

RECORD PLAT

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF PRAIRIE FARMS OF THE ANTON HOESTER ESTATES PER SRB 6 PG 26 LOCATED IN U.S. SURVEY 3225, AND FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

OWNER'S CERTIFICATION

We, the undersigned owner of the tracts of land platted and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as:

"MERCY-O'FALLON"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of

The area shown /////, hatchured hereon is hereby dedicated to the City of O'Fallon, Missouri, for

All Utility Easements are hereby dedicated to the City of O'Fallon, Public Water Supply District No. 2, Spire, Inc., AmerenUE, Century Link, Duckett Creek Sanitary District, and the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development. in addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of O'Fallon, St. Charles County, Missouri will be set.

All taxes which are due and	d payable against this property have	been paid in full.	
IN WITNESS WHEREOF,	the party has hereunto set its hands	this day of	, 2024.
TEA PROPERTIES LLC			
BY:			
PRINT NAME & TITLE			
STATE OF MISSOURI)) SS		
ST. CHARLES COUNTY			
in and for said state, persoi	in the year before	of Tea Properties	LLC, known to
me to be the person who exacknowledged to me that h	secuted the foregoing instrument in the executed the same for the purpose	pehalf of said corporation es therein stated	n and

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

Notary Public My commission expires: ____

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book Page _____ of the records of the Recorder of Deeds Office in St. Charles County, Missouri does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day

	Ву:		
	PRINT NAME:		
	PRINT TITLE:		
STATE OF)		
COUNTY OF) SS		
	,		
Public in and for said state,	, 20, before me personally appeared _, known to me to be the person v	the	, a No

last above written.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year

My commission expires:

PREPARED FOR: TEA PROPERTIES LLC 645 MARVYLLE CENTER DR SUITE 100 ST. LOUIS MO 63141

ORIGINAL DESCRIPTIONS

A tract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Prairie Farm of the Anton Hoester Estates as shown on Survey Record Book 6, Page 26 of the St. Charles County records, City of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

TOTAL TRACT DESCRIPTION

BEGINNING at a found Iron Rod. Located at southeast corner of Lot 1 of Waterford Crossings Plat One as recorded in Plat Book 31, Pages 159 and 160 of above said county records, said point also being located on northern right-of-way line of Waterford Crossings (50' wide) and also being a point on the western line of Lot 1 of the aforementioned Anton Hoester Estates; thence leaving said right-of-way line along the eastern line of said Waterford Crossings Plat One and the western line of Lot 1 of said Anton Hoester Estates, North 02 degrees 18 minutes 16 seconds West, 376.91 feet to the northeast corner of said Waterford Crossings Plat One also being the southeast corner of the Villages at Dardenne Prairie Village Plat Three as recorded in Plat Book 35, Pages 319 through 323 of the said county records; thence continuing along the western line of Lot 1 of said Anton Hoester Estates and the eastern line of said Villages at Dardenne Prairie Village Plat Three the following courses and distances: North 02 degrees 16 minutes 32 seconds West, 2,170.22 feet and North 01 degree 59 minutes 31 seconds West, 223.40 feet to a found Iron Rod located at its intersection with the southern right-of-way line of Missouri State Highway Route 364 (Page Avenue Extension), variable width; thence along said right-of-way line the following courses and distances: South 32 degrees 34 minutes 36 seconds East, 988.31 feet; South 59 degrees 40 minutes 18 seconds East, 373.36 feet, to a found Iron Rod, and South 73 degrees 23 minutes 48 seconds East, 128.65 feet to a found Iron Rod at its intersection with the western right-of-way line of Highway K, variable width; thence a long said right-of-way line the following courses and distances: South 01 degree 40 minutes 10 seconds West, 38.19 feet; South 53 degrees 48 minutes 59 seconds East, 160.17 feet; to the beginning of a non-tangential curve to the left having a radius of 2,979.79 feet, an arc length of 440.05 feet and a chord which bears South 10 degrees 32 minutes 04 seconds East, 439.65 feet; South 14 degrees 45 minutes 54 seconds East, 423.93 feet; South 75 degrees 14 minutes 06 seconds West, 55.00 feet; South 24 degrees 39 minutes 34 seconds East, 349.17 feet to the beginning of a non-tangential curve to the left having a radius of 3,929.72 feet; and along said curve with an arc length of 588.60 feet and a chord which bears South 19 degrees 03 minutes 22 seconds East, 588.05 feet to a found Iron Rod at its intersection with the northern right-of-way line of above said Waterford Crossings; thence along said right-of-way line the following: South 64 degrees 45 minutes 14 seconds West, 15.36 feet to the beginning of a non-tangential curve to the right having a radius of 129.00 feet, an arc length of 39.99 feet, and a chord which bears South 73 degrees 37 minutes 35 seconds West, 39.83 feet and North 83 degrees 10 minutes 40 seconds West, 1,427.67 feet to the POINT OF BEGINNING.

Containing 2,517,292 square feet or 57.789 acres, more or less.

PARCEL 1: A tract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Prairie Farm of the Anton Hoester Estates as shown on Survey Record Book 6, Page 26 of the St. Charles County, Missouri Records and being more particularly described as follows:

BEGINNING at a point marking the southeast corner of Lot 1 of Waterford Crossings Plat One as recorded in Plat Book 31, Pages 159 and 160 of the St. Charles County Missouri, Records and being a point on the northern right-of-way line of Waterford Crossings (50' wide) and also being a point on the western line of Lot 1 of the aforementioned Anton Hoester Estates; thence leaving said right-of-way line along the eastern line of said Waterford Crossings Plat One and the western line of Lot 1 of said Anton Hoester Estates North 03°10'08" West a distance of 376.91 feet to a point marking the northeast corner of said Waterford Crossings Plat One and being the southeast corner of the Villages at Dardenne Prairie Village Plat Three as recorded in Plat Book 35, Pages 319 through 323 of the said St. Charles County, Missouri Records; thence leaving said corner continuing along the western line of Lot 1 of said Anton Hoester Estates and the eastern line of said Villages at Dardenne Prairie Village Plat Three the following courses: North 03°08'24" West a distance of 2170.22 feet to a point; thence North 02°51'23" West a distance of 223.40 feet to a point on the southern right-of-way line of Missouri State Highway Route 364 (Page Avenue Extension); thence leaving the western line of Lot 1 of said Anton Hoester Estates along said southern right-of-way line South 33°26'28" East a distance of 988.31 feet to a point; thence South 60°32'10" East a distance of 373.36 feet to a point; thence South 74°15'40" East a distance of 128.65 feet to a point on the western right-of-way line of Missouri State Highway K as widened; thence along the western right-of-way line of said Highway K the following courses: South 00°48'18" West a distance of 38.19 feet to a point; thence South 54°40'51" East a distance of 160.17 feet to a point on a curve: thence along a curve to the left having a radius of 2979.79 feet, an arc distance of 440.05 feet, a chord of which bears South 11°23'56" East a chord distance of 439.65 feet to a point of tangency; thence South 15°37'46" East a distance of 203.53 feet to a point on the northern line of property now or formerly of Brenda K. Dickherber Trust as recorded in Book 3620, Page 594 of the St. Charles County, Missouri Records; thence leaving said right-of-way line along the northern line of said Brenda K. Dickherber Trust property South 73° 55'03" West a distance of 241.07 feet to a point marking the northwest corner thereof; thence along the western line of said Brenda K. Dickherber Trust property South 16°06'39" East a distance of 207.69 feet to a point marking the southwest corner of said property; thence along the southern line of said Brenda K. Dickherber Trust property the following courses: South 81°57'52" East a distance of 30.67 feet to a point; thence North 73°49'13" East a distance of 156.23 feet to a point on the western right-of-way line of the aforementioned Highway K as widened; thence along said right-of-way line the following courses: South 25°31'26" East a distance of 349.17 feet to a point on a curve; thence along a curve to the left having a radius of 3929.72 feet, an arc distance of 588.60 feet, a chord of which bears South 19°55'14" East a chord distance of 588.05 feet to a point; thence leaving said right-of-way line along the northern line of property now or formerly of Waterford Crossing Comm unity Association as recorded in Book 1888, Page 114 of the said St. Charles County Missouri Records the following courses: South 63°53'22" West a distance of 15.36 feet to a point of curvature; thence along a curve to the right having a radius of 129.00 feet, an arc distance of 39.99 feet, a chord of which bears South 72°45'43" West a chord distance of 39.83 feet to a point on the northern right-of-way line of the aforementioned Waterford Crossing; thence along the northern right-of-way line of said

Waterford Crossing North 84°02'32" West a distance of 1427.67 feet back to

the POINT OF BEGINNING

PARCEL 2:

property conveyed to Fred J. Loeffler, et al. by deed recorded in Book 298 page 111 of the St. Charles County records; said point being also a point in the Northwest line of property conveyed to Virgil Post and wife by deed recorded in Book 274 Page 457 of the St. Charles County records; thence Southwestwardly along said Southeast line of Lot 1 of the John Scott Heirs Partition, being also along said Northwest line of property conveyed to Virgil Post and wife, South 62°06' West 1343.32 feet to a point in the East line of State Highway "K", as established by condemnation suit filed in May term, 1939 of the Circuit Court of St. Charles County, Missouri; thence Northwardly along said East line of the State Highway "K" along a curve to the right whose radius point bears North 67°28'02" East 2829.93 feet from the last mentioned point, a distance of 93.58 feet to a point; thence North 90° 00' West 69.35 feet to a point in the West line of State Highway "K"; thence Northwardly along said West line of State Highway "K" along a curve to the right whose radius point bears North 69°50'45" East 2894.93 feet from the last mentioned point, a distance of 181.37 feet; thence North 16°33'52" West 327 feet to a point in the West line of State Highway "K", said point being the actual point of beginning; thence South 73°26'08" West to a point in the East line of property conveyed to Dennis R. Dickherber by deed recorded in Book 280 Page 561 of the St. Charles County records; thence in a Northwardly direction along said East line of the Dickherber property, being also along said East line of the Lot 1 of the partition of the Prairie Farm of Anton Hoester, North 28°05'27" West to an iron pipe marking an angle point in said line; thence North 0°09' East 600.80 feet to a point in the West line of State Highway "K", thence along said State Highway "K" the following courses and distances North 78°55'35" East 3.63 feet; thence along a curve to the left whose radius point bears North 73°26'08" East 1462.69 feet from the last mentioned point a distance of 140.17 feet; thence South 16°33'52" East 142.70 feet; thence South 73°26'08" West 60 feet to a point; thence South 16°33'52" East 30 feet to a point; thence North 73°26'08" East 60 feet to a point; thence South 16°33'52" East 329.60 feet to the Actual Point of Beginning.

A tract of land in U.S. Survey 3225 and Section 16 Township 46 North, Range 3 East being more particularly described as follows:

Beginning at a point in the West line of Highway "K", said point being the Southeast corner of property conveyed to Dennis C. Wilson and Brenda K. Wilson, his wife, by deed recorded in Book 800 Page 592 of the St. Charles County Records; thence South 73°26'08" West 155.99 to actual point of beginning of tract herein described, thence continuing South 73°26'08" West 155.99 feet to an iron pipe; thence North 82°53'52" West 30.67 feet to an iron pipe; thence North 16°33'52" West 207.69 feet to an iron pipe; thence North 73°26'08" East 216.19 feet to a point in the East line of Survey 3225; thence South 0°09' West along the East line of U.S. Survey 3225, 159.51 feet to a point; thence South 28°05'27" East 68.58 feet to the Actual Point of Beginning, according to survey made by Givenrod, Lipe and Jacobs, Inc. during the month of May 1978.

Beginning at a point in the Southeast line of Lot 1 of the John Scott Heirs Partition of U.S. Survey 1696; said point being the Southwest corner of

GENERAL NOTES:

1) Subject Property is presently zoned:

City of O'Fallon parcel: "C-2" General Business District

Yard and setback requirements.

Front yard. Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.

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

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.

Height requirements: No building or structure shall exceed a height of fifty (50)

2) Subject property lies within Flood Zone X according to the National Flood Insurance Rate Map Numbers 29183C0239G and 29183C0430G with and effective date of 1/20/2016.

3) Stock and Associates Consulting Engineers, Inc. used exclusively Fidelity National Title Insurance Company, Commitment No. 20392STL, with an effective date of March 9, 2023 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

> CITY OF O'FALLON **ENGINEERING DEPARTMENT** ACCEPTED FOR CONSTRUCTION BY Ryan RockwellDATE 08/13/2024 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

RIGHT-OF-WAY DEDICATION

A tract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Prairie Farm of the Anton Hoester Estates as shown on Survey Record Book 6, Page 26 of the St. Charles County records, City of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

BEGINNING at a found Iron Rod. located at southeast corner of Lot 1 of Waterford Crossings Plat One as recorded in Plat Book 31, Pages 159 and 160 of above said county records, said point also being located on northern right-of-way line of Waterford Crossings (50' wide) and also being a point on the western line of Lot 1 of the aforementioned Anton Hoester Estates; thence along said right-of-way line South 83 degrees 10 minutes 40 seconds East, 20.26 feet to the POINT OF BEGINNING of the herein described Right-of-Way dedication; thence departing said right-of-way line the following courses and distances: North 02 degrees 18 minutes 16 seconds West, 3.43 feet to the beginning of a non-tangent curve to the left having a radius of 24.50 feet; along said curve with an arc length of 19.00 feet and a chord which bears North 25 degrees 02 minutes 30 seconds East, 18.52 feet to the point of a compound curve to the left having a radius of 330.00 feet; along said curve with an arc length of 40.17 feet and a chord which bears Nort 00 degrees 39 minutes 25 seconds West, 40.15 feet; North 04 degrees 08 minutes 40 seconds West, 141.91 feet to a point of curvature to the right having a radius of 370.00 feet; along said curve with an arc length of 12.07 feet and a chord which bears North 03 degrees 12 minutes 36 seconds West, 12.07 feet; North 02 degrees 16 minutes 32 seconds West, 1,786.40 feet to a point of curvature to the right having a radius of 370.00 feet; along said curve with an arc length of 380.93 feet and a chord which bears North 27 degrees 13 minutes 07 seconds East, 364.33 feet to the point of reverse curvature to the left having a radius of 92.50 feet; and along said curve with an arc length of 58.84 feet and a chord which bears North 38 de3grees 29 minutes 20 seconds East, 57.86 feet to the southern right-of-way line of Missouri State Highway Route 364 (Page Avenue Extension), variable width; thence along said right-of-way line, South 32 degrees 34 minutes 36 seconds East, 87.54 feet to the beginning of non-tangent curve to the left having a radius of 84.50 feet; thence departing said right-of-way line the following courses and distances: along said curve with an arc length of 32.96 feet and a chord which bears South 72 degrees 00 minutes 25 seconds West, 32.75 feet to a point of compound curve to the left having a radius of 310.00 feet; along said curve with an arc length of 341.46 feet and a chord which bears South 29 degrees 16 minutes 45 seconds West, 324.46 feet; South 02 degrees 16 minutes 32 seconds East, 1,786.20 feet to the point of curvature to the left having a radius of 310.00 feet; along said curve with an arc length of 10.11 feet and a chord which bears South 03 degrees 12 minutes 36 seconds East, 10.11 feet; South 04 degrees 08 minutes 40 seconds East, 141.91 feet to the beginning of a curve to the right having a radius of 390.00 feet; along said curve with an arc length of 38.98 feet and a chord which bears South 01 degrees 16 minutes 51 seconds East, 38.97 feet to a reverse curve to the left having a radius of 37.00 feet; along said curve with an arc length of 54.74 feet and a chord which bears South 40 degrees 47 minutes 51 seconds West, 49.88 feet to the northern right-of-line of above said Waterford Crossings; thence along said right-of-way line, North 83 degrees 10 minutes 40 seconds West, 101.26 feet to the POINT OF BEGINNING.

Containing 145,402 square feet or 3.338 acres, more or less.

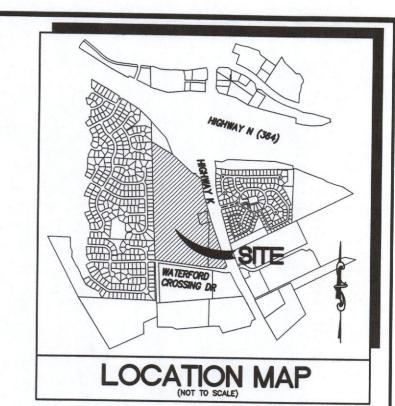
I, Bess Bacher, City Clerk of the City of O'Fallon, Missouri, hereby certify that Ordinance No. _____ approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the city council of the City of O'Fallon. Missouri and same approved by the Mayor of said city on _____ , 2024, and as ordinance directed, I hereby endorse said plat by my hand and seal of said city this ____ day of ____

City Clerk of O'Fallon, Missouri Bess Bacher

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during April 2023, by order of and for the use of Tea Properties, LLC, executed a Property Boundary Survey and Subdivision Plat, a tract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Prairie Farm of the Anton Hoester Estates as shown on Survey Record Book 6, Page 26 of the St. Charles County Records, City of O'Fallon, St. Charles County, Missouri and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D



-ASSOCIATES

STOCK

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CORD

WALTER J. PFLEGER P.L.S. CERTIFICATE OF AUTHORITY

REVISIONS:

DRAWN BY: CHECKED BY: W.J.P. 211-4883-2

04/03/2023 SHEET TITLE:

RECORD PLAT

#2 of 2