Presiding Officer

Sponsored by: Council Members Kuehn and Ottomeyer

AN ORDINANCE APPROVING THE RECORD PLAT OF MERCY – O'FALLON 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 Mercy – O'Fallon, which property is located in the City of O'Fallon, Missouri, as prepared by Stock and Associates dated August 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:

September 12, 2024

Second Reading:

September 12, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 12TH DAY OF SEPTEMBER, 2024.

Attest:

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 12TH DAY OF SEPTEMBER, 2024.

Attest:

Bess Bacher, City Clerk

Bill Hennessy, Mayor

Approved as to Form:

Kevin M. O'Keefe, City Attorney

Record Plat MERCY OFALLON

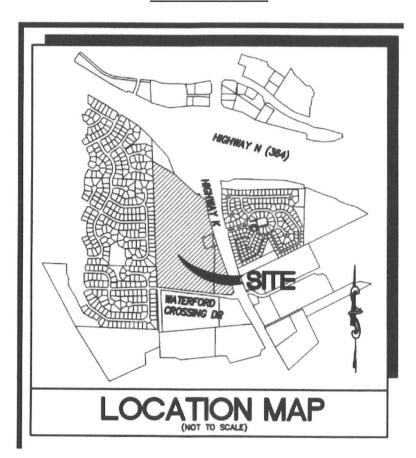
A Tract of Land Being Part of Lots 1 and 2 of Prairie Farms of The Anton Hoester Estates per SRB 6 PG 26 Located in U.S. Survey 3225, And Fractional Section 16, Township 46 North, Range 3 East of The 5th

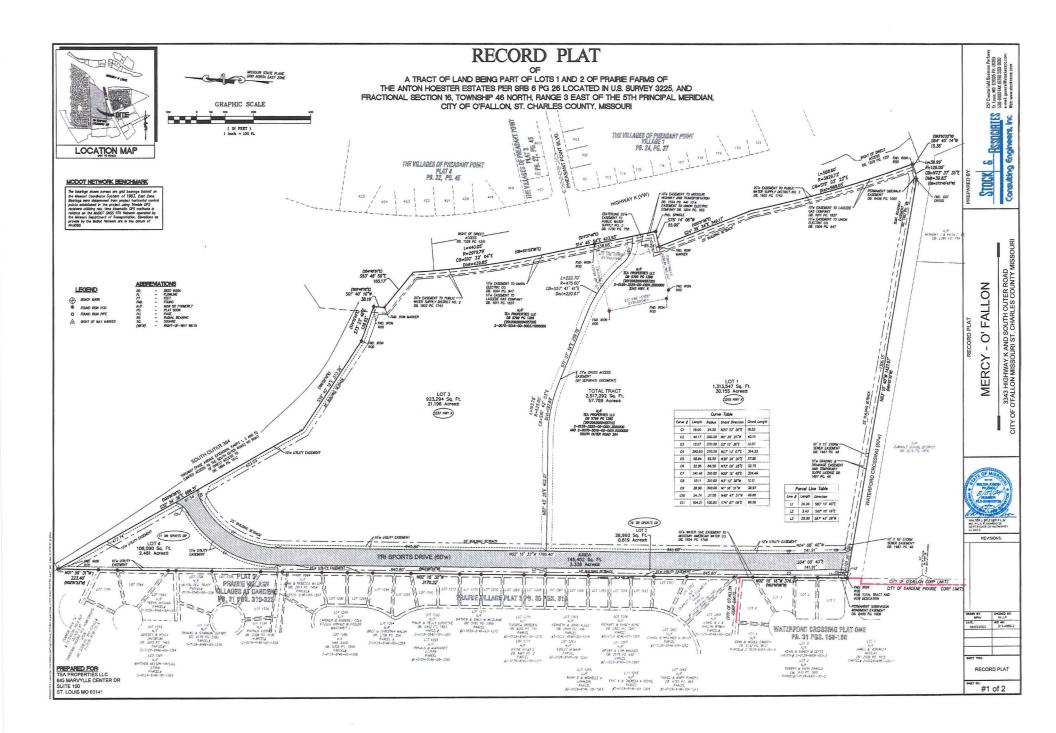
Principal Meridian,

City of O'Fallon

St. Charles County, Missouri

LOCATION MAP





RECORD PLAT

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF PRAIRIE FARMS OF THE ANTON HOESTER ESTATES PER SRB 6 PG 26 LOCATED IN U.S. SURVEY 3225, AND FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

OWNER'S CERTIFICATION

We, the undersigned owner of the tracts of land platted and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinaffer be known as:

MERCY OF ALLOW

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The area shown [[[]]]], hatchured hereon is hereby dedicated to the City of O'F allon, Missouri. for nublic use forever

Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within trelive morths of the recording of this subdivision plat in accordance with 10 CSR 30-2090 of the Missional Department of Natural Resources, and 4 CSR 30-1000 of the Missional Department of Natural Resources, and 4 CSR 30-1000 of the Missional Department of Section 10 CSR 30-300 of the Missional Department of Section 10 CSR 30-300 of the Mission Mission of the subdivision public subdivision or connect of the CSR 40 CSR 30-300 of the Mission of the subdivision subdivision or connect of the CSR 40 CSR 30-300 of the Mission of the subdivision of the Mission of the Section 10 CSR 30-300 of the Mission of the Mission

All taxes which are due and payable against this property have been paid in full. IN WITNESS WHEREOF, the party has hereunto set its hands this _____ day of _____

ST. CHARLES COUNTY

On this ______ a votary fublic in and for said state, personally appeared _______ before me ______ at Notary Public in and for said state, personally appeared ______ of Tea Properties LLC, known for me to be the person who executed the foregoing instrument in behalf of said corporation and acknowledged to me that he excuted the same for the purposes therein stated IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last

Notary Public My commission expires:

LENDER'S CERTIFICATION

PRINT NAME & TITLE

STATE OF MISSOURI)

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book
Page of the records of the Recorder of Deeds Office in St. Charles County, Missouri does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seel this day

PRINT NAME: ___ PRINT TITLE:

STATE OF _____ COUNTY OF ______

On this ______day of _______20___before me _______a Notary Public in and for said state, personally appeared ________brown to me to be the person who exacuted the within Subdivision Plat in behalf of said corporation and acknowledged to me that he executed the same for the purpowes therein stated

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year

Notary Presin My commission expires:

PREPARED FOR 645 MARVYLLE CENTER DR ST. LOUIS MO 63141

TOTAL TRACT DESCRIPTION A fract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Parties Farm of the Atton Hostette Estates as shown on Silvey Record Blook 6, Page 25 of the St. Charles Courty secure, City of Children St. Charles Courty, Nesount, and being more particularly described as follows.

intended hook it. Project 50 of the 16.1 College County account, Coll of Circlains, 18.

Counted Courty, Mischael and Son large majority described as blook at County Courty County Coun

Containing 2,517,292 square feet or 57,789 acres, more or less.

ORIGINAL DESCRIPTIONS

PARCEL 1: A tract of land being part of Fractional Section 16 and U.S. Survey 3225, Township 46 North, Range 3 East and being part of Lot 1 and Lot 2 of the Partition of the Fradre Farm of the Anton Noseler Estites as snown on Survey Record Soci 6, Page 28 of the St. Charles County, Missious Records and

Record Bole 6, Page 28 of the St. Chales Courty, Missoun Records and being more productly electrified al Silving Missound Records and being more productly electrified al Silving Missound Records and Electrified Records and Silving Missound Records and Electrified Record South 67/33/22" West a distance of 15:35 feet to a point of countaire, Pennea and pa curve to the right having a ractus of 12/30 feet, on exclosize of obstace of 38.85 feet to a point on the northward production of the state o

PARCEL 2:

PARCEL 2:
Beginning at a point in the Southeast line of Lix 1 of the John South Hern Bartiston of U.S. Survey 1998, was point being the Southeast corner of Partition of U.S. Survey 1998, was point being the Southeast corner of control of U.S. Survey 1998, was point being the Southeast County moroids, seek point being size a point in per Southeast South of property converted to Vigil Post and road by the design strong of property converted to Vigil Post and road by the design social of South 1998, and the Southeast Southeast County moroids, thereous the Southeast Southea

J seat from your parknessey executions as indown. Beginning at a point in the West in or of Hyllway? Yn. said point being the Southwast corner of property conveyed to Dreina C. Wilson and Sharela K. Church Revords, International County Revords (International County Revords), International County Revords (International County Revords (International County Revords), International County Revords (International County Revords (International County Revords), International County Revords (Intern



ADDREST IN CODE

LOCATION MAP

Graneers, Inc. 68 STOCK PREPARED BY

3343 HIGHWAY K AND SOUTH OUTER ROAD OFALLON MISSOURI ST. CHARLES COUNTY MISSOURI

FALLON ō

RECORD PLAT

MERCY

CITY OF

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION BY- From Touber*DATE 08/13/2024
PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

1) Subject Property is presently zoned:

City of O'Fation parcel: "C-2" General Business District Yard and setback requirements

Front yard. Not less than beenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.

Side yards. No side yard is required except that where a side line of a lot in this district abuts 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 rabuts. A side yard of not less than twenty-time (25) feet shall be provided on the stored side of a comer to test shall be considered on the stored.

Rear yards. No rear yard is required except that where a rear line of a lot in this distinct abuts lots zoned residential or office a rear yard of not less than ten (10) feet shall be provided.

Subject property lies within Flood Zone X according to the National Flood Insurance Rate Map Numbers 29183C0239G and 29183C0430G with and effective date of 1/20/2016

3) Stock and Associates Consulting Engineers, Inc. used exclusively Fidelity National Tide Insurance Company, Commitment No. 20392STL, with an effective date of March 9, 2023 at 80 a. for research of essements and encumbrances. No further research was performed by Stock and Associates Consulting

and Lit 2 of the Particles of the Particles of the Assert Power Fame of the Assert Power Education School (1994), and the Mark Control (1994) and the first Control (1994) and the Fame of Little (1994) and the Service Assert Power Education Control (1994) and the Service Assert Power Education Contr

Containing 145,402 square feet or 3 338 acres, more or less.

I. Bass Bacher, Cey Clerk of the City of O'Ealon, Missouni, hereby certify that Ordinance No. approving this plat and disecting me to endorse same under my hard and sale was obly passed and approved by the floy council of the City of O'Falton. Missoun and same approved by the Missoun and same of said only this _____ day of _______ 2004, and as ordinance directed. I hereby endone said plat by my hand and seed of said only this _____ day of _______ 2004.

City Clerk of O'Fallon, Missouri

SURVEYOR'S CERTIFICATION

This is to entity that Blook and Associates Consuling Engineers. Inc. have, during April 2003, by order of and for the use of Tea Processes, LLC, executed a "through Bunding Survey and Subdivision" Mul. a seat of large being part of "fractions Center of Seat Processes, LLC, executed a "through Bunding Survey and Subdivision" Mul. a seat of large large part of Processes. And Annual Processes are also and the seat of large part of the Charles County Resource, Coll ("O'Fasion St. Charles County, Massoci and that the results of lack seating and Subdivision Part en Shoot heaven." We faither certify that the Charles County, Massoci and that the results of lack seating and Subdivision Part en Shoot heaven. We faither certify that the Charles County, Massoci Blooked Survey is a subdivision of the Processes of a settle of Charles IT. O'Posics 2009. Massoci Blooded So Property Blooked Survey is a subdivision of the Massoci Blood for Architects, Professional Engineers.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

By. Walter J. Pringer, Wassour, P. L. S. Avo. 2008-000728



DRAWN BY: ONCOURD BY: NPW W.J.P. DATE: USB NO: 04/03/2023 271-4663-2 9407 794 RECORD PLAT

#2 of 2