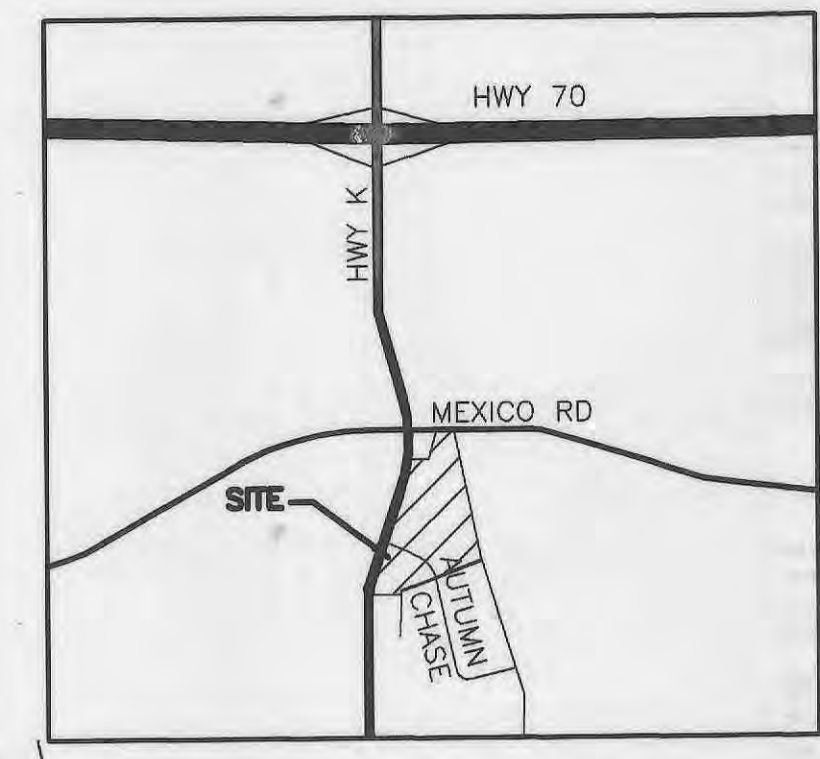


# PIDGEON PARK WEST PLAT 2

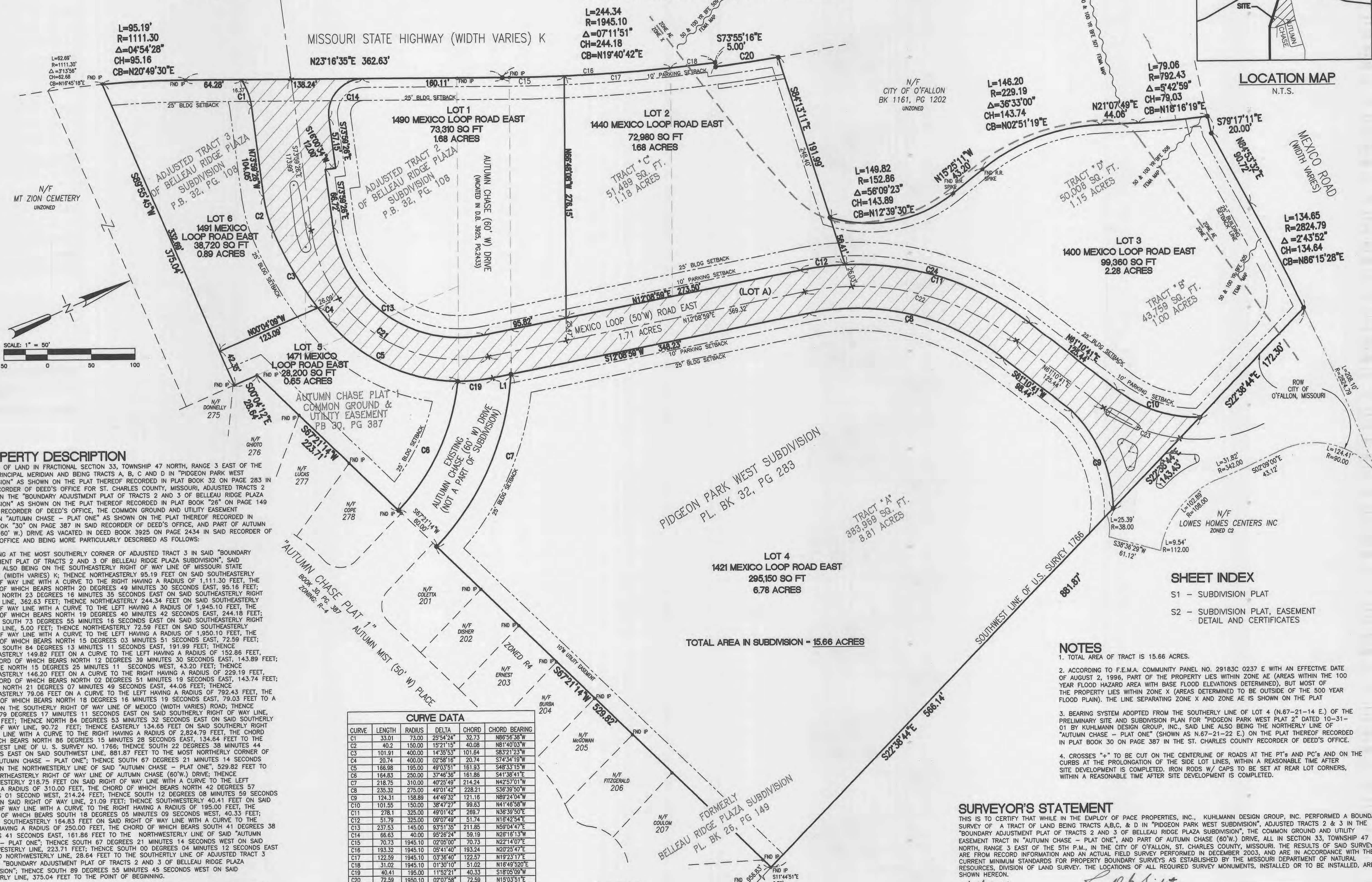
A TRACT OF LAND BEING TRACTS A, B, C, & D IN "PIDGEON PARK WEST SUBDIVISION", ADJUSTED TRACTS 2 & 3 IN THE "BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION", THE COMMON GROUND AND UTILITY EASEMENT TRACT IN "AUTUMN CHASE - PLAT ONE", AND PART OF AUTUMN CHASE (60' W) DRIVE IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## LEGEND

- FND IRON PIPE OR IRON ROD
- SET 5/8" REBAR W/CAP
- ✕ SET CUT X ON PROPERTY LINE EXTENSION AT CENTERLINE OF ROAD
- △ DELTA OF A CURVE



LOCATION MAP  
N.T.S.



L=95.19'  
R=1111.30  
Δ=04°54'28"  
CH=95.16  
CB=N20°49'30"E

L=244.34  
R=1945.10  
Δ=07°11'51"  
CH=244.18  
CB=N19°40'42"E

L=146.20  
R=229.19  
Δ=36°33'00"  
CH=143.74  
CB=N02°51'19"E

L=79.06  
R=792.43  
Δ=5°42'59"  
CH=79.03  
CB=N18°16'19"E

L=134.65  
R=2824.79  
Δ=2°43'52"  
CH=134.64  
CB=N86°15'28"E

L=149.82  
R=152.86  
Δ=56°09'23"  
CH=143.89  
CB=N12°39'30"E



## PROPERTY DESCRIPTION

A TRACT OF LAND IN FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN AND BEING TRACTS A, B, C AND D IN "PIDGEON PARK WEST SUBDIVISION" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 32 ON PAGE 283 IN THE RECORDER OF DEEDS OFFICE FOR ST. CHARLES COUNTY, MISSOURI, ADJUSTED TRACTS 2 AND 3 IN THE "BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "26" ON PAGE 149 IN SAID RECORDER OF DEEDS OFFICE, THE COMMON GROUND AND UTILITY EASEMENT TRACT IN "AUTUMN CHASE - PLAT ONE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "30" ON PAGE 387 IN SAID RECORDER OF DEEDS OFFICE, AND PART OF AUTUMN CHASE (60' W) DRIVE AS VACATED IN DEED BOOK 3925 ON PAGE 2434 IN SAID RECORDER OF DEEDS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF ADJUSTED TRACT 3 IN SAID "BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION", SAID CORNER ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY (WIDTH VARIES) K; THENCE NORTHEASTERLY 95.19 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,111.30 FEET, THE CHORD OF WHICH BEARS NORTH 20 DEGREES 49 MINUTES 30 SECONDS EAST, 95.16 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 35 SECONDS EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 362.63 FEET; THENCE NORTHEASTERLY 244.34 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,945.10 FEET, THE CHORD OF WHICH BEARS NORTH 19 DEGREES 40 MINUTES 42 SECONDS EAST, 244.18 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 16 SECONDS EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTHEASTERLY 72.59 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,950.10 FEET, THE CHORD OF WHICH BEARS NORTH 15 DEGREES 03 MINUTES 51 SECONDS EAST, 72.59 FEET; THENCE SOUTH 84 DEGREES 13 MINUTES 11 SECONDS EAST, 191.99 FEET; THENCE NORTHEASTERLY 149.82 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 152.86 FEET, THE CHORD OF WHICH BEARS NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST, 143.89 FEET; THENCE NORTH 15 DEGREES 25 MINUTES 11 SECONDS WEST, 43.20 FEET; THENCE NORTHEASTERLY 146.20 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 229.19 FEET, THE CHORD OF WHICH BEARS NORTH 02 DEGREES 51 MINUTES 19 SECONDS EAST, 143.74 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 49 SECONDS EAST, 44.06 FEET; THENCE NORTHEASTERLY 79.06 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 792.43 FEET, THE CHORD OF WHICH BEARS NORTH 18 DEGREES 16 MINUTES 19 SECONDS EAST, 79.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MEXICO (WIDTH VARIES) ROAD; THENCE SOUTH 79 DEGREES 17 MINUTES 11 SECONDS EAST ON SAID SOUTHERLY RIGHT OF WAY LINE, 20.00 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS EAST ON SAID SOUTHERLY RIGHT OF WAY LINE, 90.72 FEET; THENCE EASTERLY 134.65 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2,824.79 FEET, THE CHORD OF WHICH BEARS NORTH 86 DEGREES 15 MINUTES 28 SECONDS EAST, 134.64 FEET TO THE SOUTHWEST LINE OF U.S. SURVEY NO. 1766; THENCE SOUTH 22 DEGREES 38 MINUTES 44 SECONDS EAST ON SAID SOUTHWEST LINE, 881.87 FEET TO THE MOST NORTHERLY CORNER OF SAID "AUTUMN CHASE - PLAT ONE"; THENCE SOUTH 67 DEGREES 21 MINUTES 14 SECONDS WEST ON THE NORTHWESTERLY LINE OF SAID "AUTUMN CHASE - PLAT ONE", 529.82 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF AUTUMN CHASE (60' W) DRIVE; THENCE NORTHEASTERLY 218.75 FEET ON SAID RIGHT OF WAY LINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, THE CHORD OF WHICH BEARS NORTH 42 DEGREES 57 MINUTES 01 SECOND WEST, 214.24 FEET; THENCE SOUTH 12 DEGREES 08 MINUTES 59 SECONDS WEST ON SAID RIGHT OF WAY LINE, 21.09 FEET; THENCE SOUTHWESTERLY 40.41 FEET ON SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, THE CHORD OF WHICH BEARS SOUTH 18 DEGREES 05 MINUTES 09 SECONDS WEST, 40.33 FEET; THENCE SOUTHEASTERLY 164.83 FEET ON SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 41 DEGREES 38 MINUTES 41 SECONDS EAST, 161.86 FEET TO THE NORTHWESTERLY LINE OF SAID "AUTUMN CHASE - PLAT ONE"; THENCE SOUTH 67 DEGREES 21 MINUTES 14 SECONDS WEST ON SAID NORTHWESTERLY LINE, 223.71 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ON SAID NORTHWESTERLY LINE, 28.64 FEET TO THE SOUTHERLY LINE OF ADJUSTED TRACT 3 IN SAID "BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION"; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ON SAID SOUTHERLY LINE, 375.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 15.66 ACRES, MORE OR LESS, AND BEING SITUATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	33.01	73.00	25°54'24"	32.73 N86°56'38"W
C2	40.2	150.00	15°21'15"	40.08 N81°40'03"W
C3	101.91	400.00	14°35'53"	101.64 S83°21'23"W
C4	20.74	400.00	02°58'16"	20.74 S74°34'19"W
C5	166.98	195.00	49°03'51"	161.93 S48°33'15"W
C6	164.83	250.00	37°46'36"	161.86 S41°36'41"E
C7	218.75	310.00	40°25'49"	214.24 N42°57'01"W
C8	238.32	275.00	49°01'42"	228.21 S36°39'50"W
C9	124.31	158.89	44°49'32"	121.16 N89°24'04"W
C10	101.55	150.00	38°47'27"	99.63 N41°46'58"W
C11	278.1	325.00	49°01'42"	269.7 N36°39'50"E
C12	51.79	325.00	09°07'49"	51.74 N16°42'54"E
C13	237.53	145.00	93°51'35"	211.85 N59°04'47"E
C14	66.63	40.00	95°28'24"	59.19 N28°16'13"W
C15	70.73	1945.10	02°05'00"	70.73 N22°14'07"E
C16	193.32	1945.10	08°41'40"	183.24 N02°25'47"E
C17	122.59	1945.10	03°38'40"	122.57 N19°23'17"E
C18	31.02	1945.10	01°30'10"	51.02 N16°48'52"E
C19	40.41	195.00	11°52'21"	40.33 N18°05'09"W
C20	72.59	1950.10	02°07'58"	72.59 N15°03'51"E
C21	278.49	170.00	93°51'35"	248.38 N59°04'47"E
C22	256.71	300.00	49°01'42"	248.95 N36°39'50"E
C23	95.01	175.00	31°08'22"	93.85 N45°37'30"W
C24	226.31	325.00	39°53'53"	221.77 S41°13'45"W

LINE DATA		
LINE	LENGTH	BEARING
L1	21.09	S12°08'59"W

TOTAL AREA IN SUBDIVISION - 15.66 ACRES

## NOTES

- TOTAL AREA OF TRACT IS 15.66 ACRES.
- ACCORDING TO F.E.M.A. COMMUNITY PANEL NO. 29183C 0237 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996, PART OF THE PROPERTY LIES WITHIN ZONE AE (AREAS WITHIN THE 100 YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED), BUT MOST OF THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN). THE LINE SEPARATING ZONE X AND ZONE AE IS SHOWN ON THE PLAT.
- BEARING SYSTEM ADOPTED FROM THE SOUTHERLY LINE OF LOT 4 (N.67-21-14 E.) OF THE PRELIMINARY SITE AND SUBDIVISION PLAN FOR "PIDGEON PARK WEST PLAT 2" DATED 10-31-01 BY KUHLMANN DESIGN GROUP, INC., SAID LINE ALSO BEING THE NORTHERLY LINE OF "AUTUMN CHASE - PLAT ONE" (SHOWN AS N.67-21-22 E.) ON THE PLAT THEREOF RECORDED IN PLAT BOOK 30 ON PAGE 387 IN THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.
- CROSSES "+" TO BE CUT ON THE CENTERLINE OF ROADS AT THE PT'S AND PC'S AND ON THE CURBS AT THE PROLONGATION OF THE SIDE LOT LINES, WITHIN A REASONABLE TIME AFTER SITE DEVELOPMENT IS COMPLETED. IRON RODS W/ CAPS TO BE SET AT REAR LOT CORNERS, WITHIN A REASONABLE TIME AFTER SITE DEVELOPMENT IS COMPLETED.

## SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF PACE PROPERTIES, INC., KUHLMANN DESIGN GROUP, INC. PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING TRACTS A, B, C, & D IN "PIDGEON PARK WEST SUBDIVISION", ADJUSTED TRACTS 2 & 3 IN THE "BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION", THE COMMON GROUND AND UTILITY EASEMENT TRACT IN "AUTUMN CHASE - PLAT ONE", AND PART OF AUTUMN CHASE (60' W) DRIVE, ALL IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2003, AND ARE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LAND SURVEY. THE LOCATIONS OF ALL REQUIRED SURVEY MONUMENTS, INSTALLED OR TO BE INSTALLED, ARE SHOWN HEREON.

1-14-2005  
DATE: \_\_\_\_\_

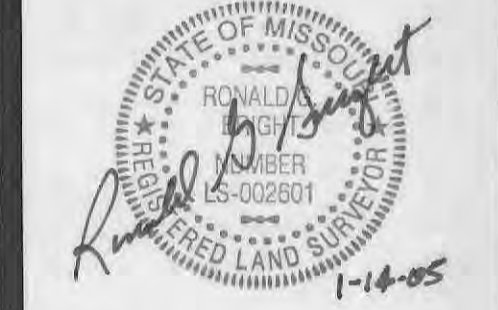
Ronald G. Bright  
MISSOURI LAND SURVEYOR NO. 2601  
LICENSE EXPIRATION DATE: DECEMBER 31, 2005

PIDGEON PARK WEST PLAT 2

Kuhlmann Design Group, Inc.  
15 East Washington Street  
Belleville, Illinois 62220-2149  
Tel. (618) 234-8888  
St. Louis, Missouri  
Brentwood, Illinois  
St. Charles, Missouri



DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



NO.	DATE

PROJECT NO. 980324  
CONTRACT NO. 0004  
DRAWN JPB  
CHECKED RGB  
DATE OCTOBER 2004  
SUBDIVISION PLAT  
SHEET 1 OF 2  
S1

SURVEY DATA:  
SURVEY DATE: 12-02-03  
FIELD CREW: WKT & DEH  
FIELD BOOK: 729 B

CLIENT:  
PACE PROPERTIES  
1401 S. BRENTWOOD BLVD., SUITE 100  
ST. LOUIS, MISSOURI 63144  
(314) 968-9688 PHONE  
(314) 968-9050 FAX

**CITY CERTIFICATE**

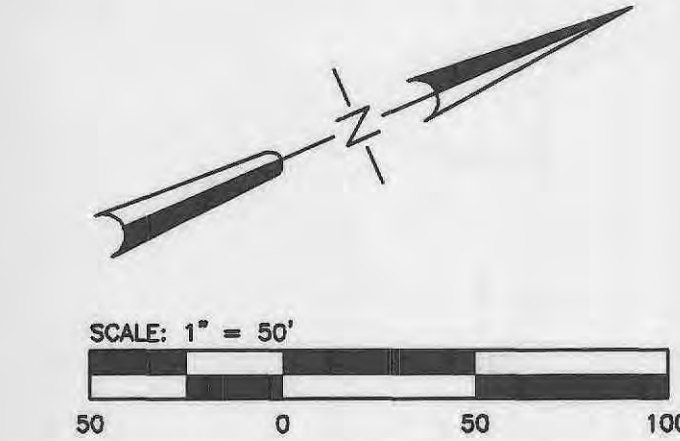
STATE OF MISSOURI )  
 COUNTY OF ST. CHARLES ) SS  
 I, \_\_\_\_\_, CITY CLERK HEREBY CERTIFY THAT ORDINANCE NUMBER \_\_\_\_\_, APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF O'FALLON, MISSOURI AND APPROVED BY THE MAYOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF THE CITY OF O'FALLON, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

CITY CLERK, CITY OF O'FALLON, MISSOURI

PLEASE PRINT NAME

**LEGEND**

- FND IRON PIPE OR IRON ROD
- SET 5/8" REBAR W/CAP
- ✕ SET CUT X ON PROPERTY LINE EXTENSION AT CENTERLINE OF ROAD
- △ DELTA OF A CURVE



**OWNER CERTIFICATE**

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ON THE ADJACENT PLAT HAVE CAUSED THE LAND TO BE SUBDIVIDED AS SHOWN AND WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PIDGEON PARK WEST PLAT 2".

THE SEWER, SIDEWALK AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC DRAINAGE, WATER LINES, STORM AND SANITARY SEWERS, AND TO PUBLIC UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES, WATER LINES, ELECTRIC AND TELEPHONE LINES, CABLE LINES AND RELATED EQUIPMENT FOR THE TRANSMISSION OF UTILITY AND TELECOMMUNICATION SERVICES, AND FOR THE TEMPORARY STORAGE OF EXCAVATED MATERIAL ADJACENT TO THE EASEMENTS.

THE CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED TO PROVIDE INGRESS TO AND EGRESS FROM LOT 1 ON LOT 2 AND FOR LOT 2 ON LOT 1.

A TEMPORARY EASEMENT ON, OVER AND ACROSS LOT A IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, (THE "CITY") FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC UNTIL LOT A IS DEDICATED TO AND ACCEPTED BY THE CITY AS A PUBLIC ROADWAY. THE DEDICATION OF LOT A TO THE CITY AS MEXICO LOOP ROAD EAST, A PUBLIC ROADWAY, SHALL BE MADE IN CONFORMANCE WITH THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY AND THE DEVELOPER, DATED NOVEMBER 14, 2002.

THE BUILDING LINES SHOWN ON THE ATTACHED PLAT ARE HEREBY ESTABLISHED.

THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. CHARLES COUNTY, MISSOURI.

ALL TAXES LEVIED AND DUE ON THE PROPERTY HAVE BEEN PAID.

COMMON AREA LANDSCAPE ISLANDS SHALL BE MAINTAINED BY THE LOT OWNERS OF THIS SUBDIVISION AS INDICATED IN THE DECALORATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PIDGEON PARK WEST PLAT 2.

THE RETAINING WALL AND RIP RAP EROSION CONTROL ON LOTS 2 AND 3 SHALL BE MAINTAINED BY THE LOT OWNERS OF LOTS 2 AND 3 FOR THE PORTIONS WHICH OCCUR WITHIN EACH LOT.

THE DETENTION BASIN CONCRETE SWALE AND OUTFLOW STRUCTURE ARE PART OF THE COMMON AREAS AND SHALL BE MAINTAINED BY THE LOT OWNERS.

IN WITNESS WHEREOF, THE OWNERS HAVE SIGNED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

PACE - HIGHWAY K, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 MARK A. SEDGWICK, MANAGER

PACE - GRAVOIS ASSOCIATES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 MARK A. SEDGWICK, MANAGER AND AUTHORIZED PERSON

**NOTARY**

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BEFORE ME APPEARED MARK A. SEDGWICK, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE WAS THE MANAGER OF PACE - HIGHWAY K, LLC, AND MANAGER AND AUTHORIZED PERSON FOR PACE-GRAVOIS ASSOCIATES, L.L.C., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF EACH OF SAID COMPANIES BY AUTHORITY OF ITS PARTNERS, AND MARK A SEDGWICK DECLARED THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF EACH OF SAID COMPANIES.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**PIDGEON PARK WEST PLAT 2**

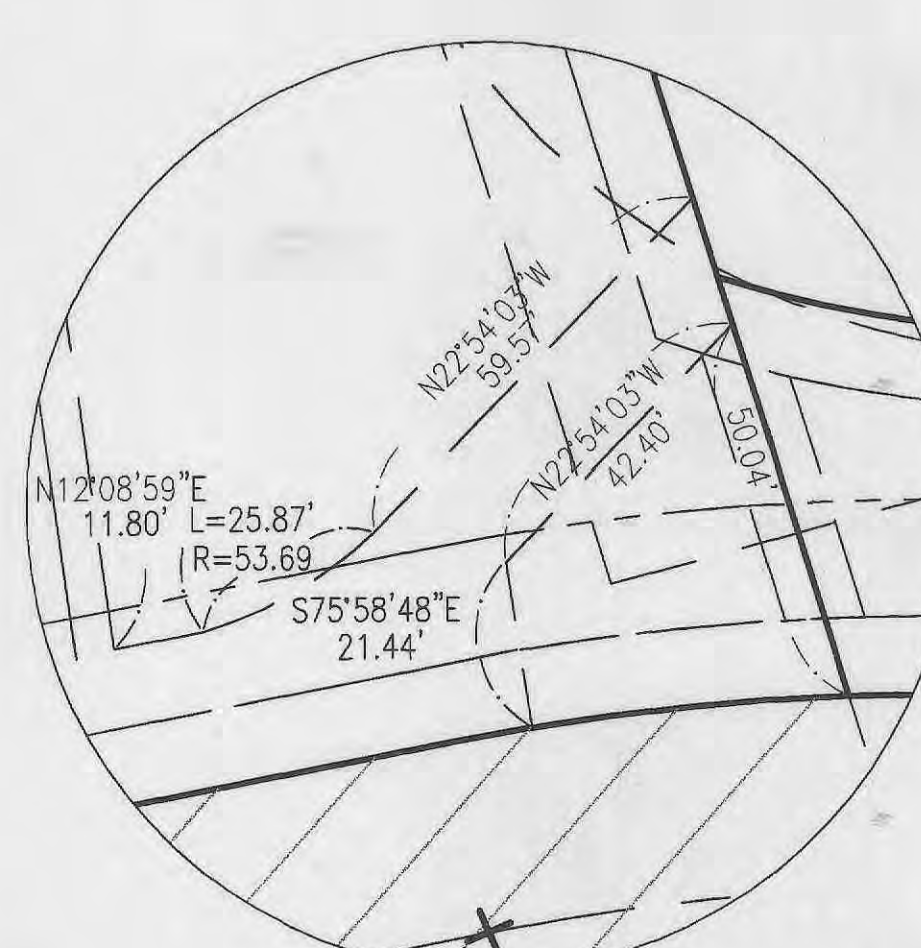
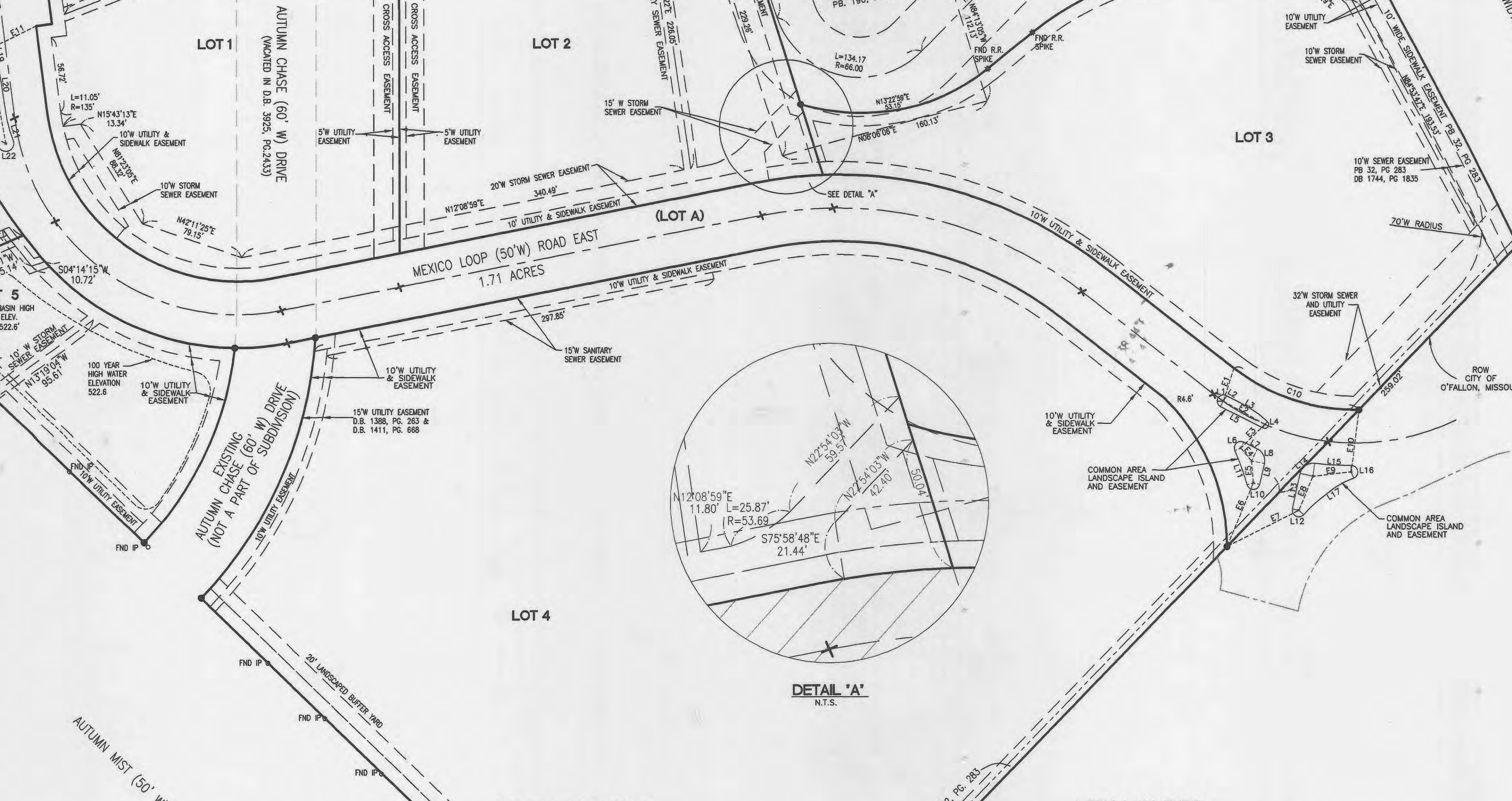
**EASEMENT DETAIL**

MISSOURI STATE HIGHWAY (WIDTH VARIES) K



**LOCATION MAP**  
 N.T.S.

MEXICO ROAD  
 (WIDTH VARIES)



**TIES TO RADIUS POINTS IN LANDSCAPED ISLANDS**

E1	S48°48'29\"/>	26.16'
E2	N52°40'41\"/>	35.99'
E3	S20°57'47\"/>	25.37'
E4	N73°17'52\"/>	12.70'
E5	S07°07'56\"/>	17.20'
E6	S43°58'23\"/>	51.53'
E7	N03°15'23\"/>	60.71'
E8	N43°49'34\"/>	27.68'
E9	N17°01'31\"/>	29.05'
E10	N58°42'23\"/>	47.62'
E11	N02°32'22\"/>	40.09'
E12	N77°10'45\"/>	72.20'
E13	N50°18'05\"/>	41.95'

**DIMENSIONS OF LANDSCAPED ISLANDS**

L1	R=4.61' L=14.49' Δ=180°00'00\"/>	L13	N54°14'03\"/>	27.22'	
L2	N50°08'38\"/>	11.50'	L14	R=10.00' L=14.89' Δ=85°19'11\"/>	
L3	R=97.34' L=25.58' Δ=15°03'34\"/>	L15	R=189.00' L=27.85' Δ=08°21'08\"/>		
L4	R=3.00' L=8.58' Δ=163°49'03\"/>	L16	R=5.00' L=13.77' Δ=157°49'51\"/>		
L5	S50°08'38\"/>	35.95'	L17	R=102.52' L=47.06' Δ=26°17'58\"/>	
L6	R=5.00' L=12.28' Δ=140°40'20\"/>	L18	R=6.70' L=14.28' Δ=174°05'14\"/>		
L7	N50°08'38\"/>	11.67'	L19	N79°19'21\"/>	13.60'
L8	R=10.00' L=13.20' Δ=75°39'19\"/>	L20	N75°31'18\"/>	33.21'	
L9	S54°14'03\"/>	16.46'	L21	R=100.00' L=24.58' Δ=14°04'57\"/>	
L10	R=5.00' L=13.31' Δ=152°29'35\"/>	L22	R=6.00' L=18.85' Δ=180°00'00\"/>		
L11	R=180.34' L=27.76' Δ=08°49'15\"/>	L23	R=112.00' L=27.53' Δ=14°04'57\"/>		
L12	R=5.00' L=13.22' Δ=151°30'03\"/>	L24	S73°24'36\"/>	46.35'	

**LIEN HOLDER**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEEDS RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE ST. CHARLES COUNTY RECORDER'S OFFICE, HEREBY JOINS IN AND APPROVES THE SUBDIVISION OF THIS PROPERTY AND THE DEDICATIONS OF EASEMENTS AND ROADWAYS.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

US BANK NATIONAL ASSOCIATION

BY: \_\_\_\_\_  
 OFFICER

**NOTARY**

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BEFORE ME APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE WAS THE \_\_\_\_\_ OF US BANK NATIONAL ASSOCIATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

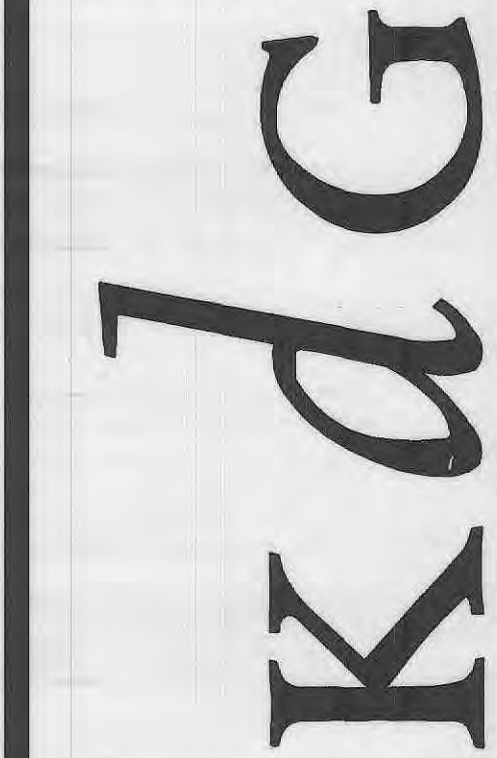
**PIDGEON PARK WEST PLAT 2**

SURVEY DATA:  
 SURVEY DATE: 12-02-03  
 FIELD CREW: WKT & DEH  
 FIELD BOOK: 729 B

CLIENT:  
 PACE PROPERTIES  
 4040 W. MISSOURI BLVD., SUITE 100  
 ST. LOUIS, MISSOURI 63114  
 (314) 968-9988 PHONE  
 (314) 968-5050 FAX

**Kuhmann Design Group, Inc.**  
 15 East Washington Street  
 Belleville, Illinois 62220-2149  
 Tel: (618) 234-8888

St. Louis, Missouri  
 St. Charles, Missouri



**DISCLAIMER OF RESPONSIBILITY**  
 I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



NO.	DATE

PROJECT NO. 980324 CONTRACT NO. 0004  
 DRAWN JPB CHECKED RGB

DATE OCTOBER 2004

**SUBDIVISION PLAT**

SHEET 2 OF 2

**S2**