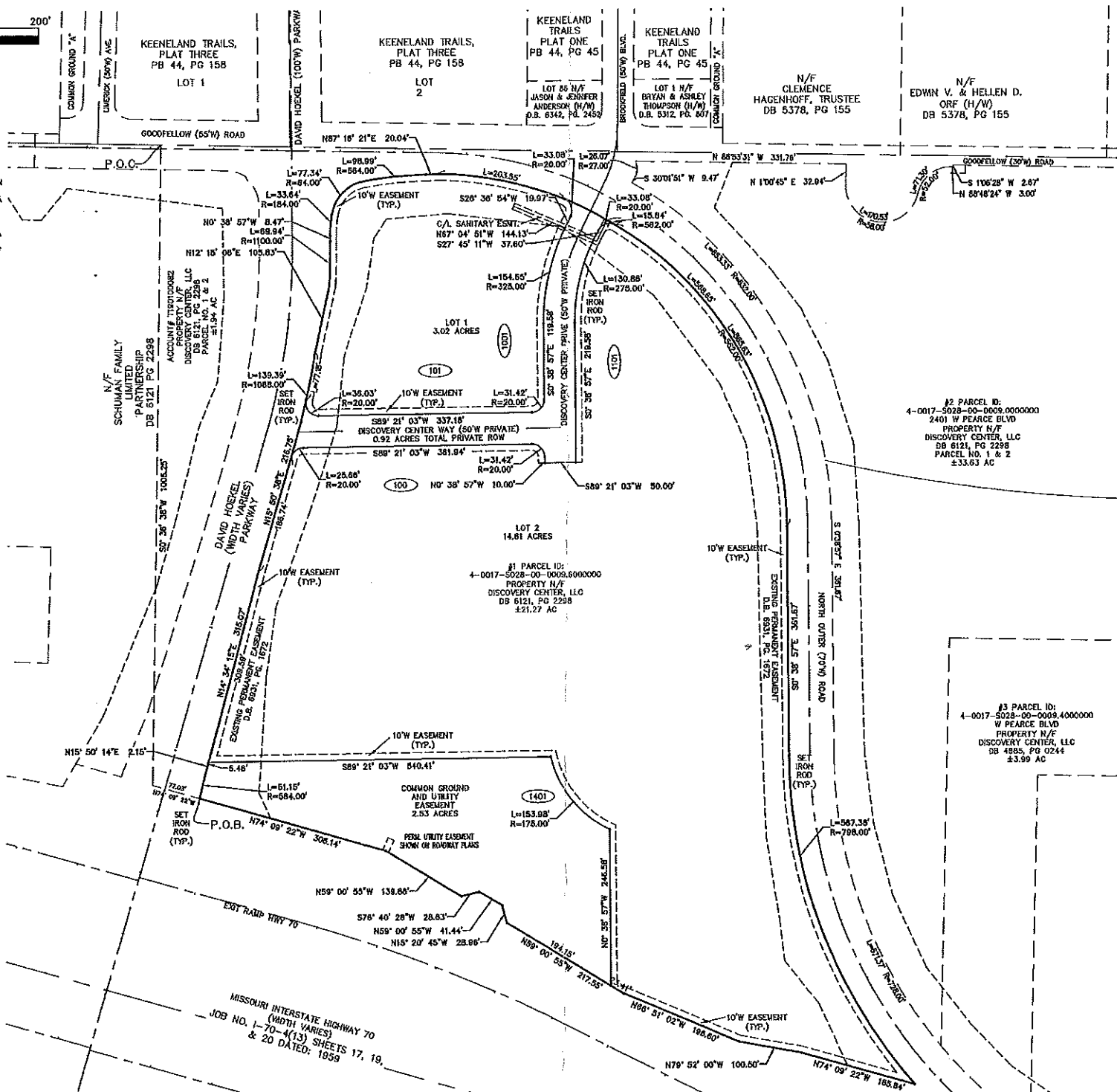


A RECORD PLAT FOR DISCOVERY CENTER PLAT I

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

LAND DESCRIPTION
PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, IN THE CITY OF WENTZVILLE IN ST. CHARLES COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF PROPERTY CONVEYED TO SCHUMAN FAMILY LIMITED PARTNERSHIP IN BOOK 6121 PAGE 2298 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERN LINE OF THE SAID SCHUMAN PROPERTY THENCE SOUTH 0 DEGREES 35 MINUTES 30 SECONDS WEST, 1006.25 FEET; THENCE SOUTH 74 DEGREES 08 MINUTES 22 SECONDS EAST, 77.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 584.00 FEET, AN ARC LENGTH OF 511.15 FEET, AND HAVING A CHORD BEARING OF NORTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, 81.13 FEET; THENCE NORTH 15 DEGREES 50 MINUTES 14 SECONDS EAST, 2.15 FEET; THENCE NORTH 14 DEGREES 34 MINUTES 15 SECONDS EAST, 315.07 FEET; THENCE NORTH 15 DEGREES 30 MINUTES 30 SECONDS EAST, 218.75 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1086.00 FEET, AN ARC LENGTH OF 130.38 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 10 MINUTES 25 SECONDS EAST, 130.29 FEET; THENCE NORTH 12 DEGREES 15 MINUTES 06 SECONDS EAST, 105.83 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 69.94 FEET AND A CHORD BEARING OF NORTH 1 DEGREE 10 MINUTES 21 SECONDS EAST, 69.83 FEET TO A POINT; THENCE NORTH 0 DEGREES 38 MINUTES 57 SECONDS WEST, 8.47 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 184.00 FEET, AN ARC LENGTH OF 33.64 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 28 MINUTES 25 SECONDS EAST, 72.72 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 684.00 FEET, AN ARC LENGTH OF 68.89 FEET AND A CHORD BEARING OF NORTH 84 DEGREES 05 MINUTES 17 SECONDS EAST, 68.96 FEET TO A POINT; THENCE NORTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, 20.04 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 582.00 FEET, AN ARC LENGTH OF 89.83 FEET AND A CHORD BEARING OF SOUTH 44 DEGREES 40 MINUTES 22 SECONDS WEST, 185.84 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 00 SECONDS WEST, 100.50 FEET; THENCE NORTH 68 DEGREES 51 MINUTES 02 SECONDS WEST, 166.60 FEET; THENCE NORTH 59 DEGREES 00 MINUTES 55 SECONDS WEST, 217.55 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 25 SECONDS WEST, 28.84 FEET; THENCE NORTH 09 DEGREES 00 MINUTES 50 SECONDS WEST, 41.44 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES 28 SECONDS WEST, 28.83 FEET; THENCE NORTH 09 DEGREES 00 SECONDS 55 SECONDS WEST, 139.88 FEET; THENCE NORTH 74 DEGREES 09 MINUTES 22 SECONDS WEST, 308.14 FEET TO THE POINT OF BEGINNING.



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "DISCOVERY CENTER PLAT I".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE, AMEREN UNION ELECTRIC, CENTURYTEL TELEPHONE COMPANY, SPIRE AND THE CABLE TV COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES. ALL THE ABOVE MENTIONED UTILITY COMPANIES AND THE CITY OF WENTZVILLE SHALL HAVE THE RIGHT TO EGRESS AND INGRESS ACROSS COMMON GROUND. NO BUILDING OR STRUCTURE SHALL BE ERRECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE PRIVATE STREETS DISCOVERY CENTER WAY (50'W) AND DISCOVERY CENTER DRIVE (50'W) TOGETHER WITH THEIR RIGHOINS ARE ROADWAY AND UTILITY EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS, TOGETHER WITH ALL HEIRS, SUCCESSORS AND ASSIGNS.

THE COMMON GROUND AND UTILITY EASEMENT, IS HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM WATER RETENTION BASIN.

ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTRICTIONS AND CONDITIONS SET FORTH IN AN INSTRUMENT TO BE FILED CONCURRENTLY WITH THIS INSTRUMENT AND IS TRULY RECORDED IN BOOK _____ PAGE _____ IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS (AND AFFIXED OUR CORPORATE SEAL IF APPLICABLE) THIS 13th DAY OF September, 2024.

DISCOVERY CENTER, LLC
BY: [Signature]
PRINT NAME: Robert H. Higgins
TITLE: Managing Member

OWNER'S NOTARY

STATE OF MISSOURI }
COUNTY OF ST. CHARLES }
ON THIS 13th DAY OF September, 2024, BEFORE ME APPEARED Robert H. Higgins TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS Managing Member OF Discovery Center, LLC, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID Robert H. Higgins ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: Pamela H. Zahner
PRINT NAME: Pamela H. Zahner
MY TERM EXPIRES: November 15, 2023

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 11111 PAGE 2111 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "DISCOVERY CENTER PLAT I", IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 13th DAY OF September, 2024.

BY: [Signature]
PRINT NAME: David P. Meigs
TITLE: Chief Lender/Risk Officer

LENDER'S NOTARY

STATE OF MISSOURI }
COUNTY OF ST. CHARLES }
ON THIS 13th DAY OF September, 2024, BEFORE ME APPEARED David P. Meigs TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS Chief Lender/Risk Officer OF Discovery Center, LLC, A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID David P. Meigs ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: Pamela H. Zahner
PRINT NAME: Pamela H. Zahner
MY TERM EXPIRES: November 15, 2023

GENERAL NOTES:

1. BASIS OF BEARINGS IS MISSOURI STATE PLANE - EAST ZONE - GRID NORTH
2. THIS PLAT CONTAINS 21.27 ACRES, MORE OR LESS.
3. PRESENT ZONING - C-3 HIGHWAY COMMERCIAL/HF - HIGHWAY FRONTAGES OVERLAY DISTRICT
4. ST. CHARLES ENGINEERING & SURVEYING, INC. HAS USED EXCLUSIVELY A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. C200031 WITH AN EFFECTIVE DATE OF JUNE 4, 2020 AND IS SUBJECT TO THE EXCEPTIONS LISTED IN THE SCHEDULE "B" SECTION 2 AS LISTED BELOW.

- ITEMS 1-11 - ARE NOT OF A SURVEY NATURE.
- ITEM 12 - LACK OF DIRECT ACCESS AND ADJUTERS RIGHTS TO INTERSTATE 70 AS SUPERSEDED BY THE STATE HIGHWAY COMMISSION OF MISSOURI IN REPORT OF COMMISSIONERS RECORDED IN BOOK 388 PAGE 625 OF THE ST. CHARLES COUNTY RECORDS. (NO DIRECT ACCESS TO INTERSTATE 70)
- ITEM 13 - TERMS AND PROVISIONS OF AGREEMENT TO MISSOURI EDISON COMPANY RECORDED IN BOOK 252 PAGE 230 OF THE ST. CHARLES COUNTY RECORDS.(DOES NOT AFFECT PLATTED PARCEL-AFFECTS EAST LINE OF PARENT TRACT)
- ITEM 14 - EASEMENTS GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 4718 PAGE 1326, BOOK 4716 PAGE 1330 AND BOOK 6920 PAGE 1199.(EASEMENTS LIE WITHIN RIGHT OF WAY OF NORTH OUTER ROAD ON THE PLATTED PROPERTY)
- ITEM 15 - EASEMENT GRANTED TO THE CITY OF WENTZVILLE, MISSOURI RECORDED IN BOOK 6921 PAGE 1672 OF THE ST. CHARLES COUNTY RECORDS.(AS-SHOWN)
- ITEM 16 - NOT OF A SURVEY NATURE

5. BUILDING SETBACKS ARE AS FOLLOWS:
C-3 HIGHWAY COMMERCIAL/HF - HIGHWAY FRONTAGES OVERLAY DISTRICT
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET
6. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP 29183C0215 D DATED JANUARY 20, 2010 THIS TRACT IS ZONED X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN.)
7. PROPERTY OWNERS: DISCOVERY CENTER, LLC
8. SITE ADDRESS: WENTZVILLE, MISSOURI 63355
9. (XXX) DENOTES ADDRESS

CITY CERTIFICATE

I, _____ CITY CLERK FOR THE CITY OF WENTZVILLE, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF "DISCOVERY CENTER PLAT I", WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20 _____ AND WAS APPROVED BY THE BOARD OF ALDERMEN AT THE CITY OF WENTZVILLE, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF DISCOVERY CENTER, LLC, DURING THE MONTH OF JANUARY, 2021 EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, PREPARED A RECORD PLAT IN ACCORDANCE WITH CHAPTER 16 "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (20CS2030 16.010-16.110)." THIS SURVEY IS BASED UPON RECORD SOURCES, ST. CHARLES ENGINEERING AND SURVEYING, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

Richard Keith Sieckmann 9-13-21
DATE



REVISION	PER	DATE	COMMENTS
02/16/2021			
09/02/2021			

DISCOVERY CENTER
PLAT I
A TRACT OF LAND BEING PART OF SECTION 28,
TOWNSHIP 47 NORTH, RANGE 1 EAST
ST. CHARLES, MISSOURI

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.
A PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY-001647

PROPERTY ADDRESS	OWNER	ORDER NO.
WENTZVILLE, MISSOURI 63395	DISCOVERY CENTER, LLC	180107
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 reauthenticatd.		DATE 01/07/2021
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