

Sponsored by: Council Members Herweck and Thompson

AN ORDINANCE APPROVING THE RECORD PLAT OF TBUCK CROSSING AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

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

SECTION 1: That the Record Plat, located in the City of O'Fallon, Missouri, as it appears on drawings of same prepared by Bax Engineering in November 2023 is hereby approved as submitted to the City Council.

SECTION 2: That the City Clerk is hereby authorized to attach her certificate under the City of O'Fallon, Missouri, upon the original drawings showing the approval of the City Council of said residential lots as platted therein.

SECTION 3: That the Owner(s) have agreed that the public improvements will not be accepted by the City until they are built 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: March 14, 2024

Second Reading: March 28, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI THIS 28TH DAY OF MARCH 2024.



Bill Herweck

Presiding Officer

Attest:

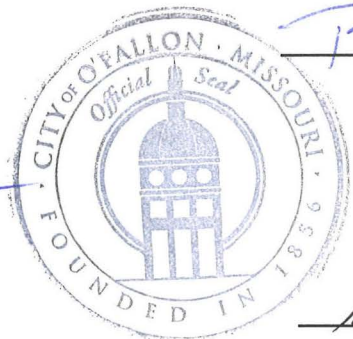
Bess Bacher


Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 28TH DAY OF MARCH 2024.

Attest:


Bess Bacher, City Clerk




Bill Hennessy, Mayor

Approved as to Form:

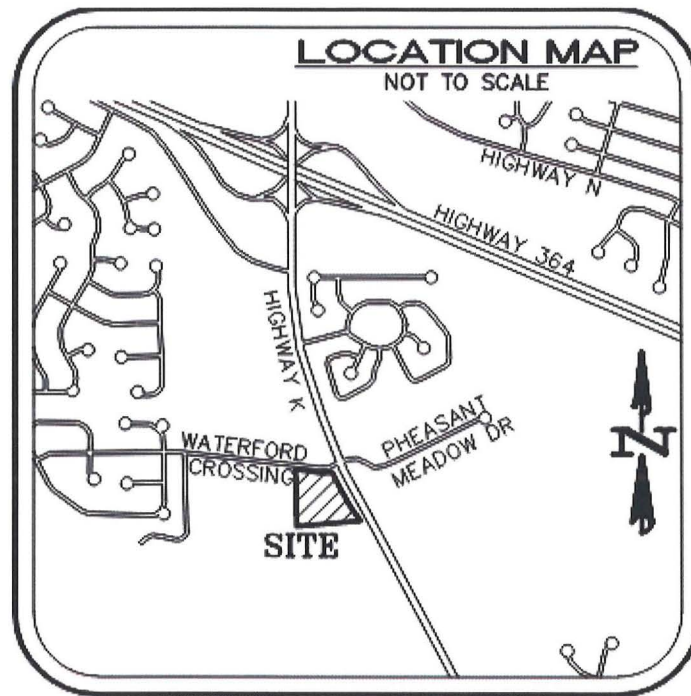

Kevin M. O'Keefe, City Attorney

Record Plat

TBUCK CROSSING

A Tract of Land Being a Part of Lot 2 of "The Partition of the Anton Hoester Prairie Farm Estate" Surveyors Record Book 6 Page 26 within Fractional Section 16, Township 46 North, Range 3 East City of O'Fallon, St. Charles County, Missouri

LOCATION MAP





TBUCK CROSSING

A TRACT OF LAND BEING PART OF LOT 2 OF
 'THE PARTITION OF THE ANTON HOESTER PRAIRIE FARM ESTATE'
 SURVEYORS RECORD BOOK 6 PAGE 26
 WITHIN FRACTIONAL SECTION 16,
 TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "TBUCK CROSSING".

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, TO THE CURRENT AND FUTURE OWNERS OF LOT A, LOT B AND LOT C, AND/OR THE ELECTRIC PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DICKENS SANITARY DISTRICT, SPIRE MISSOURI, BROADVIEW TELEPHONE, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT OF CONTROL, CUT AND REMOVE ANY AND ALL BRUISES, BUSINESS BRUISES, TRAILS, ROADS, UNDERGROUNDS, HOODS, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

ALL EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, ALL UTILITY COMPANIES SERVING THIS AREA AND TO THE CURRENT AND FUTURE OWNERS OF LOT A, LOT B AND LOT C, AS PERMITTED BY THE CITY FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITHIN 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 DETENTION ACCESS AND DETENTION EASEMENT ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY PURPOSES AND INSPECTION ONLY, WITH NO IMPLIED RIGHTS TO OWNERSHIP OR MAINTENANCE RESPONSIBILITY.

THE CROSS ACCESS AND UTILITY EASEMENT, AS SHOWN ~~ON THIS PLAT~~ ON THIS PLAT IS HEREBY GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT A, LOT B AND LOT C, AND/OR THE ELECTRIC PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DICKENS SANITARY DISTRICT, SPIRE MISSOURI, BROADVIEW TELEPHONE, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, AND THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, FOR THE PURPOSE OF ACCESS AND UTILITIES. THE CROSS ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE CURRENT AND FUTURE OWNERS OF LOT 1, LOT 2 AND LOT 3, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR.

THE 1/2" WIDE TRAIL EASEMENT, AS SHOWN ~~ON THIS PLAT~~ ON THIS PLAT IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC TRAILS, 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 PUBLIC TRAILS.

THE DETENTION BASIN, ACCESS AND UTILITY EASEMENT, AS SHOWN ~~ON THIS PLAT~~ ON THIS PLAT IS HEREBY GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT A, LOT B AND LOT C, AND/OR THE ELECTRIC PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DICKENS SANITARY DISTRICT, SPIRE MISSOURI, BROADVIEW TELEPHONE, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, AND THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, FOR THE PURPOSE OF ACCESS AND UTILITIES. THE CROSS ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE CURRENT AND FUTURE OWNERS OF LOT 1, LOT 2 AND LOT 3, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR.

THE CONSTRUCTION EASEMENTS, AS SHOWN ~~ON THIS PLAT~~ ON THIS PLAT IS HEREBY GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT A, LOT B AND LOT C, AND THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, FOR THE PURPOSE OF CONSTRUCTION OF A ROADWAY EXTENSION.

THE SITE TRIANGLE/LINE OF SIGHT EASEMENTS AS SHOWN PLUS SIGN HATCHED ~~ON THIS PLAT~~ ON THIS PLAT IS HEREBY ESTABLISHED AND GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC TRAILS, 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 PUBLIC TRAILS. THE DETENTION BASIN, ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE CURRENT AND FUTURE OWNERS OF LOT 1, LOT 2 AND LOT 3, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR.

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS SET FORTH IN AN INSTRUMENT DATED ~~ON THIS PLAT~~ ON THIS PLAT AND FILED FOR RECORD IN DOCUMENT NO. ~~ON THIS PLAT~~ ON THIS PLAT IN THE OFFICE OF THE RECORDER OF DEEDS IN ST. CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE OWNERS ASSOCIATION IS DISSOLVED, THE COVENANTS AND MAINTENANCE RESPONSIBILITY OF EACH PARTY UNDER WHICH TBUCK CROSSING WILL BECOME THE COLLECTIVE COVENANTS AND MAINTENANCE RESPONSIBILITY OF EACH PARTY UNDER WHICH TBUCK CROSSING.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.
 ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

SCRUBBLES EXPRESS WASH HIGHWAY K, LLC

BY: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____

NOTARY FOR SCRUBBLES EXPRESS WASH HIGHWAY K, LLC

STATE OF _____)
 COUNTY OF _____)
 ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF SCRUBBLES EXPRESS WASH HIGHWAY K, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____
 PRINT NAME: _____
 MY COMMISSION EXPIRES: _____

LENDER FOR SCRUBBLES EXPRESS WASH HIGHWAY K, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 20221-____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN FULL THIS SUBDIVISION PLAT OF "TBUCK CROSSING".
 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 _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____
 PRINT NAME: _____
 MY COMMISSION EXPIRES: _____

CITY CERTIFICATE

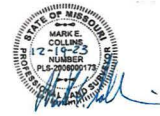
I, _____ CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENFORCE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY ME UNDER MY HAND AND SEAL ON _____ DAY OF _____, 20____ AND AS ORIGINALLY DIRECTED, I HEREBY ENFORCE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

CITY CLERK OF O'FALLON, MISSOURI
 BESS BACHER

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT ME, BAK ENGINEERING COMPANY, INC. HAVE DURING NOVEMBER, 2023, BY ORDER OF SCRUBBLES EXPRESS WASH HIGHWAY K, LLC, EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING PART OF LOT 2 OF 'THE PARTITION OF THE ANTON HOESTER PRAIRIE FARM ESTATE', A SUBDIVISION AS RECORDED IN SURVEYORS RECORD BOOK 6, PAGE 26 OF THE ST. CHARLES COUNTY RECORDS, WITHIN FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 200-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBANI" SURVEY.

BAK ENGINEERING COMPANY, INC.
 MARK E. COLLINS
 MISSOURI PROFESSIONAL
 LAND SURVEYOR #200000073



LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 2 OF THE PARTITION OF THE ANTON HOESTER PRAIRIE FARM ESTATE, ACCORDING TO THE SURVEY RECORDED IN SURVEYORS RECORD BOOK 6 PAGE 26 OF THE ST. CHARLES COUNTY RECORDS, IN FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF PROPERTY CONVEYED TO FORT JOURNAL SCHOOL DISTRICT ACCORDING TO THE INSTRUMENT RECORDED DEED BOOK 2270 PAGE 1828 OF SAID RECORDS WITH THE SOUTH RIGHT OF WAY LINE OF WATERFORD CROSSING (WITH VARIATIONS, AS WIDENED BY THE INSTRUMENT RECORDED IN DEED BOOK 4408 PAGE 688 OF SAID RECORDS, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF WATERFORD CROSSING (WITH VARIATIONS) THE FOLLOWING COURSES AND DISTANCES: SOUTH 83 DEGREES 10 MINUTES 29 SECONDS EAST 81.97 FEET; SOUTH 77 DEGREES 27 MINUTES 51 SECONDS EAST 115.57 FEET; SOUTH 83 DEGREES 10 MINUTES 29 SECONDS EAST 32.57 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY K, SOUTH 108 DEGREES 44 MINUTES 31 SECONDS EAST 100.50 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 80.00 FEET; SOUTH 83 DEGREES 10 MINUTES 29 SECONDS EAST 32.57 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY K, SOUTH 108 DEGREES 44 MINUTES 31 SECONDS EAST 100.50 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 80.00 FEET; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY K, SOUTH 108 DEGREES 44 MINUTES 31 SECONDS EAST 100.50 FEET TO A POINT BEING 100.00 FEET PERPENDICULARLY OBLIQUE WEST OF MISSOURI STATE HIGHWAY K CONTINING STATION 206+125.78, SAID POINT ALSO BEING IN THE NORTH LINE OF PROPERTY CONVEYED TO HWY 4 & C INVESTORS, LLC, THENCE ALONG SAID NORTH LINE OF THE HWY 4 & C INVESTORS PROPERTY, SOUTH 84 DEGREES 23 MINUTES 30 SECONDS WEST 63.87 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO FORT JOURNAL SCHOOL DISTRICT ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 2270 PAGE 1828 OF SAID RECORDS, THENCE ALONG SAID EAST LINE OF THE FORT JOURNAL SCHOOL DISTRICT, NORTH 00 DEGREES 44 MINUTES 42 SECONDS WEST 57.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.946 ACRES.

GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF SCRUBBLES EXPRESS WASH HIGHWAY K, LLC BY DEED RECORDED AS DOCUMENT NUMBER 20221-445498 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 2-0770-5016-0-0003-00000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED ANGLES, MAP NUMBER 22020A, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 280316 0430 C WITH AN EFFECTIVE DATE OF JANUARY 20, 2010). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS SUBJECT TO THE FOLLOWING FLOOD HAZARD AREAS:
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.
 - ZONE A - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED).
6. THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THE PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE REGULARITY OF THIS PROPERTY'S POTENTIAL FLOODING IS MADE. THE PROPERTY IS SUBJECT TO FLOODING HAS BEEN BASED ON BAK ENGINEERING MARKS NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.
7. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
8. THIS PLAT CONTAINS 5.946 ACRES AND 3 LOTS.
9. THE PROPERTY IS CURRENTLY ZONED C-2 GENERAL BUSINESS DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR C-2 GENERAL BUSINESS DISTRICT ZONING ARE AS FOLLOWS:
 - FRONT: NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS AND CANOPIES OF GASOLINE SERVICE STATIONS.
 - NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ADJUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ADJUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 - REAR: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ADJUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
9. PRIOR TO CONSTRUCTION, THE BUILDING SAFETY DIVISION MUST REVIEW AND APPROVE THE REQUIRED BUILDING PERMITS.

TITLE COMMITMENT NOTES

- THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY TRUE TITLE COMPANY, LLC, AUTHORIZED AGENT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 0220036, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2022. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
- ITEM 1. ANY DEFEAT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACKED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET, NO COMMENT BY LAND SURVEYOR.
 - ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
 - ITEM 2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
 - ITEM 2C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO COMMENT BY LAND SURVEYOR.
 - ITEM 2D. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HIRE/RETORT, OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
 - ITEM 2E. CONDEMN. TAXES FOR THE YEAR 2023 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.
 - ITEM 3. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS, ANY SPECIAL TAXES ENTERED AGAINST SAID PROPERTY SUBSEQUENT TO THE DATE HEREOF. NO COMMENT BY LAND SURVEYOR.
 - ITEM 4. ANY ASSESSMENTS BY THE COMMONWEALTH OR SUBDIVISION TRUSTEES. NO COMMENT BY LAND SURVEYOR.
 - ITEM 5. ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM, ANY SENIOR LATERAL, LINE SURCHARGES. NO COMMENT BY LAND SURVEYOR.
 - ITEM 6. EASEMENT GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 1009 PAGE 458 OF THE ST. CHARLES COUNTY RECORDS. THIS EASEMENT CAN NOT BE DETERMINED BY THE DESCRIPTION IN THIS DOCUMENT. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY OR NOT.
 - ITEM 7. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 RECORDED IN BOOK 1119 PAGE 961 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY. NOW LIES WITHIN THE MISSOURI STATE HIGHWAY K RIGHT OF WAY.
 - ITEM 8. EASEMENT FOR SEWER SEWERS GRANTED TO JOHNSON & SULLIVAN CONTRACTING CO., INC. RECORDED IN BOOK 1487 PAGE 84 OF THE ST. CHARLES COUNTY RECORDS. A PORTION OF THIS EASEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 - ITEM 9. EASEMENT CONTAINED WITHIN THE REPORT OF COMMISSIONERS RECORDED IN BOOK 1659 PAGE 1332 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 - ITEM 10. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 RECORDED IN BOOK 1720 PAGE 761 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 - ITEM 11. TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANT RECORDED IN BOOK 2270 PAGE 1828 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY.
 - ITEM 12. EASEMENT GRANTED TO FORT JOURNAL SCHOOL DISTRICT RECORDED IN BOOK 2270 PAGE 1834 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 - ITEM 13. EASEMENTS GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 2270 PAGE 1836, BOOK 2270 PAGE 1838, AND BOOK 2270 PAGE 1840 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
 - ITEM 14. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. NO COMMENT BY LAND SURVEYOR.
 - ITEM 15. TERMS AND CONDITIONS OF THE SALE CONTRACT BY AND BETWEEN TRUSTEE OF THE ANTHONY A. DILL REVOCABLE LIVING TRUST, LTA DATED JANUARY 18, 2000, AND TRUSTEE OF THE RUTH A. DILL REVOCABLE LIVING TRUST, LTA DATED JANUARY 18, 2000, SELLER(S), AND SCRUBBLES EXPRESS WASH HIGHWAY K, LLC, PURCHASER(S). NO COMMENT BY LAND SURVEYOR.

TBUCK CROSSING

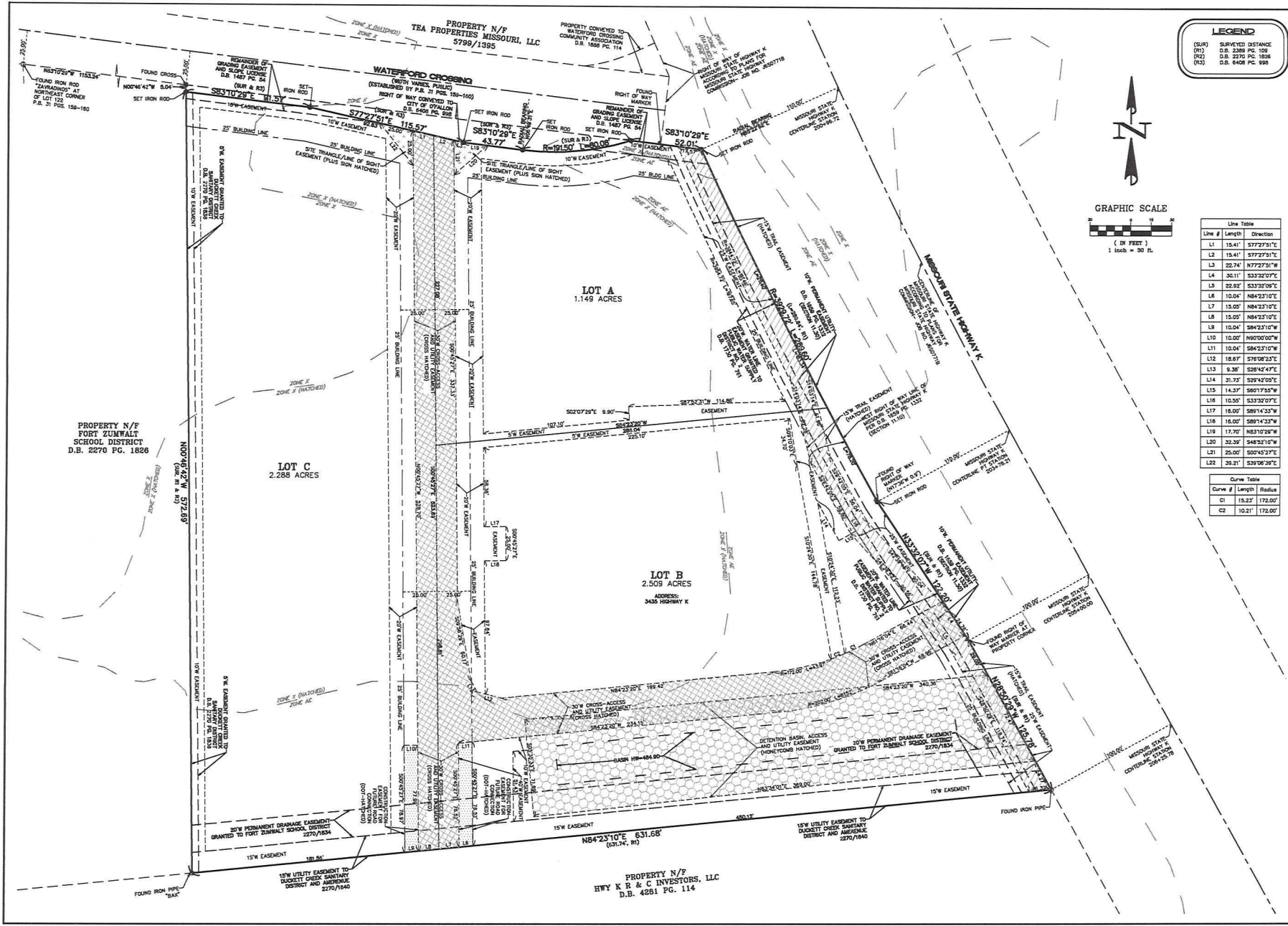
PREPARED FOR:
 SCRUBBLES EXPRESS WASH HIGHWAY K, LLC
 811 Industrial Blvd.
 St. Charles, MO 63081
 (248) 500-2244

DECLARATION OF RESPONSIBILITY
 I hereby declare that I am responsible for all information, calculations, estimates, drawings, and other documents submitted in connection with this survey. I warrant that the information is true and correct to the best of my knowledge and belief, and that I am not providing any part of the information or drawings to any other person or entity for their use or for any other purpose without my written consent.

| | |
|----------------|------------|
| DATE | 11/01/2023 |
| DATE | 98-10028P |
| PROJECT NUMBER | 98-10028P |
| DRAWN BY | J.H. MEC |
| CHECKED BY | J.H. MEC |
| DATE | 11/01/2023 |



THIS PLAT CONTAINS 5.946 ACRES.



LEGEND

| | |
|-------|--------------------|
| (S/R) | SURVEYED DISTANCE |
| (R1) | D.S. 2389 PG. 109 |
| (R2) | D.S. 2270 PG. 189B |
| (R3) | D.S. 6408 PG. 99B |



Line Table

| Line # | Length | Direction |
|--------|--------|--------------|
| L1 | 15.41' | S77°2'31" E |
| L2 | 15.41' | S77°2'31" W |
| L3 | 22.74' | N77°2'31" W |
| L4 | 30.11' | S33°2'07" E |
| L5 | 22.82' | S33°2'09" E |
| L6 | 10.04' | N84°23'10" E |
| L7 | 15.05' | N84°23'10" E |
| L8 | 15.05' | N84°23'10" E |
| L9 | 10.04' | S84°23'10" W |
| L10 | 10.04' | S84°23'10" W |
| L11 | 10.04' | S84°23'10" W |
| L12 | 18.67' | S76°08'23" E |
| L13 | 9.38' | S28°42'47" E |
| L14 | 31.73' | S29°42'05" E |
| L15 | 14.37' | S60°17'55" W |
| L16 | 10.50' | S33°2'07" E |
| L17 | 18.00' | S89°14'33" W |
| L18 | 18.00' | S89°14'33" W |
| L19 | 17.70' | N83°10'29" W |
| L20 | 33.38' | S48°52'10" W |
| L21 | 25.50' | S20°42'27" E |
| L22 | 30.21' | S37°08'30" E |

Curve Table

| Curve # | Length | Radius |
|---------|--------|---------|
| C1 | 15.23' | 172.00' |
| C2 | 10.21' | 172.00' |

PREPARED FOR:
TBuck Crossing
SCRIBBLE'S EXPRESS, INC. MISSOURI STATE HIGHWAY K, LLC
1000 N. HIGHWAY K, SUITE 300
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I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or prepared to be used for any part of the architectural or engineering project or service other than those authorized by me.



REVISIONS

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11/01/2023
DATE
98-10028P
PROJECT NUMBER
2 of 2
SHEET OF
10028P REC
FILE NAME
114 MEC
2433W CROSSING
07/2022
DATE BORN OR FIELD