



PART OF SECTIONS 3 & 4, TOWNSHIP 46 NORTH RANGE 2 EAST  
AND PART OF SECTION 33 AND U.S. SURVEY 25, TOWNSHIP 47 NORTH - RANGE 2 EAST  
CITY OF LAKE ST. LOUIS, ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by the U.S. Title Guaranty Company, Schedule B - Sec. 2 of Commitment No. 7-16023.
- Books of bearing for this survey is based on Estates of Hank Ridge as recorded in Plat Book 37, Page 344.
- Class of property - Urban.
- (S) Survey distance  
(R1) Record distance per Plat Book 1752 Page 1811.  
(R2) Record distance per Plat Book 3583 Page 20.  
(R3) Record distance per Plat Book 1441 Page 829.
- This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16, and the results are shown hereon.
- Underground facilities, structures, and utilities have been plotted from available surveys, and record information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, location, or depth of these facilities, structures, and utilities. The Contractor is responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation, or construction of improvements. Should the actual location, size, or depth of any underground facilities, structures, or utilities differ from those indicated on these plans, the Contractor will immediately notify Pickett, Ray & Silver, Inc. prior to proceeding with the installation of any proposed improvements in the area where the difference exists.
- Property n/1 of M.F.A. OI Company as described in the deed recorded in Book 575, Page 359 shown at the northeast corner of this site is taken from Missouri Highway & Transportation Commission Plans, Job No. MS-0706728. Parcel is not shown on the St. Charles County G.L.S. Tax Map.

U.S. Title Guaranty Company  
Commitment No. 7-16023  
Effective Date: June 5, 2007

SCHEDULE B - SECTION 2

- Items 1 - 7 Standard exceptions.
- Subject to limited access to Route 40-61 as set forth in instrument recorded in Book 470 page 163. (not of a plattable nature)
  - Subject to Tree Trimming Permit granted to Missouri Cotton Company by instrument recorded in Book 533 page 688. (not of a plattable nature)
  - Easement granted to Public Water Supply District No. 2 by the instrument recorded in Book 856 page 1408. (plotted)
  - Easement granted to the City of O'Fallon by the instrument recorded in Book 982 page 393. (plotted)
  - Subject to Limited Access Easement to Route 40-61 as set forth in Commissioner's Report recorded in Book 1752 page 1811. (Access to Lake St. Louis Blvd. plotted)
  - Easements acquired by the State of Missouri as set forth in Commissioner's Report recorded in Book 1752 page 1811. (plotted)
  - Cross Access Easement recorded in Book 1755 page 327. (Does not affect this property.)
  - Easement granted to Culex River Electric Cooperative, Inc. by the instrument recorded in Book 1730 page 1427. (not of a plattable nature)
  - Easement granted to Unkai electric Co. by the instrument recorded in Book 1816 page 181. (plotted)
  - Temporary Construction Easement granted to the State of Missouri by instrument recorded in Book 4514 page 2054. (plotted)
- Items 18 - 19 Not survey related.

LEGEND

- ORE — OVERHEAD ELECTRIC
- X — FENCE
- CONC. PAVT.
- ▭ BUILDINGS
- ☐ MAILBOX
- ⊗ WATER METER
- ⊙ TREE
- TREE LINE
- ⊙ BUSH
- ⊙ UTILITY POLE
- ⊙ BOLLARD

**PROPERTY DESCRIPTION**  
A tract of land being part of Sections 3 and 4, Township 46 North, Range 2 East, part of Section 33 and part of U.S. Survey 25, Township 47 North, Range 2 East, City of Lake Saint Louis, St. Charles County, Missouri and being more particular described as follows:

**BEGINNING** at the northeast corner of property conveyed to South Lake Saint Louis Partners, LLC as described in the deed recorded in Book 3663, Page 20 of the St. Charles County, Missouri Records; thence North 89°38'52" West a distance of 325.64 feet along the north line of said South Lake Saint Louis Partners, LLC property to the centerline of Freymuth Lane as traveled; thence northwesterly along said centerline of Freymuth Lane as traveled North 06°28'15" East a distance of 161.70 feet and North 02°17'44" West a distance of 224.67 feet to the southwest corner of property of MFA OI Company as described in the deed recorded in Book 575, Page 359 of the St. Charles County, Missouri Records; thence South 78°32'47" East a distance of 221.99 feet along the south line of said MFA OI Company property to the southeast right-of-way line of Missouri State Highway Route 40/61 as described in the deed recorded in Book 1752, Page 1811 of the St. Charles County, Missouri Records; said point being 155 feet right of and perpendicular to Centerline Station 1244+72.72; thence southwesterly along the southeast right-of-way line of Missouri State Highway Route 40/61 South 52°09'04" East a distance of 327.28 feet to a point being 155 feet right of and perpendicular to Centerline Station 1284+00; South 63°27'39" East a distance of 101.08 feet to a point being 125 feet right of and perpendicular to Centerline Station 1284+00 and South 52°09'04" East a distance of 400.00 feet to a point being 135 feet right of and perpendicular to the Centerline Station 133+00; said point being on the northeast right-of-way line of Lake Saint Louis Boulevard; thence southeasterly along the said northeast right-of-way line of Lake Saint Louis Boulevard the following courses and distances: South 11°33'25" East a distance of 90.37 feet to a point being 125.00 feet right of and perpendicular to Centerline Station 23+00; South 39°42'22" West a distance of 501.00 feet to a point being 125 feet right of and perpendicular to Centerline Station 25+01; South 80°04'15" West a distance of 65.62 feet to a point being 167.50 feet right of and perpendicular to Centerline Station 25+51; and South 38°42'22" West a distance of 105.09 feet to the southwest corner of aforesaid South Lake Saint Louis Partners, LLC property; thence North 27°42'46" West a distance of 554.62 feet along the northeast line of said South Lake Saint Louis Partners, LLC property to the POINT OF BEGINNING and containing 376,940 square feet or 8.63 acres more or less.

**PICKETT RAY & SILVER**  
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CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

**BOUNDARY & TOPOGRAPHIC SURVEY**  
PART OF SECTIONS 3 & 4, TOWNSHIP 46 NORTH RANGE 2 EAST  
AND PART OF SECTION 33 AND U.S. SURVEY 25, TOWNSHIP 47 NORTH - RANGE 2 EAST  
CITY OF LAKE ST. LOUIS, ST. CHARLES COUNTY, MISSOURI

Prepared For:  
**MR. CHARLES WEITZEL**

NO.	DATE	DESCRIPTION

We, Pickett, Ray & Silver, Inc., have, during the month of July, 2007, by order of Mr. Charles Weitzel executed a boundary survey from actual field data and record information on a tract of land being part of Fractional Section 4, Township 46 North - Range 2 East and part of Fractional Section 33 and U.S. Survey 25, Township 47 North - Range 2 East, St. Charles County, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16 and the results are shown hereon.

PICKETT, RAY & SILVER, INC. CORPORATE  
REGISTRATION NO. 338-000000000  
REVIEWED AND COMMENTED  
BY: DAVID FRANCIS SKORINA, R.L.S. #2124  
STATE OF MISSOURI

BOUNDARY & TOPOGRAPHIC SURVEY  
330 FREYMUTH LANE

SHEET 1 OF 1

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