2024R-049482 11/25/2024 02:33:29 PM \$115.00 PAGES: 2 CERTIFIED FILED FOR REC MARY E. DEMPSEY RECORDER OF DEEDS

SOLACE HOSPICE SUBDIVISION

A TRACT OF LAND BEING PART OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

PARENT PARCEL TITLE DESCRIPTION

TWO ACRES OF LAND BEING PART OF THE FORMER HODGEN BATES ESTATE, IN SECTION 1 TWO ACES OF JAMP BRINE PART OF THE FORMER HOOSEN SHATE ESTATE, IN SECTION 12, TO OWNER SHATE PARTS AND EXCENS \$2.25 SECRETARY AND HONOR DO SO FERT MORN OF OTHE SCORPILLED & SA SECRETARY ESTATE AND HONOR DO SO FERT MORN OF OTHE SCORPILLED & SA SECRETARY ESTATE AND HONOR DO SO FERT MORN OF THE SCORPILLED & SA SECRETARY ESTATE HOUTH, BANKE 2 LEAT, AND APPROXIMATELY SOCIETY LEAT OF AND HONOR HOUTH HE HORNOR HOUTH AND HONOR HOUTH HE HOUTH HOU OF A 50 TOOT ROAD, SO EACH BRINE OF HE HOUTH HOU OF A 50 TOOT ROAD, SO EACH BRINE HOUTH HOUSE AND HOUTH HOUTH HOUTH AND HONOR HOUTH HO

LOT 1 SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF THE FORMER HODGEN BATES ESTATE. IN SECTION 12. TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONTRINEST CORNER OF LOTING OF POST MEADONIS DLAT 2. A SHIPDINGSI BECOMING AT THE SCOTINGET CONSIGN FOR LOT 25 OF FOST MAN-DOOR FOR T, A NEWDOWNDO ACCOUNTED TO THE SCOTING STANDAY OF THE SCOTING STANDAY OF THE SCOTING SAN DWAY ESSEN DESCRIPT MODITAL DEGREES DAWNITTS OF SCOTING STANDAY OF THE SCOTING SAN DWAY ESSEN DESCRIPT MODITAL DEGREES DAWNITTS OF SCOTING STANDAY OF THE SCOTING THE SCOTING STANDAY OF THE SOUTHEAST CORNER OF LOT 27 OF SAID OF POST MEADOWS-PLAT 3 SUBDIVISION, SAID POIN BEING DISTANT SOUTH 74 DEGREES 19 MINUTES 57 SECONDS WEST 0.33 FEET FROM AN IRON PIPE. THENCE FOLLDWING THE SOUTHERN LINE OF SAID LOT 27 SOUTH 88 DEGREES 50 MINUTES 30 SECONDS WEST 208.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.772 ACRES ACCORDING TO CALCULATIONS MADE BY COCHRAN ENGINEERING DURING NOVEMBER, 2023

LOT 2 SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF THE FORMER HODGEN BATES ESTATE, IN SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCING AT THE DUST HAVE COMER OF LOT 26 OF PD37 MEDIONS PART 3, A SUBMISHED ACCORDING TO PART 800 OS, \$ PAGE 188 OF THE ST, CHARLES, MISSOUR COUNTY AS SUBMISHED ACCORDING TO PART 800 OS, \$ PAGE 188 OF THE ST, CHARLES, MISSOUR COUNTY AS SUBMISHED ACCORDING TO PART 800 OS, \$ PAGE 188 OF THE ST, CHARLES, S PAMILTIES AS LOSCO. WEST 20.31 FEET RICHARD AND PAGE 188 OF THE ST, CHARLES, S PAGE 188 OF THE ST, S PAGE 188 OF THE ST, CHARLES, S PAGE 188 OF THE ST, S PAGE 188 OF THE ST, CHARLES, MISSOUR COUNTY S PAGE 188 OF THE ST, 208.06 FEET TO A POINT ON THE WEST LINE OF LOT 31 OF THE AFGREMENTIONED POST MEADOWS-PLAT 3 SUBDIMISION; THENCE FOLLOWING SAID WEST LINE SOUTH 02 DEGREES 35 MINITES 25 SECTIONS WEST 153.60 FEET TO AN IRON ROD ON THE WORTH RIGHT OF WAY LINE OF TECHNOLOGY DRIVE, A PUBLIC ROADWAY OF VARIABLE WIDTH; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 11 MINUTES 36 SECONDS WEST 208.48 FEET TO AN IRON PIPE; THEN DEPARTING SAID RIGHT OF WAY LINE NORTH 02 DEGREES 31 MINUTES 24 SECONDS EAS 169.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,228 ACRES MORE OR LESS ACCORING TO CALCULATIONS MADE BY COCHRAN ENGINEERING DURING NOVEMBER, 2023.

GENERAL NOTES:

SEXEMBLEAR TO BE A THE PROFESSIONAL WHOSE SCINATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY PROFESSIONAL WHOSE SCINATURE AND DESCURANCE PURSUMENT TO RISKO 237-241.3 AWA RESPONSIBILITY OR ALL DURBE PLANS, SECTIONAL SCINANCE, SETMANTS, REPORTS, OR THEIR DOCUMENTS OR INSTITULIESTS NOT SEALED OR THE UNDESGLORED PROFESSIONAL RELIGIOUS CONTRACTOR OF THE PROFESSION OF THE PROPERTY OF THE PROPERTY OF THE PROFESSION OF THE PROPERTY OF THE PROPERTY

THE SURVEYED BEARINGS SHOWN ON THIS PLAT WERE ESTABLISHED FROM GRID NORTH OF TH THE SURVEYED BEARINGS SHOWN ON THIS PLAT WERE ESTABLISHED FROM GRID NORTH OF THE "MISSISURIS CORDONATE SYSTEM OF 1983" BY UTILIZING GINS RECEIVER INSTRUMENTATION AND THE MOODT GINS SIX NETWORK. THE RECORD BEARINGS, ARE PER THE PROPERS DESCRIPTION IN THIS COMMITMENT ETC. 18066-22 PROVIDED BY AGENTS TITLE INSURANCE COMPAIN' AND DATED JULY 22, 2022.

DIMENSIONS SURVEYED IN THE FIELD SHOWN HEREON ARE IDENTIFIED WITH A FOLLOWING (S). DIMENSIONS OF RECORD SHOWN HEREON ARE IDENTIFIED WITH A FOLLOWING (R).

THE OVERALL SUBDIVISION CONTAINS 87.111 SQUARE FEET OR 2.00 ACRES MORE OR LESS

LOT 1 BEING 33.605 SQUARE FEET AND 0.772 ACRES

LOT 2 BEING 53,506 SQUARE FEET AND 1.228 ACRES

HE ASSIGNED ADDRESSES FOR THIS SITE ARE 2300 TECHNOLOGY DRIVE (LDT 1) AND 2290 ECHNOLOGY DRIVE (LDT 2), O'FALLON, MO 63368.

ZONED: C-2 / GENERAL BUSINESS DISTRICT

SIDE YARD 10 FT. ABUTTING RESIDENTIAL
REAR YARD 6 FT. ABUTTING RESIDENTIAL

PLODIZONE: THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.7% ANNUAL FLOOD PLAIN, PER FRIRA, FLOOD INSURANCE RATE MAP, FOR CITY OF ST. CHARRES COUNTY, AND INCOPPORATED AREAS, MAP NUMBER 29183(02)06, EFFECTIVE DATE OF IANUARY 20, 2016, FLOOD 20145S ARE DETERMINED BY SCALING.

THIS SITE IS SERVED BY:

WATER PUBLIC WATER SUPPLY DISTRICT #2
SANITARY SEWER - PUBLIC WATER SUPPLY DISTRICT #2
FIRE - O'PALLON PIRE PROTECTION DISTRICT
TELEPHONE - AT&T
ELECTRIC _ AMARGAS

PROPERTY RECERFORED GROWINGED BOOK 2022 PAGE 67815, DATED DECEMBER 28, 2022

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS) OF THE TRACT OF LAND HEREBY PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDOVIDED IN THE MANNERS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREATER BE KNOWN AS "SOLACE HOSPICE SUBDIVISION."

THE SETBACK LINES AND LANDSCAPE BUFFER ARE HEREBY ESTABLISHED.

ALL EASEMENTS SHOWN ON THIS PLAT DESIGNATED AS UTILITY EASEMENTS. SHOWN AS HATCHURED '//, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, ST. CHARLES COUNTY PWSD 2, AMEREN MISSOURI ELECTRIC, SPIRE MO GAS EAST, ATT DISTRIBUTION, CTLCL-CENTRATINA, MIC, CHARTES COMMUNICATIONS, 2.1 BOLODEAND, MAN BULBERD, AND SUD-DIFFEUTURING, SOCIAMMICATION COMPARIS THAT HAVE RED. PREDVISED THE FEBRUAR SERVICE COMMISSION TO PROVIDE UTURINS, SENVES AND DRAINGER FACILITIES, CREEK, OR COMMUNICATION SERVICES WITHIN THE CITY OF OFFALION, MISSION HAD THER RESPICTIVE SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOS OF IMPROVING, SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOS OF IMPROVING SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOS OF IMPROVING SUCCESSORS AND ASSIGNS AS THE INTEREST MAY APPEAR FOR THE PURPOS OF IMPROVING DRAINMAN SUCCESSORS AND EXPLORATION OF COLUMN SERVICES AND DRAINMAN SUCCESSORS AND ASSIGNMENT OF COLUMN SERVICES AND PURPOSMENT SUCCESSORS AND ASSIGNMENT OF COLUMN SERVICES AND ASSIGNMENT SON THE DRAINMAN SUCCESSOR AND ASSIGNMENT AND ASSIGNMENT SHALL NOT BE CHANGED AFTER RESTALATION OF ANY UTILITY. CENTURYLINK, MCI, CHARTER COMMUNICATIONS, 13 BROADBAND, MNA BLUEBIRD, AND SUCH

THE 10 FOOT WIDE ROADWAY AND UTILITY EASEMENT SHOWN ON THIS PLAT, SHOWN AS HACTOR **/ S. GRAMETED TO THE CITY OF O'FALON, S.T. CHARIES COUNTY PWOOD, J. AMERICA MISSIONIE BEEFRES, SPIRE MO GAS EAST, ATT DISTRIBUTION, C.T.CLC-EITHINFUNK, M.C. CHARTER COMMUNICATIONS, S. SIB-GOORBAID, MINA BULBRIDO, AND SUCH OTHER UTILITIES, CORCOMMUNICATION COMPANIES. THAT HAVE SEEN APPROVED BY THE PUBLIC SECTION COMMUNICATION OF PROVIDE UTILITIES, SEVERS AND DRABMAGE FACILITIES, CARRIE, COMMUNICATION SERVICES WITHIN THE O'FF O'FALON, MINDOUGH AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS THESE INTERESTS MAY APPEAR FOR THE PUBLIC OF IMPROVINGE CONCENTRACTIONS. AND APPRAISES FURLY LITTLITIES, CAVERS, DORBRIGGE FACILITIES, CARRIE AND COMMUNICATION FACILITIES WITH THE RIGHT TO CONTRIBUTION. MANAPHARMIS, SPIP AND AND APPROVINGES FOR THE PUBLIC STORY OF THE CONTRIBUTION. AND APPROVINGES FOR THE RIGHT TO CONTRIBUTE STORY AND APPROXIMATE FACILITIES AND ROBAGES FOR THE RIGHT TO CONTRIBUTE STORY AND APPROVINGES FOR THE RIGHT TO CONTRIBUTE STORY AND APPROXIMATE FACILITIES AND ROBAGES FOR THE RIGHT TO THE CONTRIBUTION. HATCHED 'ZZ', IS GRANTED TO THE CITY OF O'FALLON, ST. CHARLES COUNTY PWSD 2. AMEREN

THE UNDERSIGNED HEREBY GRANTS THE CROSS ACCESS EASEMENT, SHOWN AS CROSSHATCHED SS, TO THE CURRENT AND FUTURE OWNERS OF LOT 2. THEIR SUCCESSORS AND ASSIGNS AND GUESTS FOR THE PURPOSE OF INGRESS AND EGRESS TO LOT 2.

THE UNDERSONATO MERBEY GRAPTS THE 16 FOOT WOS SANTARN SENSE ASSEMBLY, SHOWN AS HATCHERS STO DOLLECT GREES MATRIAN DETROIT. THERE PLOCKESSORS AND ASSEMBLY STREET, THE PURPOSES OF RAPPROVING, CONSTRUCTING ANATHASHING, REPORT SHOWN APPEAR, FOR THE PURPOSES OF RAPPOSITION, CONSTRUCTING ANATHASHING, REPORT OF REPORT SHOWN STREET OF THE STORAGE OF MATERIALS DURING INSTALLAND, REPORT OR REPORTMENT OF AND SENSE COLOCETT CREES MADERIAL DESTRUCTION, REPORT OR REPORTMENT OF AND SENSE COLOCETT CREES MADERIAL DESTRUCTS. HERE STORAGE TO MATERIALS DURING INSTALLAND, REPORT OR REPORTMENT OF AND SENSE COLOCETT CREES MADERIAL TO SHOW THE SANTARY SEWER EXCEMENT. THE HINDERSIGNED MEDERN COANTS THE 16 FOOT MIDE SANITARY SERVER EASEMENT, SHOWIN

ALL EASEMENTS KNOWN TO EXIST AS OF THE TIME AND DATE OF THE RECORDING OF THIS PLAT ARE SHOWN ON THE PLAT.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 31 ST DAY OF

BY: (SIGN NAME) Windows Journal of Julian stocky)

BY: (PRINT NAME) Julie Vermilye LOUVEN Hadfield

COUNTY OF ST. CHARLES)

ON THE 3 DAY OF CULTURE SECRET SO THE PROPOSALLY APPRAISED TO ME PROSONALLY APPRAISED TO ME PROSONALLY APPRAISED TO ME PROSONALLY APPRAISED TO ME PROSONALLY APPRAISED TO ME SOUTH THE SECRET S

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFRIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

MY COMMISSION EXPIRES: 5/2/2028



THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUE RECORDED IN BOOK DOCUMENT 2022R-067816, OF THE ST. CHARLES COUNTY, MISSOURI, RECORDER'S OFFICE, HERBBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "SOLACE HOSPICE SUBDIVISION".

LENDER: BANK OF FRANKLIN COUNTY Gast Hayer PRINT NAME: GANT HURFER EREC. V.P. COMMERCIAL BANKING

STATE OF MISSOURI

ON THIS 31 DAY OF CO. 1-30 2 2024 BEFORE ME PERSON COMMON THE PROPERTY OF THE PRODUCT FOR THE PRODUCT OF THE PRESENCE OF THE PRODUCT OF THE PRODUCT

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

L DEAS BOCKEC CITY CLERK, HEREBY CERTEY THAT ORIONANCE NO. 7161
APPROVINCTHE PLAT AND DIRECTING ME TO RUDGES THE SAME KINDER MY HAND AND SHAL
WAS DURY PASSES AND ANY STOWLD OF THE CITY COUNCE, OF THIS CITY OF COPY, OF ANY
AND SHAME APPROVED BY THE MAYOR OF SAM CITY ON PROMISE. 21 2024, AND SAME
DEPROVED BY THE MAYOR OF SAM CITY ON PROMISE. 21 2024, AND SAME
DEPROVED HEREBY ENDOES SAME PART BY WHAD AND SAME ON POINT OF YAS ONLY THIS

Bess Bacha Bess Bacher



WE, COCHRAN ENGINEERING, HAVE, DURING NOVEMBER, 2023, BY ORDER OF JULIE VERMILY OF SOLACE HOSPICE CARE, HAVE MADE A PROPERTY BOUNDARY SURVEY AND SUBDIVISION PLAT OF A TRACT OF LAND BEING PART OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THI FIFTH PRINCIPAL MERIDIAN IN ST. CHARLES COUNTY, MISSOURI, AND BEING FULLY DESCRIBED IN DOCUMENT #2022R-067816 OF THE ST, CHARLES COUNTY MISSOURI RECORDS, THE RESULTS OF DOCUMENT ROZZA ROZZA OT FITS. T. CHARGE COUNTY MISSOURI BECORDS. THE SIZE AS AD SURVEY ARE REPRESENTED ON THIS PLAT. THIS SURVEY WAS EXCECUTED AN EXCERDING WITH THE CURRENT MISSOURI BOARD FOR PROPERTY BOUNDARY SURVEYS OF MISSOURI BOARD FOR ACCURATE, ROPESSIONAL AN SURVEYS OF MISSOURI BOARD FOR ACCURATE, ROPESSIONAL CHARGES, ROPESSIONAL ANS SURVEYS OF MISSOURI BOARD FOR ACCURATE AND FOR ACCURATE

IN WITNESS THEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS <u>22ND</u> DAY OF APRIL , 2024



COCHRAN ENGINEERING

NICHOLAS COATES P.L. PROFESSIONAL LAND SHRVE

2382 Œ North Office 8 East Main St. Wentzville, Misso O

SUBDIVISION TECHNOLOGY DRIVE LLON MISSOURI 63368 SOLACE HOSPICE O'FALLON 2300

WBC NC 3-6-24 1"=20' M22-8498 1 of 2

IIILIE VERMILVE 636-220-4052 jvermilye@solacehospicecare.con

