

RECORD PLAT OF THE STREETS OF CALEDONIA – PLAT 10

A TRACT OF LAND BEING ALL OF LOTS 1, 4, & 5 OF PLAT 10, A PART OF US SURVEY 297, AND PART OF
FRACTIONAL SECTION 14, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI

EXISTING OVERALL PARCEL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 1, 4, & 5 OF THE STREETS OF CALEDONIA – PLAT 1 AS RECORDED IN PLAT
BOOK 51, PAGE 85,

ALONG WITH A PORTION OF THE VACATED RIGHT OF WAY FOR HIGHWAY DD AS RECORDED IN DOCUMENT 2022R-061749
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT SAME BEING THE SOUTHWEST CORNER OF LOT 10 OF
SAID PLAT, THENCE S28°58'51"E FOR A DISTANCE OF 12.04 FEET; THENCE S56°36'22"W FOR A DISTANCE OF 179.99
FEET TO THE BEGINNING OF CURVATURE; THENCE 16.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 128.00 FEET, AND A CHORD THAT BEARS N76°16'00"W 16.37 FEET TO THE SOUTHWEST CORNER OF LOT 5
OF SAID PLAT; THENCE N56°36'22"E ALONG THE SOUTHERN LINE 192.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 197,604 SQUARE FEET, OR 4.53 ACRES, MORE OR LESS IN AGGREGATE OF ALL DESCRIBED PARCELS.

CITY CERTIFICATION:

I, _____, 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 SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY
ON _____, 2025, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF
SAID CITY THIS _____ DAY OF _____, 20____.

BY: _____

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 _____ 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

OWNER'S CERTIFICATE

(THF 40/DD DEVELOPMENT, LLC):

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE
SURVEYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON
THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS THE STREETS OF CALEDONIA – PLAT 10.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED
TO THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY SEWER, PUBLIC WATER SUPPLY DISTRICT NO. 2,
CUIVRE RIVER ELECTRIC COOPERATIVE, SPIRE MISSOURI, INC., CENTURYTEL, THE RELEVANT CABLE TELEVISION COMPANY
AND ANY PUBLIC UTILITY OR AGENCY PROVIDING UTILITY SERVICES TO THIS DEVELOPMENT, THEIR SUCCESSORS AND
ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, AND
REPAIRING PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT
GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION,
REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

FOR UTILITY EASEMENTS: ALL EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES
ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, ASSIGNS AND ALL UTILITY COMPANIES SERVING THIS
AREA AS PERMITTED BY THE CITY FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING
PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUNDS
NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR
REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES. FOR DETENTION; THE DETENTION ACCESS AND
DETENTION EASEMENT ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY PURPOSES AND
INSPECTION ONLY, WITH NO IMPLIED RIGHTS TO OWNERSHIP OR MAINTENANCE RESPONSIBILITY.

THIS PLAT IS SUBJECT TO THE EASEMENT, COVENANTS, AND RESTRICTIONS EXECUTED ON THE 27TH DAY OF AUGUST,
2020, AS RECORDED IN THE ST. CHARLES COUNTY RECORDER OF DEED'S IN BOOK DE7367, PAGE 919, OR AS
AMENDED THEREAFTER.

A VARIABLE WIDTH ACCESS AND UTILITY EASEMENT PER THIS PLAT GRANTED TO CURRENT AND FUTURE OWNERS OF
LOTS 1A, 1B, AND 1C OF THIS PLAT, AND LOTS 2 AND 3 OF THE STREETS OF CALEDONIA PLAT 1 AS RECORDED IN
THE ST. CHARLES COUNTY RECORDER OF DEEDS PLAT BOOK 51, PAGE 85.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2025.

THF 40/DD DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

BY: MILAN GREEN MANAGEMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
ROBERT J. JAKUBECK, MANAGER

ACKNOWLEDGMENT
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED ROBERT J. JAKUBECK, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN,
DID SAY THAT HE IS THE MANAGER OF MILAN GREEN MANAGEMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY,
WHICH IS THE MANAGER OF THF 40/DD DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE
FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MANAGER,
AND SAID ROBERT J. JAKUBECK ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED
LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST
ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID STATE

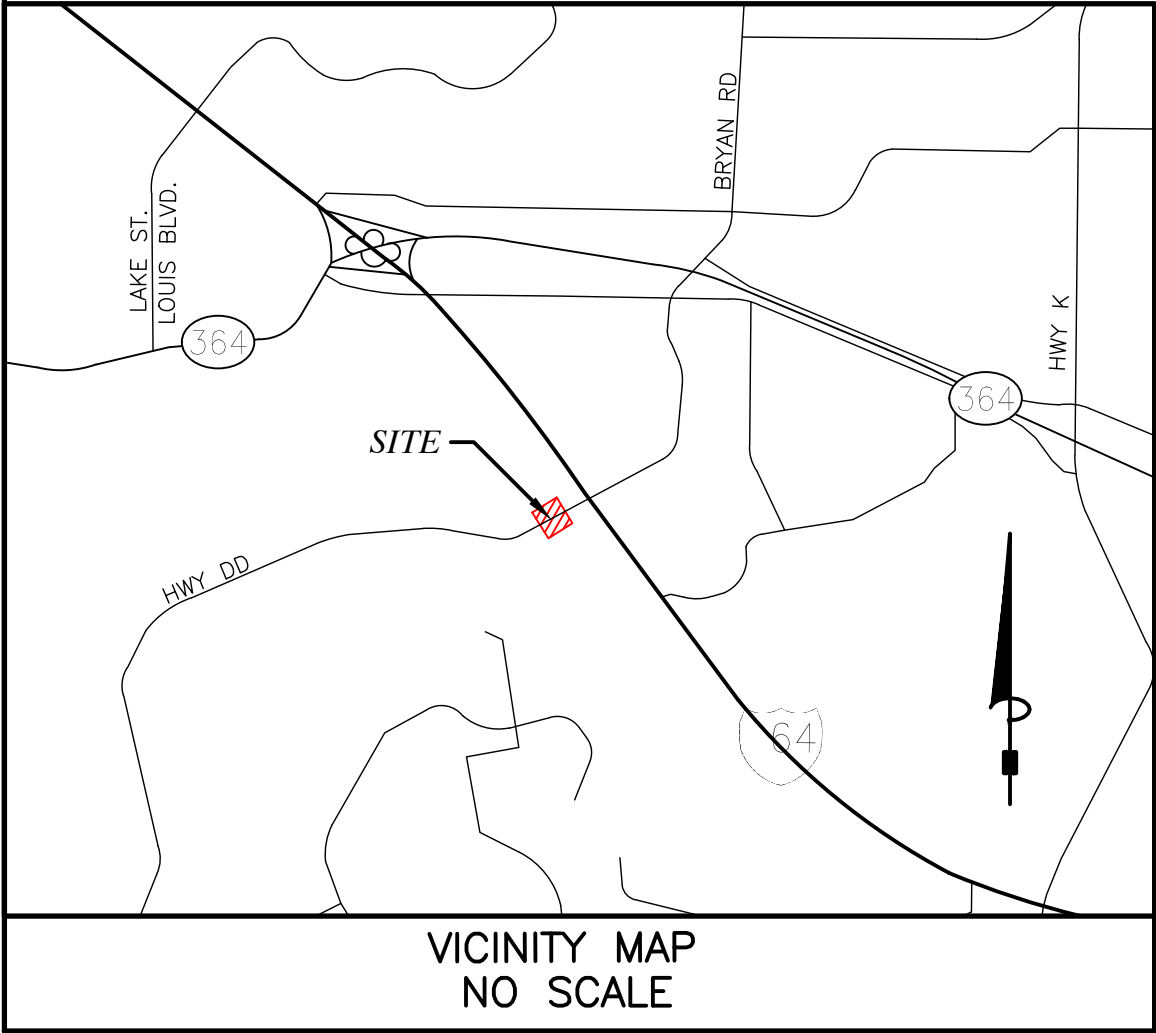
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF THF 40/DD DEVELOPMENT, LLC, WE HAVE DURING THE MONTH OF AUGUST 2025, EXECUTED A
PROPERTY BOUNDARY SURVEY FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING ALL
OF LOTS 1, 4, & 5 OF THE STREETS OF CALEDONIA – PLAT 1, AND A PORTION OF THE VACATED RIGHT OF WAY OF
HIGHWAY DD, LOCATED IN U.S. SURVEY 297 AND FRACTIONAL SECTION 14, TOWNSHIP 45 NORTH, RANGE 2 EAST OF
THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH
THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS-380

BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN



VICINITY MAP
NO SCALE

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

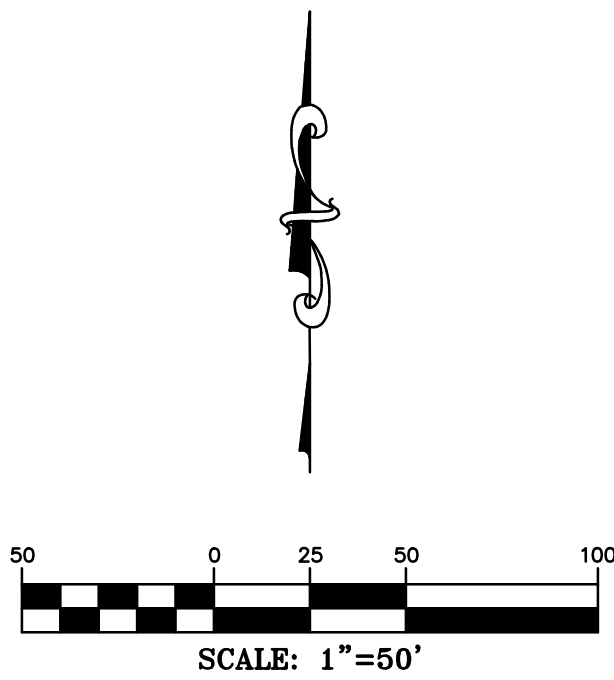
OWNER/DEVELOPER: THF 40/DD DEVELOPMENT, LLC

ADDRESS: 211 NORTH STADIUM BOULEVARD, SUITE 201
COLUMBIA, MO 65203

THE STREETS OF CALEDONIA PLAT 10 CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI			
		• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning COCHRAN 530A E. Independence Dr. Union, Missouri 63084 636-564-0940 (tel) 636-564-0912 (fax) mol@cochraneeng.com	
OWN. BY	LJR & DKG	DATE	AUG 15, 2025
AREA	S14,T46N,R2E	SCALE	NO SCALE
PROJ. NO.	17-6821	DWG. NO.	1 OF 2
Missouri State Land Surveying Certificate of Authority #000380			

RECORD PLAT OF
THE STREETS OF CALEDONIA – PLAT 10

A TRACT OF LAND BEING ALL OF LOTS 1, 4, & 5 OF PLAT 10, A PART OF US SURVEY 297, AND PART OF
FRACTIONAL SECTION 14, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI



EASEMENT NOTES:

EASEMENT NOTES: PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-1260798-STLO, COMMITMENT DATE OF MAY 7, 2025 AT 8:00 A.M.

ITEM 9 – EASEMENT GRANTED MISSOURI EDISON CO. ACCORDING TO INSTRUMENT RECORDED IN BOOK 252, PAGE 634 AND BOOK 466, PAGE 447. BOOK 252, PAGE 634 – BLANKET IN NATURE. BOOK 466, PAGE 447 – IN HIGHWAY DD RIGHT OF WAY.

ITEM 10. EASEMENT GRANTED STATE OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 2370, PAGE 413. DRAINAGE EASEMENT SINCE VACATED.

ITEM 11. LIMITED ACCESS TO ROUTE DD AS SET FORTH IN THE COMMISSIONER'S REPORT RECORDED IN BOOK 2370, PAGE 413. NO DIRECT ACCESS TO CALEDONIA PARKWAY AND HIGHWAY DD ALLOWED.

ITEM 12. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 51, PAGE 85. AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON. THE PLATTED 50 TEMPORARY CONSTRUCTION EASEMENT HAS BEEN EXTINGUISHED.

ITEM 13. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED AUGUST 10, 2020, IN BOOK 7367, PAGE 918 AS SUPPLEMENTED BY SUPPLEMENTAL AGREEMENT RECORDED AS DOCUMENT NO. 2021R-092881 BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42USC 3604(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. AFFECTS, NO ITEMS TO DEPICT.

ITEM 14. EASEMENT GRANTED CUIVRE RIVER ELECTRIC COOPERATIVE INC. ACCORDING TO INSTRUMENT RECORDED IN BOOK 7332, PAGE 703 AND BOOK 7332, PAGE 709. BOOK 7332, PAGE 703 – AFFECTS LOTS 1 AND 4. BOOK 7332, PAGE 709 – AFFECTS LOT 5.

ITEM 15. TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 7297, PAGE 2230 AND AMENDMENT THEREOF RECORDED AS DOCUMENT NO. 2022R-057089 AND DOCUMENT NO. 2022R-057093. AFFECTS, NO ITEMS TO DEPICT.

ITEM 16. TERMS AND PROVISIONS OF THE DECLARATION OF USE RESTRICTIONS ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NO. 2022R-046556 AND DOCUMENT NO. 2022R-057092. AFFECTS, NO ITEMS TO DEPICT.

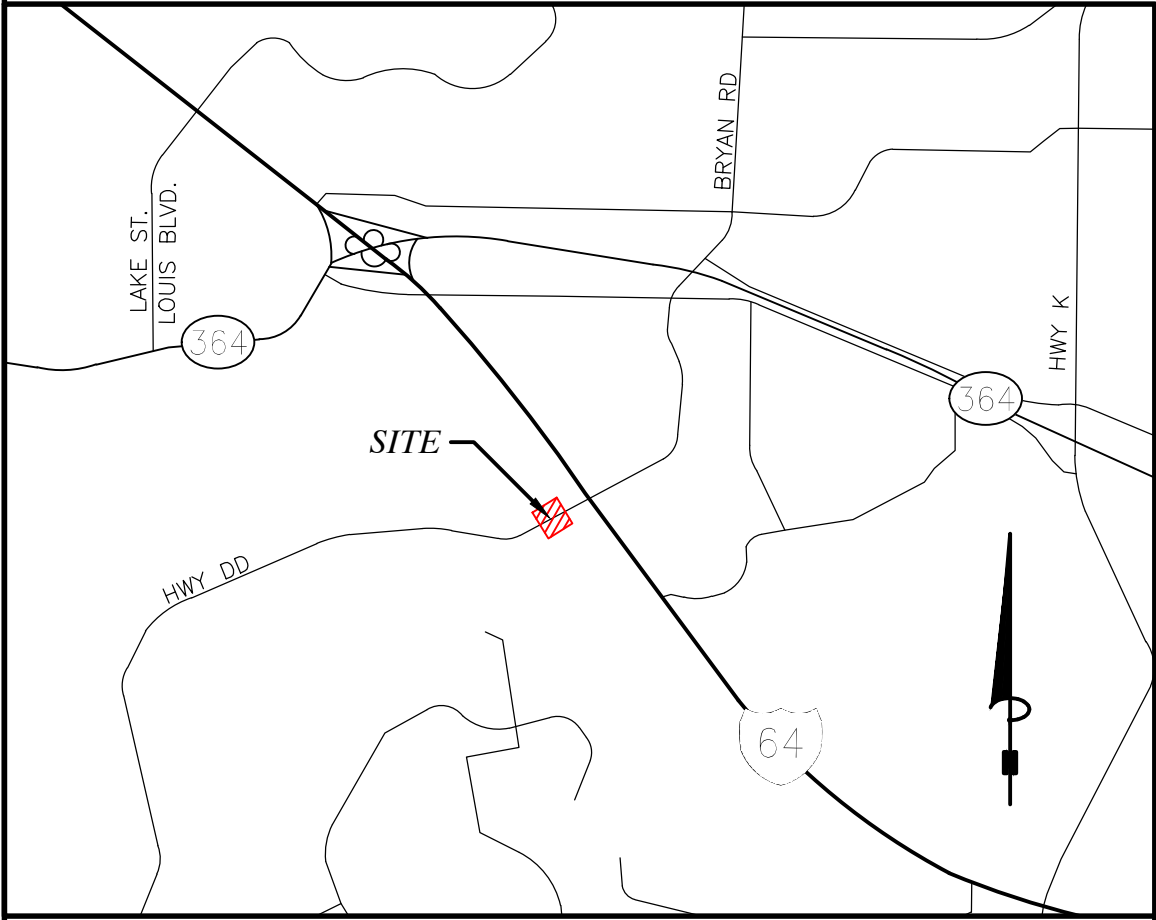
ITEM 17. TERMS AND PROVISIONS OF THE TRAIL MAINTENANCE AGREEMENT ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NO. 2023R-001234. AFFECTS LOT 5 AS SHOWN HEREON.

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N33°21'23"W	41.41'
E2	S59°41'18"W	137.76'
E3	S59°41'18"W	72.98'
E4	S59°41'18"W	170.00'
E5	S59°41'18"W	109.27'
E6	N30°18'42"W	170.06'
E7	S64°23'11"W	7.24'
E8	S64°23'11"W	152.96'
E9	S61°13'13"W	7.56'
E10	N61°13'13"E	63.00'
E11	S30°18'42"E	186.90'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
EC1	70.67'	133.00'	S45°07'56"W	69.84'
EC2	12.99'	25.00'	S44°47'58"W	12.85'
EC3	22.79'	445.00'	S56°12'25"E	22.79'

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
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VICINITY MAP
NO SCALE

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE STREETS OF CALEDONIA
PLAT 10
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

530A E. Independence Dr.
Union, Missouri 63084
636-564-0940 (m)
636-564-0912 (fax)
mail@cochraneeng.com

OWN. BY	LJR & DKG	DATE	AUG 15, 2025	PROJ. NO.	17-6821
AREA	S14,T46N,R2E	SCALE	1" = 50'	DWG. NO.	2 OF 2
Missouri State Land Surveying Certificate of Authority #000380					