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Sponsored by: Council Members Cook and Ragsdale

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**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 9<sup>TH</sup> DAY OF JANUARY, 2025.**

Attest:

  
Bess Bacher, City Clerk



  
Presiding Officer

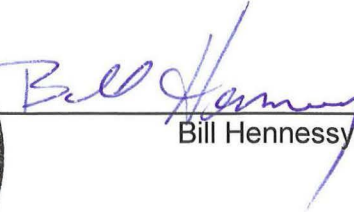
APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 9<sup>TH</sup> DAY OF JANUARY, 2025.

Attest:



Bess Bacher, City Clerk





Bill Hennessy, Mayor

Approved as to Form:

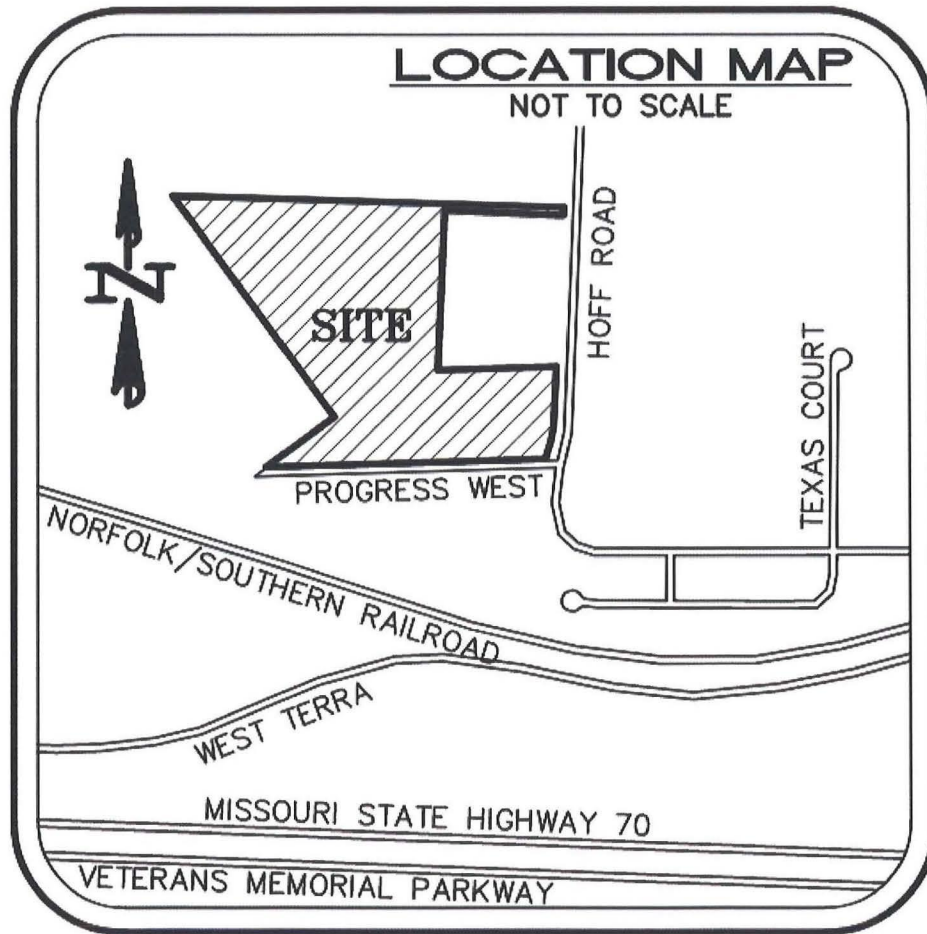


Kevin M. O'Keefe, City Attorney

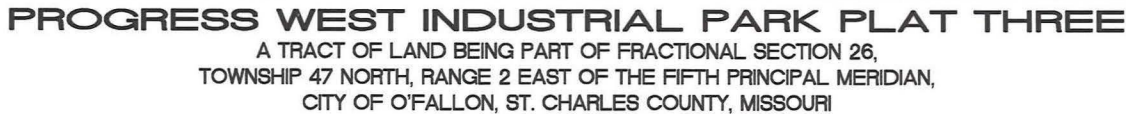
**Record Plat**  
**PROGRESS WEST INDUSTRIAL**  
**PARK PLAT THREE**

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**



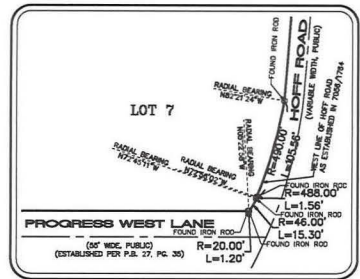




THIS PLAT CONTAINS 19.113 ACRES (832,592 SQ. FT.).

FOUND OLD STONE  
AT THE MOST  
NORTHERN CORNER  
OF PROPERTY CONVEYED TO  
CITY OF O'FALLON  
BY 524/117

PROPERTY N/P  
F & P INVESTMENTS  
COMPANY, LLC  
D.B. 1414 PG. 1244



Line Table					Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chord Bearing	Chord	Delta	
L1	30.00'	N88°04'43"W	C1	1.56'	488.00'	N17°09'26"E	1.56'	000°11'00"	
L2	17.10'	N07°18'56"E	C2	15.30'	48.00'	N06°40'31"E	15.33'	01°03'05"	
L3	80.31'	N82°49'03"E	C3	1.20'	30.00'	N88°26'24"E	1.20'	063°26'43"	
L4	56.89'	S78°37'18"E							
L5	116.80'	N82°49'03"E							
L6	28.89'	N27°47'56"W							
L7	21.75'	N27°47'56"W							

PROPERTY N/P  
CITY OF O'FALLON, MISSOURI  
924/117

LOT 1  
PROGRESS WEST INDUSTRIAL PARK  
P.B. 27, PG. 35

LOT 2A  
PROGRESS WEST INDUSTRIAL PARK  
RESUBDIVISION OF LOT 2  
2022R-057008

LOT 2B  
PROGRESS WEST INDUSTRIAL PARK  
RESUBDIVISION OF LOT 2  
2022R-057008

LOT 16A  
LOVE STAR INDUSTRIAL PARK PLAT 2  
P.B. 28, PG. 166

PROGRESS WEST INDUSTRIAL PARK  
PLAT THREE

PREPARED FOR:  
H&K MACHINE SERVICE  
ST. CHARLES, MISSOURI 63301  
636-219-3277

DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any  
responsibility for all other  
drawings, specifications, estimates,  
reports or other documents or  
instruments relating to or  
pertaining to the use of any part  
or parts of the architectural or  
engineering project or survey  
other than those authorized by  
my seal.

REVISIONS	
04/03/24	CITY COMMENTS
11/25/24	CITY COMMENTS

**B&E**  
ENGINEERING  
PLANNING  
SURVEYING

221 Pott West Blvd.  
St. Charles, MO 63301  
636-626-5552  
FAX 636-1718

Box Engineering Company, Inc.  
Missouri State Certificate of Authority  
Engineering #000003  
Missouri State Certificate of Authority  
Surveying #000044

DATE	06/19/2024
PROJECT NUMBER	89-30291
SHEET #	2 of 2
DATE	3/29/24 REC
FILE NAME	CEM
DRAWN	MEC
CHECKED	CEM
DATE BORN IN FIELD	