


PROGRESS WEST INDUSTRIAL PARK PLAT THREE


A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26,
TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

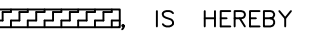
OWNERS CERTIFICATION

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 HEREFTER BE KNOWN AS "PROGRESS WEST INDUSTRIAL PARK PLAT THREE".

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT THE AREAS SHOWN AS "EASEMENTS" AND THE "CROSS ACCESS AND UTILITY EASEMENT" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO AMERENUE ELECTRIC COMPANY, BRIGHTSPEED, SPIRE ENERGY, AND THE CITY OF O'FALLON, MISSOURI AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, BUSHES, SAPLINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

THE UNDERSIGNED DEDICATES THE 20' WIDE ACCESS EASEMENT, AS SHOWN CROSS HATCHED , TO THE CITY OF O'FALLON, MISSOURI FOR ACCESS TO THE HIGHWATER EASEMENT ONLY.

THE CROSS-ACCESS AND UTILITY EASEMENT, AS SHOWN DOT HATCHED , IS HEREBY GRANTED TO THE CITY OF O'FALLON AND THE PROGRESS WEST INDUSTRIAL PARK ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CROSS ACCESS. THE MAINTENANCE OF SAID CROSS ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROGRESS WEST INDUSTRIAL PARK ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

THE HIGHWATER EASEMENT, AS SHOWN ZIGZAG HATCHED , IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY ACCESS AND INSPECTION PURPOSES ONLY.

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROGRESS WEST INDUSTRIAL PARK DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT DATED , AND FILED FOR RECORD IN DOCUMENT# R- IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE OWNERS ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE OWNERS ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN PROGRESS WEST INDUSTRIAL PARK.

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.

F & F INVESTMENTS COMPANY, INC. MSB REALTY LLC

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

NOTARY FOR F & F INVESTMENTS COMPANY, INC.

STATE OF _____ }
COUNTY OF _____ }SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF MSB REALTY 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: _____

NOTARY FOR MSB REALTY LLC

STATE OF _____ }
COUNTY OF _____ }SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF MSB REALTY 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: _____

CITY CERTIFICATE

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

TITLE COMMITMENT NOTES

THIS PROPERTY IS A PORTION OF PROPERTY REFERENCED IN A TITLE COMMITMENT ISSUED BY TITLE PARTNERS AGENCY, LLC ON BEHALF OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 23-324506-SRH REVISION #3 WITH AN EFFECTIVE DATE OF MARCH 8, 2024. 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.

ITEM 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--REQUIREMENTS ARE MET. NO COMMENT BY LAND SURVEYOR.

ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.

ITEM 2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.

ITEM 2C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO COMMENT BY LAND SURVEYOR.

ITEM 2D. 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.

ITEM 2E. GENERAL TAXES FOR THE YEAR 2024 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.

ITEM 3. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.

ITEM 4. ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM, IF ANY. NO COMMENT BY LAND SURVEYOR.

ITEM 5. ANY ASSESSMENTS BY TRUSTEES OF SAID SUBDIVISION AND/OR ANY ASSESSMENTS BY THE ASSOCIATION OF SAID CONDOMINIUM, IF ANY. NO COMMENT BY LAND SURVEYOR.

ITEM 6. CONVEYANCE OF RIGHT OF WAY TO THE COUNTY OF ST. CHARLES AS PER INSTRUMENT RECORDED IN RIGHT OF WAY BOOK 2 PAGE 155.

ITEM 7. ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO MISSOURI EDISON COMPANY AS PER INSTRUMENT RECORDED IN BOOK 432 PAGE 261. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 8. RIGHT OF WAY EASEMENT GRANTED TO CUVIRE RIVER ELECTRIC COOPERATIVE INC. AS PER INSTRUMENT RECORDED IN BOOK 580 PAGE 656. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 9. EASEMENT, AND TERMS AND CONDITIONS THEREOF, GRANTED TO THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 926 PAGE 1467. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 10. UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 982 PAGE 393. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 11. EASEMENTS AS SHOWN ON PROGRESS WEST INDUSTRIAL PARK RECORDED IN PLAT BOOK 27 PAGE 35. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 12. EASEMENT FROM THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 4099 PAGE 862. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 13. PERMANENT WATERLINE EASEMENT GRANTED TO THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 4541 PAGE 197. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 14. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI AS PER INSTRUMENT RECORDED IN BOOK 6593 PAGE 309. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 15. COMMISSIONERS REPORT BY THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 6870 PAGE 216. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 16. PERMANENT ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 7056 PAGE 1758. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

ITEM 17. LIENS AGAINST THE CROPS GROWING ON THE LAND IF ANY. NO COMMENT BY LAND SURVEYOR.

ITEM 18. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND. NO COMMENT BY LAND SURVEYOR.

ITEM 19. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR MONTH TO MONTH TENANCIES. NO COMMENT BY LAND SURVEYOR.

ITEM 20. ANY LIEN, OR RIGHT OF LIEN OF A BROKER FOR COMPENSATION AGREED UPON BY THE BROKER AND THE BROKER'S CLIENT OR CUSTOMER UNDER THE TERMS OF ANY AGREEMENT FOR THE PURPOSE OF BUYING, SELLING, LEASING, FINANCING, OR OTHERWISE CONVEYING ANY INTEREST IN THE LAND. NO COMMENT BY LAND SURVEYOR.

GENERAL NOTES

- BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
- THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY VESTED IN THE NAME OF F & F INVESTMENTS COMPANY, INC. BY DEED RECORDED IN BOOK 1414 PAGE 1244 AND LOT 5 IS VESTED IN THE NAME OF MSB REALTY LLC BY DEED RECORDED AS DOCUMENT NUMBER 2024R-010637 OF THE ST. CHARLES COUNTY RECORDS.
- THIS PROPERTY IS A PORTION OF PROPERTY CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0058-S026-00-0009.0000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
- THIS PLAT CONTAINS 19.113 ACRES (832,592 SQUARE FEET), 4 LOTS AND 1 COMMON GROUND AREA.
- ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- 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 "I-2" BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR "I-2" ZONING ARE AS FOLLOWS:

FRONT SETBACK	30 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	30 FEET
- 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 29183C0220G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0220 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

- "●" DENOTES A SEMI-PERMANENT MONUMENT TO BE SET NO LATER THAN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT.
- A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE ENTIRE SUBJECT PROPERTY. THE TITLE COMMITMENT REFERENCED ABOVE WAS FURNISHED FOR LOT 5 ONLY; THEREFORE THE REMAINING PROPERTY IS SUBJECT TO THE FOLLOWING:
 - DEFECTS, ENCUMBRANCE, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "PROGRESS WEST INDUSTRIAL PARK"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 PAGE 35 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO THE CITY OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 924 PAGE 117 OF SAID RECORDS; THENCE ALONG THE SAID SOUTHEAST LINE OF THE CITY OF O'FALLON PROPERTY, NORTH 53 DEGREES 25 MINUTES 00 SECONDS EAST 96.75 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE CITY OF O'FALLON PROPERTY, NORTH 53 DEGREES 25 MINUTES 00 SECONDS EAST 321.52 FEET TO A POINT ON THE NORTHEAST LINE OF THE SAID CITY OF O'FALLON PROPERTY; THENCE ALONG THE SAID NORTHEAST LINE OF THE CITY OF O'FALLON PROPERTY, NORTH 36 DEGREES 35 MINUTES 00 SECONDS WEST 1036.97 FEET; THENCE LEAVING THE SAID NORTHEAST LINE OF THE CITY OF O'FALLON PROPERTY, SOUTH 88 DEGREES 29 MINUTES 57 SECONDS EAST 1483.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFF ROAD, VARIABLE WIDTH; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF HOFF ROAD, SOUTH 02 DEGREES 31 MINUTES 49 SECONDS WEST 31.07 FEET TO A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO HOFF RD LLC BY DEED RECORDED AS DOCUMENT NUMBER 2022R-049869 OF SAID RECORDS; THENCE ALONG THE SAID NORTH, WEST AND SOUTH LINE OF THE HOFF RD LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 87 DEGREES 41 MINUTES 10 SECONDS WEST 450.68 FEET; SOUTH 02 DEGREES 18 MINUTES 56 SECONDS WEST 603.33 FEET; AND NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST 449.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFF ROAD, VARIABLE WIDTH; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF HOFF ROAD, THE FOLLOWING COURSES AND DISTANCES, SOUTH 02 DEGREES 32 MINUTES 21 SECONDS WEST 232.15 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 13 DEGREES 48 MINUTES 53 SECONDS WEST 105.35 FEET AND WHOSE RADIUS POINT BEARS NORTH 82 DEGREES 21 MINUTES 24 SECONDS WEST 490.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 105.56 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 17 DEGREES 09 MINUTES 28 SECONDS WEST 1.56 FEET AND WHOSE RADIUS POINT BEARS NORTH 72 DEGREES 56 MINUTES 02 SECONDS WEST 488.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 1.56 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 26 DEGREES 46 MINUTES 26 SECONDS WEST 15.23 FEET AND WHOSE RADIUS POINT BEARS NORTH 72 DEGREES 45 MINUTES 11 SECONDS WEST 46.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 15.30 FEET; AND ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 86 DEGREES 20 MINUTES 24 SECONDS WEST 1.20 FEET AND WHOSE RADIUS POINT BEARS NORTH 05 DEGREES 22 MINUTES 58 SECONDS WEST 20.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 1.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PROGRESS WEST LANE, 55 FEET WIDE, AS ESTABLISHED ON THE AFORESAID PLAT OF "PROGRESS WEST INDUSTRIAL PARK"; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PROGRESS WEST LANE, SOUTH 88 DEGREES 03 MINUTES 45 SECONDS WEST 1052.69 FEET TO THE POINT OF BEGINNING, CONTAINING 832,591 SQUARE FEET.

LENDER FOR F & F INVESTMENTS COMPANY, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 1414, PAGE 1244 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "PROGRESS WEST INDUSTRIAL PARK 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 _____ }SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF _____, 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: _____

LENDER FOR MSB REALTY LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER _____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "PROGRESS WEST INDUSTRIAL PARK 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 _____ }SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF _____, 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: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE DURING MAY 2024, BY ORDER OF F & F INVESTMENTS COMPANY, INC., EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 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 SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20-CSR-2030-16.0) OF THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 11/27/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROGRESS WEST INDUSTRIAL PARK

PLAT THREE

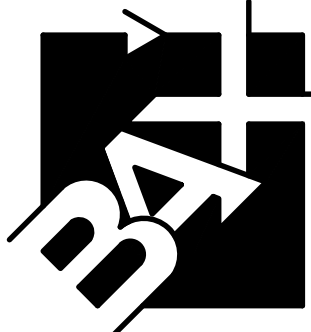
PREPARED FOR:

F & F INVESTMENTS COMPANY, INC.
2260 BLUESTONE DRIVE
ST. CHARLES, MISSOURI 63301
636-219-5277

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 these authenticated by my seal.

REVISIONS

04/03/24	CITY COMMENTS
11/25/24	CITY COMMENTS



ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #00065
Missouri State Certificate of Authority
Surveying #000144

06/19/2024

DATE

89-30291

PROJECT NUMBER

1 of 2

SHEET

OF

30291 REC

FILE NAME

CEM

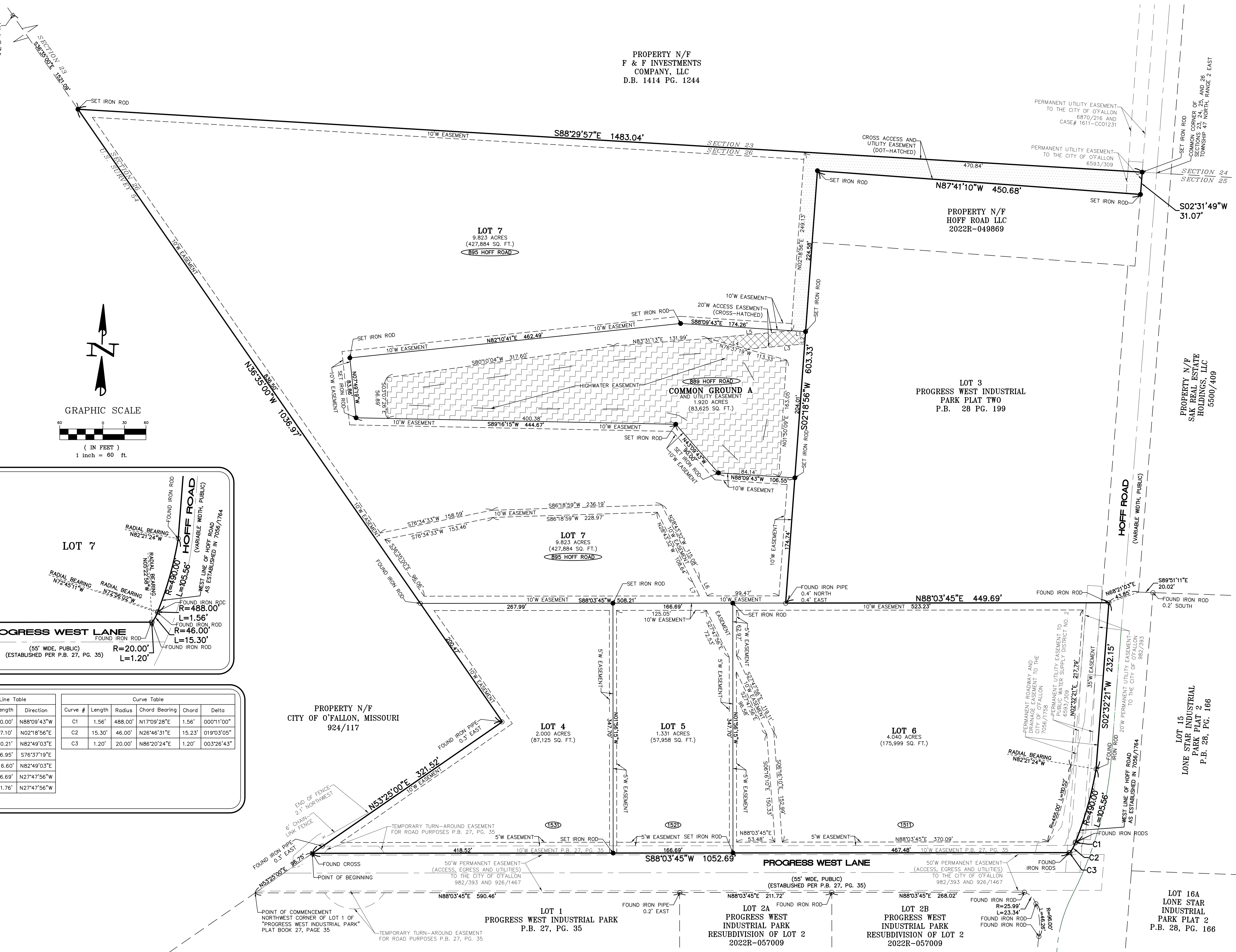
DRAWN

MEC

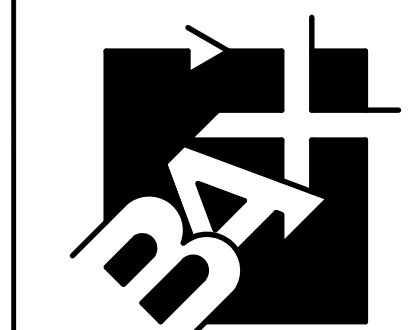
CHECKED

DATE DONE IN FIELD

THIS PLAT CONTAINS 19.113 ACRES (832,592 SQ. FT.).



REVISIONS	
04/03/24	CITY COMMENTS
11/25/24	CITY COMMENTS



**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

06/19/2024
DATE
89-30291
PROJECT NUMBER
2 of 2
SHEET OF
30291 REC
FILE NAME
CEM MEC
DRAWN CHECKED

DATE DONE IN FIELD

PROGRESS WEST INDUSTRIAL PARK
PLAT THREE

PREPARED FOR:

PREPARED FOR:
H&K MACHINE SERVICE
2260 BLUESTONE DRIVE
ST. CHARLES, MISSOURI 63301
636-219-3277

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates 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 these authenticated by my seal.