Presiding Officer

Sponsored by: Council Members Cook and Ragsdale

AN ORDINANCE APPROVING THE RECORD PLAT OF PROGRESS WEST INDUSTRIAL PARK PLAT THREE AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

WHEREAS, the record plat referenced herein has been reviewed by the City Engineer or his/her designee and determined to be complete as required by the Ordinances of the City of O'Fallon; and

WHEREAS, the City Council has determined that the plat conforms closely to the preliminary plat as finally approved and to the provisions of the Subdivision Code and Zoning Code as required by Section 405.060 of the O'Fallon City Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The Record Plat of Progress West Industrial Park Plat Three which property is located in the City of O'Fallon, Missouri, as prepared by Bax Engineering dated December of 2024 is hereby approved as submitted to the City Council.

SECTION 2: The City Clerk is hereby authorized to sign the record plat signifying approval by the City Council of said plat.

SECTION 3: No site improvements are accepted for maintenance by the City by the passage of this Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading:

January 9, 2025

Second Reading:

January 9, 2025

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 9TH DAY OF JANUARY, 2025.

Attest:

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 9^{TH} DAY OF JANUARY, 2025.

Attest:

Bess Bacher, City Clerk

Bill Hennessy, Mayor

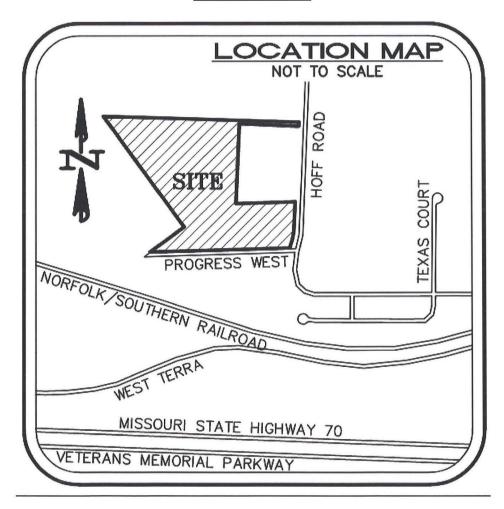
Approved as to Form:

Kevin M. O'Keefe, City Attorney

Record Plat PROGRESS WEST INDUSTRIAL PARK PLAT THREE

A Tract of Land Being Part of Fractional Section 26, Township 47 North,
Range 2 East of The Fifth Principal Meridian,
City of O'Fallon
St. Charles County, Missouri

LOCATION MAP



VETERANS MEMORIAL PARKWAY

PROGRESS WEST INDUSTRIAL PARK PLAT THREE

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26. TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

TITLE COMMITMENT NOTES

THE INCORPORATE INVESTOR THE REAL STATE SCOPEDED FROM OF HEREST OFFINET THE FIELD SHOWN AS TAXABILITY AND THE "FOODS ACCESS ON UTILITY ADMINISTRY OF REPORTING IN HIS PRODUCTION OF THE STATE OF HEREST OWNERS OF LOCK ASSESSMENT OF THE STATE			
THE UNDERSONED DEDICATES THE 20" WIDE ACCESS EASEMENT, AS SHOWN CROSS HATCHED (CONSCIOUS CONSCIOUS TO THE CITY OF OTALLON, MISSOURI FOR ACCESS TO THE HICHWARDS EASEMENT ONLY.			
	, is hereby granted to the city of o'fallon and the AND ASSONS, AS THER INTERESTS MAY APPEAR FOR THE PURPOSE OF CROSS LL BE THE RESPONSBULTY OF THE PROGRESS WEST INDUSTRIAL PARK ASSOCIATION,		
THE HIGHWATER EASEMENT, AS SHOWN ZIGZAG HATCHED EZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ			
	HALL BE SUBJECT TO THE PROGRESS WEST MOUSTRAL PARK DECLARATION OF INSTRUMENT DATED OF AND PROGRESS WEST MOUSTRAL PARK DECLARATION OF CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE OWNERS ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE PROGRESS WEST MOUSTRAL PARK.		
THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLE			
ALL TAKES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.			
F & F INVESTMENTS COMPANY, INC.	MSB REALTY LLC		
87:	BY:		
PRINT NAME:	PRINT NAME:		
	20110.10030		
TILE	TITLE:		
DATE:	DATE:		
COUNTY OF SS SS SS ON THIS PERSON WHO EXECUTED THE WITHIN PECCORD PLAT TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PECCORD PLAT	RE ME, A NOTARY PUBLIC IN AND FOR SAID STATE. OF F & F INVESTMENTS COMPANY, INC., KNOWN FOR BEHALF OF SAID CORPORATION AND ADRIOREDEDED TO ME THAT HE OR SHE		
NOTARY PUBLIC:			
MY COMMISSION EXPIRES:			
	R MSB REALTY LLC		
STATE OF)	R MSB REALIT LLC		
iss			
ON THIS DAY OF IN THE YEAR BEFO	re me a notary public in and for said state, eally llc, known to me to be the person who executed the within record edged to me that he or she executed the same for the purposes theren		
PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLE STATED.	EDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN		
NOTARY PUBLIC:			
PRINT NAME: MY COMMISSION EXPIRES:			
CITY	CERTIFICATE		
CHY CLERK, HEREBY CERTIFY ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AN APPROVED BY THE MAYOR OF SAID CITY ON HAND AND SEAL OF SAID CITY THIS	THAT ORDINANCE NO. APPROVING THIS PLAT AND DIRECTING ME TO NO APPROVED BY THE CITY COUNCIL OF THE CITY OF O'R'ALLON, MISSOUR AND SAME 20 AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY 20		

OWNERS CERTIFICATION

WE. THE UNDERSONED DIMERS OF THE TRACT OF LAND HEREN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYON'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBCOMMED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBCOMMEND SHALL HEREAFTER BE KNOWN AS "RECOURS" WEST TRUNKTURE ABOVE IN ALL PLAT FOR THE MANNER SHOWN ON THIS PLAT, WHICH SUBCOMMEND SHALL HEREAFTER BE KNOWN AS

NATIONAL TITLE WHICH IT IS BA	INSURANCE COMPANY, COMMITMENT NO. 23-324508-58H REVISION & WITH AN EFFECTIVE DATE OF MARCH 8, 2024. THE SURVEY ON USED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE 8 - SECTION 2 OF THE	ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
ABOVE MENTIONS	ED TITLE COMMITMENT.	COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF PROGRESS WEST INDUSTRIAL PARKY A SUBDIVISION ACCOR	
ITEM 1. ANY D CREAT IRE	DEFECT, LEDN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATER THAT APPEARS FOR THE RRST TIME IN THE PUBLIC RECORDS OR IS EDD, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMEMBENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE 8, PART COMPRIGNITY AND MET. NO COMMENT BY LAND SURVEYOR.	IN PLAT BOOK 27 PAGE 35 OF THE ST. CHARES COUNTY RECORDS, SAP PRINT BONG ON THE SOUTHAST LIKE OF OFALIAN MISSING PER DED RECORDED IN BOOK 164 PAGE 11 OF SAN DECORDS. THENCE ALONG THE SAID SAY PROPERTY, NORTH AS CORRESS 25 MINUTES ON SCIENCE SATS WAS PERT TO THE ACTUAL PRINT OF BEDING ACTUAL PROPERTY, NORTH AS CORRESS AS MINUTES ON SCIENCE SATS THE SAID OF OFALIAN PROPERTY SHOKE ALL CHY OF OFALIAN PROPERTY, NORTH AS EXCHANGES 35 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCHANGES 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCHANGES 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCHANGES 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCRESS 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCRESS 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCRESS 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PRINCE LIAMS OF OFALIAN PROPERTY, SOUTH AS EXCRESS 25 MINUTES ON SCIENCES SENT SOURCE PERTY PERTY PERTY PERTY PERTY PERTY PERTY PERTY PRINCE LIAMS OF THE SOUTH PERTY	
ITEM 2A. RICHTS	S OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.	CAST 321.32 FEET TO A POINT ON THE NORTHEAST LINE OF THE SAID CITY OF OFALLON PROPERTY, THENCE ALC CITY OF OFALLON PROPERTY, NORTH 36 DECREES 35 MINUTES OD SECONDS WEST 1036.97 FEET; THENCE LEAVING	
ITEN 28. EASEM	WENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.	OF OFALLON PROPERTY, SOUTH 88 DEGREES 29 MINUTES S7 SECONDS EAST 1483.04 FEET TO A POINT ON THE WEST WARRABLE WIDTH; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF HOFF ROAD, SOUTH 02 DEGREES 31 MINUTES OF HOST ROAD, SOUTH 03 DEGREES 31 MINUTES OF HOST ROAD, SOUTH 03 DEGREES MINUTES OF HOST ROAD, SOUTH MINUTES OF HOST ROAD, SOUTH MINUTES OF HOST ROAD, SOUTH MINUTES OF HOST ROAD, MINU	
ITEM 2C. ENCRO	DACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO ENT BY LAND SURVEYOR.	OF OFFICEN PROPERTY, SUCH AS DECREES 29 WANTES 57 ECONOSE CAST 1484.04 FEET TO A POINT ON THE WANTES AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY AND THE	
	LIEN, OR RIGHT TO LIEN, FOR SERMICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN IE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.	RICHT-OF-WAY LINE OF HOFF ROAD, THE FOLLOWING COURSES AND DISTANCES, SOUTH OZ DICKRESS 32 MINUTES 21 CURVE TO THE ROCHT WHOSE CHOICE BEARS SOUTH 13 DICKRESS 48 MINUTES 33 SECONDS WEST 103.3 FEET AND DECREES 21 MINUTES 3.4 SECONDS WEST 103.3 FEET AND DECREES 21 MINUTES 3.4 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED POINT AND DISTANCE OF THE PROPERTY AND DECREES 21 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DISTANCE OF THE PROPERTY AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DISTANCE OF THE PROPERTY AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DISTANCE OF THE PROPERTY AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.00 FEET FROM THE LAST MENTIONED DOINT AND DECREES 3.5 MINUTES 3.5 SECONDS WEST 403.5 MINUTES 3.5 SECONDS WEST	
ITEM 2E. CENER	RAL TAXES FOR THE YEAR 2024 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.	RIGHT WHOSE CHORD BEARS SOUTH 17 DEGREES OR MINUTES 28 SECONDS WEST 1.56 FEET AND WHOSE RADIUS MINUTES 02 SECONDS WEST ARE DO FEET FROM THE LAST MENTIONED POINT AN ARC DISTANCE OF 1.56 FEET.	
	S OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.	CHORD BEARS SOUTH 26 DEGREES 46 MINUTES 26 SECONDS WEST 15:23 FEET AND WHOSE RADIUS POINT BEAS SECONDS WEST 46 ON PETT FROM THE LAST MENTIONED POINT AN ARC DISTANCE OF 15:30 FEET; AND ALONG	
ITEN 4. ANY A	ASSESSMENTS FOR MAINTENANCE OF SEMER SYSTEM, IF ANY. NO COMMENT BY LAND SURVEYOR.	BEARS SOUTH 86 DEGREES 20 MINUTES 24 SECONDS WEST 1.20 FEET AND WHOSE RADIUS POINT BEARS NORTH	
ITEM 5. ANY A	ASSESSMENTS BY TRUSTEES OF SAID SUBDIVISION AND/OR ANY ASSESSMENTS BY THE ASSOCIATION OF SAID CONDOMINUM, IF ANY. NO ENT BY LAND SURVEYOR.	MINITES OF SCOONS WEST 486.00 FEST FROM THE LAST MINITIONED POINT, MA ARE OSTIMACE OF 1.50 FEST AND CHOOSE DEADS 5.00 MEDIC 2005. SOUND SEASON SENT 1.50.2 FEST AND WORD READS FOR THE LAST SENT SEASON SENT 1.50.2 FEST AND WORD READS FOR THE LAST SOUTH SEA COCKRET SO MAINTES 24 SCOONS WEST 1.30 FEST AND WORD READS FOR THE LAST SOUTH SEASON SENT 1.50 FEST AND WORD READS FOR THE SEASON SENT 1.50 FEST AND WORD READS FOR THE SEASON SENT 1.50 FEST AND WORD READS FOR THE SEASON SENT 1.50 FEST AND WORD READS FOR THE SEASON SENT 1.50 FEST AND WORD READS FOR THE SEASON SENT 1.50 FEST AND WORD SEASON SENT 1.50 FEST AND WORD SENT 1.50	
ITEM 6. CONVE	EYANCE OF RIGHT OF WAY TO THE COUNTY OF ST. CHARLES AS PER INSTRUMENT RECORDED IN RIGHT OF WAY BOOK 2 PAGE 155.		
ITEM 7. ELECTION NOT A	TRIC TRANSMISSION LINE EASEMENT GRANTED TO MISSOURI EDISON COMPANY AS PER INSTRUMENT RECORDED IN BOOK 432 PAGE 281. DOES WEFECT THE SUBJECT PROPERTY.	LENDER FOR F & F INVESTMENTS COMPANY, THE UNDERSONED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 1-	
ITEM B. RIGHT DOES	OF WAY EASEMENT GRANTED TO CHIVRE RIVER ELECTRIC COOPERATIVE INC. AS PER INSTRUMENT RECORDED IN BOOK 580 PAGE 656. NOT AFFECT THE SUBJECT PROPERTY.	COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL. THIS SUBDIVISION PLAT OF "PROGRESS WEST IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS	
ITEN 9. EASEN	WENT, AND TERMS AND CONDITIONS THEREOF, GRANTED TO THE CITY OF OFALLON AS PER INSTRUMENT RECORDED IN BOOK 926 PAGE 1457. TIS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.	20	
ITEM 10. UTILITY PROPE	Y EASEMENT GRANTED TO THE CITY OF O'FALLON AS PEN INSTRUMENT RECORDED IN BOOK 982 PAGE 393. AFFECTS THE SUBJECT ERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.	PRINT NAME:	
ITEN 11. EASEM LOCAT	MINTS AS SHOWN ON PROGRESS WEST INDUSTRIAL PARK RECORDED IN PLAT BOOK 27 PAGE 35. AFFECTS THE SUBJECT PROPERTY AND IS TED AS SHOWN ON THIS SURVEY DRAWING.	TITLE:	
ITEM 12 FASEN	KENT FROM THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 4099 PAGE 862. DOES NOT AFFECT THE SUBJECT PROPERTY.		
ITEM 13. PERMA	ANIENT WATCHLINE EASEMENT CRANTED TO THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 4541 PAGE 197. DOES NOT IT THE SUBJECT PROPERTY.	STATE OF	
	MENT CRANTED TO PUBLIC MATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSIOURI AS PER INSTRUMENT RECORDED IN BOOK PAGE 309. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.	ON THS DAY OF IN THE YEAR BEFORE ME. STATE PERSONALLY APPRISED DECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND AD DECUTED THE SAME FOR THE PURPOSES THEREN STATED.	
	SSOMERS REPORT BY THE CITY OF O'FALLON AS PER INSTRUMENT RECORDED IN BOOK 6870 PAGE 216. AFFECTS THE SUBJECT PROPERTY S LOCATED AS SHOWN ON THIS SURVEY GRAWING.		
	AND TRANSPORT OF THE SOURCE OF THE CITY OF OFFILEN AS PER INSTRUMENT RECORDED IN BOOK 7056 PAGE 1758. TS HE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THE SURREY DRAWNS.	NOTARY PUBLIC: PRINT NAME:	
	AGAINST THE CROPS GROWING ON THE LAND IF ANY. NO CONNENT BY LAND SURVEYOR.	MY COMMISSION EXPIRES:	
ITEN 18. ANY IS	NACCURACY IN THE AREA. SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A, IF ANY, THE COMPANY DOES NOT INSURE	LENDER FOR MSB REALTY LLC	
	WEA, SQUARE FOOTAGE OR ACREAGE OF THE LAND. NO COMMENT BY LAND SURVEYOR. S OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR MONTH TO MONTH TENANCIES. NO COMMENT BY LAND SURVEYOR.	THE UNDERSIONED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT	
	LEN, OR RIGHT OF LIEN OF A BROKER FOR COMPENSATION AGREED UPON BY THE BROKER AND THE BROKER'S CUENT OR CUSTOMER UNDER	ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "P THREE".	
THE TI	TERMS OF ANY ADRESMENT FOR THE PURPOSE OF BUYING, SELLING, LEASING, FINANCING, OR OTHERMSE CONVEYING ANY INTEREST IN THE NO COMMENT BY LAND SURVEYOR.	IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS	
		LENDER:	
	GENERAL NOTES	PRINT NAME:	
1. BASIS OF BE	EARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).	TITLE:	
1414 PAGE 1	RTY IS A PORTION OF PROPERTY CURRENTLY VESTED IN THE NAME OF F & F INVESTMENTS COMPANY, INC. BY DEED RECORDED IN BOOK 1244 AND LOT 5 IS VESTED IN THE NAME OF MSB REALTY LLC BY DEED RECORDED AS DOCUMENT NUMBER 2024R-010637 OF THE ST. JUNTY RECORDS.	8%	
3. THIS PROPER CHARLES CO	INTY IS A PORTION OF PROPERTY CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0056-5026-00-0009.0000000 IN THE ST. JUNTA ASSESSORS OFFICE.	STATE OF	
4. THIS PLAT C	CONTAINS 19.113 ACRES (832,592 SQUARE FEET). 4 LOTS AND 1 COMMON GROUND AREA.	COUNTY OF	
	IOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.	ON THIS DAY OF IN THE YEAR BEFORE ME,	
6. THE ADDRESS	ISSS AS SHOWN HEREN, (XXX), WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX INJURIES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.	STATE, PICROMALLY APPEARD SET TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND AD DECUTED THE SAINE FOR THE PURPOSES THEREIN STATED.	
7. THIS PROPER	RTY IS CURRENTLY ZONED "1-2" BY THE CITY OF O'FALLON, MISSOURI, THE SETBACKS FOR "1-2" ZONING ARE AS FOLLOWS:	NOTARY PURLIC	
	NT SETBACK 30 FEET	PRNT NAME:	
SIDE	SETBACK 25 FEET 3 SETBACK 30 FEET	NY COMMISSION EXPRES:	
8. WE HAVE DE		ar commission on most	
REFERENCE 29183C02200	EXTRIBUTO THE MORECONTAL LOCATION OF THE TRACT OF LAND IN 5T, CHARLES COUNTY, MISSOUR, BY SCALUE THE PROPERTY IN TO THE FOLGIBING FLOOD BUSINESS RATE MAY FIRM, 5T, CHARLES COUNTY, MISSOUR AND FOLGRENIZED AREAS, MAP INLERER C, COMMUNITY PARLE, MANIBER (CITY OF DYLLON, 200316 220 C. WITH AN ETECTIVE DATE OF JANUARY 20, 2016). BY EMPRESS TO THIS MAY AND ITS LEDDON, THE TRACT OF LAND IS MOCHACTED TO BE WITHIN THE FOLGRANIC ZONE:	SURVEYOR'S CERTIFICATION	
	X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN	THIS IS TO CERTIFY THAT WE HAVE DURING MAY 2024, BY ORDER OF F & F INVESTMENTS COMPANY, INC., EXECUTE	
	TES A SEMI-PERMANENT MONUMENT TO BE SET NO LATER THAN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT.	A PLAT ON "A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 EAST OF " O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNO	
		IN THE CONTROL OF THE WAY BEING PART OF TRACTIONAL SECTION 25, TORNERS A MODITY, RANGE 2 EAST OF OFFILION, 51 CHARLES COLUMN, MISSIONER AND HIS RESILLER AS SOMEN ON THE SPALT TO THE SETS OF MY PINK EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOADCAST SURVEYS (20-CER-2000-IN PRIMARME, TRANSCAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, THIS SURVEY MEETS THE ACCURACY FEED PRIMARME, TRANSCAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, THIS SURVEY MEETS THE ACCURACY FEED THE STANDARD OF THE STANDARD	
FOR LOT 5 C	THE COMMINDER WAS NOT FUNDSHED FOR THE ENTIRE SUBJECT PROPERTY. THE THEE COMMINDER REPORTMEND ABOVE WAS FUNDSHED ON THE REPORT CAME OF COMMINDER SUBJECT PROPERTY. THE THEE COMMINDER SUBJECT PROPERTY OF THE PROPERTY CAME OF CONTROL SUBJECT PROPERTY OF THE SUBJECT PROPERTY OF CAMES OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. SETTLE OF CAMES OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	PROPERTY. BAX FNONFFRING COMPANY, INC.	
" FASEN	IENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.	MARK E. COLLINS MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173	

LAND DESCRIPTION 414, PAGE 1244 OF THE ST. CHARLES INDUSTRIAL PARK PLAT THREE". A NOTARY PUBLIC IN AND FOR SAID KNOWN TO OKNOWLEDGED TO ME THAT HE OR SHE NUMBER _____ OF THE PROGRESS WEST INDUSTRIAL PARK PLAT A NOTARY PUBLIC IN AND FOR SAID KNOWN TO OKNOWLEDGED TO ME THAT HE OR SHE

PARK INDUSTRIAL WEST

PROGRESS

FOR:



06/19/2024

89-3029I PROJECT NUMBER

1 of 2 3029I REC

CEM MEC

DATE DONE IN PIELD

THIS PLAT CONTAINS 19.113 ACRES (832.592 SQ. FT.).

