

RIDGETOP PLAZA

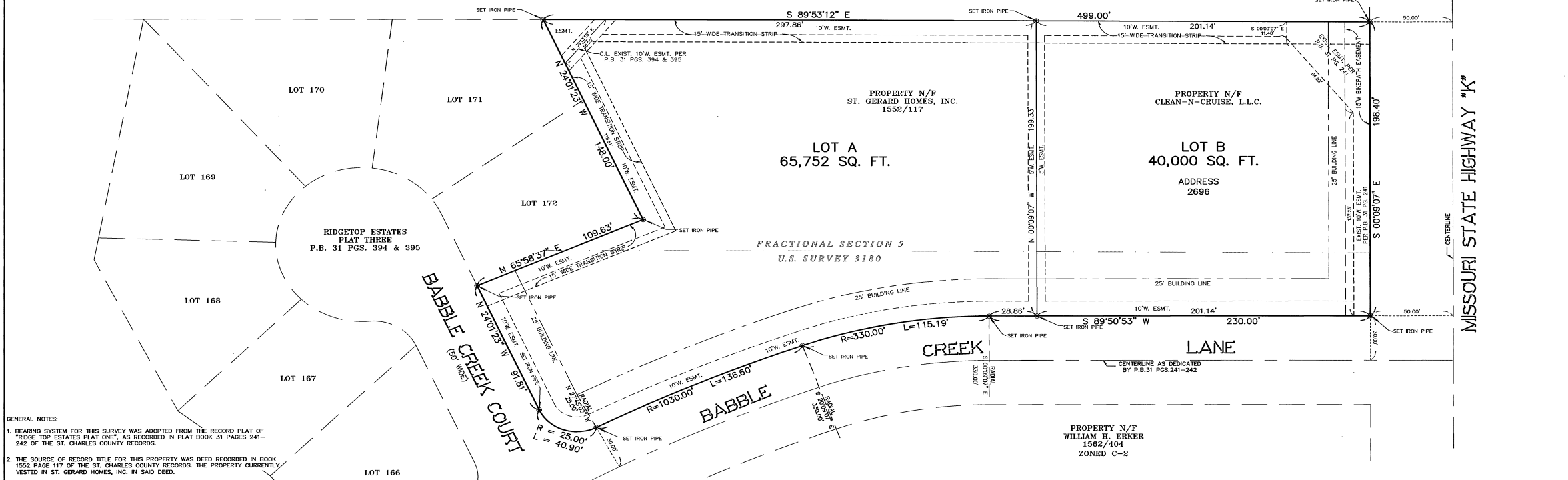
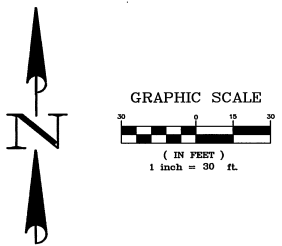
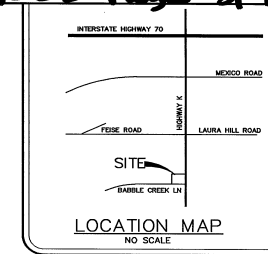
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 5 AND PART U.S. SURVEY 3180 TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

25426

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORD OF DEEDS
FILED FOR RECORD

MAY 30 1996

By *John P. Vallonia*
Time 7:00 a.m.



- GENERAL NOTES:
- BEARING SYSTEM FOR THIS SURVEY WAS ADOPTED FROM THE RECORD PLAT OF "RIDGETOP ESTATES PLAT ONE," AS RECORDED IN PLAT BOOK 31 PAGES 241-242 OF THE ST. CHARLES COUNTY RECORDS.
 - THE SOURCE OF RECORD TITLE FOR THIS SURVEY WAS DEED RECORDED IN BOOK 1552 PAGE 117 OF THE ST. CHARLES COUNTY RECORDS. THE PROPERTY CURRENTLY VESTED IN ST. GERARD HOMES, INC. IN SAID DEED.
 - THIS TRACT OF LAND IS LISTED AS BEING IN DISTRICT 2, PAGE 67, PARCEL NO.12.1 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
 - THIS PROPERTY IS CURRENTLY ZONED AS C2-GENERAL BUSINESS, BY THE CITY OF O'FALLON. THE SETBACK RESTRICTIONS FOR THIS ZONING IS AS FOLLOWS:
FRONT SETBACK: 25' MINIMUM
SIDE SETBACK: NO SIDE SETBACK UNLESS PROPERTY ABUTS RESIDENTIAL AREA, IN WHICH CASE THE ABUTTING RESTRICTION APPLIES.
REAR SETBACK: NO REAR SETBACK UNLESS PROPERTY ABUTS RESIDENTIAL AREA, IN WHICH CASE 10' REAR WILL APPLY.
 - A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FOLLOWING CONDITIONS:
A. EASEMENTS OF RECORD.
B. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
C. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF O'FALLON, MISSOURI (COMMUNITY - PANEL NUMBER 290316 0116 D, DATED DECEMBER 15, 1992), THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
 - ACCORDING TO O'FALLON FIRE PROTECTION AUTHORITIES, LOT A CANNOT BE ASSIGNED AN ADDRESS UNTIL SPECIFIC BUILDING OR BUILDINGS HAVE BEEN PLANNED FOR THIS SITE.

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "RIDGETOP PLAZA".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, LACLADE GAS COMPANY, UNION ELECTRIC COMPANY, GTE TELEPHONE COMPANY, CABLE TELEVISION COMPANY, ST. CHARLES COUNTY WATER DISTRICT #2, DUCKETT CREEK SANITARY DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND SEWER DRAINAGE FACILITIES, WITH THE TEMPORARY USE OF ADJACENT CROWN AND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIAL DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED.

THE AREA SHOWN AS BIKEPATH EASEMENT IS HEREBY GRANTED TO THE CITY OF O'FALLON FOR THE PURPOSE OF A BIKEPATH.

IN WITNESS WHEREOF, I HAVE HERETO SIGNED AND SEALED THE FOREGOING THIS 28th DAY OF March, 1996.

ST. GERARD HOMES, INC.

STATE OF MISSOURI
COUNTY OF ST. CHARLES

ON THIS 28th DAY OF March, 1996, BEFORE ME APPEARED *John P. Vallonia*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF ST. GERARD HOMES, INC., 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 SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT WAS DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

Vernetta Penn
NOTARY PUBLIC
My Commission Expires: Feb. 28, 1997

STATE OF MISSOURI
COUNTY OF ST. CHARLES

ON THIS 28th DAY OF March, 1996, BEFORE ME APPEARED *Robert E. Mochel*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MEMBER MANAGER OF CLEAN-N-CRUISE, L.L.C., 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 SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT WAS DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa D. Kopp
NOTARY PUBLIC
My Commission Expires: February 20, 1997

I, the undersigned, Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 28th day of March, A. D. 1996, at 2:00 o'clock P. M. and its true contents are as shown on the foregoing plat, and I have received my hand and official seal on the day and year aforesaid.

Lois Augoy
Recorder of Deeds

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "RIDGETOP PLAZA".

BY: *John P. Vallonia*
TITLE: *President*
PRINT NAME: *John P. Vallonia*

STATE OF MISSOURI
COUNTY OF ST. CHARLES

ON THIS 28th DAY OF March, 1996, BEFORE ME APPEARED *John S. Meyer*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF CLEAN-N-CRUISE, L.L.C., 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 SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT WAS DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

John S. Meyer
NOTARY PUBLIC
PRINT NAME: *John S. Meyer*
MY COMMISSION EXPIRES: 04-30-96

THIS IS TO CERTIFY THAT WE HAVE, DURING JANUARY 1996, BY ORDER OF BOB MOCHEL, EXECUTED A SURVEY AND SUBDIVISION ON A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 5 AND PART OF U.S. SURVEY 3180 TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND THE RESULTS ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 28th DAY OF March, 1996.

Bob Mochel
BOB MOCHEL, INC.
MEMBER MANAGER

Lisa D. Kopp
CITY CLERK OF O'FALLON, MISSOURI

PREPARED FOR:
BOB MOCHEL
407 WATERWAY
ST. CHARLES, MO. 63304

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents related to this deed, and therefore the responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part of the work of an architect or engineering project of survey.

Copyright 1994
By Engineering Company, Inc.
All Rights Reserved.

REVISIONS	
3-12-96	CITY COMMENTS

BA

ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-8445
314-928-5552
FAX 928-1718

1-24-96
DATE
95-7725
PROJECT NUMBER
1 OF 1
SHEET OF
7725REC.DWG
FILE NAME
LLG
DRAWN CHECKED

THIS PLAT CONTAINS 105,752 SQUARE FEET

CLEAN-N-CRUISE L.L.C.
Corp Seal

ST. GERARD HOMES, INC.
Corp Seal