

OWNER'S CERTIFICATE (DD LAND 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 8".

THE UNDERSIGNED DECLARES ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, MORA BOULEVARD (50 FEET WIDE), CARDOW DRIVE (50 FEET WIDE), TOWNSHEAD WAY (50 FEET WIDE), AND KINSIE DRIVE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER COVENANTS AND AGREES THAT THE CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS FOR MAINTENANCE SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE ALLOWED BY THE CITY OF O'FALLON TO UTILIZED SAID STREETS AND ROADWAYS SUBJECT TO THE CITY'S RIGHT TO USE, IMPROVE, REPAIR AND CONTROL SUCH RIGHT-OF-WAY AND ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

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, CUVRE 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.

UTILITY EASEMENTS UPON COMMON AREAS MM, NN, OO, PP, QQ, RR, SS, TT, AND UU ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY SEWER, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUVRE 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. THE PARKING AREAS AS SHOWN HEREON SHALL BE MAINTAINED BY THE STREETS OF CALEDONIA HOMEOWNERS' ASSOCIATION. THE SIDEWALK EASEMENTS AS SHOWN HEREON SHALL BE MAINTAINED BY THE CITY OF O'FALLON, MISSOURI. FURTHERMORE, COMMON AREA RR IS DEDICATED AS A LANDSCAPE BUFFER, ALL MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE STREETS OF CALEDONIA HOMEOWNERS' ASSOCIATION.

LINE OF SIGHT EASEMENTS AS SHOWN HEREON AT THE INTERSECTIONS OF DALRIADA BOULEVARD AND CALEDONIA PARKWAY AND CARDOW DRIVE AND CALEDONIA PARKWAY ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI. NO LANDSCAPING SHALL BE ALLOWED TO IMPEDE VEHICULAR SIGHT DISTANCE IN THESE AREAS.

ALL COMMON AREAS INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI.

ALL COMMON AREAS, INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE MAINTAINED BY THE STREETS OF CALEDONIA HOMEOWNER'S ASSOCIATION.

SIGHT DISTANCE TRIANGLE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THE PLAT. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED  ON THIS PLAT, ARE HEREBY DEDICATED AS NON-EXCLUSIVE TO THE CITY OF O'FALLON, MISSOURI FOR DRAINAGE SWALES AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND THE SLOPE OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE CITY OF O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES.

THE UNDERSIGNED DESIGNATES THE RETENTION EASEMENT A AS SHOWN HERE ON FOR THE PURPOSE OF MAINTAINING THE STORM WATER RETENTION FACILITIES. THESE EASEMENTS ARE HEREBY GRANTED TO THE HOME OWNERS ASSOCIATION OF THE STREETS OF CALEDONIA, THEIR SUCCESSORS AND ASSIGNS, AS MORE FULLY SET OUT IN THE DECLARATION, FOR THE STORMWATER RETENTION FACILITIES. RETENTION EASEMENT A IS ALSO DEDICATED TO THE CITY OF O'FALLON MISSOURI FOR EMERGENCY ACCESS INSPECTION PURPOSES ONLY. RETENTION EASEMENT A IS FOR MAINTENANCE AND REPAIR OF THE STORM WATER RETENTION FACILITY, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING REPAIR OR REPLACEMENT OF SAID STORMWATER RETENTION FACILITY. THE RETENTION EASEMENT SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A MAINTENANCE AGREEMENT EXECUTED ON THE 18TH DAY OF OCTOBER, 2021, AS RECORDERED IN THE ST. CHARLES COUNTY RECORDER OF DEED'S AS DOCUMENT NUMBER 2021R-086029, OR AS AMENDED THEREAFTER.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" EXECUTED ON THE 18TH DAY OF OCTOBER, 2021, AS RECORDED IN THE ST. CHARLES COUNTY RECORDER OF DEED'S AS DOCUMENT NUMBER 2021R-086029, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF DETENTION AND WATER QUALITY FEATURES SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS' ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN THE STREETS OF CALEDONIA PLAT 8' SUBDIVISION.

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 _____, 202____.

DD LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: _____

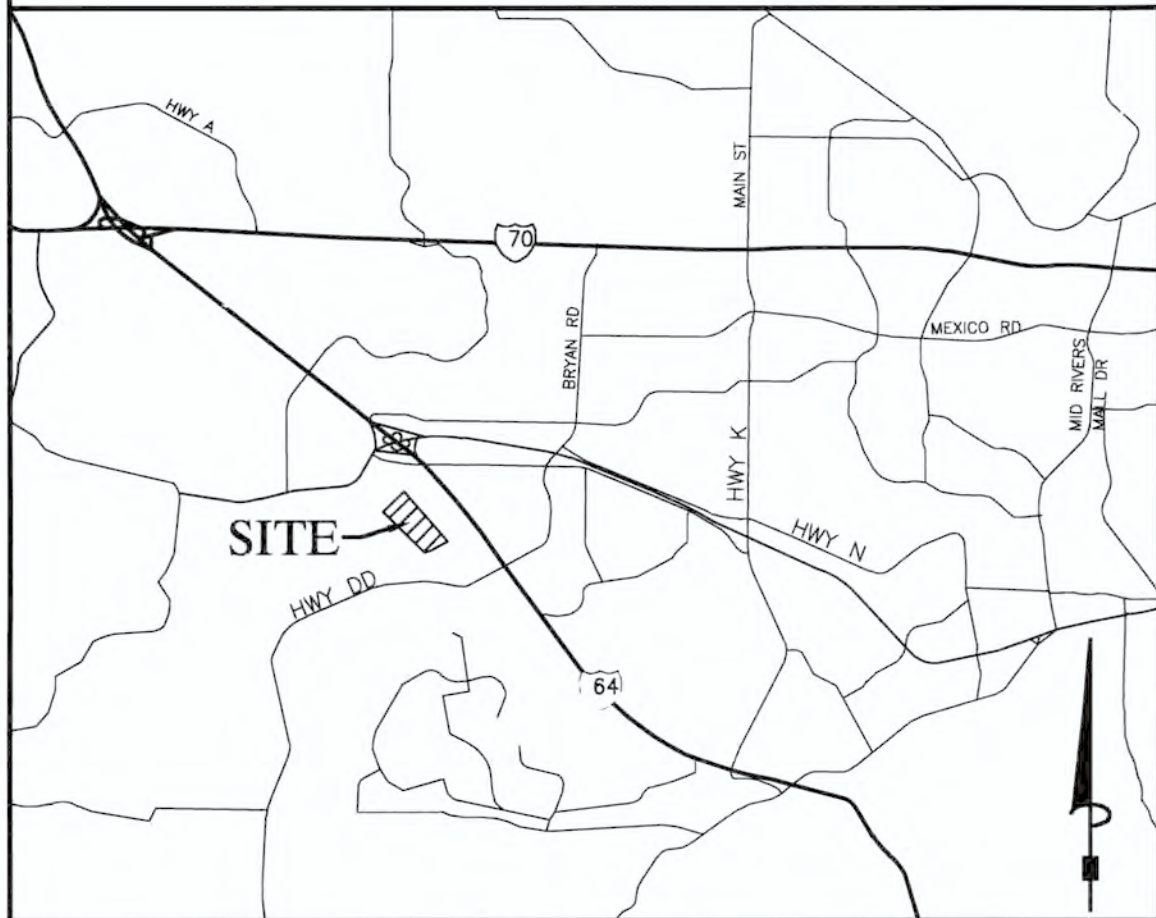
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 202____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM R. ALLEN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED SIGNER OF DD LAND DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS AUTHORIZED SIGNER, AND SAID WILLIAM R. ALLEN 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: _____



VICINITY MAP
NO SCALE

CITY CERTIFICATION:

I, DEBORAH RYAN, 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 _____ 202____, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 202____.

DEBORAH RYAN
CITY CLERK
CITY OF O'FALLON, MISSOURI

RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 8

A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

PLAT 8 - PARCEL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF THE JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, AND A PORTION OF FRACTIONAL SECTION 11 OF TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, SAID TRACT WITHIN THAT PARCEL CONVEYED TO DD LAND DEVELOPMENT, LLC BY DEED RECORDED IN BOOK 7237, PAGE 1894 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE ON THE WESTERN LINE OF COMMON AREA W OF THE PLAT OF THE STREETS OF CALEDONIA PLAT 5 AS RECORDED AS DOCUMENT 2021R-055647 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PLAT OF PIN OAK PARC AS RECORDED IN PLAT BOOK 29, PAGE 33 OF SAID RECORDER OF DEEDS OFFICE, FROM WHICH A STONE AT THE CENTER OF SECTION 11 BEARS N04°30'32"W 572.60 FEET, THENCE S04°30'32"E 90.81 FEET TO THE SOUTHWEST CORNER OF CARDOW DRIVE (50' WIDE) AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA PLAT 5; THENCE N84°07'00"E ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID CARDOW DRIVE, 385.99 FEET TO A POINT OF CURVATURE; THENCE 44.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S44°55'21"E 38.84 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF MORA BOULEVARD (50' WIDE) AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA PLAT 5; THENCE S06°02'18"W ALONG THE WESTERN RIGHT OF WAY LINE OF SAID MORA BOULEVARD, 111.14 FEET TO A POINT OF CURVATURE; THENCE 16.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AND A CHORD THAT BEARS S07°00'30"W 16.08 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY LINE OF SAID MORA BOULEVARD; THENCE S82°01'19"E 50.00 FEET TO A POINT OF CURVATURE AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY LINE OF SAID MORA BOULEVARD; THENCE 13.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AND A CHORD THAT BEARS N07°14'05"E 13.62 FEET; THENCE 39.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N51°15'33"E 35.22 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CARDOW DRIVE (40' WIDE) AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA PLAT 5; THENCE S83°57'42"E ALONG SAID RIGHT OF WAY LINE 54.03 FEET TO A POINT OF CURVATURE; THENCE 12.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 132.00 FEET, AND A CHORD THAT BEARS S81°08'39"E 12.98 FEET; THENCE 44.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S26°56'42"E 39.07 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF CALEDONIA PARKWAY (60' WIDE) AS DEDICATED UPON THE PLAT OF THE STREETS OF CALEDONIA PLAT 1 AS RECORDED IN PLAT BOOK PL51, PAGE 85 OF SAID RECORDER OF DEEDS OFFICE; THENCE ALONG SAID NORTHWESTERN RIGHT OF WAY LINE, 582.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AND A CHORD THAT BEARS S05°52'43"E 555.23 FEET; THENCE S36°11'38"E 581.77 FEET TO A POINT OF CURVATURE AT THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD (60' WIDE) AS DEDICATED UPON SAID PLAT OF THE STREETS OF CALEDONIA PLAT 1; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF DALRIADA BOULEVARD, 38.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S08°14'46"W 35.01 FEET; THENCE S52°51'34"W 87.09 FEET TO A POINT OF CURVATURE AT THE INTERSECTION WITH THE NORTHEASTERN RIGHT OF WAY LINE OF MORA BOULEVARD TO BE DEDICATED UPON FUTURE PLAT OF THE STREETS OF CALEDONIA PLAT 7; THENCE 39.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N81°40'02"W 35.65 FEET; THENCE N36°11'38"W 281.63 FEET TO A POINT OF CURVATURE; THENCE 17.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS N34°21'03"W 17.69 FEET; THENCE S57°29'32"W 50.00 FEET TO A POINT OF CURVATURE; THENCE 5.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS S32°59'18"E 5.42 FEET TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF SMITHTON BOULEVARD TO BE DEDICATED UPON FUTURE PLAT OF THE STREETS OF CALEDONIA PLAT 7; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE 37.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S09°18'13"W 33.95 FEET; THENCE 213.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS S45°50'10"W 212.94 FEET; THENCE N17°26'03"W 234.58 FEET; THENCE 58.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.48 FEET, AND A CHORD THAT BEARS N05°48'48"E 56.21 FEET; THENCE 208.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 154.00 FEET, AND A CHORD THAT BEARS N06°30'35"W 192.56 FEET; THENCE N10°22'35"W 52.57 FEET; THENCE S84°07'00"W 430.01 FEET; THENCE S05°52'41"E 25.02 FEET; THENCE S84°07'19"W 205.00 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF ROLLING MEADOWS SUBDIVISION AS RECORDED IN SURVEYOR'S RECORD BOOK 16, PAGE 17 OF SAID RECORDER OF DEEDS OFFICE; THENCE N05°52'41"W ALONG THE EASTERN LINE OF SAID PLAT OF ROLLING MEADOWS SUBDIVISION AND WESTERN LINE OF SAID DD LAND DEVELOPMENT, LLC PARCEL, 828.24 FEET TO THE SOUTHERN LINE OF SAID PLAT OF PIN OAK PARC; THENCE N81°53'13"E ALONG SAID SOUTHERN LINE, 322.36 FEET TO THE POINT OF BEGINNING, CONTAINING 775,765 SQUARE FEET, OR 17.81 ACRES, MORE OR LESS.

LENDER FOR THE STREETS OF CALEDONIA

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK DE7237 PAGE 1890 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF THE STREETS OF CALEDONIA PLAT 8.

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 20____.

LENDER: FIRST MID BANK TRUST N.A. F-K-A STEEL BANK

PRINT NAME: _____

TITLE: _____

BY: _____

STATE OF: _____

COUNTY OF: _____

ON THIS _____ OF _____, 20____, BEFORE ME
APPEARED _____, WHO BEING BY ME
DULY SWORN, DID SAY THAT HE/SHE IS THE

_____, OF _____,
A CORPORATION DULY ORGANIZED
AND EXISTING UNDER THE LAWS OF THE STATE OF _____

AND THAT THE SEAL AFFIXED TO THE
FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID
INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS
BOARD OF DIRECTORS AND THAT SAID _____
DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER: DD LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

ADDRESS: 10411 BAUR BOULEVARD
ST. LOUIS, MO 63132

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF PAYNE FAMILY HOMES, LLC, WE HAVE DURING THE MONTH OF SEPTEMBER 2022, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF US SURVEY 297 AND FRACTIONAL SECTION 14, TOWNSHIP 46 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



DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE STREETS OF CALEDONIA
PLAT 8
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



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

COCHRAN
6304 E. Independence Dr.
Union, Missouri 63084
636-564-0540 (tel.)
636-564-0212 (fax)
info@cochransurvey.com

DWN. BY: D.K.G. DATE: OCT. 18, 2022 PROJ. NO.: 17-6821

AREA: USS 297 T46N,R2E SCALE: 1" = 300' DWS. NO.: 1 OF 5

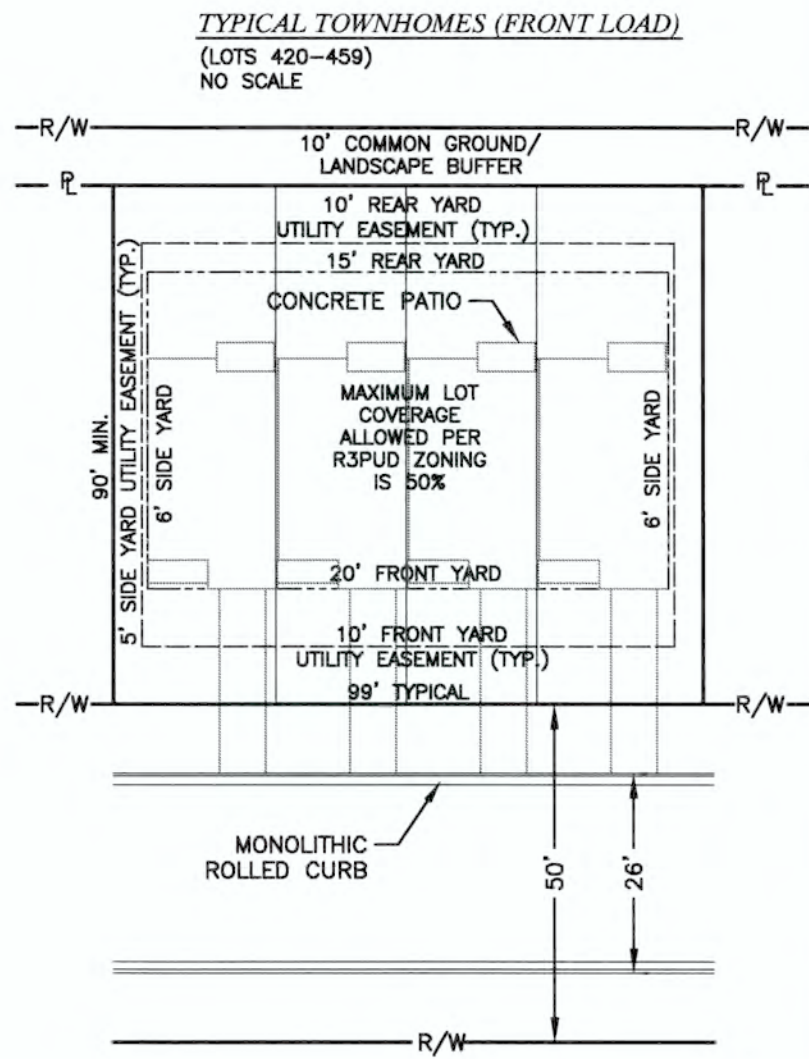
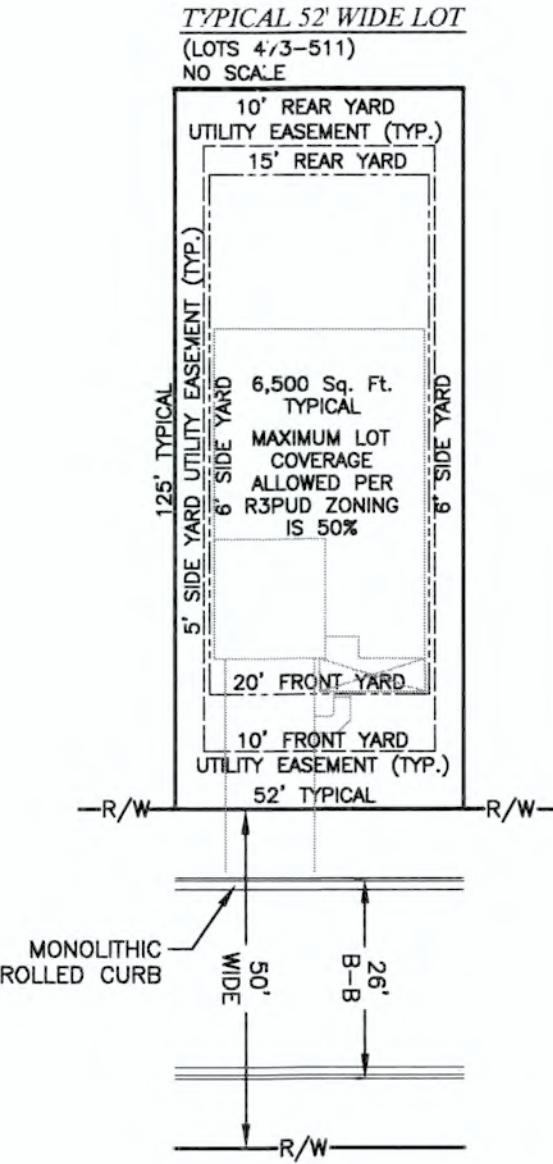
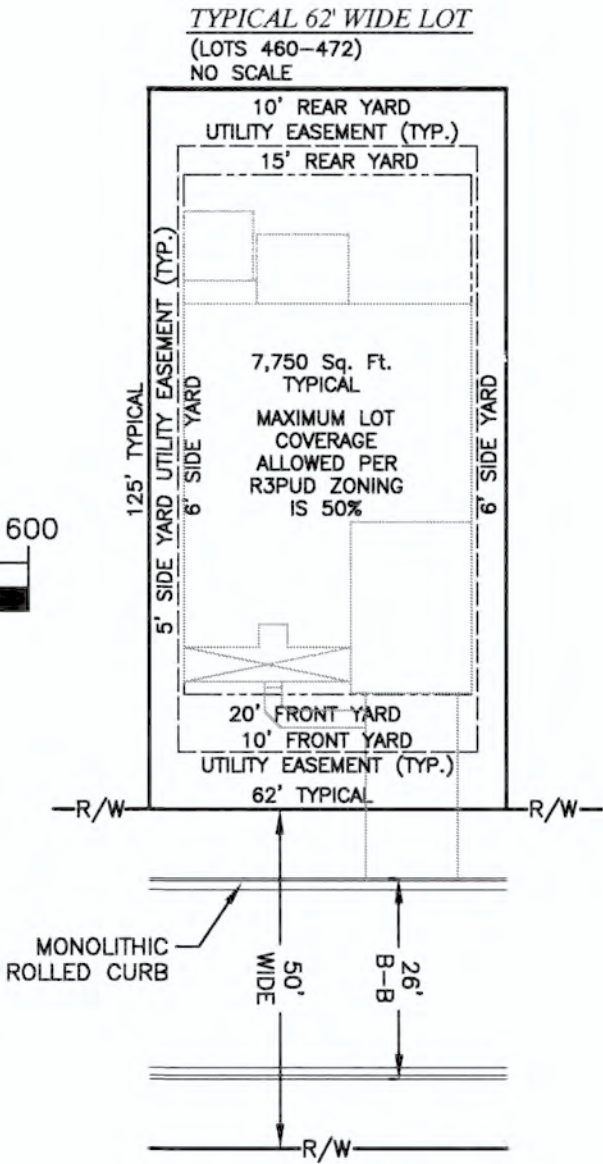
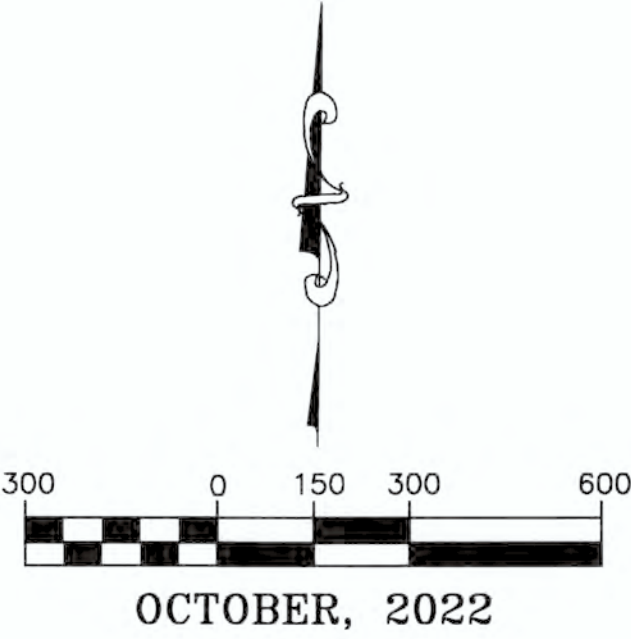
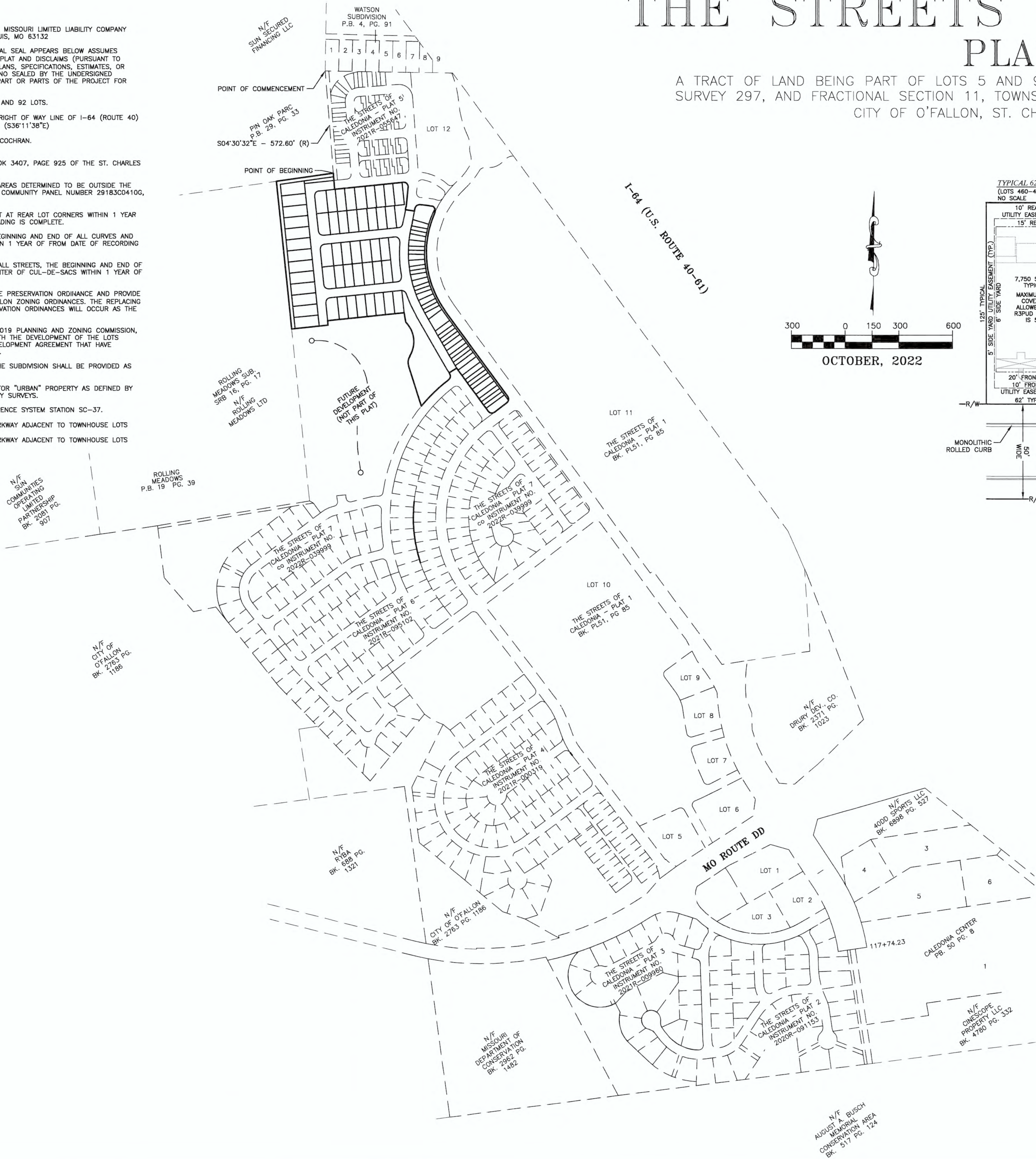
Missouri State Land Surveying Certificate of Authority #000380

RECORD PLAT OF
THE STREETS OF CALEDONIA
PLAT 8

A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SURVEYORS NOTES:

- OWNER/DEVELOPER: DD LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY ADDRESS: 10407 BAUR BOULEVARD SUITE B ST. LOUIS, MO 63132
- 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.
- THIS PLAT CONTAINS 17.81 ACRES MORE OR LESS, AND 92 LOTS.
- 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)
- (S)- DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
(R)- DENOTES RECORDED SURVEY INFORMATION.
- SOURCE OF DEED: BOOK 3407, PAGE 919 AND BOOK 3407, PAGE 925 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.
- THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, PANEL 410 OF 525, COMMUNITY PANEL NUMBER 29183C0410G, EFFECTIVE DATE JANUARY 20, 2016.
- A REBAR AND CAP (COCHRAN LS 380) WILL BE SET AT REAR LOT CORNERS WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
- CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL-DE-SACS WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- 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.
- CONDITIONS OF APPROVAL FROM THE JANUARY 3, 2019 PLANNING AND ZONING COMMISSION, THAT HAVE NO DEADLINE, SHALL BE ADDRESSED WITH THE DEVELOPMENT OF THE LOTS SHOWN ON THIS PLAT. CONDITIONS WITHIN THE DEVELOPMENT AGREEMENT THAT HAVE DEADLINES, SHALL BE COMPLIED WITH AS SPECIFIED.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION SHALL BE PROVIDED AS DEVELOPMENT OCCURS.
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION SC-37.
PUBLISHED ELEV. = 631.23
SITE BENCHMARK #1: CROSS ALONG CALEDONIA PARKWAY ADJACENT TO TOWNHOUSE LOTS 445-449. ELEV. = 583.39
SITE BENCHMARK #2: CROSS ALONG CALEDONIA PARKWAY ADJACENT TO TOWNHOUSE LOTS 420-423. ELEV. = 596.64



DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE STREETS OF CALEDONIA
PLAT 8
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
636-564-0540 (tel.)
636-564-0512 (fax)
mol@cochransurvey.com

DWN. BY	D.K.G.	DATE	OCT. 18, 2022	PROJ. NO.	17-6821
AREA	USS 297 T46N,R2E	SCALE	1" = 300'	DWG. NO.	2 OF 5

Missouri State Land Surveying Certificate of Authority #000380

RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 8

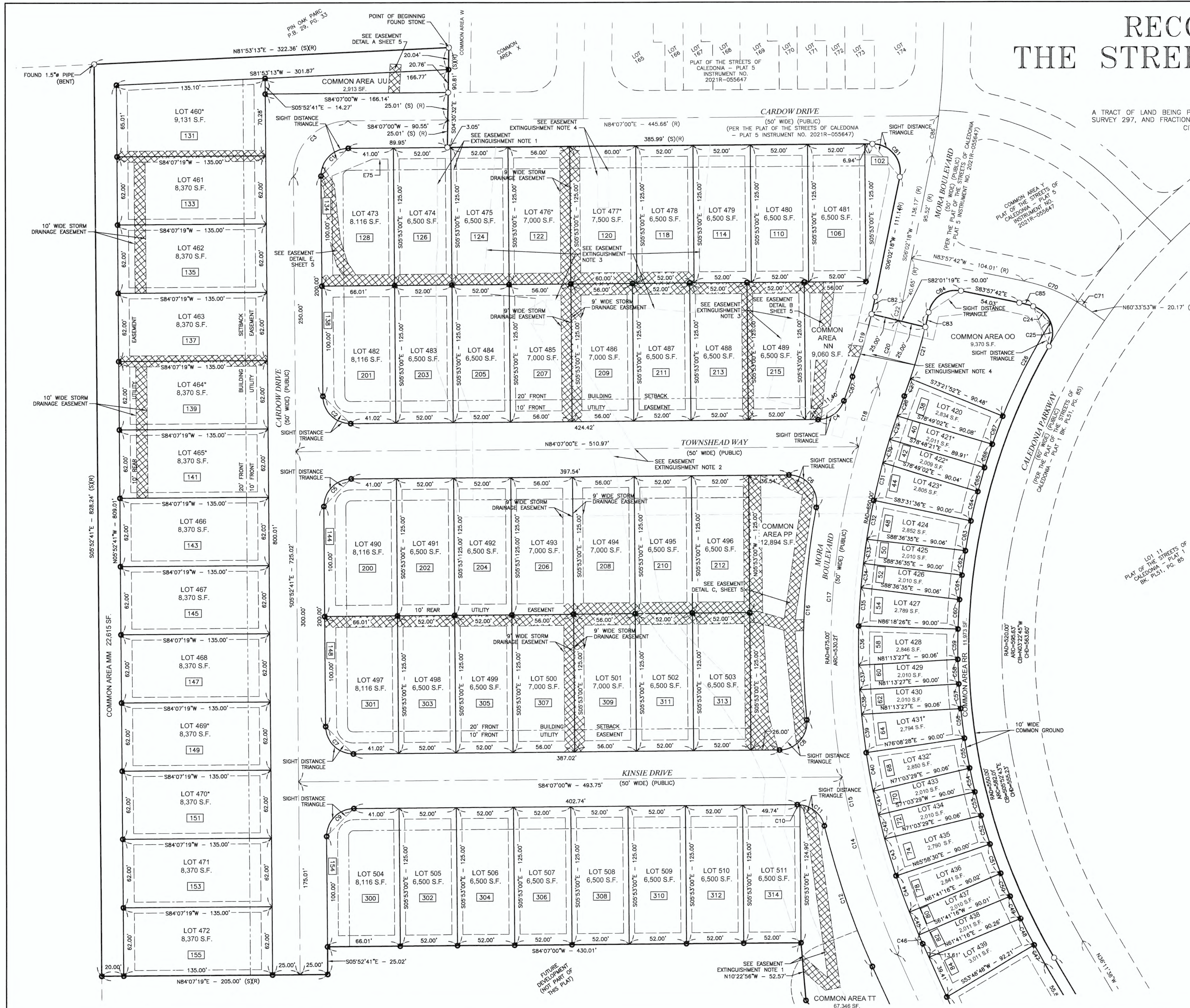
A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



- SET 5/8" X 24" IRON ROD
WITH CAP COCHRAN LS 380
FOUND IRON ROD
WITH CAP COCHRAN LS 380
RECORDED SURVEY INFORMATION
SURVEY INFORMATION GATHERED BY COCHRAN
INDICATES LOT IS SUSCEPTIBLE TO STREET CREEP
ADDRESS
DRAINAGE EASEMENT
- LOT XX*
302

EASEMENT EXTINGUISHMENT NOTES:

- THE EXISTING 20' SANITARY SEWER EASEMENT PER INSTRUMENT NO. 2021R-034771, IS HEREBY EXTINGUISHED BY THIS PLAT.
- THE EXISTING 20' TEMPORARY STORM WATER DRAINAGE EASEMENT PER INSTRUMENT NO. 2021R-009981, IS HEREBY EXTINGUISHED BY THIS PLAT.
- THE TEMPORARY EASEMENT FOR THE WATER QUALITY BASINS AS GRANTED UPON THE PLAT OF THE STREETS OF CALEDONIA - PLAT 5 INSTRUMENT NO. 2021R-055647, ARE HEREBY EXTINGUISHED BY THIS PLAT.
- THE TWO 10' WIDE UTILITY EASEMENTS EXTENDING INTO THE TEMPORARY EASEMENT FOR THE WATER QUALITY BASINS, AS GRANTED UPON THE PLAT OF THE STREETS OF CALEDONIA - PLAT 5 INSTRUMENT NO. 2021R-055647, ARE HEREBY EXTINGUISHED BY THIS PLAT





STATE OF MISSOURI
DANIEL K. GILDEHAUS
PLS-2006016625
MISSOURI LAND SURVEYOR

OWN: BY
J.R.G.
DATE
OCT. 18, 2022
SCALE
1" = 40'
AREA
T46N,R2E
DWC: NO.
3 OF 5

THE STREETS OF CALEDONIA
PLAT 8
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

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

COCHRAN
330A E. Independence Dr.
Union, Missouri 63084
636-564-0540 (fax)
636-564-0012 (fax)
info@cochransurvey.com

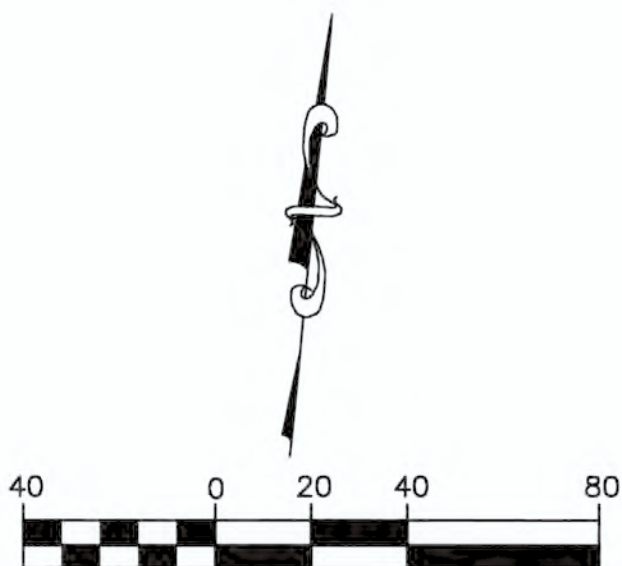
DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

PROJ. NO.
17-6821

MISSOURI State Land Surveying Certificate of Authority #000380

RECORD PLAT OF
THE STREETS OF CALEDONIA
PLAT 8

A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S.
SURVEY 297, AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M.,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



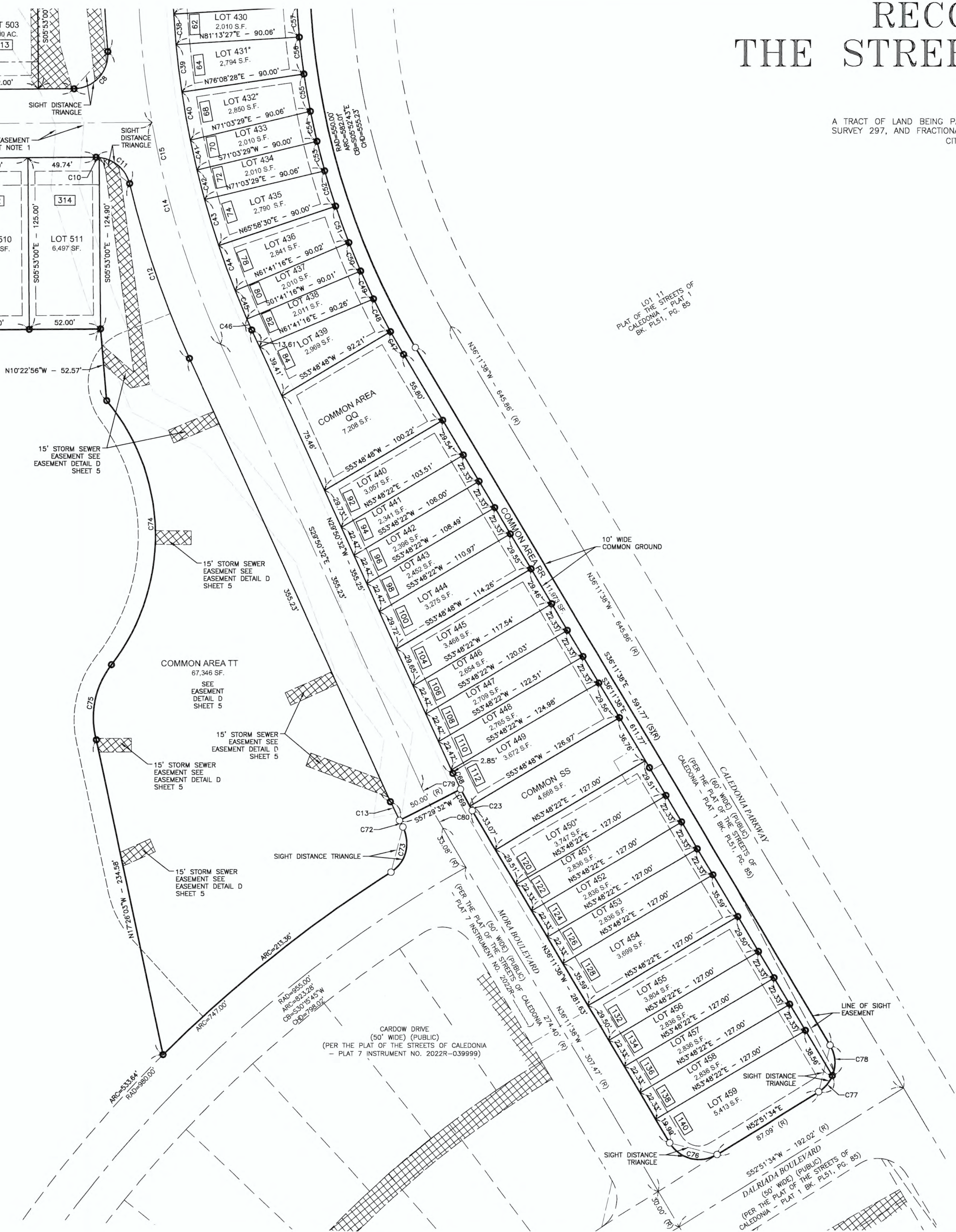
SEPTEMBER, 2022

LEGEND

- SET 5/8" X 24" IRON ROD
WITH CAP COCHRAN LS 380
FOUND IRON ROD
WITH CAP COCHRAN LS 380
RECORDED SURVEY INFORMATION
SURVEY INFORMATION GATHERED BY COCHRAN
INDICATES LOT IS SUSCEPTIBLE TO STREET CREEP
ADDRESS
DRAINAGE EASEMENT
- ○
(R)
(S)
LOT XX*
302

CURVE TABLE				
NUMBER	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	39.27'	25.00'	S39°07'09"W	35.35'
C2	39.27'	25.00'	S50°52'51"E	35.36'
C3	78.54'	50.00'	S39°07'09"W	70.71'
C4	30.92'	25.00'	N48°41'23"E	28.98'
C5	39.27'	25.00'	S39°07'09"W	35.35'
C6	44.05'	25.00'	N45°24'23"W	38.57'
C7	39.27'	25.00'	S50°52'51"E	35.36'
C8	41.42'	25.00'	N36°39'16"E	36.84'
C9	39.27'	25.00'	S39°07'09"W	35.35'
C10	2.26'	24.82'	S86°43'10"W	2.26'
C11	31.37'	25.00'	N54°45'29"W	29.35'
C12	134.73'	700.00'	N24°19'41"W	134.52'
C13	15.14'	325.00'	S31°10'35"E	15.14'
C14	169.50'	675.00'	S22°38'54"E	169.05'
C15	530.21'	675.00'	S07°20'22"E	516.68'
C16	193.99'	700.00'	N02°52'07"W	193.37'
C17	303.03'	675.00'	S02°35'37"E	300.50'
C18	57.68'	675.00'	S12°42'56"W	57.66'
C19	59.57'	475.00'	N11°34'16"E	59.53'
C20	62.71'	500.01'	N11°34'16"E	62.67'
C21	49.13'	525.06'	N10°39'32"E	49.11'
C22	16.93'	500.00'	S07°00'30"W	16.93'
C23	3.71'	275.00'	N35°48'26"W	3.71'
C24	22.09'	25.00'	N53°00'31"W	21.38'
C25	22.74'	25.00'	N01°37'36"W	21.97'
C26	95.99'	560.00'	S21°32'45"W	95.87'
C27	16.71'	525.06'	N14°15'06"E	16.71'
C28	19.23'	650.00'	S14°19'54"W	19.23'
C29	22.34'	650.00'	S12°30'00"W	22.34'
C30	22.33'	650.00'	S10°31'52"W	22.33'
C31	213.92'	650.00'	N05°44'07"E	212.95'
C32	35.27'	650.00'	S04°55'08"W	35.26'
C33	22.33'	650.00'	S02°20'38"W	22.33'
C34	22.33'	650.00'	S00°22'31"W	22.33'
C35	34.98'	650.00'	S02°09'04"E	34.98'
C36	35.62'	650.00'	S05°15'46"E	35.61'
C37	22.33'	650.00'	S07°49'01"E	22.33'
C38	22.33'	650.00'	S09°47'08"E	22.33'
C39	35.04'	650.00'	S12°18'52"E	35.04'
C40	35.66'	650.00'	S15°25'51"E	35.66'
C41	22.33'	650.00'	S17°59'13"E	22.33'
C42	22.33'	650.00'	S19°57'20"E	22.33'
C43	35.00'	650.00'	S22°28'57"E	34.99'
C44	34.94'	650.00'	S25°33'53"E	34.93'

CURVE TABLE				
NUMBER	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C45	22.33'	650.00'	S28°05'19"E	22.33'
C46	8.99'	650.00'	S29°28'09"E	8.99'
C47	19.21'	560.00'	S35°12'41"E	19.21'
C48	26.85'	560.00'	S32°51'18"E	26.85'
C49	22.35'	560.00'	S30°20'18"E	22.34'
C50	22.33'	560.00'	S28°03'10"E	22.33'
C51	28.20'	560.00'	S25°28'04"E	28.20'
C52	27.01'	560.00'	S22°38'35"E	27.01'
C53	22.34'	560.00'	S20°07'07"E	22.33'
C54	22.34'	560.00'	S17°50'00"E	22.33'
C55	27.68'	560.00'	S15°16'29"E	27.67'
C56	27.06'	560.00'	S12°28'29"E	27.05'
C57	22.34'	560.00'	S09°56'53"E	22.33'
C58	22.34'	560.00'	S07°39'46"E	22.33'
C59	27.63'	560.00'	S05°06'23"E	27.63'
C60	27.00'	560.00'	S02°18'42"E	26.99'
C61	22.34'	560.00'	S00°12'43"W	22.33'
C62	22.34'	560.00'	S02°29'50"W	22.33'
C63	27.69'	560.00'	S05°03'24"W	27.69'
C64	27.47'	560.00'	S07°52'43"W	27.47'
C65	22.31'	560.00'	S10°25'32"W	22.31'
C66	22.34'	560.00'	S12°42'42"W	22.34'
C67	27.18'	560.00'	S15°14'42"W	27.18'
C68	12.79'	275.00'	S31°10'30"E	12.79'
C69	13.98'	275.00'	S33°57'51"E	13.98'
C70	52.23'	152.00'	N74°07'01"W	51.98'
C71	9.84'	152.00'	N62°25'06"W	9.83'
C72	5.42'	325.00'	S32°59'18"E	5.42'
C73	37.32'	25.00'	S09°18'13"W	33.95'
C74	208.01'	154.00'	N06°30'35"W	192.56'
C75	58.23'	63.48'	N05°48'48"E	56.21'
C76	39.68'	25.00'	N81°40'02"W	35.65'
C77	15.60'	25.00'	N34°48'40"E	15.35'
C78	23.18'	25.00'	N09°37'44"W	22.36'
C79	13.97'	300.00'	S31°10'36"E	13.97'
C80	19.28'	300.00'	N34°21'09"W	19.28'
C81	44.47'	25.00'	S44°55'21"E	38.84'
C82	16.08'	475.02'	S07°00'30"W	16.08'
C83	13.62'	525.00'	N07°14'05"E	13.62'
C84	39.07'	25.00'	N51°15'53"E	35.22'
C85	12.98'	132.00'	S81°08'39"E	12.98'
C86	36.37'	485.00'	S03°53'24"W	36.37'
C87	23.24'	699.95'	N14°12'51"E	23.24'



DANIEL K. GILDEHAUS
SURVEYOR
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Union, Missouri 63084
636-584-0540 (mo)
636-584-0512 (texas)
mo@cochransurvey.com

OWN. BY
J.R.G.

DATE
OCT. 18, 2022

PROJ. NO.
17-6821

AREA
T46N,R2E

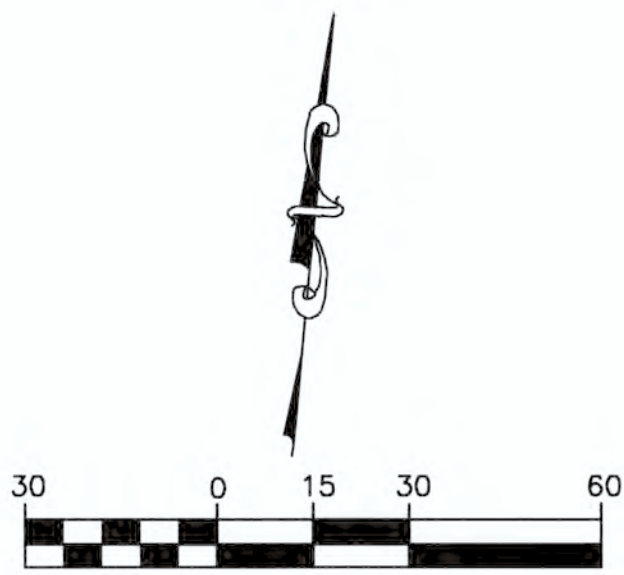
SCALE
1" = 40'

DWG. NO.
4 OF 5

Missouri State Land Surveying Certificate of Authority #000380

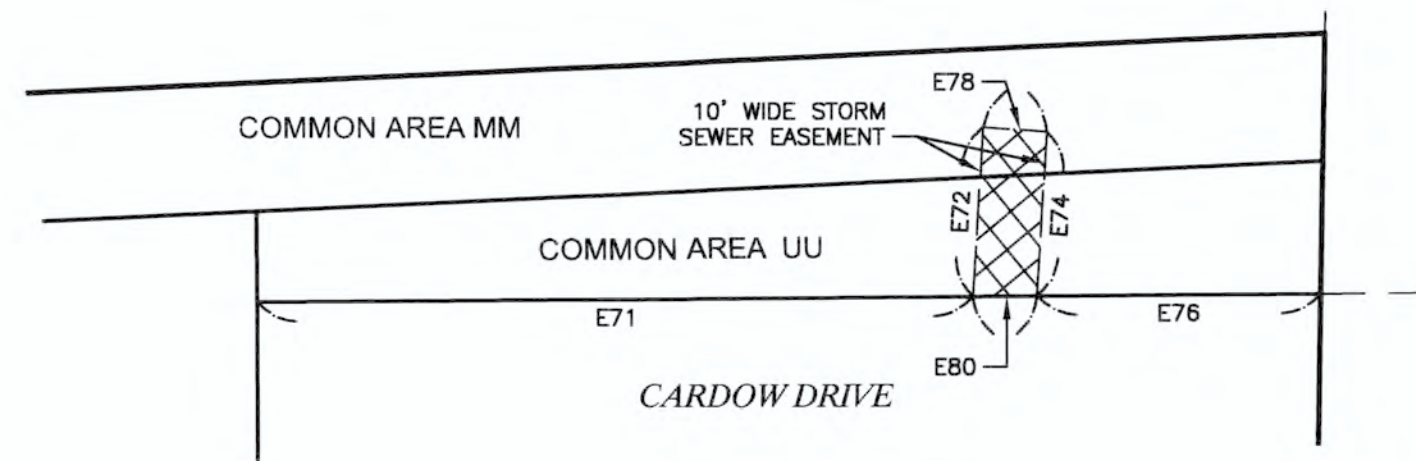
RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 8

A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

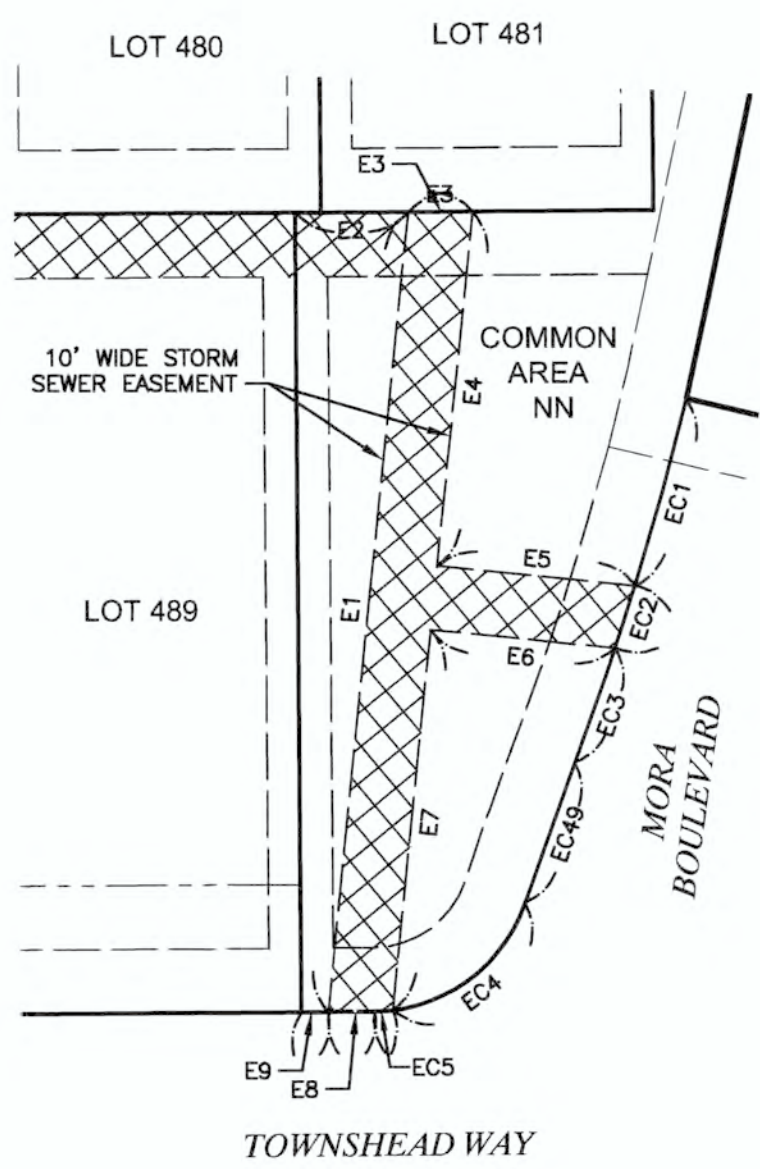


OCTOBER, 2022 LEGEND

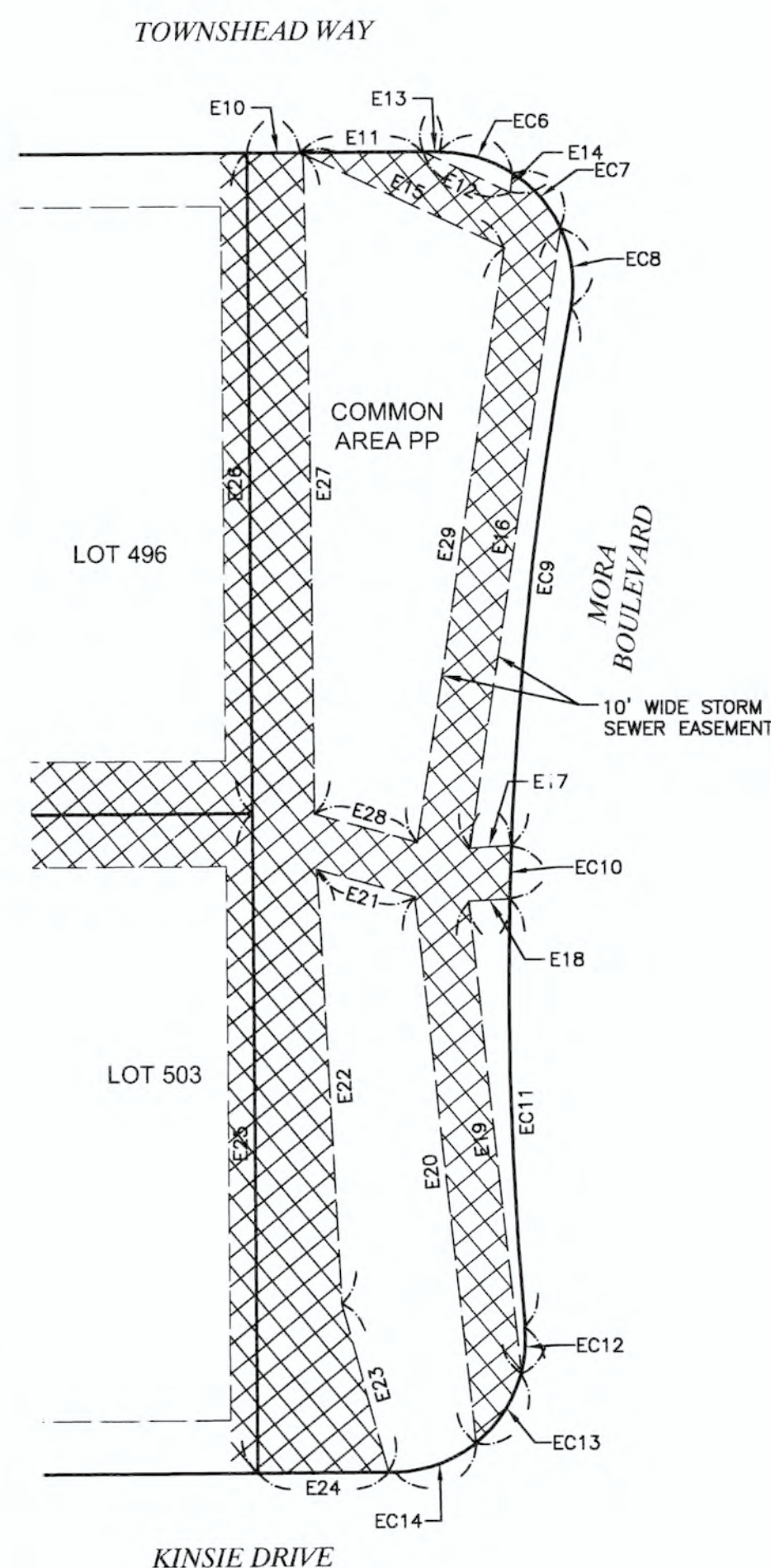
- SET 5/8" X 24" IRON ROD WITH CAP COCHRAN LS 380
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 - INDICATES LOT IS SUSCEPTIBLE TO STREET CREEP
 - ADDRESS
 - DRAINAGE EASEMENT
- LOT XX"
302



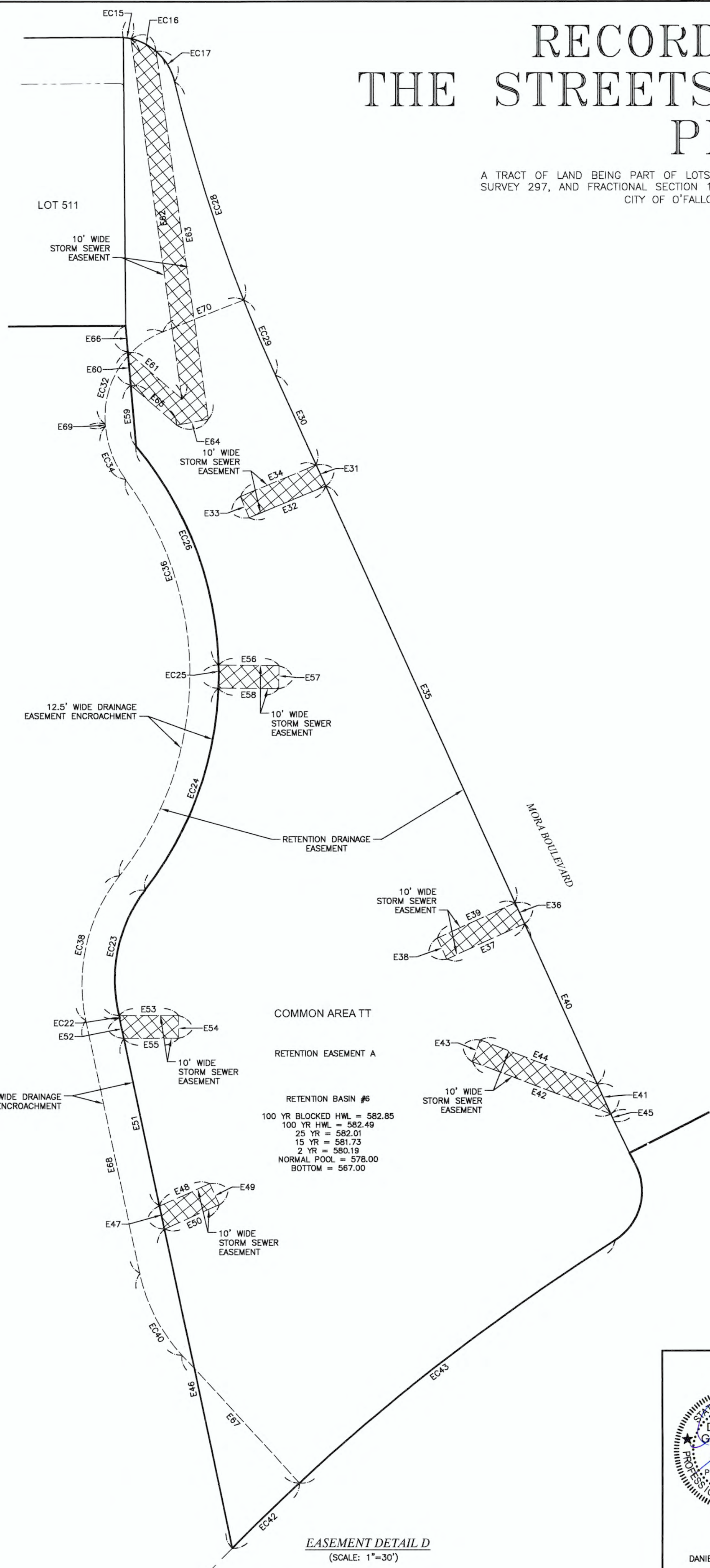
EASEMENT DETAIL A
(SCALE: 1"=30')



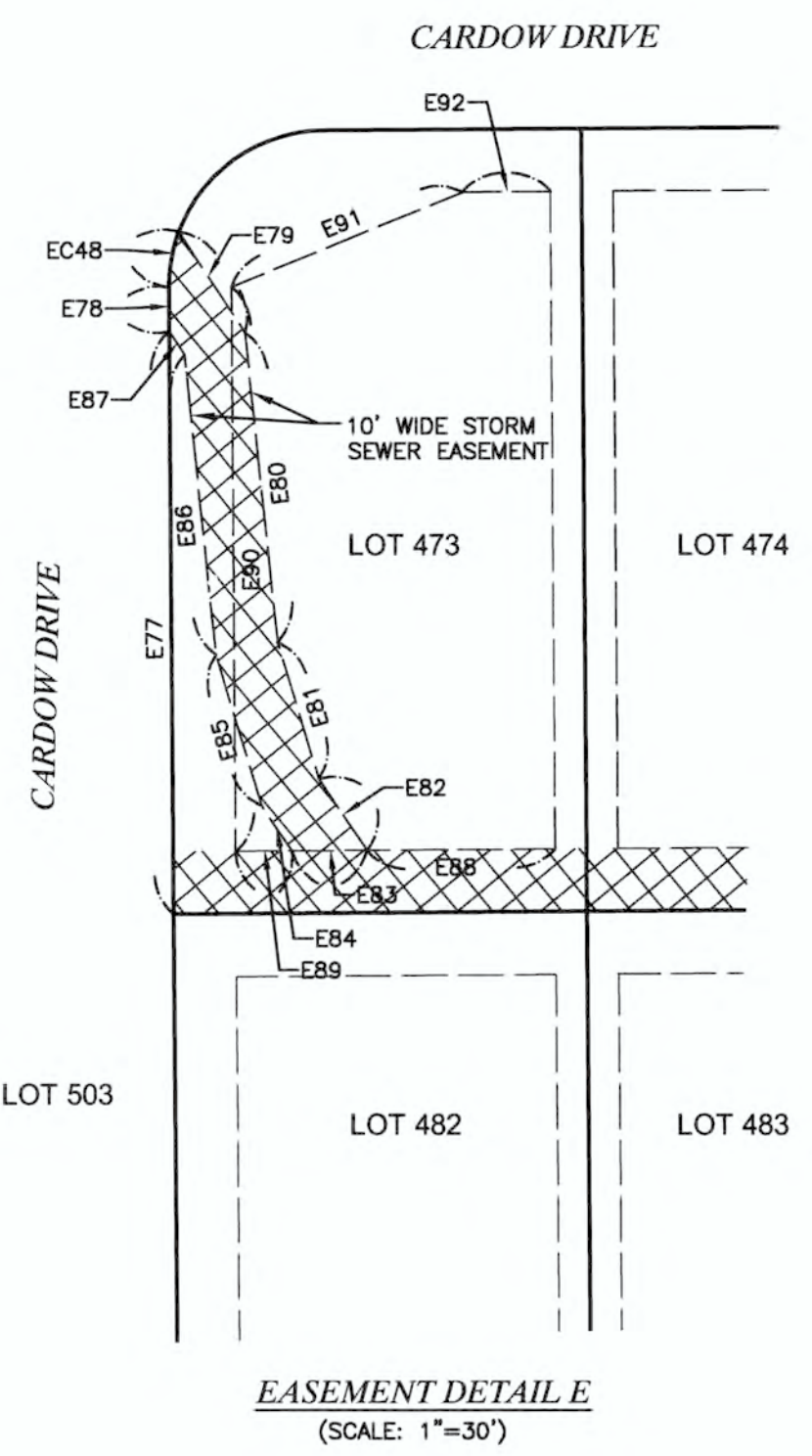
EASEMENT DETAIL B
(SCALE: 1"=30')



EASEMENT DETAIL C
(SCALE: 1"=30')



EASEMENT DETAIL D
(SCALE: 1"=30')



EASEMENT DETAIL E
(SCALE: 1"=30')

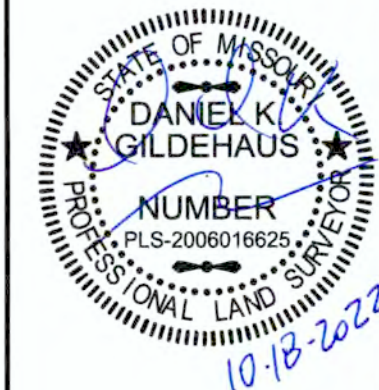
EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	S00°18'02"W	125.73'
E2	N84°07'00"E	17.69'
E3	N84°07'00"E	10.06'
E4	S00°19'00"W	55.75'
E5	N90°00'00"W	31.11'
E6	S89°42'51"E	29.00'
E7	S00°17'00"W	59.82'
E8	S84°07'00"W	7.25'
E9	S84°07'00"W	4.14'
E10	N84°07'00"E	10.13'
E11	N84°07'00"E	23.20'
E12	S70°20'51"E	18.38'
E13	N84°07'00"E	3.21'
E14	N00°17'09"E	3.80'
E15	S70°20'51"E	42.65'
E16	S02°53'58"W	118.70'
E17	S81°25'30"W	7.85'
E18	S81°25'30"W	7.83'
E19	S11°46'47"E	90.18'
E20	S11°46'47"E	104.15'
E21	N79°36'17"W	19.32'
E22	S08°40'27"E	82.50'
E23	S21°01'07"E	33.03'
E24	S84°07'00"W	24.77'
E25	S05°53'00"E	125.00'
E26	N05°53'00"W	125.00'
E27	N06°23'40"W	125.19'
E28	N79°36'17"W	20.29'
E29	S02°53'58"W	113.82'
E30	S29°50'32"E	42.89'
E31	S29°50'32"E	10.01'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E32	S62°01'40"W	35.93'
E33	N27°58'20"W	10.00'
E34	S62°01'40"W	35.61'
E35	S29°50'32"E	198.44'
E36	S29°50'32"E	10.00'
E37	S60°09'28"W	37.08'
E38	S29°50'32"E	10.00'
E39	S60°09'28"W	37.08'
E40	S29°50'32"E	76.26'
E41	S29°50'32"E	14.18'
E42	N74°42'05"W	64.28'
E43	S15°17'55"W	10.00'
E44	N74°42'05"W	54.23'
E45	S29°50'32"E	3.66'
E46	N17°26'03"W	140.93'
E47	N17°26'03"W	10.23'
E48	N60°27'39"E	23.75'
E49	S29°32'21"E	10.00'
E50	N60°27'39"E	25.90'
E51	N17°26'03"W	74.26'
E52	N17°26'03"W	9.17'
E53	N84°10'27"E	25.80'
E54	S05°49'33"E	10.00'
E55	N84°10'27"E	23.69'
E56	N85°04'18"E	26.16'
E57	S04°55'42"E	10.00'
E58	N85°04'18"E	26.16'
E59	N10°22'56"W	26.68'
E60	N10°22'56"W	14.39'
E61	N54°25'03"W	31.02'
E62	S13°26'45"E	157.74'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E63	S13°26'45"E	160.97'
E64	S73°46'42"W	13.86'
E65	S54°25'03"E	26.33'
E66	N10°22'56"W	11.51'
E67	N48°02'49"W	75.01'
E68	N17°26'03"W	112.35'
E69	N10°22'56"W	0.92'
E70	N63°03'46"E	37.59'
E71	N84°07'00"E	111.81'
E72	N01°56'24"W	26.44'
E73	N88°03'36"E	10.00'
E74	S01°56'24"E	25.75'
E75	S84°07'00"W	10.02'
E76	N84°07'00"E	44.31'
E77	N05°52'41"W	92.99'
E78	N05°52'41"W	7.01'
E79	S38°44'35"E	19.28'
E80	S11°29'11"E	49.46'
E81	S22°14'04"E	22.87'
E82	S39°10'56"E	13.80'
E83	S84°07'00"W	11.96'
E84	N39°10'56"W	8.72'
E85	N22°14'04"W	25.30'
E86	N11°29'11"W	47.97'
E87	N38°44'35"W	4.39'
E88	S84°07'00"W	30.06'
E89	S84°07'00"W	8.98'
E90	N05°52'41"W	90.00'
E91	N62°03'16"E	39.93'
E92	N84°07'00"E	13.99'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
EC1	30.32'	475.01'	N09°48'25"E	30.32'
EC2	10.22'	475.00'	N12°15'09"E	10.22'
EC3	19.03'	475.00'	N14°00'59"E	19.03'
EC4	28.09'	25.00'	N45°27'01"E	26.63'
EC5	2.83'	25.00'	N80°52'37"E	2.83'
EC6	14.59'	25.00'	N79°09'33"W	14.39'
EC7	14.03'	25.00'	N46°21'33"W	13.85'
EC8	15.43'	25.00'	N12°36'23"W	15.18'
EC9	102.67'	700.00'	S00°52'08"W	102.58'
EC10	10.04'	700.00'	S03°44'37"E	10.04'
EC11	81.29'	700.00'	S07°28'52"E	81.24'
EC12	8.95'	25.00'	N00°33'11"W	8.90'
EC13	15.92'	25.00'	N27°56'24"E	15.65'
EC14	16.55'	25.00'	N65°08'51"E	16.25'
EC15	3.43'	24.90'	N86°48'19"W	3.43'
EC16	12.29'	25.00'	N68°44'59"W	12.16'
EC17	15.65'	25.00'	N36°44'34"W	15.39'
EC22	1.05'	63.48'	S19°59'21"E	1.05'
EC23	57.18'	63.48'	S06°17'18"W	55.26'
EC24	94.80'	154.00'	N14°33'01"E	93.31'
EC25	10.00'	154.00'	N04°56'47"W	10.00'
EC26	103.21'	154.00'	N26°00'23"W	101.29'
EC28	99.24'	700.00'	N22°52'33"W	99.16'
EC29	35.49'	700.00'	N28°23'23"W	35.48'
EC32	50.63'	39.50'	N26°20'25"E	47.24'
EC34	25.03'	45.50'	N26°08'20"W	24.71'
EC36	184.66'	141.50'	N04°30'35"W	171.83'
EC38	66.29'	75.50'	N07°43'15"E	64.19'
EC40	40.34'	75.50'	N32°44'26"W	39.86'
EC42	40.26'	980.00'	S40°46'34"W	40.26'
EC43	173.10'	980.00'	S47°00'48"W	172.87'
EC48	9.09'	25.00'	N04°32'02"E	9.04'
EC49	23.24'	699.95'	N14°12'51"E	23.24'

RETENTION BASIN #6
100 YR BLOCKED HWL = 582.85
100 YR HWL = 582.49
25 YR = 582.01
15 YR = 581.73
2 YR = 580.19
NORMAL POOL = 578.00
BOTTOM = 567.00



THE STREETS OF CALEDONIA
PLAT 8
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mike@cochraneeng.com

OWN. BY	J.R.G.	DATE	OCT. 18, 2022	PROJ. NO.	17-6821
AREA	T46N,R2E	SCALE	1" = 30'	DWG. NO.	5 OF 5
Missouri State Land Surveying Certificate of Authority #000380					