

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI.



PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
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**CITIZENSHIP**

GUTHRIE RD  
ST. CHARLES, MO

BOUNDARY  
SURVEY

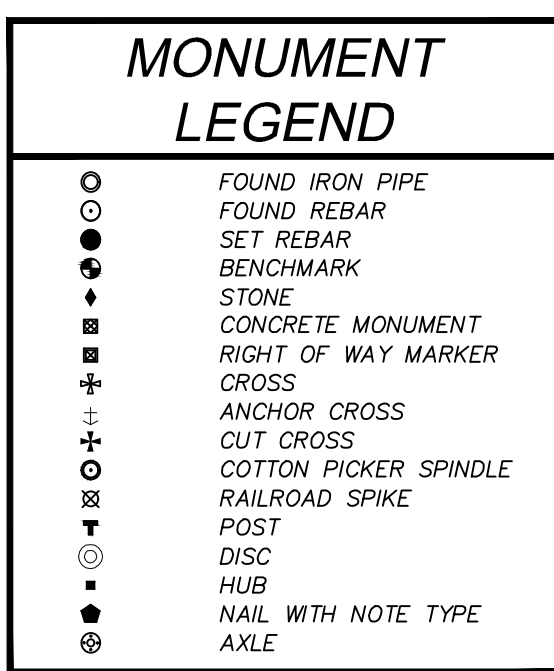
DATE: 11/07/18  
BOOK NO.:  
DRAFTED BY: CJR  
APPROVED BY: JLD

18-224 GUTHRIE SURVEY.DWG

SHEET TITLE:  
SURVEY

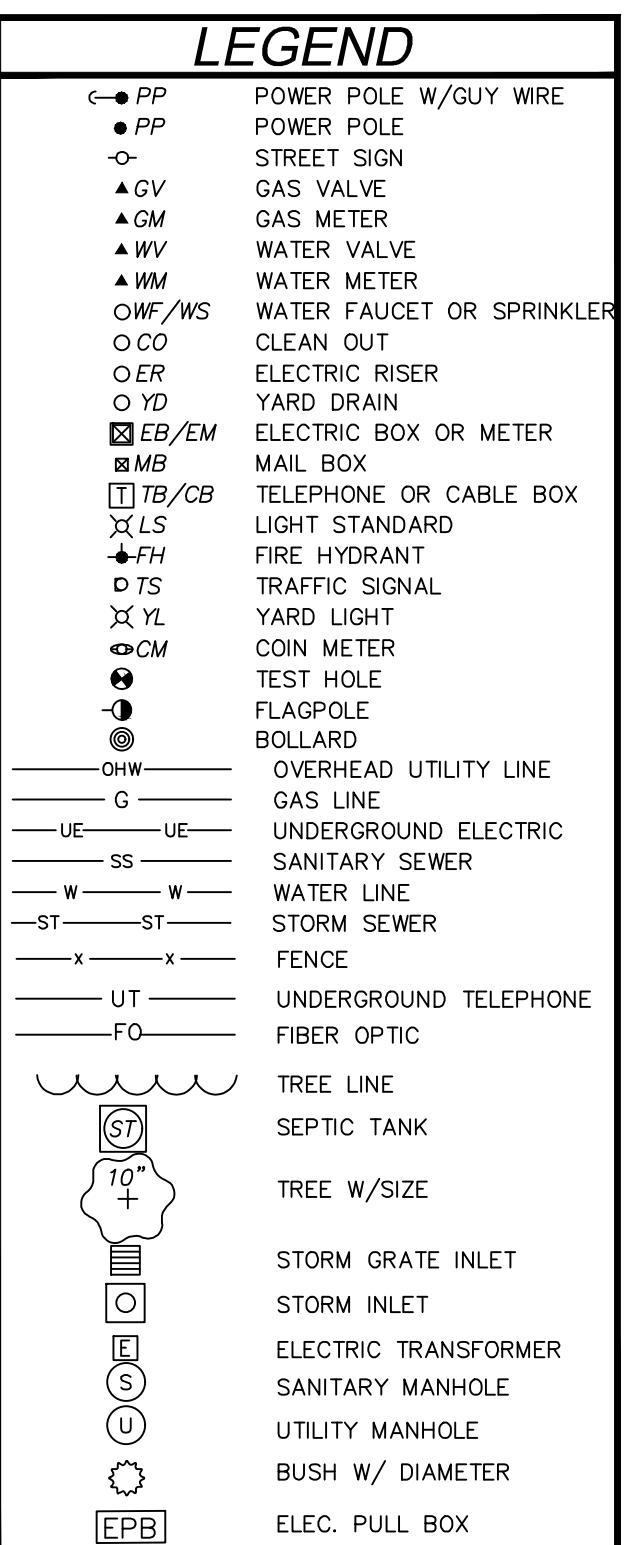
SHEET NUMBER

SHEET NO: 2 of 5  
PROJECT NO: 18-22



**TRACT A DESCRIPTION:**  
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 22, PART OF FRACTIONAL SECTION 23, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF KEYSTONE RIDGE, PB 49, PAGE 332, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF GUTHRIE (VARIABLE WIDTH) RD, THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, N36°33'43"W, 114.8 FEET; THENCE S85°19'59"W, 255.97 FEET; THENCE S83°25'59"W, 149.71 FEET TO THE POINT OF BEGINNING OF SAID TRACT A; THENCE CONTINUING, S85°12'53"W, 57.43 FEET; THENCE S70°07'03"W, 408.78 FEET; THENCE S19°52'57"W, 103.78 FEET; THENCE S81°02'03"W, 149.07 FEET; THENCE N62°33'15"E, 149.07 FEET; THENCE N81°52'28"E, 41.06 FEET; THENCE S87°04'15"E, 73.21 FEET; THENCE N79°32'12"E, 168.97 FEET; THENCE N29°30'55"E, 96.01 FEET; THENCE N45°44'22"E, 85.82 FEET; THENCE N88°48'38"E, 139.69 FEET; THENCE N39°37'02"E, 72.74 FEET; THENCE N06°47'10"W, 119.08 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING 5.00 ACRES, MORE OR LESS.

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE,



DEED DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF "WALNUT FOREST", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 36 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 20 AND CONTINUING ALONG THE EAST LINE OF LOT 19 AND 18 OF "WALNUT FOREST", NORTH 01 DEGREES 48 MINUTES 49 SECONDS EAST 735.08 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 18, SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST 100.00 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 18, WEST 88 DEGREES 56 MINUTES 31 SECONDS WEST 77 DEGREES 29 MINUTES 08 SECONDS EAST 201.19 FEET; SOUTH 85 DEGREES 08 MINUTES 14 SECONDS EAST 220.74 FEET; NORTH 86 DEGREES 26 MINUTES 50 SECONDS EAST 502.15 FEET; SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST 200.26 FEET; NORTH 69 DEGREES 59 MINUTES 31 SECONDS EAST 611.81 FEET; NORTH 83 DEGREES 05 MINUTES 27 SECONDS EAST 255.97 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 22 DEGREES 06 MINUTES 28 SECONDS WEST 76.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 54 MINUTES 50 SECONDS EAST 244.92 FEET FROM THE LAST MENTIONED POINT, ANCHOR DISTANCE 176.76 FEET; SOUTH 13 DEGREES 07 MINUTES 46 SECONDS WEST 150.67 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 15 DEGREES 21 MINUTES 11 SECONDS WEST 100.63 FEET AND WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 21 MINUTES 11 SECONDS WEST 100.63 FEET; SOUTH 27 DEGREES 32 MINUTES 55 SECONDS WEST 85.83 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 22 DEGREES 33 MINUTES 18 SECONDS WEST 186.33 FEET AND WHOSE RADIUS POINT BEARS SOUTH 72 DEGREES 46 MINUTES 48 SECONDS EAST 1002.00 FEET FROM THE LAST MENTIONED POINT, ANCHOR DISTANCE 186.58 FEET; THENCE LEAVING THE SAID CURVED BOUNDARY OF GUTHRIE ROAD, NORTH 88 DEGREES 56 MINUTES 31 SECONDS WEST 100.00 FEET; THENCE ALONG THE SAID NORTH LINE OF GUTHRIE ROAD, NORTH 88 DEGREES 56 MINUTES 31 SECONDS WEST 430.26 FEET TO A POINT ON THE NORTH LINE OF THE MERKLIN PROPERTY; THENCE ALONG THE SAID NORTH LINE OF THE MERKLIN PROPERTY, NORTH 88 DEGREES 56 MINUTES 38 SECONDS WEST 269.56 FEET TO A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO BROOKBROOK BRIDGE LLC ACCORDING TO THE DEED RECORDED IN BOOK 631, PAGE 804 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH LINE OF PROPERTY CONVEYED TO BROOKBROOK BRIDGE LLC CONTINUING ALONG THE NORTH LINE OF "BROOK RIDGE ESTATE, L.L.C.", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK 64, PAGE 82 OF THE SAID RECORDS, WITH 88 PARCELS, NORTH 14 DEGREES 55 MINUTES 55 SECONDS WEST 145.55 FEET TO A POINT OF BEGINNING MARKING THE EAST LINE

EXCEPTING THEREFROM THAT PART CONVEYED TO MCBRIDE GUTHRIE, LLC BY QUIT CLAIM RECORDED IN BOOK 6866 PAGE 56 BEING FURTHER DESCRIBED AS FOLLOWS

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE 5TH P.M., ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA B. MERKLIN REVOCABLE TRUST, DATED JANUARY 26, 2004 PER QUIT CLAIM DEED RECORDED IN BOOK 3768 PAGE 696 OF THE CHARLES COUNTY, MISSOURI RECORDS SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SECTIONS 21 AND 22 OF THE NORTH 47 DEGREES 55 MINUTES EAST 577.77 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 06 SECONDS EAST, 291.60 FEET; THENCE SOUTH 48 DEGREES 53 MINUTES 10 SECONDS EAST, 158.76 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 53 MINUTES 28 SECONDS WEST, 48.45 FEET TO A POINT OF CURVATURE FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 28 DEGREES 11 MINUTES 18 SECONDS WEST, 0.12 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 22 DEGREES 33 MINUTES 23 SECONDS WEST, 186.32 FEET; WITH A RADIUS OF 1002.00 FEET FROM LAST MENTIONED POINT, AN ARC DISTANCE OF 186.32 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 72 DEGREES 44 MINUTES 51 SECONDS WEST 374.88 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 20 SECONDS WEST, 430.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 138,689 SQUARE FEET (93,137.9 ACRES, MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING APRIL 2017 UNDER ORDER NO. 17-02-041.

EXCEPTING THEREFROM THAT PART FOR VOLUNTARY ANNEXATION TO THE CITY OF O'FALLON, MISSOURI AND GENERALLY LOCATED ON GUTHRIE ROAD TO BE KNOWN AS BROOKVIEW BY ORDINANCE NO. 6357 RECORDED IN BOOK 6774 PAGE 2269, AS CORRECTED BY ORDINANCE NO. 6378 RECORDED IN BOOK 6811 PAGE 2192.

A CURRENT TITLE COMMITMENT HAS NOT BEEN MADE AVAILABLE FOR OUR USE. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THIS OFFICE AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR

BASIS OF BEARING: THE BEARING SYSTEM HAS BEEN ADOPTED FROM GPS OBSERVATION, USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S NETWORK OF CONTINUOUSLY OPERATING REFERENCE SYSTEMS, ADJUSTED TO THE NAD83 STATE PLANE COORDINATE SYSTEM FOR THE STATE OF MISSOURI, EAST ZONE.

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF JOE SWEENEY, WE HAVE DURING THE MONTH OF NOVEMBER, 2018, EXECUTED A SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PUBLISHED IN THE CODE OF STATE REGULATIONS, TITLE 20, DIVISION 2030. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR URBAN PROPERTY AS DEFINED IN SAID STANDARDS. UNLESS OTHERWISE NOTED, THE RIGHT OF WAY, EASEMENTS AND SETBACKS SHOWN HEREON, HAVE BEEN ADOPTED FROM THE RECORD PLAT.

GATEWAY LAND SERVICES, INC. (AGENT)

BY James L. Degenhardt  
(AGENT) JAMES L. DEGENHARDT

**SURVEYED TRACT DESCRIPTION:**

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF FRACTIONAL SECTION 23, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF "WALNUT FOREST", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 36, OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 20 AND ALONG THE NORTHERLY LINE OF SAID LOT 17 TO THE CORNER OF SAID "FOREST"; NORTH 01 DEGREES 56 MINUTES 22 SECONDS EAST, 730.91 FEET; THENCE ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO KLI INVESTMENTS I, L.L.C. ACCORDING TO THE DEED RECORDED IN BOOK 88, PAGE 131 OF THE ST. CHARLES COUNTY RECORDS; SOUTH 88 DEGREES 00 MINUTES 42 SECONDS EAST 220.17 FEET; SOUTH 66 DEGREES 19 MINUTES 18 SECONDS EAST 502.25 FEET; SOUTH 89 DEGREES 16 MINUTES 15 SECONDS EAST 100.00 FEET; SOUTH 89 DEGREES 16 MINUTES 15 SECONDS EAST 181.91 FEET; SOUTH 83 DEGREES 12 MINUTES 59 SECONDS EAST 100.12 FEET; NORTH 55 DEGREES 15 MINUTES 58 SECONDS EAST 255.97 FEET TO A POINT ON THE WESTERN LINE OF U.S. SURVEY 54; THENCE ALONG THE SAID WESTERN LINE OF SAID SURVEY 54, SOUTH 86 DEGREES 36 MINUTES 36 SECONDS EAST 117.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVED ALIGNMENT, TO THE CHAIN BEARING POINT OF BEGINNING OF SAID BROOK RIDGE LLC PROPERTY, 18 FEET AND WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 47 MINUTES 18 SECONDS EAST 244.4 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 76.76 FEET; SOUTH 13 DEGREES 15 MINUTES 18 SECONDS WEST 180.00 FEET TO THE LEFT HAND RADIUS POINT BEARS NORTH 76 DEGREES 16 MINUTES 44 SECONDS WEST 160.55 FEET; SOUTH 88 DEGREES 00 MINUTES 42 SECONDS WEST 160.55 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 180.00 FEET; SOUTH 28 DEGREES 00 MINUTES 00 SECONDS WEST 371.00 FEET; THENCE LEAVING SAID WESTERLY LINE OF GUTHRIE ROAD, THE FOLLOWING COURSE AND DISTANCE, TO THE CHAIN BEARING POINT BEARS SOUTH 88 DEGREES 35 MINUTES 55 SECONDS WEST 158.84 FEET; SOUTH 88 DEGREES 39 MINUTES 03 SECONDS WEST 281.60 FEET; SOUTH 88 DEGREES 39 MINUTES 03 SECONDS WEST 371.00 FEET TO A POINT ON THE WESTERLY LINE OF PROPERLY CONVEYED MORRIS BROOK RIDGE LLC ACCORDING TO THE DEED RECORDED IN BOOK 88, PAGE 131 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SAID WESTERLY LINE OF SAID BROOK RIDGE LLC PROPERTY AND CONTINUING ALONG THE NORTH LINE OF "BROOK RIDGE ESTATES PLAT ONE", A SUBDIVISION ACCORDING TO THE "PLAT RECORDED IN PLAT BOOK 48, PAGE 82 OF THE ST. CHARLES COUNTY RECORDS;" SOUTH 89 DEGREES 16 MINUTES 57 SECONDS WEST 455.47 FEET TO THE POINT BEGINNING CONTAINING 33.76 ACRES.