

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 9".

THE UNDERSIGNED DECLARES ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, CARDOW DRIVE (50 FEET WIDE), RODDENS WAY (50 FEET WIDE), CHARLOTTE GARDEN WAY (50 FEET WIDE), AND CLARKSTON 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 UTILIZE 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, 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.

UTILITY EASEMENTS UPON COMMON GROUND AREAS UU, VV, WW, AND XX 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. 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 WW IS DEDICATED AS A LANDSCAPE BUFFER, ALL MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE STREETS OF CALEDONIA HOMEOWNERS' ASSOCIATION.

ALL COMMON GROUND 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 GROUND 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 AS SHOWN HEREON AT THE INTERSECTIONS OF SMITHTON BOULEVARD, CARDOW DRIVE, RODDENS WAY, CHARLOTTE GARDEN WAY, AND CLARKSTON DRIVE 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 ERECTED, 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 ERECTED, 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 IN THE COMMON GROUND AREAS BY THE STREETS OF CALEDONIA HOMEOWNER'S ASSOCIATION, 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.

THIS SUBDIVISION SHALL BE GOVERNED BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED AS DOCUMENT NUMBER 2021R-086079.

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 DEEDS AS DOCUMENT NUMBER 2021R-086079, 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 9 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 1st DAY OF November, 2023.

DD LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

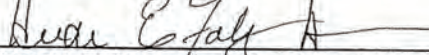
BY: 
WILLIAM R. ALLEN, AUTHORIZED SIGNER

ACKNOWLEDGMENT

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

ON THIS 1st DAY OF November, 2023, 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.

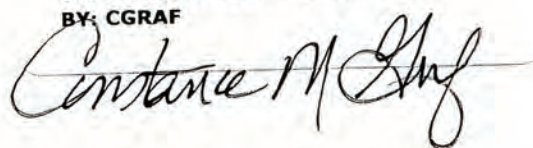
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.


NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: 4/16/2027

HEIDI E. FALLGREN-WHITTAM
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Apr. 6, 2027
Commission # 15523132

2024R-000108
01/02/2024 01:15:23 PM
\$ 216.00
PAGES: 4
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: CGRAF



RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 9

A TRACT OF LAND BEING PART OF LOTS 4, 5, AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

PLAT 9 - PARCEL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 4, 5, AND 9 OF JAMES BALDRIDGE ESTATE PARTITION IN U.S. SURVEY 297, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI ALSO BEING A PORTION OF THAT PARCEL CONVEYED TO DD LAND DEVELOPMENT, LLC BY DEED RECORDED IN BOOK 7337, PAGE 1894 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COMMON AREA MM OF THE PLAT OF THE STREETS OF CALEDONIA - PLAT 8 AS RECORDED AS INSTRUMENT NO. 2023R-000113 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT BEING ON THE EAST LINE OF THE PLAT OF ROLLING MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 17 OF SAID RECORDER OF DEEDS OFFICE, THENCE ALONG THE SOUTH LINE OF SAID PLAT OF THE STREETS OF CALEDONIA - PLAT 8, N84°07'19"E 205.00 FEET; THENCE CONTINUING, N05°52'41"W 25.02 FEET; THENCE N84°07'00"E 430.01 FEET TO A POINT ON THE WEST LINE OF COMMON AREA TT OF SAID PLAT 8; THENCE S10°22'56"E 52.57 FEET; THENCE 208.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 154.00 FEET, AND A CHORD THAT BEARS S05°30'55"E 192.56 FEET; THENCE 58.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 63.48 FEET, AND A CHORD THAT BEARS S05°48'48"W 56.21 FEET; THENCE S17°28'03"E 234.58 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SMITHTON BOULEVARD AS DEDICATED UPON THE PLAT OF N75°43'41"E 8.62 FEET THE STREETS OF CALEDONIA - PLAT 7 AS RECORDED AS INSTRUMENT NO. 2022R-039999 OF SAID RECORDER OF DEEDS OFFICE; THENCE 533.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, AND A CHORD THAT BEARS S23°59'58"E 527.07 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MEMSIE DRIVE AS DEDICATED UPON SAID PLAT 7; THENCE ALONG SAID NORTHERN RIGHT OF WAY, 36.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S50°22'58"W 33.45 FEET; THENCE 50.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS N84°02'49"W 50.64 FEET; THENCE N75°43'41"W 103.06 FEET; THENCE 41.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS N56°57'34"W 36.75 FEET; THENCE 8.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AND A CHORD THAT BEARS N07°45'47"W 8.22 FEET; THENCE N05°52'45"W 10.00 FEET; THENCE S84°07'15"W 50.00 FEET; THENCE S05°52'45"E 10.00 FEET; THENCE 18.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS S08°55'13"E 18.57 FEET; THENCE 38.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS S31°53'00"W 34.64 FEET; THENCE N75°43'41"W 8.62 FEET; THENCE 68.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AND A CHORD THAT BEARS S64°28'09"W 68.33 FEET; THENCE S53°12'38"W 8.48 FEET TO THE SOUTHEAST CORNER OF COMMON AREA KK OF SAID PLAT 7; THENCE N38°47'22"W ALONG THE EAST LINE OF SAID COMMON AREA KK, 67.45 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF COMMON AREA JJ OF SAID PLAT 7; THENCE N61°05'37"W 24.35 FEET TO A STONE THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE SAID PLAT OF ROLLING MEADOWS SUBDIVISION; THENCE N05°52'41"W ALONG THE EAST LINE OF SAID ROLLING MEADOWS SUBDIVISION, 966.94 FEET TO THE POINT OF BEGINNING, CONTAINING 13.53 ACRES OR 589,405 SQUARE FEET MORE OR LESS.

LENDER FOR THE STREETS OF CALEDONIA

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS INSTRUMENT NO. _____ R-____ OF THE ST. CHARLES COUNTY RECORDER OF DEEDS JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF THE STREETS OF CALEDONIA PLAT 9.

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: _____

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

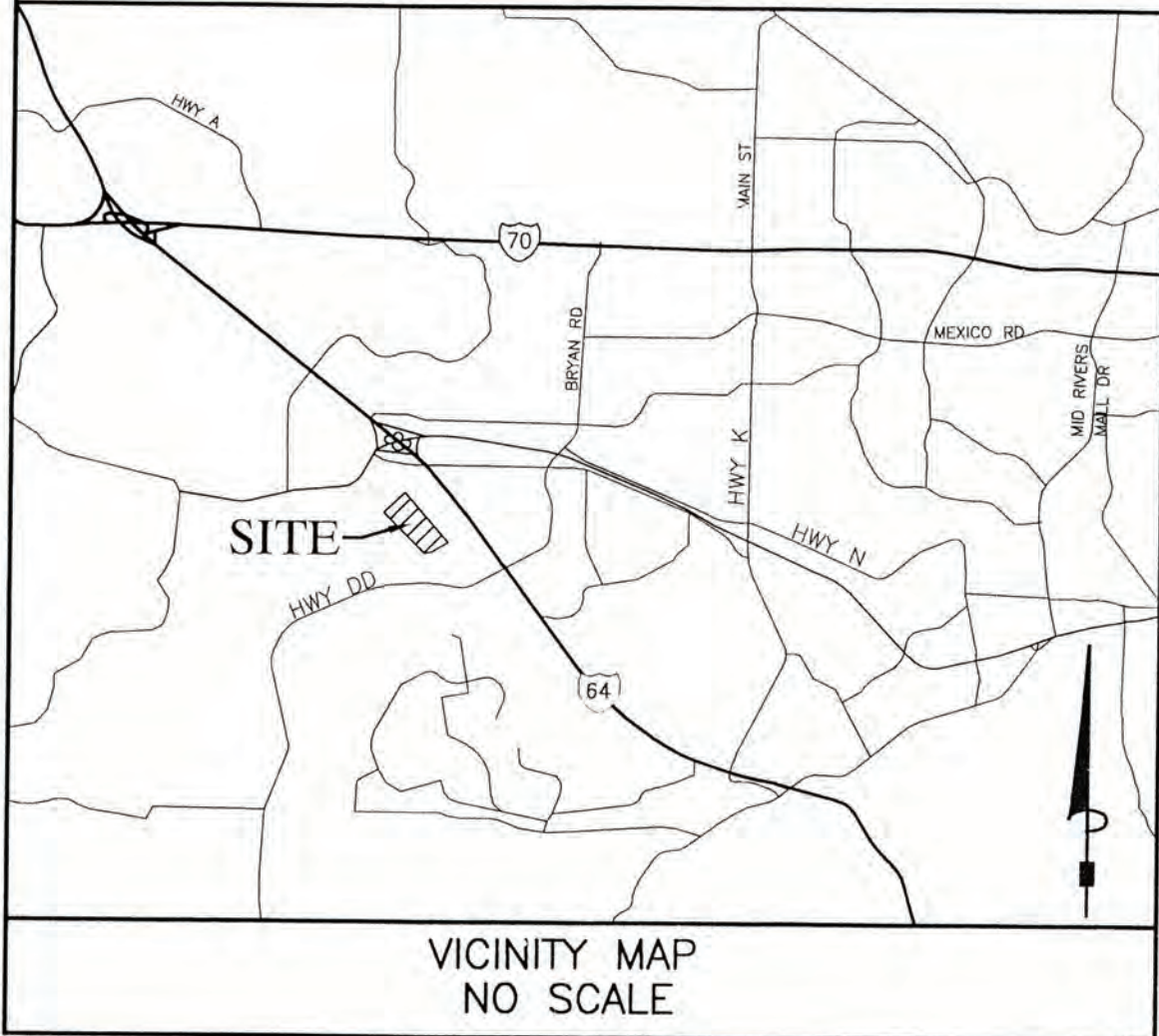
ADDRESS: 10407 BAUR BOULEVARD SUITE B
ST. LOUIS, MO 63132

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF PAYNE FAMILY HOMES, LLC, WE HAVE DURING THE MONTH OF AUGUST 2023, 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, 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



CITY CERTIFICATION:

I, Bess Bacher, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 1006 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 December 14, 2023, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 13 DAY OF December 2023.


Bess Bacher
CITY CLERK
CITY OF O'FALLON, MISSOURI



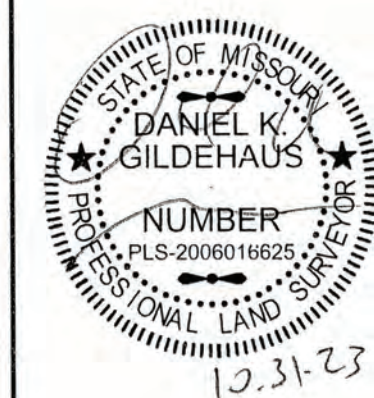
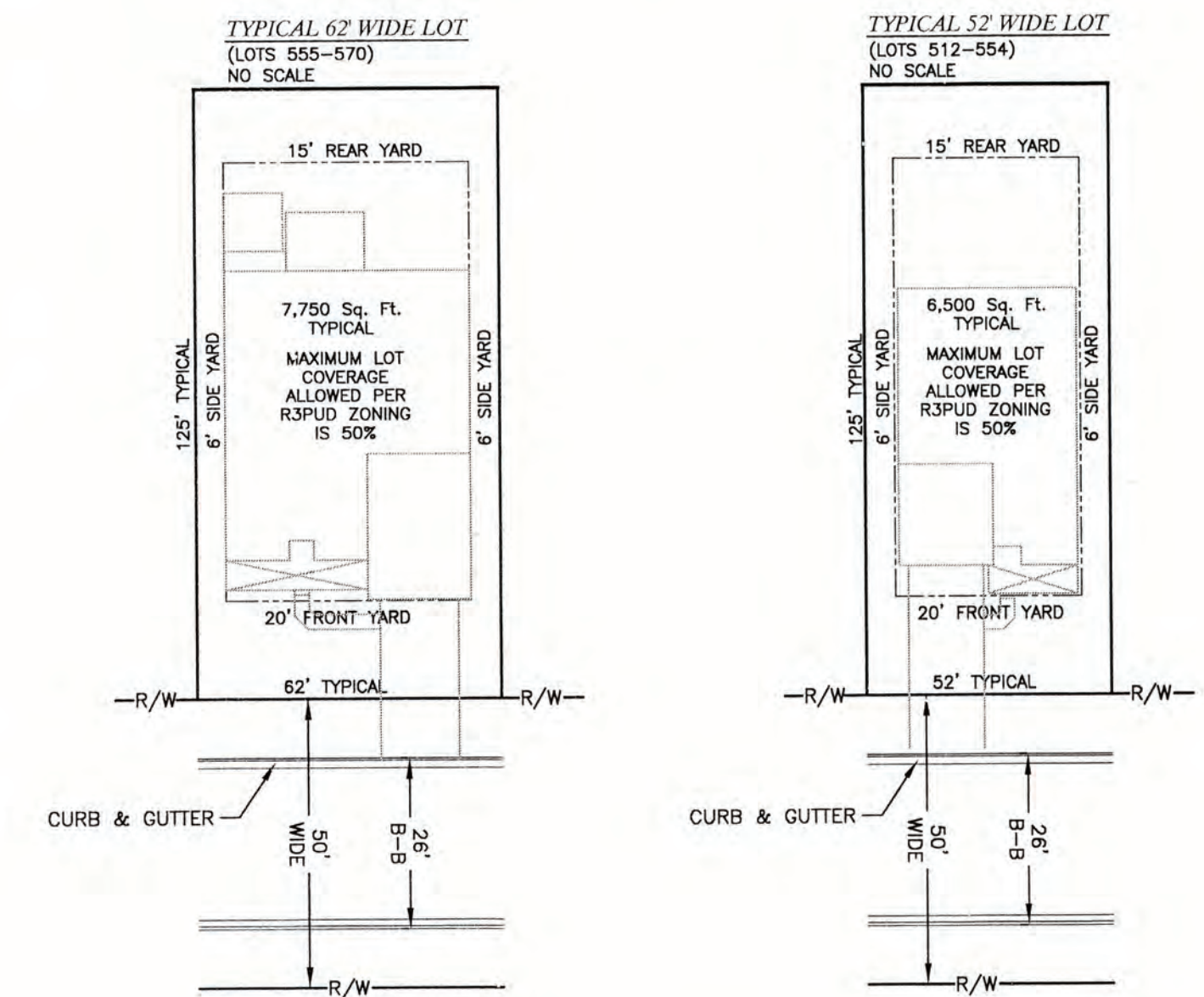
THE STREETS OF CALEDONIA PLAT 9 CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI	
 • Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning COCHRAN 530A E. Independence Dr. Union, Missouri 63084 636-584-0540 (tel.) 636-584-0512 (fax) mail@cochransurvey.com	
OWN. BY D.K.G.	DATE OCT 31, 2023
AREA USS 297 T46N,R2E	SCALE NO SCALE
PROJ. NO. 17-6821	DWG. NO. 1 OF 4
Missouri State Land Surveying Certificate of Authority #000380	

RECORD PLAT OF
THE STREETS OF CALEDONIA
PLAT 9

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

SURVEYORS NOTES:

1. OWNER/DEVELOPER: LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY
ADDRESS: 10411 BAIR BOULEVARD ST. LOUIS, MO 63132
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 NOT 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 13.53 ACRES MORE OR LESS, AND 59 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 3407, PAGE 919 AND 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, PANEL 410 OF 525, COMMUNITY PANEL NUMBER 29193C0410G, EFFECTIVE DATE JANUARY 20, 2016.
8. 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.
9. 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.
10. 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.
11. 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 PROJECT DEVELOPS.
12. 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.
13. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION SHALL BE PROVIDED AS DEVELOPMENT OCCURS.
14. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
15. ANY EASEMENTS OR SETBACKS NOT SPECIFICALLY DIMENSIONED SHOULD BE CONSIDERED TYPICAL AS NOTED ON THE TYPICAL LOT DETAILS AS SHOWN ON THIS PAGE.



DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE STREETS OF CALEDONIA
PLAT 9
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
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com

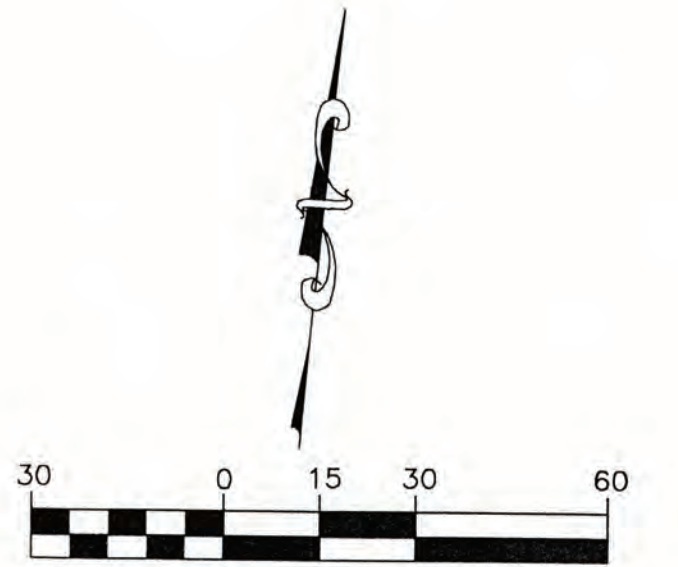
DWN. BY	D.K.G.	DATE	OCT 31, 2023	PROJ. NO.	17-6821
---------	--------	------	--------------	-----------	---------

AREA	SCALE	DWG. NO.
USS 297 T46N R2E	1" = 300'	2 OF 4

Missouri State Land Surveying Certificate of Authority #000380

RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 9

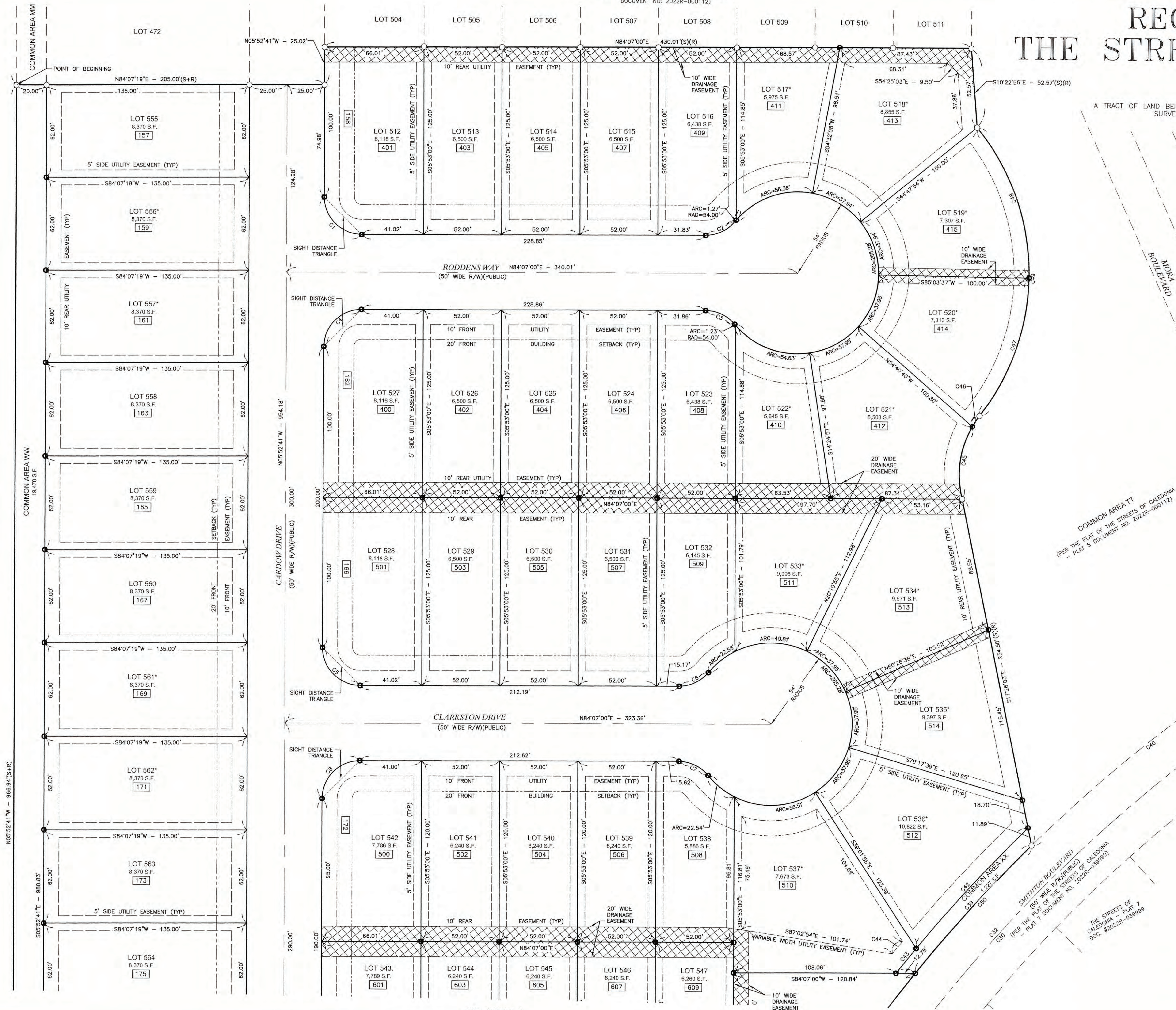
A TRACT OF LAND BEING PART OF LOTS 5 AND 9 OF JAMES BALDRIDGE ESTATE, PARTITION IN U.S.
SURVEY 297, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH P.M.,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



SCALE: 1" = 30'

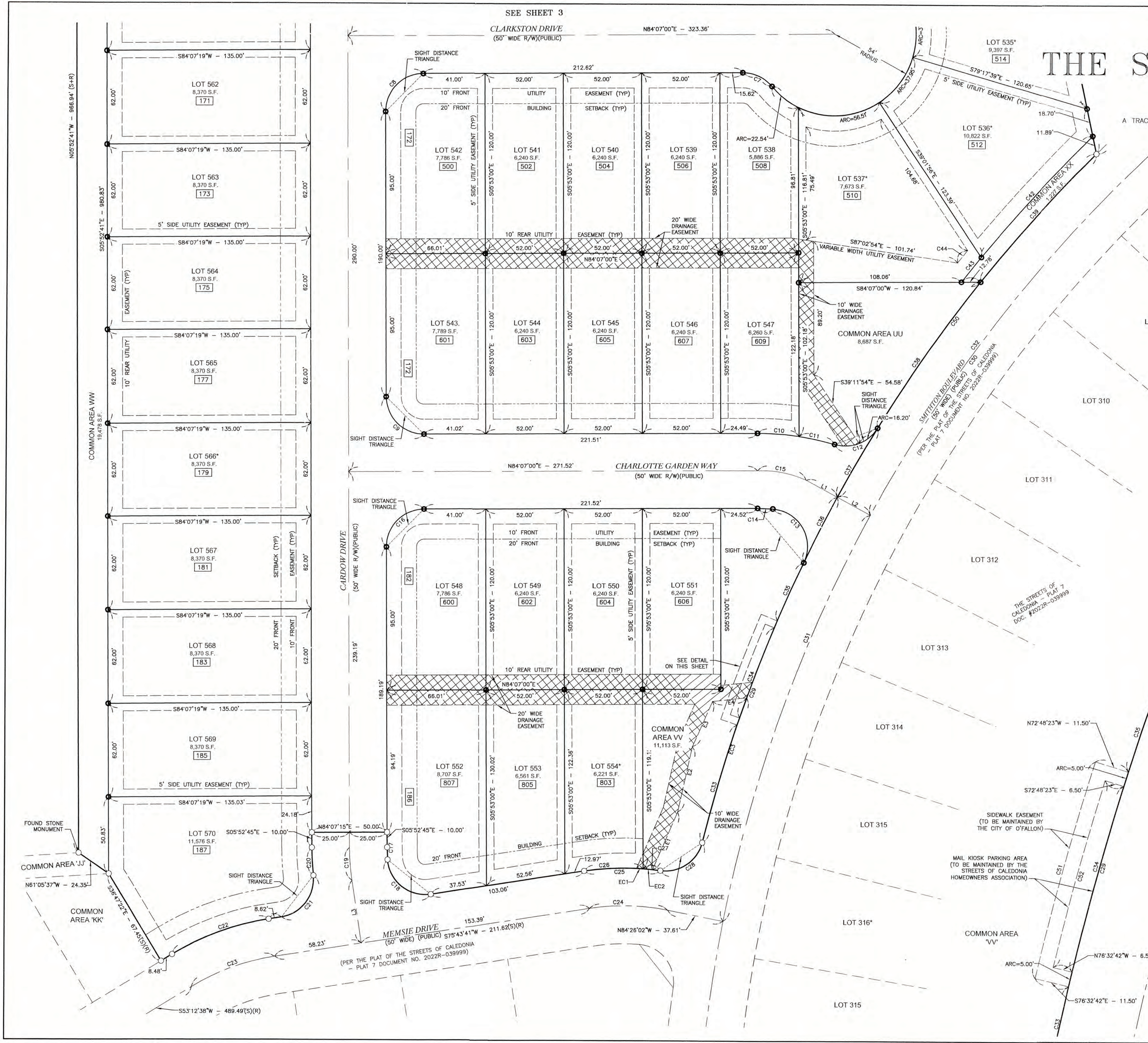
LEGEND

- 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
- ○
(R)
(S)
LOT XX*
302



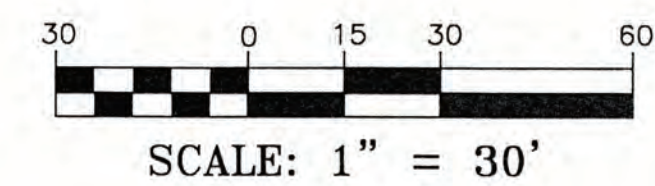
SEE SHEET 4

 DANIEL K. GILDEHAUS SURVEYOR PLS #2006016625		THE STREETS OF CALEDONIA PLAT 9 CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI	
		• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning COCHRAN 5304 E. Independence Dr. Union, Missouri 63084 636-584-0512 (fax) m@cochransurvey.com	
OWN. BY D.K.G.	DATE OCT 31, 2023	PROJ. NO. 17-6821	
AREA T46N,R2E	SCALE 1" = 30'	DWG. NO. 3 OF 4	
Missouri State Land Surveying Certificate of Authority #000380			



RECORD PLAT OF THE STREETS OF CALEDONIA PLAT 9

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



SCALE: 1" = 30'

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

CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	S50°52'51"E	33.36'	C31	287.85'	955.00'	S14°11'42"W	286.57'
C2	22.14'	25.00'	N58°44'57"E	21.42'	C32	535.63'	955.00'	S38°53'29"W	528.63'
C3	22.14'	25.00'	N70°30'58"W	21.42'	C33	81.47'	980.00'	N10°46'53"E	81.44'
C4	39.27'	25.00'	S39°07'09"W	35.35'	C34	63.94'	980.00'	N15°19'28"E	63.93'
C5	39.27'	25.00'	S50°52'51"E	35.36'	C35	42.52'	980.00'	N18°43'44"E	42.52'
C6	22.14'	25.00'	N58°44'57"E	21.42'	C36	48.78'	980.00'	S21°23'53"W	48.77'
C7	21.72'	25.00'	N70°02'06"W	21.04'	C37	53.21'	980.00'	S24°22'46"W	53.21'
C8	39.27'	25.00'	S39°07'09"W	35.35'	C38	118.82'	980.00'	S29°24'30"W	118.75'
C9	39.27'	25.00'	S50°52'51"E	35.36'	C39	114.89'	980.00'	S36°14'26"W	114.83'
C10	27.62'	175.00'	N88°38'17"E	27.59'	C40	213.36'	980.00'	N45°50'10"E	212.94'
C11	24.33'	175.00'	S82°51'30"E	24.31'	C41	37.32'	25.00'	N09°18'13"E	33.95'
C12	32.81'	25.00'	N63°31'46"E	30.50'	C42	109.36'	990.00'	N36°48'32"E	109.31'
C13	48.53'	25.00'	S35°38'23"E	41.26'	C43	21.18'	990.00'	N33°01'53"E	21.18'
C14	10.10'	125.00'	N86°25'57"E	10.10'	C44	10.73'	1000.00'	N33°12'56"E	10.73'
C15	33.04'	70.68'	S84°28'51"E	32.74'	C45	49.74'	63.48'	S01°59'02"W	48.48'
C16	39.27'	25.00'	N39°07'09"E	35.35'	C46	8.49'	63.48'	S28°15'41"W	8.48'
C17	8.22'	125.00'	N07°45'47"W	8.22'	C47	99.80'	154.00'	S13°37'14"W	98.06'
C18	41.29'	25.00'	N56°57'34"W	36.75'	C48	108.21'	154.00'	S25°04'31"E	106.00'
C19	21.97'	150.00'	S10°04'32"E	21.95'	C49	208.01'	154.00'	S06°30'35"E	192.56'
C20	16.58'	175.00'	S08°55'13"E	16.57'	C50	286.93'	980.00'	S31°12'41"W	285.91'
C21	38.26'	25.00'	S31°53'00"W	34.64'	C51	74.69'	991.50'	S15°19'28"W	74.68'
C22	68.78'	175.00'	S64°28'09"W	68.33'	C52	64.37'	986.50'	N15°19'28"E	64.36'
C23	58.95'	150.00'	S64°28'09"W	58.57'					
C24	51.94'	150.00'	S85°38'49"W	51.68'					
C25	50.82'	175.00'	S84°02'49"W	50.64'					
C26	39.27'	175.00'	S82°09'24"W	39.19'					
C27	11.55'	175.00'	S89°31'28"E	11.54'					
C28	36.64'	25.00'	S50°22'58"W	33.45'					
C29	246.71'	980.00'	S15°36'43"W	246.06'					
C30	823.28'	955.00'	S30°15'45"W	798.02'					

LINE TABLE			EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S67°10'34"E	23.78'	E1	N17°54'45"E	41.83'
L2	S67°10'34"E	25.00'	E2	N06°58'17"E	44.56'
L3	S14°16'19"E	41.94'	E3	N18°19'25"E	32.76'
			E4	N78°05'21"E	22.76'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
EC1	4.33'	175.00'	N87°52'36"E	4.33'
EC2	6.25'	175.00'	N89°36'31"E	6.25'
EC3	100.65'	980.00'	S11°20'32"W	100.60'

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE STREETS OF CALEDONIA
PLAT 9
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

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

COCHRAN
5304 E. Independence Dr.
Union, Missouri 63084
636-564-0940 (Mo.)
636-564-0912 (Iowa)
mol@cochransurveying.com

DWN. BY: D.K.G. DATE: OCT 31, 2023 PROJ. NO.: 17-6821

AREA: T46N,R2E SCALE: 1" = 30' DWG. NO.: 4 OF 4

Missouri State Land Surveying Certificate of Authority #000380