

AREA MAP — NOT TO SCALE

OWNER'S CERTIFICATION:

We, the undersigned owners of a tract of land described hereon, have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which Plat shall hereinafter be known as "Record Plat of Adjusted Lot 1 and Lot 4 of Marketcenter".

All easements shown on this plat, unless specified as being granted for other specific purposes by this plat, are hereby granted to the City of O'Fallon, Missouri, American Water District, Laclede Gas Company, AmerenUE, Duckett Creek Sewer District, Southwestern Bell Telephone Company d/b/a SBC Missouri and the current cable company, holding a valid franchise from the City of O'Fallon, Missouri to provide cable service with said city, and their successors and assigns to the extent such successors and assigns provide the aforesaid utility service, as their interest may appear, for the installation, use, and maintenance, repair and replacement of underground sanitary sewer, storm sewer, gas lines, water lines, electric lines and telephone lines, with the right of temporary use of adjacent not occupied by improvements for the excavation and temporary storage of materials during installation, repair or replacement of said utilities, sewer, and drainage facilities. In the event any work is performed within the easements as granted above, as nearly as practical, the property shall be restored to the condition existing just prior to commencing such work, at the expense of the grantee performing such work.

All taxes which are due and payable against subject property, have been paid in full.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed this day of 20__.

MARKETCENTER, LLC,
a Missouri Limited Liability Company

By: _____

Print Name _____

Print Title _____

NOTARY PUBLIC CERTIFICATE:

STATE OF MISSOURI
COUNTY OF _____) SS

On this ___ day of ___, 20___, before me personally appeared _____, the _____ of MARKETCENTER, L.L.C., a Missouri limited liability company, to me known to be the person who executed the foregoing instrument in behalf of said limited liability company and acknowledged to me that he executed said instrument for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public: _____

CITY CERTIFICATION:

I, _____, 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

NEW LOT 1 DESCRIPTION:

Being part of Lot 4 of Marketcenter as recorded in Plat Book 42 Page 320 and all of Adjusted Lot 1 of Boundary Adjustment Plat of Lot 1 of Marketcenter as recorded in Plat Book 44 Page 152, being part of the Southwest Fractional Quarter of Fractional Section 16, Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County Missouri and being more particularly described as follows:

Commencing from a found iron rod at the southwest corner of said Lot 4 of Marketcenter; thence N0°10'41"W 296.92 feet to a set cotton picker spindle; thence N85°55'20"E 188.13 feet to a set cotton picker spindle at the point of beginning; thence N85°55'20"E 133.58 feet to a set cotton picker spindle; thence along a curve deflecting to the left having a radius of 112.50 feet and an arc length of 17.25 feet to a set cotton picker spindle; thence S33°39'42"E 204.61 feet to a set iron rod; thence N89°49'32"E 73.41 feet to a set iron rod on the west right-of-way line of Missouri Highway K; thence along said west right-of-way line along a curve deflecting to the right having a radius of 4494.66 feet and an arc length of 48.51 feet to a set iron rod; thence along a curve deflecting to the right having a radius of 1433.81 feet, an arc length of 93.78 feet and a chord course of S25°57'51"E 93.76 feet to a found iron rod; thence along a curve deflecting to the left having a radius of 1050.92 feet, an arc length of 6.31 feet and a chord course of S23°42'01"E 6.31 feet to a found iron rod; thence leaving said west right-of-way line S89°49'32"W 332.30 feet to a point, from which a found iron rod bears S17°31'35"E 0.76 feet; thence S89°49'19"W 80.96 feet to a set iron rod; thence N0°01'27"E 309.72 feet to the point of beginning, containing 2.09 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

NEW LOT 4 DESCRIPTION:

Being part of Lot 4 of Marketcenter as recorded in Plat Book 42 Page 320, being part of the Southwest Fractional Quarter of Fractional Section 16, Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County Missouri and being more particularly described as follows:

Beginning at a found iron rod at the southwest corner of said Lot 4 of Marketcenter; thence N0°10'41"W 296.92 feet to a set cotton picker spindle; thence N85°55'20"E 188.13 feet to a set cotton picker spindle; thence S0°01'27"W 309.72 feet to a set cotton picker spindle; thence S89°49'19"W 186.60 feet to the point of beginning, containing 1.30 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

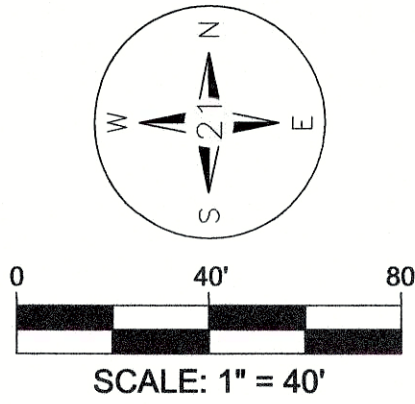
COMMON GROUND DESCRIPTION:

Being part of Adjusted Lot 1 of Boundary Adjustment Plat of Lot 1 of Marketcenter as recorded in Plat Book 44 Page 152, being part of the Southwest Fractional Quarter of Fractional Section 16, Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County Missouri and being more particularly described as follows:

Commencing from a found iron rod at the southwest corner of Lot 4 of Marketcenter as recorded in Plat Book 42 Page 320; thence N0°10'41"W 296.92 feet to a set cotton picker spindle; thence N85°55'20"E 188.13 feet to a set cotton picker spindle; thence N85°55'20"E 133.58 feet to a set cotton picker spindle; thence along a curve deflecting to the left having a radius of 112.50 feet and an arc length of 17.25 feet to a set cotton picker spindle at the point of beginning; thence continuing along a curve deflecting to the left having a radius of 112.50 feet and an arc length of 29.32 feet to a found cotton picker spindle; thence N62°06'11"E 35.04 feet to a found cotton picker spindle on the west right-of-way line of Missouri Highway K; thence along said west right-of-way line S33°44'25"E 71.92 feet to a found iron rod; thence S56°15'35"W 15.00 feet to a found iron rod; thence S33°44'25"E 99.82 feet to a set iron rod; thence S31°52'01"E 3.77 feet to a set iron rod; thence along a curve deflecting to the right having a radius of 4494.66 feet and an arc length of 29.43 feet to a set iron rod; thence leaving said west right-of-way line S89°49'32"W 73.41 feet to a set iron rod; thence N33°39'42"W 204.61 feet to the point of beginning, containing 0.31 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

RECORD PLAT OF ADJUSTED LOT 1 AND LOT 4 OF MARKETCENTER

BEING LOT 4 OF MARKETCENTER AS RECORDED IN P.B. 42 PG. 320 AND ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF MARKETCENTER AS RECORDED IN P.B. 44 PG. 152, BEING PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LEGEND

PROPERTY LINE	—
AERIAL ELECTRIC	— AE —
FIBER OPTIC	— FO —
STORM WATER	— STM —
SANITARY SEWER	— SAN —
UNDERGROUND TELEPHONE	— UGT —
WATERLINE	— W —
GUARD RAIL	— G —
FENCE	— X —
FIRE HYDRANT	— FH —
WATER VALVE	— WV —
LIGHT POLE	— LP —
SIGN	— S —
GUARD POST	— GP —
HANDICAP PARKING	— HP —
TELEPHONE PEDESTAL	— TP —
UTILITY POLE	— UP —
SANITARY MANHOLE	— SM —
STORMWATER INLET	— SI —
WATER METER	— WM —
CONCRETE	— C —
ASPHALT	— A —
NUMBER OF PARKING SPACES	— (2) —
TREELINE	— T —

NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone and elevations referenced to NAVD 1988 per GPS observations.
2. Source of Title: Fidelity National Title Insurance Company, Commitment Number STL2403462, commitment date of May 7, 2024 at 8:00 A.M.
3. This property lies within Zone X - Area of Minimal Flood Hazard per Map Number 29183C0430G, Effective 1/20/2016.
4. Current zoning is C-2 General Business by the City of O'Fallon, Missouri.
5. C-2 General Business Zoning Yard And Setback Requirements.
 - a. Front Yard. Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.
 - b. Side Yards. No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in any residential or office district, a side yard shall then be provided the same as required in the district it abuts. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.
 - c. Rear Yards. No rear yard is required except that where a rear line of a lot in this district abuts lots zoned residential or office a rear yard of not less than ten (10) feet shall be provided.
6. — Denotes set 5/8" diameter, 24" long rebar with plastic cap stamped "21DG 2013008264".
7. C.P.S. - Denotes cotton picker spindle
8. Total Site Area is 3.70 acres.
9. FEMA Maps do not depict the 100 year floodplain encroaching on these parcels.
10. It is our understanding that there are no wetlands on the property.
11. The project will be in conformance with the City's adopted Comprehensive Plan.
12. The project will be in compliance with Article XIII of the Zoning Code, Performance Standards.
13. Signage will be handled with a separate submittal package.
14. The Storm Water Post Construction Best Management Agreement is recorded in Deed Book _____ Page _____.

TOTAL TRACT DESCRIPTION:

Being Lot 4 of Marketcenter as recorded in Plat Book 42 Page 320 and Adjusted Lot 1 of Boundary Adjustment Plat of Lot 1 of Marketcenter as recorded in Plat Book 44 Page 152, being part of the Southwest Fractional Quarter of Fractional Section 16, Township 46 North, Range 3 East of the 5th P.M., in the City of O'Fallon, St. Charles County Missouri and being more particularly described as follows:

Beginning at a found iron rod at the southwest corner of said Lot 4; thence along the west line of Lot 4, N0°10'41"W 296.92 feet to a set cotton picker spindle at the northwest corner of said Lot 4; thence along the north line of said Lot 4 and the north line of said Adjusted Lot 1, N85°55'20"E 321.70 feet to a set cotton picker spindle; thence along a curve deflecting to the left having a radius of 112.50 feet, an arc length of 46.77 feet and a chord course of N74°00'43"E 46.43 feet to a found cotton picker spindle; thence N62°06'11"E 35.04 feet to a found cotton picker spindle at the northeast corner of said Adjusted Lot 1; thence along the east line of said Adjusted Lot 1, S33°44'25"E 71.92 feet to a found iron rod; thence S56°15'35"W 15.00 feet; thence S33°44'25"E 30.00 feet to a found iron rod; thence N56°15'35"E 15.00 feet to a found iron rod; thence S33°44'25"E 99.82 feet to a set iron rod; thence S31°52'01"E 3.77 feet to a set iron rod; thence along a curve deflecting to the right having a radius of 4494.66 feet, an arc length of 97.93 feet and a chord course of S28°27'17"E 97.93 feet to a set iron rod; thence along a curve deflecting to the right having a radius of 1433.81 feet, an arc length of 93.78 feet and a chord course of S25°57'51"E 93.76 feet to a found iron rod; thence along a curve deflecting to the right having a radius of 1050.92 feet, an arc length of 6.31 feet and a chord course of S23°42'01"E 6.31 feet to a found iron rod at the southeast corner of said Adjusted Lot 1; thence along the south line of said Adjusted Lot 1 and the south line of said Lot 1, S89°49'32"W 332.30 feet; thence S89°49'19"W 267.56 feet to the point of beginning, containing 3.70 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

RECORD OWNER:
Marketcenter LLC
55 Westport Plaza Drive, Suite 200
St. Louis, MO. 63146

PREPARED BY:
21 Design Group
1351 Jefferson Street, Suite 301
Washington, MO. 63090

PREPARED FOR:
MERS Missouri Goodwill Industries
1727 Locust Street, St. Louis, MO. 63103

ENGINEER/LAND SURVEYOR:
21 Design Group
1351 Jefferson Street, Suite 301
Washington, MO. 63090

SURVEY CERTIFICATE OF AUTHORITY NO. LS-2013008264
ENGINEERING CERTIFICATE OF AUTHORITY NO. E-2013005879

DATE:	3/26/25
PROJECT NO:	0762-24
DRAWN BY:	J.P.P.
SCALE:	1"=40'
SHEET NAME:	BOUNDARY ADJUSTMENT PLAT

21
DESIGN
GROUP INC.
ENGINEERING & SURVEYING
1351 Jefferson, Suite 301
Washington, MO 63090
mail@21designgroup.net
P: 636-432-5029



Jason P. Pellin, L.S. #2000148665
State of Missouri
Professional Land Surveyor
for 21 Design Group, Inc.
L.S.C. #2013008264