE CITY OF O'FALLON MISSOURI FOR ACCESS ONLY AND TO THE OWNER OF LOT 5A-2 FOR A PRIVATE WATER SERVICE LINE ONLY. THE MAINTENANCE OF SAID PRIVATE WATER SERVICE LINE WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5A-2 ONLY.

THE CROSS ACCESS EASEMENT AS SHOWN [CROSS-HATCHED] HEREON, IS HEREBY ESTABLISHED AND GRANTED TO THE OWNERS OF LOT 5A-2, THEIR SUCCESSORS AND ASSIGNS. THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH GRANT ARE MORE FULLY SET FORTH IN THE MASTER DECLARATION OF STORM WATER COVENANTS, EASEMENTS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT FILED AS DOCUMENT NUMBERS 2022R-060707 AND 2022R-061963 IN THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES, MISSOURI (THE "DECLARATION").

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

LIVING WORD CHRISTIAN SCHOOL

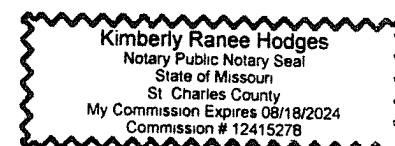
BY: Neal Wieschhaus  
PRINT NAME: Neal Wieschhaus  
TITLE: CEO  
DATE: 12.1.2022

## NOTARY FOR LIVING WORD CHRISTIAN SCHOOL

STATE OF Missouri SS  
COUNTY OF St. Charles

ON THIS 1 DAY OF January IN THE YEAR 2023, BEFORE ME, Neal Wieschhaus, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CEO OF LIVING WORD CHRISTIAN SCHOOL, A MISSOURI NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: Kimberly R. Hodges  
PRINT NAME: Kimberly R. Hodges  
MY COMMISSION EXPIRES: 08/18/2024



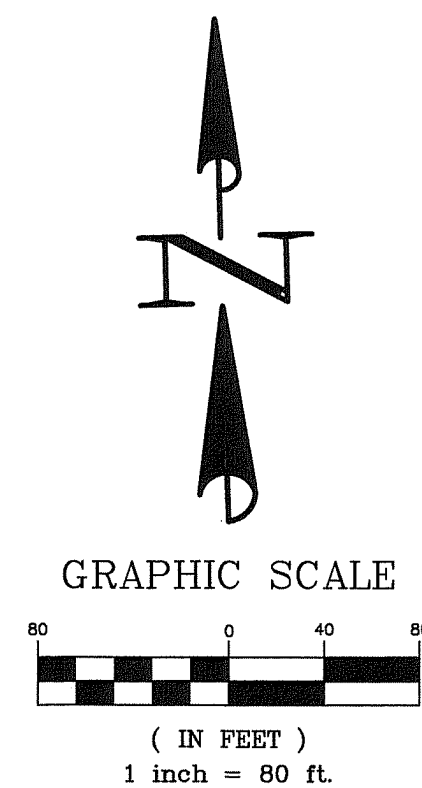
PROPERTY N/F  
LIVING WORD  
CHRISTIAN SCHOOL  
6141/204

PROPERTY N/F  
LIVING WORD CHRISTIAN SCHOOL  
6187/1259

PROPERTY N/F  
ST. CHARLES COUNTY, MISSOURI  
6146/931

PROPERTY N/F  
ST. CHARLES  
COUNTY, MISSOURI  
5367/2175

Line Table		
Line #	Length	Direction
L1	34.57'	N88°26'50"W
L2	65.09'	N01°34'48"E
L3	34.61'	S88°23'49"E
L4	132.53'	S18°01'22"E
L5	9.49'	S88°26'28"E
L6	14.00'	S01°33'32"W
L7	15.12'	S88°26'28"E
L8	115.81'	S18°01'22"E



LOT 3  
"MEADOWLANDS"  
P.B. 45. PGS. 275-278

R=25.00'  
L=19.50'

120.13'  
N88°02'24"W

RIGHT OF WAY GRANTED TO  
COUNTY OF ST. CHARLES  
D.B. 2900 PG. 47

TOM GINNEVER AVENUE  
(VARIABLE WIDTH, PUBLIC)

10"W. SEWER EASEMENT  
D.B. 2243 PG. 1883  
NORTH RIGHT-OF-WAY LINE OF  
TOM GINNEVER AVENUE  
AS ESTABLISHED BY 2900/47