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Sponsored by: Council Members Smith and Epps

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**AN ORDINANCE APPROVING THE RECORD PLAT OF REID 2, TRACT 1 AND 2 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 Reid 2, Tract 1 and 2, which property is located in the City of O'Fallon, Missouri, as prepared by Landmark Surveying Co. dated June 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 and same will not be accepted by the City until they are built and approved in full compliance with O'Fallon Ordinances and rules pertaining thereto.

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

First Reading: December 19, 2024

Second Reading: December 19, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 19<sup>TH</sup> DAY OF DECEMBER, 2024.



Bill Hennessy  
Presiding Officer

Attest:

Bess Bacher  
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 19<sup>TH</sup> DAY OF DECEMBER, 2024.



Bill Hennessy  
Bill Hennessy, Mayor

Attest:

Bess Bacher  
Bess Bacher, City Clerk

Approved as to Form:

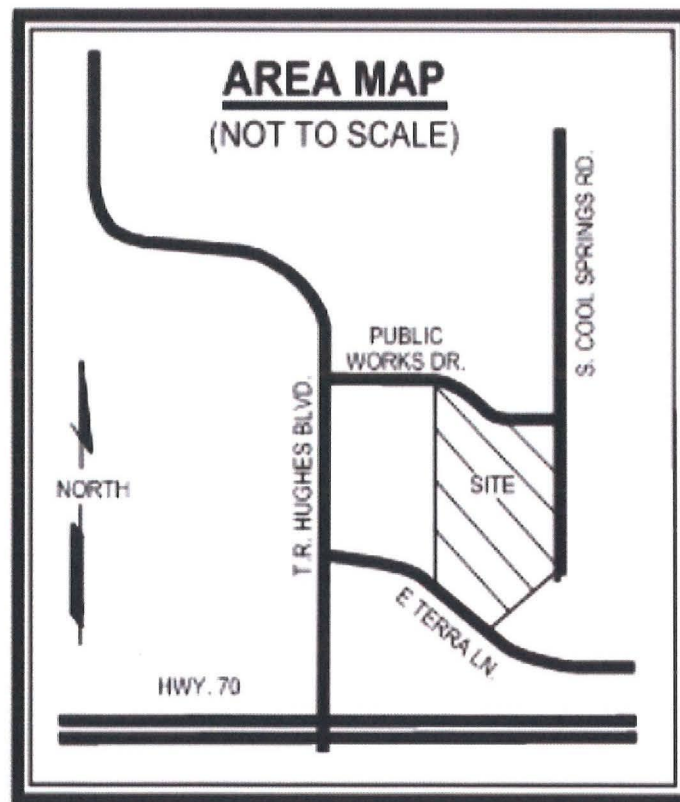
Kevin M. O'Keefe  
Kevin M. O'Keefe, City Attorney

# Location Map

## Reid 2, Tract 1 & 2

A Tract of Land Being Part of Section 27,  
Township 47 North, Range 3 East,  
City of O'Fallon  
St. Charles County, Missouri

### Location Map





## "RECORD PLAT"

### REID 2, TRACT 1 & 2

CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

#### NOTES

- OWNER/APPLICANT: R AND K INVESTMENT, 306 MCDONOUGH ST., ST. CHARLES, MO 63301
- PROPERTY ADDRESS: 507 S. COOL SPRINGS RD., O'FALLON, MO 63301
- PARCEL ID: 2-1614-454-0018.000009, RECORDED IN BOOK 1785, PAGE 155
- CURRENT ZONING: (I-1) LIGHT INDUSTRIAL DISTRICT
- TOTAL ACRES OF LOT: 3.9 ACRES, 180,726 SQ. FT., LOT 1 = 51,835 SQ. FT., LOT 2 = 128,891 SQ. FT.
- UTILITIES SERVING SITE: ELECTRIC-AMEREN UE, TELEPHONE-CENTURYLINK, NATURAL GAS-SPIRE, WATER-CITY OF O'FALLON, SEWER-CITY OF O'FALLON
- SETBACK REQUIREMENTS: FRONT-30' SIDE (CORNER LOT) - 30' SIDE (ON ROAD OR STREET SIDE) - 30' REAR - 30'
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED TO THIS OFFICE BY THE CLIENT AND FROM ADDITIONAL DATA PERTAINING TO THIS SITE OBTAINED BY LANDMARK SURVEYING COMPANY, AND FROM THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, WITHOUT A CURRENT TITLE POLICY.
- PER F.I.R.M. PANEL 2918320241G, EFFECTIVE DATE 01/20/2016, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE AE
- ALL EASEMENTS OF RECORD ARE SHOWN ON PLAT
- THERE ARE NO DELINQUENT TAXES OUTSTANDING ON THE PROPERTY

#### LENDER'S NOTARY:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. CHARLES COUNTY RECORDER OF DEEDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS REID 2, TRACT 1 & 2, A WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS RESUBDIVISION PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

LENDER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, 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 MISSOURI 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 WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY 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: \_\_\_\_\_

#### STATE PLANE COORDINATES

#1 N=1082292.889 E=76982.972  
 #2 N=1081192.127 E=76997.108  
 #3 N=1081700.253 E=76993.783  
 #4 N=1081955.621 E=76995.441  
 #5 N=1082132.740 E=76995.613

#### LAND DESCRIPTION

##### TRACT #1

A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JES INVESTMENTS INC. AS RECORDED BY DEED BOOK 450, PAGE 1089 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ON THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE (50' WIDE), AT THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY DESCRIBED, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.10 FEET AND AN ARC LENGTH OF 142.37 FEET, THENCE NORTH 89 DEGREES 17' 43" EAST, 180.39 FEET TO THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE & THE EASTERN RIGHT-OF-WAY LINE OF COOL SPRINGS RD. (40' WIDE), THENCE SOUTH 89 DEGREES 16' 33" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF COOL SPRINGS RD., 155.66 FEET TO A SET IRON ROD, THENCE SOUTH 89 DEGREES 17' 43" WEST, LEAVING SAID RIGHT-OF-WAY, 319.38 FEET TO A SET IRON ROD, THENCE NORTH 00 DEGREES 16' 33" WEST, 180.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES, MORE OR LESS.

##### TRACT #2

A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JES INVESTMENTS INC. AS RECORDED BY DEED BOOK 450, PAGE 1089 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ON THE SOUTHERN RIGHT-OF-WAY LINE OF PUBLIC WORKS DRIVE (50' WIDE), THENCE SOUTH 89 DEGREES 16' 33" EAST, 180.39 FEET TO A SET IRON ROD, THENCE NORTH 89 DEGREES 17' 43" WEST, 319.38 FEET TO A SET IRON ROD, THENCE SOUTH 89 DEGREES 16' 33" WEST, 180.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES, MORE OR LESS.

#### OWNER'S CERTIFICATION:

THE UNDERSIGNED HEREBY DEDICATES THE 10' WIDE DEDICATION STRIP ALONG THE WEST SIDE OF S. COOL SPRINGS RD., TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, AS SHOWN AS A PUBLIC STREET AND ROADWAY, TO THE CITY OF O'FALLON, MISSOURI FOR USE AS RIGHT-OF-WAY. ALL UTILITY COMPANIES MAY BE PERMITTED 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.

THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON, WHICH SAID TRACT SHALL HEREAFTER BE KNOWN AS THE "REID 2, TRACT 1 & 2" WITNESS WHEREOF, WE HAVE HEREONTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

#### OWNER'S NOTARY:

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS A FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_ PLEASE PRINT NAME: \_\_\_\_\_ MY TERM EXPIRES: \_\_\_\_\_

#### CITY CERTIFICATION:

CITY CLERK, CITY OF O'FALLON, MISSOURI, DO HEREBY CERTIFY THAT ORDINANCE NO. \_\_\_\_\_ APPROVING THIS PLAT AND DIRECTING ME TO ENFORCE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON \_\_\_\_\_, 2024, AND AS ORDINANCE DIRECTED, I HEREBY ENFORCE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

#### LANDMARK SURVEYING CO.

802 E. Main Street, Wentzville, MO 63385  
 Office: (636) 332-9190, (636) 327-5853, FAX: (636) 332-9285  
 Shane Waltermann: shane@landmarksurveyingmo.com

#### SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

Drawn: S.R.W.	Revision: D.R.T.	Revision: S.R.W.	Job No. 10758
Date: 07-01-2024	Date: 07-25-2024	Date: 08-23-2024	

Drawn: S.R.W.	Revision: D.R.T.	Revision: S.R.W.	Job No.
Date: 07-01-2024	Date: 07-25-2024	Date: 08-23-2024	# 10758