A PRELIMINARY PLAT FOR
DISCOVERY CENTER PHASE I
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MO

DISCOVERY CENTER LAND DESCRIPTION
WESTERN PARCEL #1 (PROPOSED AREA TO BE REZONED TO C-3)

A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, THE CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH EAST CORNER OF PROPERTY CONVEYED TO SCHUMAN FAMILY LIMITED PARTNERSHIP IN BOOK 3154 PAGE 1276 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF THE SAID SCHUMAN PROPERTY SOUTH 0 DEGREES 36 MINUTES 38 SECONDS WEST A DISTANCE OF 991.24 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE 70 (WIDTH VARIES); THENCE LEAVING SAID EASTERN LINE AND ALONG SAID NORTHERN RIGHT OF WAY LINE SOUTH 74 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, SAID POINT BEING IN THE EASTERN RIGHT OF WAY LINE OF DAVID HOECKEL PARKWAY (WIDTH VARIES); THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID DAVID HOECKEL PARKWAY THE FOLLOWING COURSES AND DISTANCES; ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 584.00 FEET, AN ARC LENGTH OF 51.15 FEET, AND A CHORD BEARING OF NORTH 13 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 51.13 FEET TO A POINT; NORTH 15 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.15 FEET; NORTH 14 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 315.07 FEET; NORTH 15 DEGREES 50 MINUTES 38 SECONDS EAST A DISTANCE OF 218.75 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 1088.00 FEET, AN ARC LENGTH OF 139.39 FEET; NORTH 12 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 105.83 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 69.94 FEET AND WHOSE CHORD BEARS NORTH 01 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 69.93 FEET; NORTH 00 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 8.47 FEET TO THE POINT OF CURVE OF THE TRANSITION INTERSECTION OF THE EASTERN LINE OF DAVID HOECKEL PARKWAY TO THE NORTH OUTER ROAD RIGHT OF WAY; THENCE ALONG SAID TRANSITION THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 184.00 FEET, AN ARC LENGTH OF 33.64 FEET TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 64.00 FEET, AN ARC LENGTH OF 77.34 FEET TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 564.00 FEET, AN ARC LENGTH OF 98.99 FEET;
NORTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, A DISTANCE OF 20.04 TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 562.00 FEET, AN ARC LENGTH OF 865.63 FEET TO A POINT OF TANGENCY; SOUTH 00 DEGREES 38 MINUTES 57 SECONDS EAST, A DISTANCE OF 361.67 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 798.00 FEET, AN ARC LENGTH OF 567.38 FEET TO THE AFOREMENTIONED NORTHERN RIGHT OF WAY LINE OF INTERSTATE 70; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 74 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 185.84 FEET; NORTH 79 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.50 FEET; NORTH 68 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF 196.60 FEET; NORTH 59 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 217.55 FEET; NORTH 15 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 28.96 FEET; NORTH 59 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 41.44 FEET; SOUTH 76 DEGREES 40 MINUTES 28 SECONDS WEST, A DISTANCE OF 28.63 FEET; NORTH 59 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 139.86 FEET AND NORTH 74 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING CONTAINING 21.2786 ACRES, MORE OR LESS.

LAND DESCRIPTION
AREA OF EASTERN PARCEL #2 (PROPOSED AREA TO BE REZONED TO C-3) &
AREA OF EASTERN PARCELS #3 AND #4 (EXISTING AREA ZONED C-3)

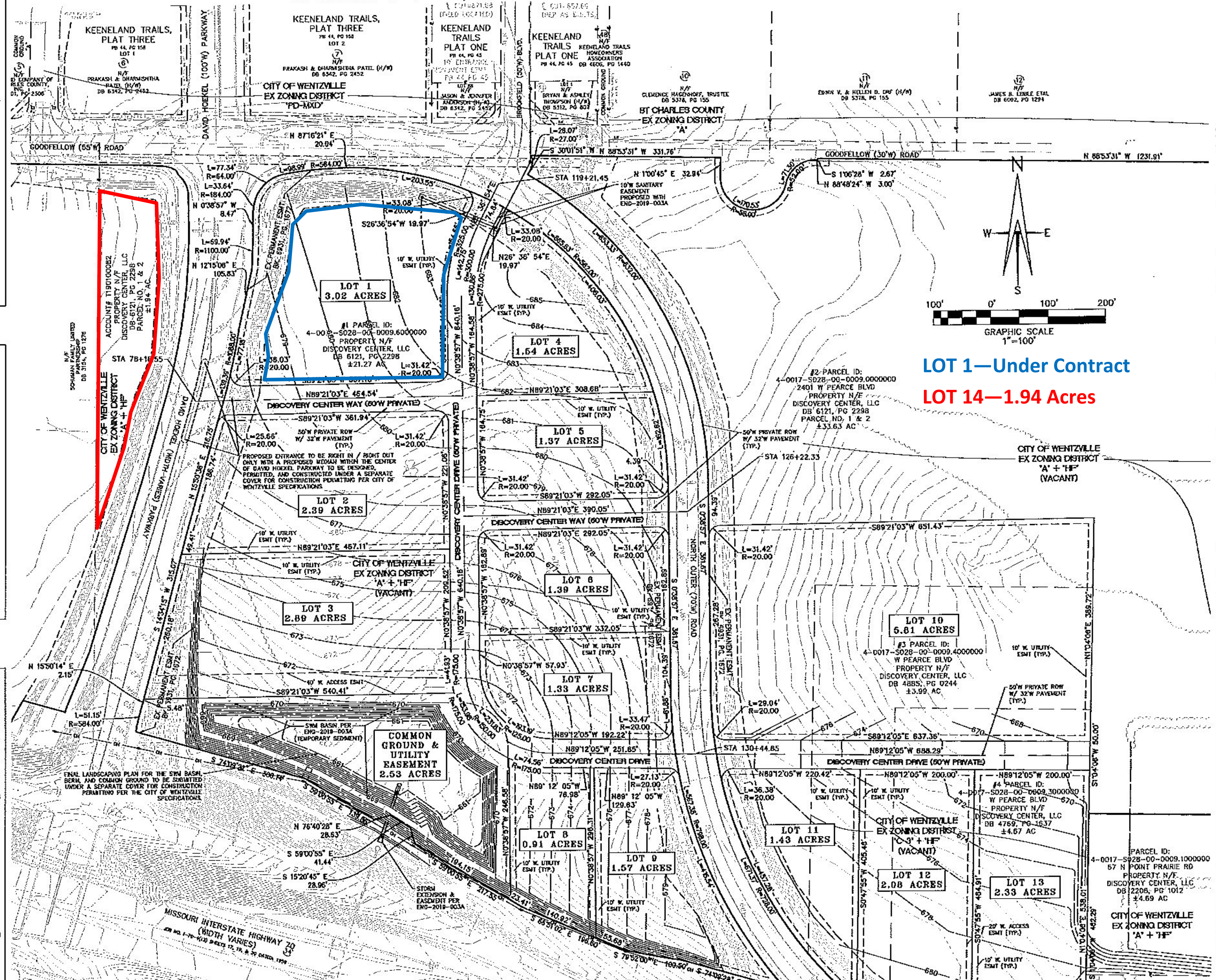
A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, THE CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

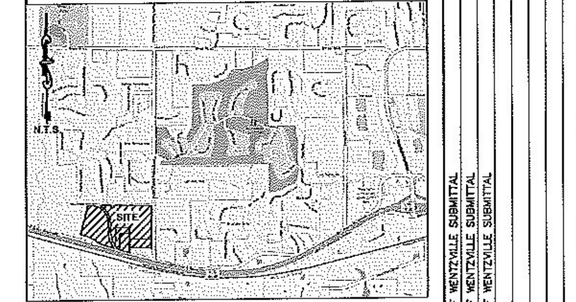
BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO FAITH CHRISTIAN FAMILY CHURCH IN BOOK 5707 PAGE 1064 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING IN THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 (WIDTH VARIES); THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 74 DEGREES 09 MINUTES 04 SECONDS WEST, A DISTANCE OF 306.32 FEET AND NORTH 69 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 64.32 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 AND THE NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD CONVEYED TO THE CITY OF WENTZVILLE IN BOOK 6931 PAGE 1659 OF SAID COUNTY RECORDS; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 ALONG SAID NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD (SEVENTY FEET WIDE) ALONG A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 728.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 171.23 FEET, AN ARC LENGTH OF 171.63 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4885 PAGE 244 OF SAID COUNTY RECORDS; THENCE CONTINUING ALOND SAID NORTHEAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 728.00 FEET AND WHOSE CHORD BEARS NORTH 20 DEGREES 18 MINUTES 52 SECONDS WEST, A DISTANCE OF 489.99 FEET, AN ARC LENGTH OF 499.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY LINE NORTH 0 DEGREES 28 MINUTES 57 SECONDS WEST, A DISTANCE OF 267.28 FEET TO A POINT; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET: THENCE CONTINUING THE FOLLOWING COURSES AND DISTANCES; NORTH 89 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 651.43 FEET AND SOUTH 01 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 977.73 TO THE POINT OF BEGINNING CONTAINING 541,005 SQUARE FEET OR 12.419 ACRES, MORE OR LESS.

LAND DESCRIPTION
AREA OF EASTERN PARCEL #2 (REMAINDER)

A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, THE CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

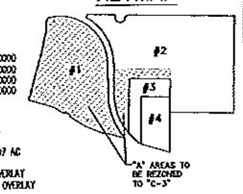
COMMENCING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO FAITH CHRISTIAN FAMILY CHURCH IN BOOK 5707 PAGE 1064 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4769 PAGE 1637 OF SAID COUNTY RECORDS NORTH 01 DEGREES 04 SECONDS 06 MINUTES EAST, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE EASTERN LINES OF SAID PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4769 PAGE 1637 AND PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4885 PAGE 244 OF SAID COUNTY RECORDS AND THE PROLONGATION THEREOF NORTH 01 DEGREES 04 SECONDS 06 MINUTES EAST, A DISTANCE OF 515.44 FEET TO A POINT; THENCE LEAVING SAID PROLONGATION OF EASTERN LINES THE FOLLOWING COURSES AND DISTANCES; SOUTH 89 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 651.43 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET TO A POINT, SAID POINT BEING IN THE EASTERN RIGHT OF WAY LINE OF THE NORTH OUTER ROAD OF INTERSTATE HIGHWAY 70 (SEVENTY FEET WIDE); THENCE ALONG SAID EASTERN AND NORTHEASTERN RIGHT OF WAY LINE OF SAID NORTH OUTER ROAD NORTH 00 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 94.39 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 632.00 FEET AND AN ARC LENGTH OF 653.33 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERN RIGHT OF WAY LINE NORTH 30 DEGREES 01 MINUTES 51 SECONDS EAST, A DISTANCE OF 9.47 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 27.00 FEET AND AN ARC LENGTH OF 28.07 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF GOODFELLOW ROAD (WIDTH VARIES); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 88 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 331.76 FEET; SOUTH 01 DEGREES 00 MINUTES 45 SECONDS WEST, A DISTANCE OF 32.84 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 58.00 FEET AND AN ARC LENGTH OF 170.53 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 52.00 FEET AND AN ARC LENGTH OF 71.30 FEET; SOUTH 88 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 3.00 FEET; NORTH 01 DEGREES 06 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.67 FEET; SOUTH 88 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 1231.91 FEET TO A POINT IN THE EASTERN SECTION LINE OF SECTION 28; THENCE ALONG SAID SECTION LINE SOUTH 00 DEGREES 52 MINUTES 27 SECONDS WEST, A DISTANCE OF 1135.37 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 2208 PAGE 1012 OF SAID COUNTY RECORDS; THENCE ALONG THE NORTHERN LINE OF SAID DISCOVERY CENTER, LLC PROPERTY NORTH 88 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 743.38 FEET TO THE POINT OF BEGINNING CONTAINING 1,319,412 SQUARE FEET OR 30.289 ACRES, MORE OR LESS.





CITY OF WENTZVILLE PROJECT NOTES

1. DEVELOPER: DEMIEN DEVELOPMENT CO. P.O. BOX 338 WENTZVILLE, MO. 63385 CONTACT: DAVE DEMIEN 636-332-5500
2. OWNER: DISCOVERY CENTER LLC
3. ST. CHARLES COUNTY PARCEL ID NUMBER(S): WEST PARCEL ID: #1 4-0017-S028-00-0009.6000000; EAST PARCEL ID's: #2 4-0017-S028-00-0009.0000000; #3 4-0017-S028-00-0009.4000000; #4 4-0017-S028-00-0009.3000000
4. SITE ADDRESS: GOODFELLOW ROAD WENTZVILLE, MISSOURI 63385
5. AREA OF PLAT: 21.27 AC + 12.41 AC = 31.97 AC
6. EXISTING ZONING: #1 & #2 "A" & "HF" OVERLAY; #3 & #4 "C-3" & "HF" OVERLAY
7. PROPOSED ZONING: #1 "C-3" & "HF" OVERLAY; #2 "C-3" & "HF" OVERLAY W/REMAINDER "A" & "HF" OVERLAY; #3 & #4 "C-3" & "HF" OVERLAY
8. PROPOSED C-3 ZONING SETBACKS: FRONT: 30 FT REAR: 30 FT SIDE: 10 FT
9. THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES/AGENCIES: ELECTRIC: AMEREN; FIRE: WENTZVILLE FIRE PROTECTION DISTRICT; SANITARY SEWER: CITY OF WENTZVILLE SEWERS; TELEPHONE: CENTURYTEL TELEPHONE COMPANY; WATER: CITY OF WENTZVILLE WATER; SCHOOL: WENTZVILLE SCHOOL DISTRICT
10. FLOOD PLAIN INFORMATION: PER F.I.R.M. FLOOD INSURANCE RATE MAP NUMBER 29183C0195G, EFFECTIVE DATE, 1-20-2016 THIS TRACT LIES WITHIN ZONE X (AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN)
11. BENCHMARK INFORMATION: SITE BENCHMARK: EL=581.99 (MODOT VRS NAVD 1988) FOUND CROSS 22'+/- WEST OF THE CENTERLINE OF BROOKFILD DRIVE & 13+/- NORTH OF THE CENTERLINE OF GOODFELLOW ROAD.
BENCHMARK: SC-30 PUBLISHED ELEVATION: 590.88 (NAVD 1988) MEASURED ELEVATION: 590.78 (MODOT VRS NAVD 1988) THE STATION AND THE AZIMUTH MARK ARE MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-30 2000" AND "SC-30A 2000". THE STATION IS SET IN A DRILL HOLE IN A ROCK OUTCROP. THE AZIMUTH MARK IS SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND.
12. THE PROPOSED STORMWATER BASIN WILL BE CONSTRUCTED AS A RETENTION BASIN IN ACCORDANCE WITH SECTION 405.290.I.10 OF THE CITY'S "HF" HIGHWAY FRONTAGE OVERLAY DISTRICT STANDARDS.
13. SIDEWALKS OF A MINIMUM WIDTH OF 4 FEET WIDE WILL BE PROVIDED ALONG BOTH SIDES OF INTERNAL PROJECT STREETS.



LAND DESCRIPTION
AREA OF EASTERN PARCEL #2 (PROPOSED AREA TO BE REZONED TO C-3)

A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, THE CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO FAITH CHRISTIAN FAMILY CHURCH IN BOOK 5707 PAGE 1064 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING IN THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 (WIDTH VARIES); THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 74 DEGREES 09 MINUTES 04 SECONDS WEST, A DISTANCE OF 306.32 FEET AND NORTH 69 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 64.32 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 AND THE NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD CONVEYED TO THE CITY OF WENTZVILLE IN BOOK 6931 PAGE 1659 OF SAID COUNTY RECORDS; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 ALONG SAID NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD (SEVENTY FEET WIDE) ALONG A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 728.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 171.23 FEET, AN ARC LENGTH OF 171.63 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4885 PAGE 244 OF SAID COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALOND SAID NORTHEAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 728.00 FEET AND WHOSE CHORD BEARS NORTH 20 DEGREES 18 MINUTES 52 SECONDS WEST, A DISTANCE OF 489.99 FEET, AN ARC LENGTH OF 499.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY LINE NORTH 0 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 267.28 FEET TO A POINT; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET: THENCE CONTINUING THE FOLLOWING COURSES AND DISTANCES; NORTH 89 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 651.43 FEET; SOUTH 01 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 121.94 FEET; NORTH 88 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 483.87 FEET; SOUTH 01 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 641.59 FEET TO THE POINT OF BEGINNING CONTAINING 163,176 SQUARE FEET OR 3.746 ACRES, MORE OR LESS.

LAND DESCRIPTION
AREA OF EASTERN PARCELS #3 AND #4 (EXISTING AREA ZONED C-3)

A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, THE CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO FAITH CHRISTIAN FAMILY CHURCH IN BOOK 5707 PAGE 1064 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING IN THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 (WIDTH VARIES); THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 74 DEGREES 09 MINUTES 04 SECONDS WEST, A DISTANCE OF 306.32 FEET AND NORTH 69 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 64.32 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 AND THE NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD CONVEYED TO THE CITY OF WENTZVILLE IN BOOK 6931 PAGE 1659 OF SAID COUNTY RECORDS; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70 ALONG SAID NORTHEAST RIGHT OF WAY LINE OF THE NORTH OUTER ROAD (SEVENTY FEET WIDE) ALONG A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 728.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 171.23 FEET, AN ARC LENGTH OF 171.63 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO DISCOVERY CENTER, LLC IN BOOK 4885 PAGE 244 OF SAID COUNTY RECORDS; THENCE LEAVING SAID NORTHEAST RIGHT OF WAY LINE ALONG THE WESTERN, NORTHERN AND EASTERN LINES OF SAID DISCOVERY CENTER, LLC PROPERTY THE FOLLOWING COURSES AND DISTANCES; NORTH 01 DEGREES 04 MINUTES 06 SECONDS EAST, A DISTANCE OF 641.59 FEET; SOUTH 88 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 483.87 FEET AND SOUTH 01 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 855.79 FEET TO THE POINT OF BEGINNING CONTAINING 377,828 SQUARE FEET OR 8.673 ACRES, MORE OR LESS.

LEGEND:

LINE TYPE: EX. SANITARY SEWER; PROP. SANITARY SEWER; EX. STORM SEWER; PROP. STORM SEWER; EX. WATER LINE; PROP. WATER LINE; TELEPHONE LINE; CABLE LINE; GAS LINE; OVERHEAD ELECTRIC; UNDERGROUND ELECTRIC; FENCE LINE; TREE LINE

HATCH: CONCRETE; ASPHALT; GRAVEL; LANDSCAPE

ABBREVIATION	
TF	TOP OF FOUNDATION
FF	FINISHED FLOOR
BF	BASEMENT FLOOR
CONC	CONCRETE
T	TOP ELEVATION
FL	FLOW LINE ELEVATION
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & REPLACED
UIP	USE IN PLACE
ATG	ADJUST TO GRADE
TBA	TO BE ABANDONED
EX	EXISTING
TYP	TYPICAL
CO	CLEAN OUT
DS	DOWN SPOUT
MIN	MINIMUM
R	RADIUS
PS	PARKING SPACE
EJ	EXPANSION JOINT

SYMBOL: STORM MANHOLE; SANITARY MANHOLE; TELEPHONE MANHOLE; ELECTRIC MANHOLE; CURB INLET; AREA INLET; DOUBLE CURB INLET; GRATED INLET; WATER METER; WATER VALVE; GAS METER; GAS VALVE; FIRE HYDRANT; UTILITY POLE; TREE & BUSHES; SIGN; LIGHT; TRAFFIC CONTROL BOX; BOREHOLE; FLAGPOLE; HANDICAP PARKING SPACE; MAILBOX; ELECTRIC PEDESTAL; ELECTRIC METER; CABLE PEDESTAL; TELEPHONE PEDESTAL; GUY WIRE; CLEANOUT; PARKING METER; BOLLARD; IRRIGATION CONTROL VALVE; FLARED END

Call BEFORE you DIG TOLL FREE 1-800-344-7483 MISSOURI ONE-CALL SYSTEM, INC.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

I:\180107 DISCOVERY CENTER\CAD\180107 PRELIM PLAT.dwg 10/19/20-3:42pm

PROJECT NO. 20-81-PZ

PROPERTY ADDRESS	OWNER
WENTZVILLE, MISSOURI 63385	DEMIEN DEVELOPMENT COMPANY

ENGINEERS AUTHENTICATION
The responsibility for the professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

09/23/2020	CITY OF WENTZVILLE SUBMITTAL
10/09/2020	CITY OF WENTZVILLE SUBMITTAL
10/19/2020	CITY OF WENTZVILLE SUBMITTAL

PRELIMINARY PLAT
DISCOVERY CENTER
PHASE I
WENTZVILLE, MISSOURI 63385
COVER & EXISTING

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379

STATE OF MISSOURI MICHAEL NEWELL MEHERS NUMBER E-22483 REGISTERED PROFESSIONAL ENGINEER 10/19/20

ORDER NO. 180107
DATE 10/19/2020
1