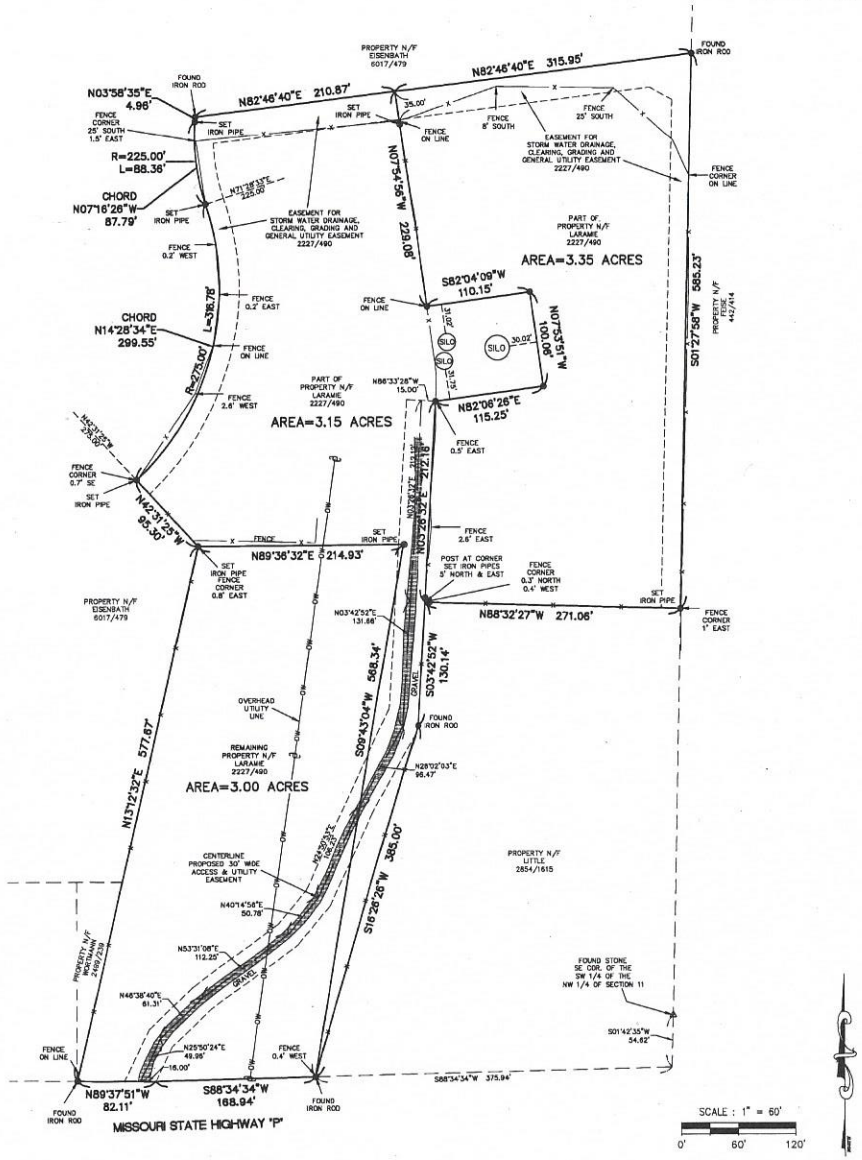
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



LAND DESCRIPTION–3.15 ACRES TRACT

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREES 42 MINUTES 35 SECONDS WEST 54.62 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P"; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 375.94 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 168.94 FEET TO A POINT AND NORTH 89 DEGREES 37 MINUTES 51 SECONDS WEST 82.11 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2227, PAGE 490 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P" AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2227 PAGE 490 THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 12 MINUTES 32 SECONDS EAST 577.67 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST 85.30 FEET TO A POINT; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT POINT BEARS NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST 275.00 FEET AND WHOSE CHORD BEARS NORTH 14 DEGREES 28 MINUTES 34 SECONDS EAST 299.55 FEET, AN ARC LENGTH DISTANCE OF 316.78 FEET TO A POINT, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 71 DEGREES 28 MINUTES 33 SECONDS EAST 225.00 FEET AND WHOSE CHORD BEARS NORTH 07 DEGREES 16 MINUTES 26 SECONDS WEST 87.79 FEET, AN ARC LENGTH DISTANCE OF 88.36 FEET TO A POINT, AND NORTH 03 DEGREES 58 MINUTES 35 SECONDS EAST 4.98 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490; THENCE ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490, NORTH 82 DEGREES 46 MINUTES 40 SECONDS EAST 210.87 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 07 DEGREES 54 MINUTES 56 SECONDS EAST 229.08 FEET TO A SET IRON PIPE; THENCE NORTH 82 DEGREES 04 MINUTES 09 SECONDS EAST 110.15 FEET TO A SET IRON PIPE; THENCE SOUTH 07 DEGREES 53 MINUTES 51 SECONDS EAST 100.06 FEET TO A SET IRON PIPE; THENCE SOUTH 82 DEGREES 06 MINUTES 26 SECONDS WEST 115.25 FEET TO A SET IRON PIPE; THENCE SOUTH 03 DEGREES 28 MINUTES SECONDS 32 SECONDS WEST 212.18 FEET TO A POINT AT THE NORTHWEST CORNER OF TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615, BEING ALSO THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490, SOUTH 03 DEGREES 42 MINUTES 52 SECONDS WEST 130.14 FEET TO A POINT AND SOUTH 16 DEGREES 28 MINUTES 26 SECONDS WEST 385.00 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P"; THENCE LEAVING THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", NORTH 09 DEGREES 43 MINUTES 04 SECONDS EAST 568.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 36 MINUTES 32 SECONDS WEST 214.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.15 ACRES.

LAND DESCRIPTION–3.35 ACRE TRACT

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREES 42 MINUTES 35 SECONDS WEST 54.62 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P"; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 375.94 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615, NORTH 16 DEGREES 28 MINUTES 26 SECONDS EAST 385.00 FEET TO A POINT AND NORTH 03 DEGREES 42 MINUTES 52 SECONDS EAST 130.14 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, NORTH 03 DEGREES 29 MINUTES 32 SECONDS EAST 212.18 FEET TO A SET IRON PIPE; THENCE NORTH 82 DEGREES 06 MINUTES 28 SECONDS EAST 115.25 FEET TO A SET IRON PIPE; THENCE NORTH 07 DEGREES 53 MINUTES 51 SECONDS WEST 100.06 FEET TO A SET IRON PIPE; THENCE SOUTH 82 DEGREES 04 MINUTES 09 SECONDS WEST 110.15 FEET TO A SET IRON PIPE; THENCE NORTH 07 DEGREES 54 MINUTES 56 SECONDS WEST 229.08 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2227, PAGE 490 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490, NORTH 82 DEGREES 46 MINUTES 40 SECONDS EAST 315.95 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490; THENCE ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2227, PAGE 490, SOUTH 01 DEGREES 27 MINUTES 58 SECONDS WEST 585.23 FEET TO THE NORTHEAST CORNER OF THE AFORESAID TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2854 PAGE 1615, NORTH 88 DEGREES 32 MINUTES 27 SECONDS WEST 271.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.35 ACRES.

LAND DESCRIPTION–3.00 ACRES

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREES 42 MINUTES 35 SECONDS WEST 54.62 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P"; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 375.94 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIED HEREIN; THENCE CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 168.94 FEET TO A POINT AND NORTH 89 DEGREES 37 MINUTES 51 SECONDS WEST 82.11 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2227, PAGE 490 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P" AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2227 PAGE 490, NORTH 13 DEGREES 12 MINUTES 32 SECONDS EAST 577.67 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 36 MINUTES 32 SECONDS EAST 214.93 FEET TO A SET IRON PIPE; THENCE SOUTH 09 DEGREES 43 MINUTES 04 SECONDS WEST 568.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES.

LAND DESCRIPTION–PROPOSED 30' WIDE ACCESS AND UTILITY EASEMENT

A 30 FOOT WIDE STRIP OF LAND BEING PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREES 42 MINUTES 35 SECONDS WEST 54.62 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P"; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 375.94 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P", SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST 168.94 FEET TO A POINT AND NORTH 89 DEGREES 37 MINUTES 51 SECONDS WEST 18.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 30 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE 30 FOOT WIDE STRIP THE FOLLOWING COURSES AND DISTANCES: NORTH 25 DEGREES 50 MINUTES 24 SECONDS EAST 49.98 FEET TO A POINT; NORTH 46 DEGREES 38 MINUTES 40 SECONDS EAST 61.31 FEET TO A POINT; NORTH 53 DEGREES 31 MINUTES 08 SECONDS EAST 112.25 FEET TO A POINT; NORTH 40 DEGREES 14 MINUTES 58 SECONDS EAST 50.78 FEET TO A POINT; NORTH 24 DEGREES 50 MINUTES 53 SECONDS EAST 106.23 FEET TO A POINT; NORTH 28 DEGREES 02 MINUTES 03 SECONDS EAST 96.47 FEET TO A POINT; NORTH 03 DEGREES 42 MINUTES 52 SECONDS EAST 131.66 FEET TO A POINT; AND NORTH 03 DEGREES 28 MINUTES 32 SECONDS EAST 212.12 TO THE END OF THE CENTERLINE OF SAID 30 FOOT WIDE STRIP. THE EAST AND WEST LINES OF SAID 30 FOOT WIDE STRIP ARE TO EXTEND TO OR TERMINATE AT THE NORTH RIGHT–OF–WAY LINE OF MISSOURI STATE HIGHWAY "P".

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OF RECORD, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, AND COVENANTS AND RESTRICTIONS.

BASIS OF BEARINGS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF JULY AND OCTOBER 2019, BY THE ORDER OF JOHN LARAMIE, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DENNIS C. FRAZER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.#2008000391

PREPARED FOR:
JOHN LARAMIE
1815 HIGHWAY P
O'FALLON, MO. 63366

DATE: 10/22/19
SCALE: 1"=60'
PROJECT NO: 19-5868
FILE NAME: 19-5868.DWG

PROPERTY BOUNDARY SURVEY

REVISIONS
REV-1
REV-2
REV-3
REV-4

DENNIS C. FRAZER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 2008003911

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SHEET: 1 OF 1