

LEGEND

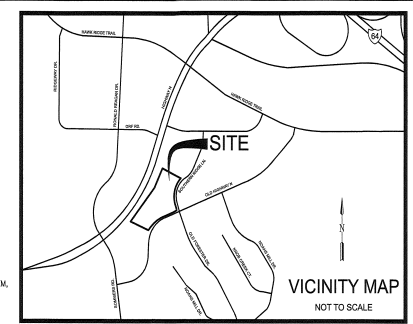
- AXLE FOUND AXLE
FOUND SPINDLE
FOUND MAG SPIKE
FOUND STONE
FOUND ROW MARKER
FOUND IRON PIPE
FOUND IRON ROD
FOUND CROSS
FOUND CONCRETE MONUMENT
SET IRON PIPE
SANITARY MANHOLE
STORM DRAIN MANHOLE
CLEANOUT
GRATE INLET
CURB/AREA INLET
DRAIN
FLARED END SECTION
DOUBLE CURB/AREA INLET
GRATE INLET (SIDE INTAKE)
GAS MARKER
FIBER OPTIC MARKER
GAS DRIP
TRAFFIC SIGNAL UTILITY VAULT
CABLE TV PEDESTAL
GREASE TRAP
BOLLARD
IRRIGATION CONTROL VALVE
FIRE HYDRANT
FIBER OPTIC MANHOLE
ELECTRIC METER
LIGHT STANDARD
YARD LIGHT
MONITORING WELL
BORE OR TEST HOLE
FIRE PROTECTION VALVE
WATER VALVE
WATER METER
GAS VALVE
GAS METER
ELECTRIC UTILITY VAULT
FIBER OPTIC UTILITY VAULT
TRAFFIC SIGNAL UTILITY VAULT
WATER UTILITY VAULT
GREASE TRAP
BOLLARD
IRRIGATION CONTROL VALVE
FIRE HYDRANT
FIBER OPTIC MANHOLE
ELECTRIC METER
LIGHT STANDARD
YARD LIGHT
MONITORING WELL
BORE OR TEST HOLE
FIRE PROTECTION VALVE
WATER VALVE
WATER METER
GAS VALVE
GAS METER
FENCE
OHE OVERHEAD ELECTRIC
U UNDERGROUND ELECTRIC
G EXISTING GAS
W EXISTING WATER
S EXISTING SANITARY SEWER
SO EXISTING STORM SEWER
FO UNDERGROUND FIBER OPTIC

P.O.C. POINT OF COMMENCEMENT (S) SURVEYED
P.O.B. POINT OF BEGINNING (R) RECORDED

A RE-SUBDIVISION PLAT FOR:

LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819

ALL BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES:

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
2. TOTAL LAND AREA: 129,598 SF ± 2.97 ACRES.
3. FLOOD CERTIFICATION: FEMA FIRM 221820020G, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016 - THE PROPERTY IS:
ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD
ZONE X (SHADED) - AREAS OF 0.2% CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
ZONE AE - REGULATORY FLOODWAY
ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH SFE.
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 THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER DESIGN GROUP MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED 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 AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
5. THE BOUNDARY SURVEY ON WHICH THIS IS BASED MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE SURVEY CLASSIFICATION OF AN URBAN CLASS SURVEY.
6. PROPERTY CORNERS TO BE SET WITHIN 12 MONTHS OF THE RECORDING DATE OF THIS PLAT.
7. UTILITIES WERE NOT RESEARCHED OR LOCATED FOR THIS SURVEY; UTILITIES MAY EXIST OTHER THAN THE ONES SHOWN HEREON. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
8. THIS SUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
9. A GENERAL UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF LAKE SAINT LOUIS, MO OVER ALL PROPOSED COMMON GROUND AREAS.
10. THERE ARE NO DELINQUENT TAXES OUTSTANDING ON THIS PROPERTY.
11. ALL LOTS IN THIS SUBDIVISION ARE SUSCEPTIBLE TO STREET MOVEMENT.
12. CROSS ACCESS EASEMENT PROVISIONS: A NON-EXCLUSIVE CROSS ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED TO THE OWNERS OF LOTS A, B AND C FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL AREAS HERETO AS PARKING AND SIDEWALKS.

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "A RE-SUBDIVISION OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES"

THE UNDERSIGNED OWNERS HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL, NON-EXCLUSIVE (UNLESS OTHERWISE NOTED) UTILITY EASEMENTS FOR STORM SEWERS, SANITARY 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 PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI; MISSOURI-AMERICAN WATER COMPANY; DOCKETT CREEK SANITARY DISTRICT; CITY OF LAKE SAINT LOUIS; CLIVE RIVER ELECTRIC COMPANY; UNION ELECTRIC CO. 680/A; AMEREN MISSOURI; SPIRE, CENTURYLINK, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS ALL INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF STORM SEWERS, SANITARY 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 (LIMITED, HOWEVER, TO FIVE (5) FEET ON EITHER SIDE OF SAID EASEMENTS) FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, 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, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, BUSHES, SAPLINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS TO, OVER AND UNDER UTILITY EASEMENTS AND TO THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE FOR REPAIRING THE DISTURBED AREA AND BEING RESPONSIBLE TO ITS PRIOR FORMAL CONDITION. THE CROSS ACCESS EASEMENTS AS SHOWN HATCHED HEREON ARE HEREBY DEDICATED TO THE USE OF LOTS A, B AND C.

ALL BUILDING SETBACK LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN BOOK D01762, PAGE 332 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.

LSL SHOPPES L.L.C.
BY: [Signature]
PRINT NAME: NELS WASTGEN
TITLE: MANAGER
DATE: 04-30-2025

NOTARY FOR LSL SHOPPES, L.L.C.
STATE OF MISSOURI } SS
COUNTY OF ST. CHARLES }

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, HEREBY CERTIFY THAT NELS WASTGEN, WHOSE NAME IS REFERRED TO IN THE FOREGOING INSTRUMENT AS MANAGER OF LSL SHOPPES L.L.C., IS THE PERSON WHOSE NAME IS REFERRED TO IN SAID INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE HAD BEEN INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE HAS EXECUTED THE SAME VOLUNTARILY OR IN BELIEF OF HIS OWN BEST INTERESTS, AND ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th DAY OF April, 2025.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: 11/02/2025



SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2025, AT THE REQUEST OF QUATRO DEVELOPMENT, PREPARED A RE-SUBDIVISION OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES, CITIES OF LAKE SAINT LOUIS AND OF ALLON, ST. CHARLES COUNTY, MISSOURI, BASED ON A BOUNDARY SURVEY MEETING THE MISSOURI STANDARDS FOR A TYPE URBAN SURVEY, PLAT COMPLETED APRIL, 2025.

DAVID W. MAXWELL P.L.S. # 2008000728
DATE: PREMIER CIVIL ENGINEERING
MISSOURI C. of A. # 2012007849



Digitally signed by David W. Maxwell Date: 2025.04.29 15:51:16 -04'00'

LOT A DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819 AND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHERNMOST CORNER OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819; THENCE LEAVING SAID CORNER S 69°42'01" E A DISTANCE OF 209.20' TO A POINT IN THE WEST RIGHT OF WAY LINE OF SOUTHERN RIDGE LANE (56' WIDE) (PUBLIC ROADWAY); THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTHERN RIDGE LANE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 228.00', AN ARC LENGTH OF 207.99', A CHORD WHICH BEARS S 12°22'17" W, A CHORD DISTANCE OF 252.83'; THENCE S 21°17'45" E A DISTANCE OF 22.91' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00', AN ARC LENGTH OF 19.49', A CHORD WHICH BEARS S 02°41'01" E, A CHORD DISTANCE OF 19.15' TO A POINT IN THE NORTH RIGHT OF WAY LINE OF OLD MISSOURI HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID OLD MISSOURI HIGHWAY N S 62°59'31" W A DISTANCE OF 36.64' TO A POINT; THENCE S 68°42'17" W A DISTANCE OF 107.70' TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SAID OLD MISSOURI HIGHWAY N N 21°43'47" W A DISTANCE OF 41.92' TO A POINT; THENCE N 50°31'20" W A DISTANCE OF 142.83' TO A POINT; THENCE N 58°10'31" W A DISTANCE OF 23.21' TO A POINT; THENCE N 50°31'20" W A DISTANCE OF 28.50' TO A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY); THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID MISSOURI HIGHWAY N N 39°28'40" E A DISTANCE OF 117.00' TO A POINT; THENCE N 29°17'52" E A DISTANCE OF 186.62' TO THE POINT OF BEGINNING AND CONTAINING 80,143 SQUARE FEET AND/OR 1.84 ACRES MORE OR LESS.

LOT B DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819 AND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT A POINT BEING THE NORTHERNMOST CORNER OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819; THENCE LEAVING SAID CORNER AND ALONG THE SOUTHERN RIGHT OF WAY OF MISSOURI HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY) S29°17'59" W A DISTANCE OF 186.62' TO A POINT; THENCE S39°28'40" W A DISTANCE OF 117.00' TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF SAID MISSOURI HIGHWAY N S50°31'20" E A DISTANCE OF 28.50' TO A POINT; S58°10'31" E A DISTANCE OF 23.21' TO A POINT; THENCE S50°31'20" E A DISTANCE OF 142.83' TO A POINT; THENCE S21°17'45" E A DISTANCE OF 41.92' TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF OLD MISSOURI HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY); THENCE ALONG SAID NORTHERN RIGHT OF WAY OF SAID OLD MISSOURI HIGHWAY N S64°21'17" W A DISTANCE OF 6.16' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00', AN ARC LENGTH OF 53.62', A CHORD WHICH BEARS S64°21'59" W, A CHORD DISTANCE OF 53.56'; THENCE LEAVING THE NORTHERN RIGHT OF WAY LINE OF SAID OLD MISSOURI HIGHWAY N N32°30'19" W A DISTANCE OF 10.51' TO A POINT; THENCE N29°17'52" E A DISTANCE OF 27.71' TO A POINT; THENCE N50°21'43" W A DISTANCE OF 135.85' TO A POINT; THENCE N74°52'14" W A DISTANCE OF 12.82' TO A POINT; THENCE N39°28'40" W A DISTANCE OF 28.50' TO A POINT IN THE AFORESAID SOUTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY N; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID MISSOURI HIGHWAY N N39°28'40" E A DISTANCE OF 91.09' TO THE POINT OF BEGINNING AND CONTAINING 18,854 SQUARE FEET AND/OR 0.43 ACRES MORE OR LESS.

LOT C DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819 AND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT A POINT BEING THE NORTHERNMOST CORNER OF LOT 3C OF LOT 3C, LOT B, ADJUSTED LOT A AND COMMON GROUND OF SOUTH RIDGE SHOPPES AS RECORDED IN DOCUMENT NUMBER 2022R-017819; THENCE LEAVING SAID CORNER AND ALONG THE SOUTHERN RIGHT OF WAY OF MISSOURI HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY) S29°17'59" W A DISTANCE OF 186.62' TO A POINT; THENCE S39°28'40" W A DISTANCE OF 205.00' TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF SAID MISSOURI HIGHWAY S50°31'20" E A DISTANCE OF 28.50' TO A POINT; THENCE S74°52'14" E A DISTANCE OF 12.82' TO A POINT; THENCE S50°31'20" E A DISTANCE OF 142.83' TO A POINT; THENCE S29°17'52" E A DISTANCE OF 27.71' TO A POINT; THENCE S32°30'19" E A DISTANCE OF 10.51' TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF OLD HIGHWAY N (VARIABLE WIDTH) (PUBLIC ROADWAY) THENCE ALONG SAID NORTHERN RIGHT OF WAY OF OLD HIGHWAY N ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00', AN ARC LENGTH OF 53.62', A CHORD WHICH BEARS S64°21'59" W, A CHORD DISTANCE OF 53.56'; THENCE LEAVING THE NORTHERN RIGHT OF WAY LINE OF SAID OLD HIGHWAY N N32°30'19" W A DISTANCE OF 10.51' TO A POINT; THENCE N29°17'52" E A DISTANCE OF 27.71' TO A POINT; THENCE N50°21'43" W A DISTANCE OF 135.85' TO A POINT; THENCE N74°52'14" W A DISTANCE OF 12.82' TO A POINT; THENCE N39°28'40" W A DISTANCE OF 28.50' TO A POINT IN THE AFORESAID SOUTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY N; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID MISSOURI HIGHWAY N N39°28'40" E A DISTANCE OF 91.09' TO THE POINT OF BEGINNING AND CONTAINING 30,774 SQUARE FEET AND/OR 0.71 ACRES MORE OR LESS.



CITY LAKE ST. LOUIS CERTIFICATION:

THIS FINAL PLAT APPROVED BY THE CITY OF LAKE SAINT LOUIS

BY: [Signature]
MAYOR
PRINT NAME: Brian Wickelmaier
DATE: 5-5-2025

2025R-019215
03/09/2025 03:31:28 PM
11 LINES
PAGES: 2
CERTIFIED FILED FOR RECORD
MARY E. OSNEY
RECORDER OF DEEDS
ST. CHARLES COUNTY MISSOURI
BY: KIRSTEN WUELLER

MISSOURI CERTIFICATE OF AUTHORITY #2012007849

QUATRO DEVELOPMENT
SUBDIVISION PLAT LOT 3C
LAKE SAINT LOUIS, MO 63066
BRETT DAHLMAN, PARTNER
1100 JORDAN BOULEVARD, SUITE 140
DAN SPRING, IL 60228

DATE 3-12-25

Table with columns for REVISION DATE, REVISION DESCRIPTION, and SHEET TITLE. Includes a 'RESUBDIVISION PLAT' label.

PROJECT NO. 2118810
DRAWN BY EJS
CHECKED BY DWM

