

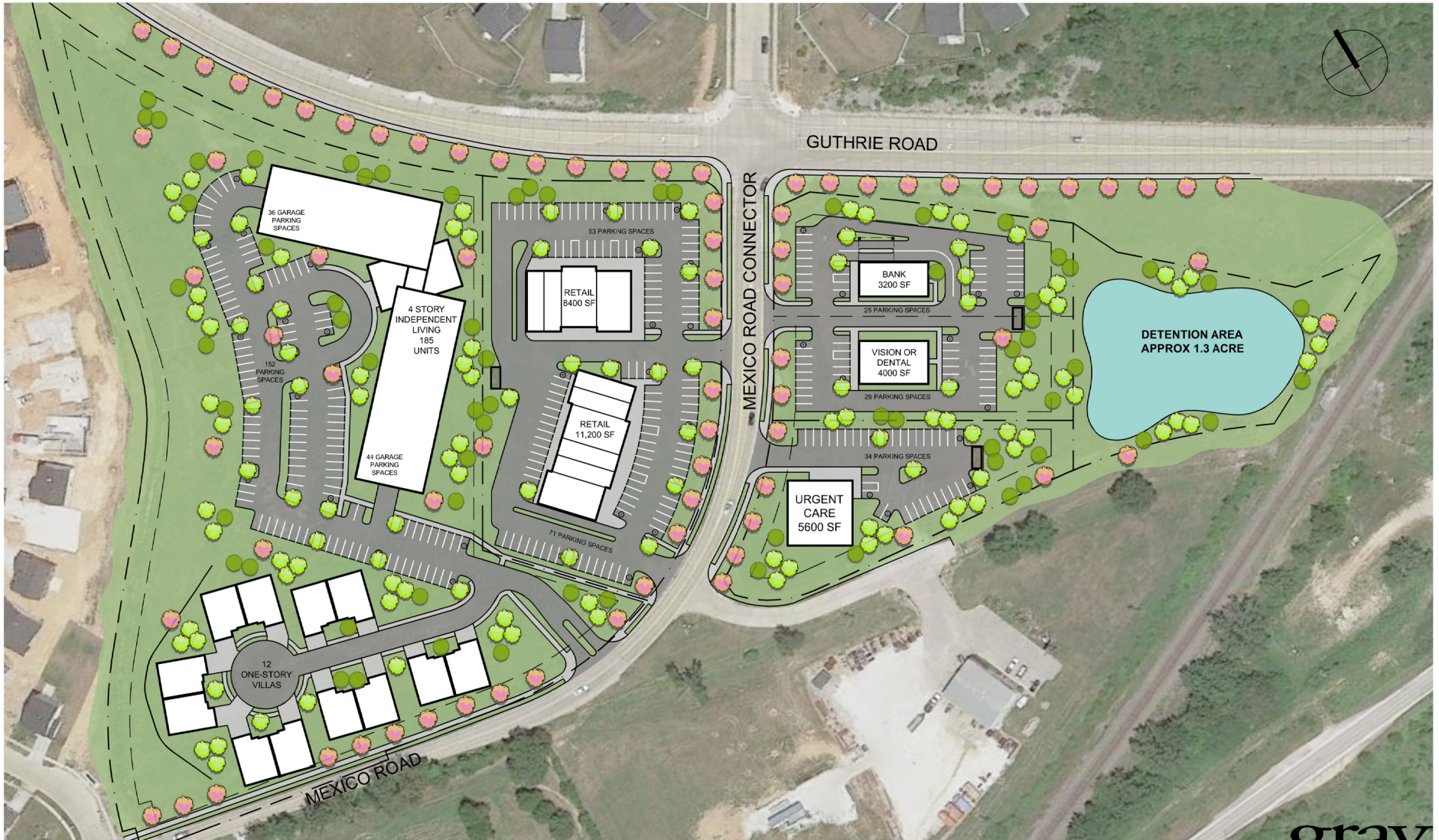
F O R S A L E

**10.61 & 4.38 ACRES
AVAILABLE**

Mexico Rd. & Guthrie Rd. / O'Fallon, MO 63366



CONCEPTUAL SITE PLAN



CONCEPT SITE PLAN

PROPOSED DEVELOPMENT

gray

SCALE: 1" = 100'-0"

GUTHRIE ROAD AND MEXICO ROAD
OFFALLON, MISSOURI

21193.00
04.16.2021

PROPERTY SURVEY

PART OF SECTION 26 & 27 TOWNSHIP 47 NORTH, RANGE 2 EAST ST CHARLES COUNTY, MISSOURI

PROPERTY DESCRIPTION - NORTH PARCEL:

A TRACT OF LAND BEING PARTS OF SECTIONS 26 & 27, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BEING LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY OF NORFOLK AND SOUTHERN RAILROAD (WIDTH VARIES), WITH THE SOUTHWESTERN RIGHT OF WAY OF GUTHRIE ROAD (WIDTH VARIES); THENCE LEAVING SAID SOUTHWESTERN LINE OF GUTHRIE ROAD NORTH 75 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 1127.32 FEET TO A REBAR MARKING THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 1404.5 FEET TO A REBAR; THENCE SOUTH 18 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 1030 FEET TO A REBAR; THENCE NORTH 71 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 296.95 FEET TO A COTTON SPINDLE; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A LENGTH OF 80.50 FEET, A CHORD BEARING NORTH 22 DEGREES 08 MINUTES 13 SECONDS EAST AND A CHORD LENGTH OF 29.50 FEET TO A POINT; THENCE NORTH 86 DEGREES 13 MINUTES 02 SECONDS WEST, A DISTANCE OF 15.08 FEET TO A POINT; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, A LENGTH OF 212.18 FEET, A CHORD BEARING NORTH 36 DEGREES 10 MINUTES 33 SECONDS EAST AND A CHORD LENGTH OF 210.58 FEET TO AN IRON PIPE; THENCE NORTH 48 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 181.11 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A LENGTH OF 65.63 FEET, A CHORD BEARING NORTH 45 DEGREES 31 SECONDS EAST AND A CHORD LENGTH OF 65.60 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A LENGTH OF 91.79 FEET, A CHORD BEARING NORTH 31 DEGREES 08 MINUTES 47 SECONDS EAST AND A CHORD LENGTH OF 91.16 FEET TO AN IRON PIPE; THENCE NORTH 19 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 117.10 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2200.00 FEET, A LENGTH OF 276.81 FEET, A CHORD BEARING NORTH 23 DEGREES 19 MINUTES 00 SECONDS EAST AND A LENGTH OF 276.81 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A LENGTH OF 42.78 FEET, A CHORD BEARING NORTH 24 DEGREES 35 MINUTES 13 SECONDS EAST AND A CHORD LENGTH OF 42.81 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF GUTHRIE ROAD; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 897.00 FEET, A LENGTH OF 678.83 FEET, A CHORD BEARING SOUTH 31 DEGREES 34 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 665.60 FEET TO A REBAR; THENCE SOUTH 51 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 138.25 FEET TO A REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 36.27 FEET, A CHORD BEARING SOUTH 06 DEGREES 04 MINUTES 56 SECONDS EAST AND A CHORD LENGTH OF 35.36 FEET TO A REBAR; THENCE SOUTH 38 DEGREES 55 MINUTES 34 SECONDS WEST, A DISTANCE OF 210.81 FEET TO A REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 389.00 FEET, A LENGTH OF 474.18 FEET, A CHORD BEARING SOUTH 73 DEGREES 32 MINUTES 31 SECONDS WEST AND A CHORD LENGTH OF 442.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.16 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - SOUTH PARCEL:

A TRACT OF LAND BEING PARTS OF SECTIONS 26 & 27, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR BEING LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY OF NORFOLK AND SOUTHERN RAILROAD (WIDTH VARIES), WITH THE SOUTHWESTERN RIGHT OF WAY OF GUTHRIE ROAD (WIDTH VARIES); THENCE LEAVING SAID SOUTHWESTERN LINE OF GUTHRIE ROAD, SOUTH 70 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 226.80 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1045.00 FEET, A LENGTH OF 102.35 FEET, A CHORD BEARING NORTH 50 DEGREES 08 MINUTES 07 SECONDS WEST AND A CHORD LENGTH 192.31 FEET TO A REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 645.00 FEET, A LENGTH OF 161.16 FEET, A CHORD BEARING OF 89 DEGREES 05 MINUTES 57 SECONDS WEST AND A CHORD DISTANCE OF 160.74 FEET TO A REBAR; THENCE NORTH 78 DEGREES 15 MINUTES 23 SECONDS WEST AND A CHORD DISTANCE OF 190.50 FEET TO A REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 888.00 FEET, A LENGTH OF 86.64 FEET, A CHORD BEARING NORTH 75 DEGREES 40 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 86.64 FEET TO A REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, A LENGTH OF 94.34 FEET, A CHORD BEARING NORTH 54 DEGREES 18 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 92.29 FEET TO A REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 20.19 FEET TO A REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 449.00 FEET, A LENGTH OF 228.14 FEET, A CHORD BEARING NORTH 53 DEGREES 32 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 226.86 FEET TO A REBAR; THENCE NORTH 38 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 204.41 FEET TO A REBAR BEING ON THE SAID SOUTHEASTERN RIGHT OF WAY LINE OF GUTHRIE ROAD; THENCE SOUTH 75 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.53 FEET TO A REBAR; THENCE SOUTH 45 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 98.77 FEET TO A REBAR; THENCE SOUTH 45 DEGREES 44 MINUTES 37 SECONDS EAST, A DISTANCE OF 203.28 FEET TO A REBAR; THENCE SOUTH 17 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 60.29 FEET TO A REBAR; THENCE SOUTH 72 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 207.23 FEET TO A REBAR; THENCE SOUTH 12 SECONDS 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 103.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.38 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. BASIS OF BEARING ADOPTED FROM DEED BOOK 6527 PAGE 1940 OF THE ST CHARLES COUNTY RECORDS.
2. TITLE COMMITMENT PROVIDED BY SECURITY TITLE INSURANCE AGENCY ON NOVEMBER 7, 2016 COMMITMENT NO 15595362. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B, AS FOLLOWS:
ITEM 4 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE MASTER INSTRUMENT OF TRUST AND RESTRICTIONS FOR BROOKSIDE DATED FEBRUARY 2, 2009 AND RECORDED IN BOOK 4400 PAGE 1567 AND AS AMENDED BY THE INSTRUMENTS RECORDED IN BOOK 4466 PAGE 1670, BOOK 4588 PAGE 1015 PAGE 975, BOOK 5558 PAGE 1293, BOOK 6138 PAGE 1860, BOOK 6249 PAGE 1897 AND BOOK 6249 PAGE 1942 INCLUDING A PROVISION FOR SUBDIVISION ASSESSMENTS. THE PROPERTY DESCRIPTIONS IN THE COVENANTS AND RESTRICTIONS DO NOT DESCRIBE THE LAND SHOWN ON THIS DRAWING. THE COVENANTS AND RESTRICTIONS LISTED DO NOT AFFECT SUBJECT PROPERTY.
ITEM 6 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS DATED MAY 19, 2011 AND RECORDED IN BOOK 5891 PAGE 1093. THE PROPERTY DESCRIPTIONS IN THE COVENANTS AND RESTRICTIONS DO NOT DESCRIBE THE LAND SHOWN ON THIS DRAWING. THE COVENANTS AND RESTRICTIONS LISTED DO NOT AFFECT SUBJECT PROPERTY.
- ITEM 7 - EASEMENT GRANTED TO MISSOURI EDISON COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 429 PAGE 1381 (BLANKET EASEMENT FOR A 511.4 ACRES PROPERTY AS SHOWN ON A SURVEY BY ALFRED RIBE, COUNTY SURVEYOR OF ST CHARLES, SEPTEMBER 30, 1908 - MAY AFFECT SUBJECT PROPERTY)
- ITEM 8 - EASEMENT GRANTED TO THE CITY OF OFALLOM, MISSOURI, BY THE INSTRUMENT RECORDED SEPTEMBER 25, 2009 IN BOOK 5269 PAGE 1909 (AS SHOWN ON DRAWING)

SURVEYORS CERTIFICATE

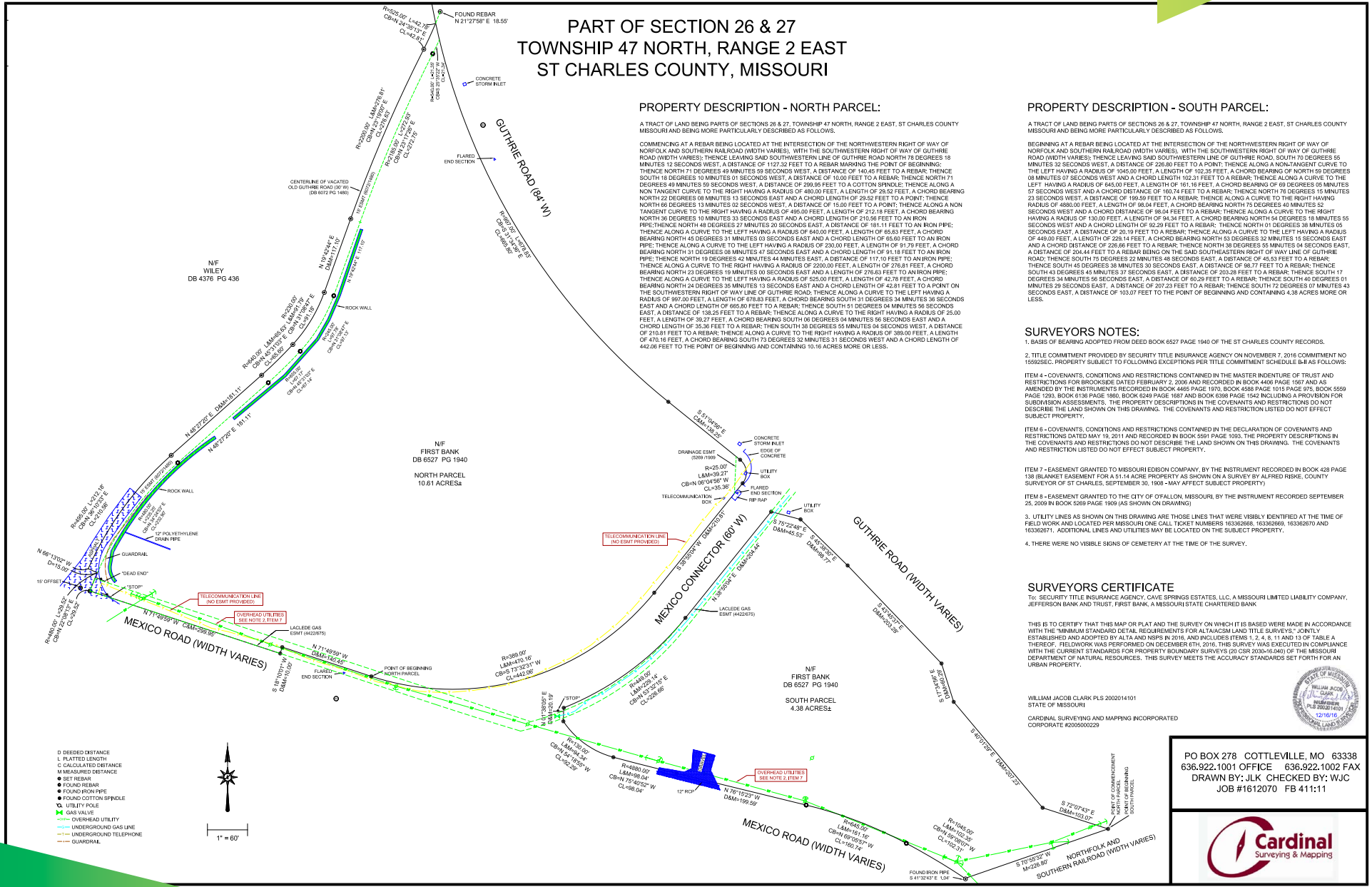
TO: SECURITY TITLE INSURANCE AGENCY, CAVE SPRINGS ESTATES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, JEFFERSON BANK AND TRUST, FIRST BANK, A MISSOURI STATE CHARTERED BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTERNATE LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE THEREOF. FIELDWORK WAS PERFORMED ON DECEMBER 6TH, 2016. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 203.0-1.040) OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

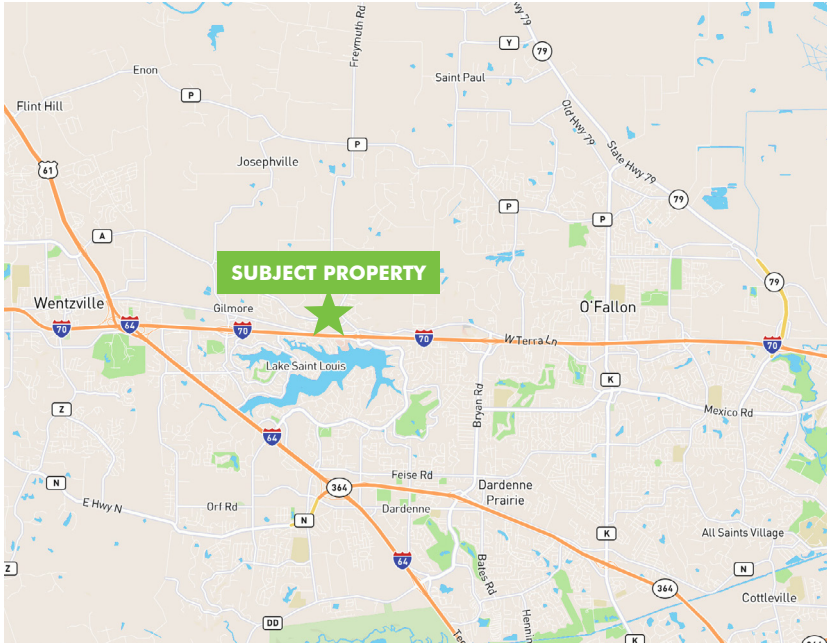
WILLIAM JACOB CLARK PLS 2020014101
STATE OF MISSOURI
CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005003229



PO BOX 278 COTTLVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
DRAWN BY: JLK CHECKED BY: WJC
JOB #1612070 16:41:11



LOCATOR MAP



PROPERTY INFORMATION

- + Two parcels: 10.61 AC & 4.38 AC (can be subdivided)
- + Close proximity to Interstate 70
- + Commercially zoned (C-2)
- + Potential uses: Mixed-use commercial/residential, grocery store, bank, hardware store, oil change, restaurant, medical office, etc.
- + Sale Price: \$9.00 PSF

2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,564	38,637	124,761
Daytime Population	3,963	38,400	113,715
Average Housing Value	\$333,265	\$292,474	\$260,656
Average Household Income	\$111,716	\$111,533	\$109,727

PLEASE CONTACT:

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