# 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

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.

#### **SURVEYORS NOTES:**

- 1. OWNER/DEVELOPER: THF 40/DD DEVELOPMENT, LLC ADDRESS: 211 NORTH STADIUM BOULEVARD, SUITE 201 COLUMBIA, MO 65203
- 2. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) AND RESPONSIBILITY FOR PLANS. SPECIFICATIONS. ESTIMATES. OR REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NO SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- 3. THIS PLAT CONTAINS 4.54 ACRES MORE OR LESS, AND 4 LOTS.
- 4. BEARING SYSTEM ADOPTED ALONG THE SOUTHWEST RIGHT OF WAY LINE OF I-64 (ROUTE 40) PER MODOT PLANS, JOB J6P0672H DATED 6-2-02. (S36°11'38"E)
- 5. (S)- DENOTES SURVEY INFORMATION GATHERED BY COCHRAN. (R)- DENOTES RECORDED SURVEY INFORMATION.
- 6. SOURCE OF DEED: BOOK 2712, PAGE 912; BOOK 3407, PAGE 919; & BOOK 3407, PAGE 925; OF THE ST. CHARLES COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE
- 7. THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, PANEL 410 OF 525, COMMUNITY PANEL NUMBER 29183C0410G, EFFECTIVE DATE JANUARY 20, 2016.
- 8. LOT CORNERS TO BE SET WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
- 9. THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE AND PROVIDE LANDSCAPING AS SET FORTH BY THE CITY OF O'FALLON ZONING ORDINANCES. THE REPLACING OF TREES AS REQUIRED BY CURRENT TREE PRESERVATION ORDINANCES WILL OCCUR AS THE PROPERTY DEVELOPS.
- 10. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION SHALL BE PROVIDED AS DEVELOPMENT OCCURS.
- 11. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- 12. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING FLOOD ZONES, HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- 13. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- 14. O DENOTES SET 5/8" DIAMETER 24" LONG IRON REBAR WITH CAP (COCHRAN LS 380).
- DENOTES FOUND IRON ROD W/CAP LS 380 OR AS NOTED.

#### CITY CERTIFICATION:

CITY OF O'FALLON, MISSOURI

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\_\_\_\_.

CITY CLERK

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 7TH 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

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

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	R 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.

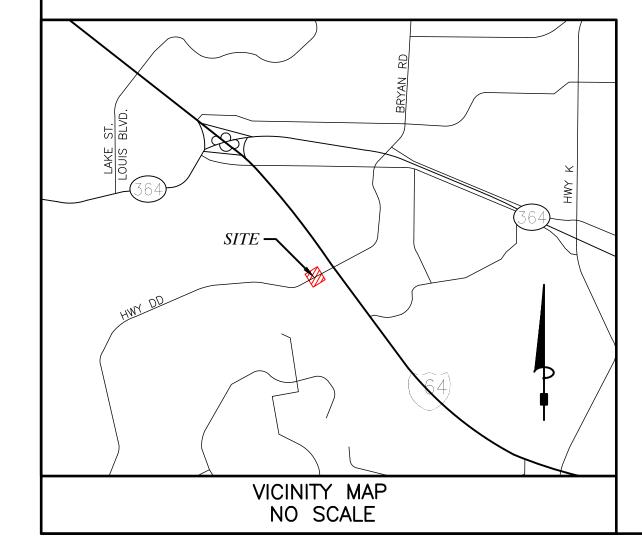
CB ENGINEERING INC. DBA COCHRAN LS-380

FOR COCHRAN

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

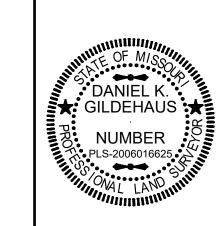
211 NORTH STADIUM BOULEVARD, SUITE 201

COLUMBIA, MO 65203



## PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION



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



DANIEL K. GILDEHAUS SURVEYOR PLS #2006016625

• General Consulting 636–584–0512 (fax) Master Planning mail@cochraneng.com 17-682 LJR & DKG AUG 15, 2025 1 OF : S14,T46N,R28 NO SCALE Missouri State Land Surveying Certificate of Authority #000380

COCHRAN

Union, Missouri 63084

OWNER/DEVELOPER: THF 40/DD DEVELOPMENT, LLC

# 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

RAD=25.00' (S)(R) ARC=37.23' (S)(R) CB=S71\*38'52"E (S)(R)

CHD=33.89' (S)(R)-

68,766 S.F. OR 1.58 AC.

THF 40 DD DEVELOPMENT LLC PARCEL ID: 4-0068-C900-00-0005.0000000

STREETS OF

CALEDONIA PLAT 1

LOT #5

UTILITY EASEMENT

- ITEM 12: EXISTING UTILITY EASEMENT PER PLAT BK. 51, PG. 85

VACATION PER DOC #

EASEMENT PER DOC #

BK. 7332 PG. 703

2022R-061749

2023R-001234

ITEM 14: VARIABLE WIDTH UTILITY EASEMENT

RAD=79.30' (S)(R)

RIGHT OF WAY DEDICATION PER DOC # 2021R-10284

TO CUIVRE RIVER ELECTRIC COOP.

UTILITY EASEMENT PER PLAT BK. 51, PG. 85

RAD=128.00' (S)(R)

ARC=89.34' (S)

CB=N59\*56'18"W (S)(R)

CHD=87.54' (S)

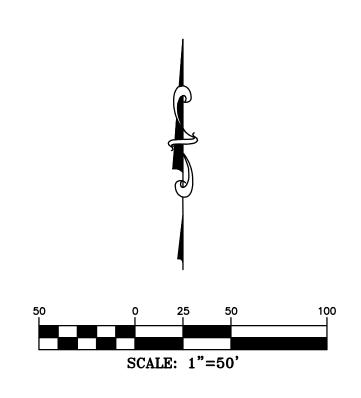
N37\*18'50"W - 236.87' (SNR)-

SITE -

VICINITY MAP

NO SCALE

ITEM 14: EXISTING 20' WIDE ELECTRIC — EASEMENT PER BK. 7332, PG. 709



### **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

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

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

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-092681 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.

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,

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

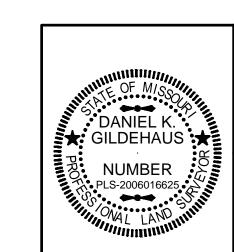
ITEM 16. TERMS AND PROVISIONS OF THE DECLARATION OF USE RESTRICTIONS ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NO. 2022R- 046556 AND DOCUMENT NO. 2022R- 057092. AFFECTS, NO ITEMS TO DEPICT. ITEM 17. TERMS AND PROVISIONS OF THE TRAIL MAINTENANCE AGREEMENT ACCORDING TO THE INSTRUMENT RECORDED AS 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 NOT TO BE USED FOR CONSTRUCTION



PLS #2006016625

TEM 14: 15' WIDE UTILITY EASEMENT

TO CUIVRE RIVER ELECTRIC COOP.

BK. 7332 PG. 703

### THE STREETS OF CALEDONIA PLAT 10 CITY OF O'FALLON

ST. CHARLES COUNTY, MISSOURI



Development eral Consulting	COCHRA 530A E. Independence Jnion, Missouri 63084 536-584-0540 (tel.) 536-584-0512 (fax) nail@cochraneng.com
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17-6821

2 OF 2

LJR & DKO DANIEL K. GILDEHAUS SURVEYOR S14,T46N,R28 Missouri State Land Surveying Certificate of Authority #000380

UTILITY
EASEMENT PER UTILITY EASEMENT ARC=89.15' (S)(R) (HEREBY VACATED) CB=S24°26'44"W (S)(R) NEW VARIABLE WIDTH P.B. 51, PG 85 ACCESS EASEMENT/ CHD=84.53' (S)(R)UTILITY EASEMENT LOT 1B 28,414 S.F. 39,670 S.F. 15' WIDE UTILITY EASEMENT OR 0.65 AC. TO CUIVRE RIVER ELECTRIC COOP. OR 0.91 AC. NEW 5' WIDE UTILITY -THF 40 DD DEVELOPMENT LLC\ で、 BK. 4165 PG. 921-- EASEMENT (TYP.) PARCEL ID: 4-0068-C900-00-0004.0000000 STREETS OF CALEDONIA PLAT 1 STREETS OF CALEDONIA PLAT 1 LOT #4 25' FRONT — BUILDING SETBACK RAD=114.50' (S) ARC=69.76' (S) CB=S25\*13'55"E (S) ITEM 12: 10' WIDE UTILITY EASEMENT PER CHD=68.68' (S) NEW 10' WIDE UTILITY EASEMENT -P.B. 51, PG 85 RAD=445.00' (S)(R)— ARC=116.42' (S)(R) CB=S50'10'46"E (S)(R) CHD=116.08' (S)(R)

EXISTING 10' WIDE

ITEM 12: 10' FRONT — UTILITY EASEMENT PER P.B. 51, PG 85

LOT 1A

60,785 S.F.

THF 40 DD DEVELOPMENT LLC

PARCEL ID:

00-0001.0000000 -

CALEDONIA PLAT 1

LOT #1

4-0068-C900-

-15' WIDE UTILITY EASEMENT

TO CUIVRE RIVER ELECTRIC COOP.

(VACATED)

BK. 4165 PG. 921