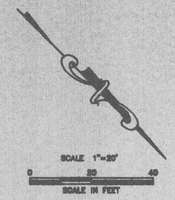
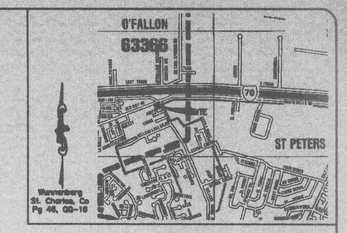


LEGEND

TB	Top of Bank
TS	Toe of Slope
EP	Edge of Pavement
CL	Centerline
C-Pvmt	Concrete Pavement
Asph	Asphalt
Conc	Concrete
Shldr	Shoulder
TJB	Telephone Co. Junction Box
UGT	Underground Telephone
Gas	Gas Line
FES	Flared End Section
San MH	Sanitary Manhole
FL	Flowline
CP	Concrete Pipe
VCP	Clay Pipe
CO	Clean Out
WV	Water Valve
WL	Water Line
GV	Gas Valve
WM	Water Meter



PROPOSED LOT C

PROPOSED LOT D

PROPOSED LOT B

PROPOSED COMFORT INN AND SUITES SUBDIVISION

PROPOSED LOT A
1.765 AC.

N/F
MILTON & EVELYN BOAZ
DB 256, PG 210

Found Iron Pipe

FOUND IRON ROD
SITE BENCHMARK
ELEV=471.91

PROPOSED 10' WIDE UTILITY EASEMENT

N.22°39'30"W. 116.78'

R=32.00
L=50.27
Chd=N.88°53'03"W.

N.43°53'03"W. 98.17'

R=118.00
L=45.11'

N.21°58'47"W. 134.24'

N.67°16'32"E. 197.82'

N.21°58'47"W. 134.34'

S.46°06'57"W. 274.19'

S.45°03'48"E. 235.89'

S.45°03'48"E. 126.52'

N.48°04'51"E. 23.00'

S.51°49'52"E. 109.64'

N.46°04'51"E. 38.27'

S.65°06'40"E. 45.39'

VETERANS MEMORIAL PARKWAY

Concrete Pavement

Asphalt Shoulder

BELLEAU CREEK ROAD

Asphalt Pavement

Concrete Pavement

SAN MH
T=473.20
FL=458.05

SAN MH
T=470.74
FL=455.18

END CONC PIPE
FL=464.74

FES
FL=468.11

FES
FL=464.83

SCALE 1" = 20'

LEGAL DESCRIPTION

LOT A OF

COMFORT INN & SUITES SUBDIVISION (PROPOSED)

A tract of land being Lot A of "Comfort Inn & Suites Subdivision" a proposed Subdivision situated in U. S. Survey 1766, Township 47 North, Range 3 East, in the City of O'fallon, St. Charles County, Missouri, being more particularly described as follows:

Commencing at the Southeastern corner of a tract of land conveyed to Milton and Evelyn Boaz by Deed recorded in Book 256, Page 210 of the St. Charles County Records, thence along the Eastern Line of said tract, North 21 degrees 58 minutes 47 seconds West, 134.34 feet to a point on the Southern Line of Veterans Memorial Parkway; thence along said Southern Line, Northeastwardly 27.71 feet, along a curve to the left, having a radius of 570.87 feet and a chord bearing of North 63 degrees 14 minutes 15 seconds East to the true point of beginning of the herein described tract of land; thence continuing along said Southern Line, Northeastwardly 157.09 feet, along a curve to the left, having a radius of 570.87 feet and a chord bearing of North 53 degrees 57 minutes 50 seconds East to a point of tangency; thence North 46 degrees 04 minutes 51 seconds East, 35.27 feet to a point; thence South 65 degrees 06 minutes 20 seconds East, 45.39 feet to a point; thence South 51 degrees 49 minutes 52 seconds East, 109.64 feet to a point; thence North 46 degrees 04 minutes 51 seconds East, 23.00 feet to a point on the Southwestern Line of Bellem Creek Road, as relocated; thence along said Southwestern Line, South 45 degrees 03 minutes 48 seconds East, 126.52 feet to a point; thence departing said Southwestern Line, South 46 degrees 06 minutes 57 seconds West, 274.19 feet to a point of curvature; thence Northwestwardly 50.27 feet, along a curve to the right, having a radius of 32.00 feet and a chord bearing of North 88 degrees 53 minutes 03 seconds West to a point of tangency; thence North 43 degree 53 minutes 03 seconds West, 98.17 feet to a point; thence Northwestwardly 45.11 feet, along a curve to the right, having a radius of 118.00 feet and a chord bearing of North 32 degrees 55 minutes 55 seconds West to a point of tangency; thence North 21 degree 58 minutes 47 seconds West, 134.24 feet to the point of beginning, containing 1.765 acres more or less.

GENERAL NOTES:

1. We have reviewed a Lawyers Title Insurance Corporation Commitment for Title Insurance, Number 366-060-A-000, dated March 20, 2000. The legal descriptions contained therein, are for the parent parcels to the proposed Subdivision (and part of Veterans Memorial Parkway and a residual tract to the north). The Easement to the Laclede Gas Company recorded in Deed Book 694, Page 33 of the St. Charles County Records (and shown hereon), is the only reported easement that appears to affect proposed Lot A.

   A) The temporary easements for the construction of improvements (granted to the City of O'fallon by instruments recorded in Deed Book 945, Pages 1155 and 1158) should have expired upon the completion of the improvements as defined therein.

   B) The easements and building setbacks shown as proposed, were taken from a preliminary plat of "Comfort Inn & Suites Subdivision", prepared by Bax Engineering Company, Inc. Said plat is currently under review by the City of O'fallon.

2. The existence of utilities has been limited to those visible from the ground surface. Underground utilities and facilities has been plotted from available plats, furnished by others, and are not certified as to being complete or correct.

3. Project Benchmark: FEMA RM-60. A two inch square cut in the center of the north end of a walkway at the northwestern corner of Belleau Creek Road bridge over Belleau Creek, as shown on Flood Insurance Rate Map Number 29183C0241. Elevation = 480.00 feet (NGVD1929).

4. Site Benchmark: Top of a found iron rod near the Southeastern corner of the tract of land conveyed to Milton and Evelyn Boaz by Deed recorded in Book 256, Page 210 of the St. Charles County Records, said point being roughly twenty seven feet west (along the Southern line of Veterans Memorial Parkway) and one hundred thirty five feet south (along Boaz's Eastern line) from the westernmost corner of the subject property. Elevation = 471.91 feet.

5. Corner monumentation to be set by others.

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

2	2/15/01	AJM	Revised Proposed Lot A to match BAX plat
1	8/24/00	HRL	Added Underground Telephone

REVISIONS

QUIKTRIP CORPORATION
2255 BLUESTONE DRIVE
ST. CHARLES, MO. 63303
PH # (636) 916-5706
FAX # (636) 916-5754

QUIKTRIP #640
PARTIAL TOPOGRAPHIC SURVEY
LOT 'A' OF COMFORT INN & SUITES SUBDIVISION (PROPOSED)
PT. U.S. SURVEY 1766, T.47N., R.3E.
CITY OF O'FALLON, ST. CHARLES COUNTY., MO.
BELLEAU CREEK ROAD — O'FALLON, MISSOURI 63366

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8668
clayton-engineering.com

Designed —
Drawn HRL
Checked SLE
Date 8/17/00
Project Number 99301
Sheet Number 1 of 1

FILE P:\99301\SURVEY\TOPO_PLT.DWG | PLOTTED 02/15/2001 2:33 PM
F.S. | F.B. | SUR:

2/16/01