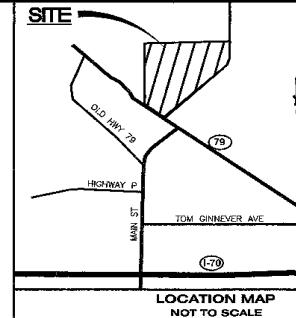


CENTER FOR ADVANCED SKILLS TRAINING IN LAW ENFORCEMENT FACILITY

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9 AND U.S. SURVEY 10 SITUATED IN
TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLOON, ST. CHARLES COUNTY, MISSOURI

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MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: LMCCRAE
Mary E. Dempsey



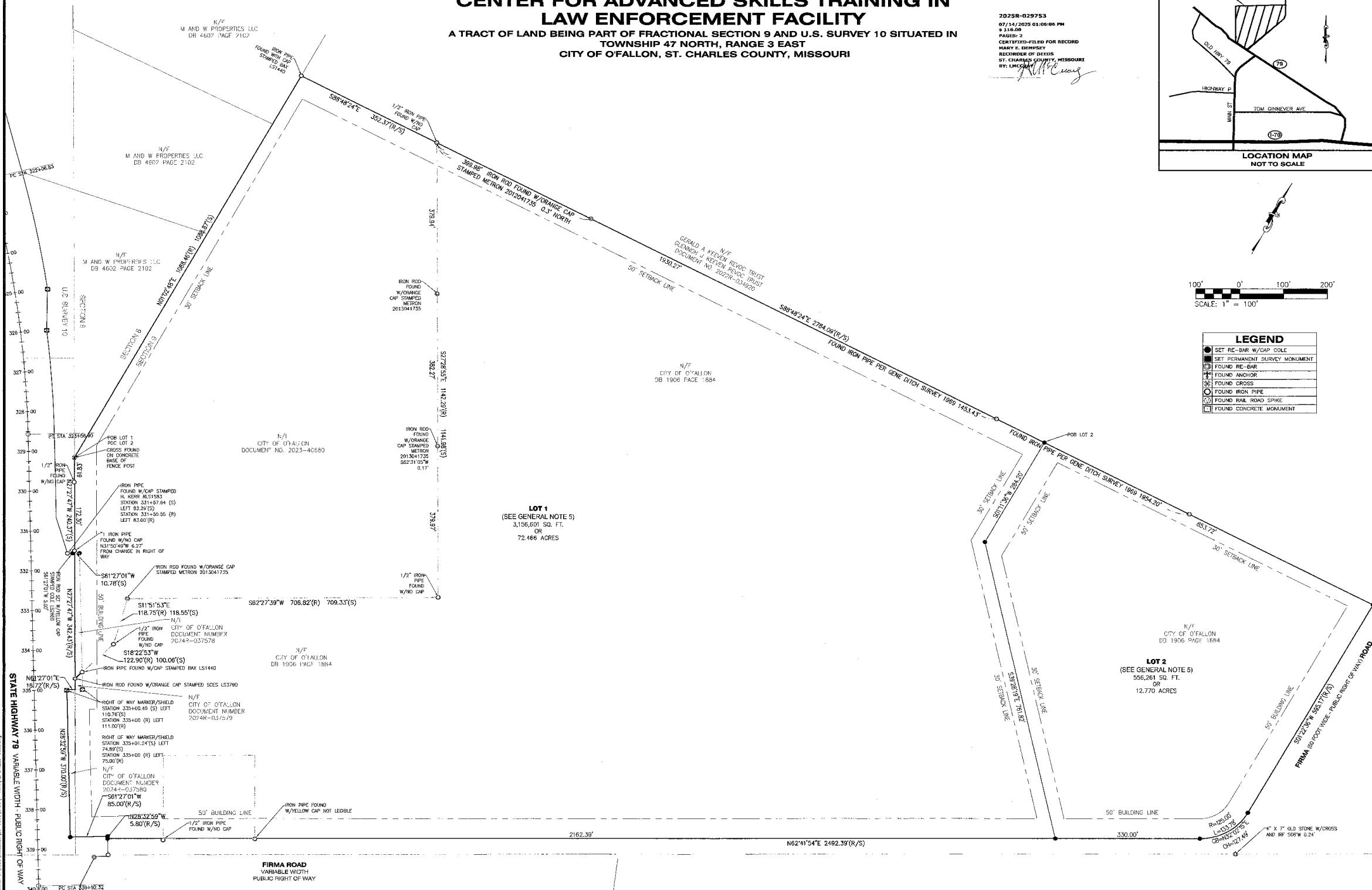
COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL
LAND SURVEYORS
CERTIFICATE OF AUTHORITY #002

TERRY D. WESTERMAN, P.L.S. 23
PROFESSIONAL LAND SURVEYOR
DATE 10/14/97, 2000

cole
+ ST CHARLES
1525 S. 56th Street
Suite 307
St. Charles, IL 60134
555.979.1558 | e-mail:
www.coleinc.com
LANDSCAPE ARCHITECTURE
LANDSCAPE ENGINEERING, SURVEYING, PLANNING, BOUNDARY SURVEYING, PLANNING, LANDSCAPE ARCHITECTURE

DESIGN/CALC BY
DRAWN BY
CHECKED BY
DRAWING SCALE
DATE

Job Number
23-0092
Sheet Number
1 of 2



CENTER FOR ADVANCED SKILLS TRAINING IN LAW ENFORCEMENT FACILITY

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9 AND U.S. SURVEY 10 SITUATED IN
TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ORIGINAL TRACT DESCRIPTIONS:

ORIGINAL SOUTHEAST TRACT

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9 AND U.S. SURVEY 10, SITUATED IN TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF U.S. SURVEY 10 WITH THE COMMON LINE OF SECTION 8 AND SECTION 9 OF TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI;

THENCE ALONG SAID COMMON SECTION LINE, NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 1088.87 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF GERALD A. KEVEN REVOCABLE TRUST AND GLENNON J. KEVEN REVOCABLE TRUST, AS RECORDED BY DOCUMENT NUMBER 2022R-034920 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 853.27 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 2,431.61 FEET TO THE WEST RIGHT OF WAY LINE OF FIRMA (50 FOOT WIDE – PUBLIC RIGHT OF WAY ROAD);

THENCE ALONG SAID WEST RIGHT OF WAY LINE AND THE NORTHWEST RIGHT OF WAY LINE OF SAID FIRMA ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 595.17 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, WITH A CENTRAL ANGLE OF 61 DEGREES 19 MINUTES 18 SECONDS; WEST, A DISTANCE OF 1,337.80 FEET; 02 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 127.49 FEET, THROUGH AN ARC LENGTH OF 133.78 FEET; SOUTH 62 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 2,432.44 FEET; NORTH 01 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 85.00 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF THE HISTORICALLY MONUMENTED CORRIDOR OF STATE HIGHWAY 79;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 32 MINUTES 59 SECONDS WEST, A DISTANCE OF 370.00 FEET; AND NORTH 61 DEGREES 27 MINUTES 01 SECONDS EAST, A DISTANCE OF 370.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF THE NEW CORRIDOR OF STATE HIGHWAY 79;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, BEING THE EAST LINE OF U.S. SURVEY 10, NORTH 27 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 28.00 FEET, TO THE SOUTHERN PROLONGATION OF THE SOUTHEAST LINE OF LAND NOW OR FORMERLY OF THE CITY OF O'FALLON AS RECORDED BY DOCUMENT NUMBER 2022R-040680 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID PROLONGATION AND THE SOUTHEAST LINE AND EAST LINES OF SAID LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,337.80 FEET; SOUTH 62 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 118.53 FEET; NORTH 02 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 709.33 FEET; AND NORTH 27 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 1,141.98 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 2,684.610 SQUARE FEET OR 0.62 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

ORIGINAL NORTHWEST TRACT

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9, SITUATED IN TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF U.S. SURVEY 10 WITH THE COMMON LINE OF SECTION 8 AND SECTION 9 OF TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI;

THENCE ALONG SAID COMMON SECTION LINE, NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 1088.87 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF GERALD A. KEVEN REVOCABLE TRUST AND GLENNON J. KEVEN REVOCABLE TRUST, AS RECORDED BY DOCUMENT NUMBER 2022R-034920 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,141.98 FEET; SOUTH 62 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 118.53 FEET; NORTH 11 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 118.53 FEET AND SOUTH 18 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 122.81 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF THE NEW CORRIDOR OF STATE HIGHWAY 79;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, BEING THE EAST LINE OF U.S. SURVEY 10, NORTH 27 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 312.43 FEET;

THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY LINE, CONTINUING ALONG SAID EAST LINE OF U.S. SURVEY 10, NORTH 27 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 240.37 FEET;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 405.262 SQUARE FEET, OR 0.0104 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

ADJUSTED TRACT DESCRIPTIONS:

ADJUSTED TRACT

LOT 1 (THE CASTLE LOT)

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9 AND U.S. SURVEY 10, SITUATED IN TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF U.S. SURVEY 10 WITH THE COMMON LINE OF SECTION 8 AND SECTION 9 OF TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI;

THENCE ALONG SAID COMMON SECTION LINE, NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 1088.87 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF GERALD A. KEVEN REVOCABLE TRUST AND GLENNON J. KEVEN REVOCABLE TRUST, AS RECORDED BY DOCUMENT NUMBER 2022R-034920 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,030.27 FEET TO THE EAST LINE OF THE HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 284.20 FEET; AND SOUTH 39 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 761.82 FEET TO THE NORTHEAST RIGHT OF WAY LINE (VARIABLE WIDTH – PUBLIC RIGHT OF WAY) ROAD;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 62 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 2,162.30 FEET; NORTH 28 DEGREES 32 MINUTES 59 SECONDS WEST, A DISTANCE OF 5.80 FEET; AND SOUTH 62 DEGREES 27 MINUTES 01 SECONDS WEST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF THE HISTORICALLY MONUMENTED CORRIDOR OF STATE HIGHWAY 79;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 32 MINUTES 59 SECONDS WEST, A DISTANCE OF 370.00 FEET; AND NORTH 61 DEGREES 27 MINUTES 01 SECONDS EAST, A DISTANCE OF 15.72 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF THE NEW CORRIDOR OF STATE HIGHWAY 79;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, BEING THE EAST LINE OF U.S. SURVEY 10, NORTH 27 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 342.43 FEET;

THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY LINE, CONTINUING ALONG SAID EAST LINE OF U.S. SURVEY 10, NORTH 27 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.43 FEET THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 3,158.801 SQUARE FEET, OR 0.74 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

ADJUSTED TRACT

LOT 2 (THE WATER TREATMENT PLANT LOT)

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9, SITUATED IN TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF U.S. SURVEY 10 WITH THE COMMON LINE OF SECTION 8 AND SECTION 9 OF TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI;

THENCE ALONG SAID COMMON SECTION LINE, NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 1088.87 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF GERALD A. KEVEN REVOCABLE TRUST AND GLENNON J. KEVEN REVOCABLE TRUST, AS RECORDED BY DOCUMENT NUMBER 2022R-034920 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,030.27 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 853.27 FEET TO THE WEST RIGHT OF WAY LINE OF FIRMA (50 FOOT WIDE – PUBLIC RIGHT OF WAY ROAD);

THENCE ALONG SAID WEST RIGHT OF WAY LINE AND THE NORTHEAST RIGHT OF WAY LINE OF SAID FIRMA ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 595.17 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, WITH A CENTRAL ANGLE OF 61 DEGREES 19 MINUTES 18 SECONDS; WEST, A DISTANCE OF 1,337.80 FEET; 02 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 127.49 FEET, THROUGH AN ARC LENGTH OF 133.78 FEET; AND SOUTH 62 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 330.00 FEET TO THE WEST LINE OF SAID HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID WEST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 39 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 77.82 FEET; AND NORTH 01 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF 284.20 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 550.281 SQUARE FEET, OR 0.0127 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

OWNER'S CERTIFICATE:

THE UNDERSIGNED, CITY OF O'FALLON, MISSOURI, OWNER(S) OF THE TRACT OF LAND HEREINADMITTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HERINAFTER BE KNOWN AS CENTER FOR ADVANCED SKILLS TRAINING LAW ENFORCEMENT FACILITY.

TO THE BEST OF MY KNOWLEDGE ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

BUILDING LINES AND SETBACKS LINES ARE HEREBY ESTABLISHED.

TAXES DUE ON PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, I HAVE HEREBUNTO SET MY HAND THIS 14 DAY OF July, 2025.

CITY OF O'FALLON

BY: Michael Snowden, CITY ADMINISTRATOR
CITY OF O'FALLON, MISSOURI

STATE OF MISSOURI
COUNTY OF ST. CHARLES }

ON THIS 14 DAY OF July, 2025, BEFORE ME APPEARED
MICHAEL SNOWDEN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CITY ADMINISTRATOR FOR THE CITY OF O'FALLON, MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CITY BY AUTHORITY OF ITS GOVERNING BODIES, AND SAID PERSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE TRUE ACT AND DEED OF SAID CITY.

IN TESTIMONY WHEREOF, I HAVE HEREBUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 5-29-2028 Notary Public

Terry D. Westerman



CITY CERTIFICATION:

I, BESS BACHER, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 5831 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON DECEMBER 12, 2012, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 14 DAY OF July, 2025.

Bess Bacher
BESS BACHER, CITY CLERK
CITY OF O'FALLON, MISSOURI

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF O'FALLON, MISSOURI DIRECTOR OF PLANNING AND DEVELOPMENT AND CITY ENGINEER AND IS IN COMPLIANCE WITH ORDINANCE NUMBER 5381 OF THE CITY OF O'FALLON, MISSOURI.

DAVID WOODS, DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF O'FALLON, MISSOURI

WADE MONTGOMERY, CITY ENGINEER
CITY OF O'FALLON, MISSOURI



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO THE CITY OF O'FALLON, MISSOURI THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST 2024, COLE & ASSOCIATES INC. HAS PREPARED A BOUNDARY ADJUSTMENT PLAT OF THE ABOVE DESCRIBED TRACT. THIS PLAT IS BASED ON A SURVEY OF THE PROPERTY AS OF THE DATE OF RECORDING. COLE & ASSOCIATES INC. THIS BOUNDARY ADJUSTMENT PLAT AND THE SURVEY ON WHICH IT IS BASED WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR AN URBAN CLASS PROPERTY BOUNDARY SURVEY AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS.

COLE & ASSOCIATES INC. L.S. 266-D
PROJECT NO. 23-0092

PROJ. NO. 23-0092

TERRY D. WESTERMAN, PLS.

MISSOURI CERT. NO. L.S. 2363

DATED: July 8th, 2025



CITY OF O'FALLON NORTH MAIN STREET O'FALLON, MO 63366 2400 HIGHWAY 79 O'FALLON, MISSOURI 63366		DEVELOPER/OWNER TERRY D. WESTERMAN NO. L.S. 2363
OFALLOON POLICE FACILITY BOUNDARY ADJUSTMENT PLAT		
STATE OF MISSOURI REGISTERED LAND SURVEYOR TERRY D. WESTERMAN, PLS. NO. L.S. 2363 U.S. 2363		
COLE & ASSOCIATES, INC. CORPORATE PROFESSIONAL LAND SURVEYORS CERTIFICATE OF AUTHORITY #00206		
TERRY D. WESTERMAN, PLS. DATE: <u>July 8, 2025</u>		
PROFESSIONAL LAND SURVEYOR DATE: <u>July 8, 2025</u>		
cole COLE ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE cole engineering & surveying, inc. dba cole engineering & surveying cole engineering & surveying, inc. dba cole engineering & surveying		
DRAWN BY TDW CHECKED BY TAR DRAWING SCALE N/A DATE 08/09/2024 Job Number 23-0092 Sheet Number 2 of 2		