

BELLEAU SUBSTATION PROPERTY DESCRIPTION

PARCEL 1

A tract of land situated in Sections Nos. 16 and 16 and in U.S. Survey No. 3070, Township 47 North, Range 3 East and described as follows: Beginning at an old stone marking the common corner of said Sections Nos. 16, 16, 21 and 22 and of U.S. Survey No. 3070, Township 47 North, Range 3 East, thence South 89° 10' East 17.00 chains to an old stone, thence North 32° East 20.20 chains to a limestone 2' x 6' x 24" and from which limestone a white oak 18 inches in diameter bears South 73° West 82.00 chains and an elm 5 inches in diameter bears North 81° West 80.00 chains and a white oak 24 inches in diameter bears North 19° East 87.00 chains, thence North 87° West 21.31 chains to an old stone, thence North 32° East 8.01 chains to an old stone at corner of land formerly owned by Melhoy, thence North 81° West 2.81 chains to the Southeast line of U.S. Survey 1790, thence South 45° West along the Southeast line of said Survey No. 1790, 42.26 chains to the South corner of said Survey No. 1790, an old stone, thence South 89° East 16.29 chains to the place of beginning, reference being made to a plat and survey made by Carl Edwards of said premises in 1900, which survey is recorded in Plat Book 3 at Page 34, Recorder's Office, St. Charles County, Missouri. Said stone described and set out being the same as conveyed to J. Edgar Rapp by deeds recorded in Recorder's Office, St. Charles County, Missouri, in Book 281 at Page 278 and Book V, No. 2 at Page 234.

PARCEL 2

A tract of land being part of U.S. Survey 3070, Township 47 North, Range 3 East, and being more particularly described as follows: Commencing at a point on the Southern right-of-way line of State Highway 70, from which point a point reaching the intersection South 37° West 76.8 feet to an old stone, thence South 52° 58' East, 110.0 feet to an iron pipe, thence North 32° East, 76.8 feet to a point on said Southern right-of-way line of said State Highway 70, thence North 64° 42' West, along said Southern right-of-way line 111.0 feet to the place of beginning.

EXCEPT from the above described first tract of land the following tracts:

1. A tract of land in U.S. Survey 3070, Township 47 North, Range 3 East in St. Charles County, Missouri, more particularly described as follows: Beginning at an old stone marking the common corner of Sections 16, 16, 21 and 22 in Township 47 North, Range 3 East in said County and thence South 89° 10' East along the South line of said Section 16, 17.0 chains to an old stone, thence North 32° East 20.20 chains to an iron pipe which is the point of beginning of the tract herein described, said point being designated as corner No. 33 on a Plat made by Alfred Stiles, Surveyor, in September, 1937, and being the Northeast corner of the 84.33 acre tract of land conveyed to Henry Hoffmann and wife by deed dated December 30, 1950, recorded in Book 242 at Page 559 in said Recorder's Office, and also the Southeast corner of a 48.82 acre tract of land conveyed to August A. Busch, Jr. by deed dated October 16, 1946, recorded in Book 218 at Page 281 in said Recorder's Office; thence from said point of beginning, South 21° 22' West along the Northwestern line of an 82.15 acre tract of land in said Survey conveyed to August A. Busch by Deed dated January 24, 1951, recorded in Book 159 at Page 89 in said Recorder's Office, 501.5 feet to an iron pipe, thence North 89° 14' West 770.6 feet to an iron pipe; thence North 1° 36' East 110.0 feet, more or less, to a point on the Southern line of said 48.82 acre tract conveyed to Busch, thence Eastwardly along the Southern side of said 48.82 acre tract 118.5 feet, more or less, to the place of beginning, according to a Survey made by Edgar Rapp, Jr., County Surveyor, May 8, 1957.
2. A tract of land being part of Fractional Section 16, Township 47 North, Range 3 East, and being more particularly described as follows: Beginning at an old stone marking the most Southern corner of U.S. Survey 1790 within Township 47 North, Range 3 East, thence from said beginning point North 40° 46' and 07' East along the Southeastern line of said U.S. Survey 250.05 feet to an iron pipe, thence South 40° 18' 30" East 569.88 feet to an iron pipe, thence South 07° 27' West 283.03 feet to an iron pipe, thence North 80° 00' West 543.82 feet to an iron pipe, thence North 07° 27' East 530.45 feet to the beginning point of said tract herein described, containing 6.746 acres more or less, all as per survey and plat made by the St. Charles Engineering and Surveying Company, Inc., dated May, 1970.

PARCEL 3

FIRST: A tract of land being part of Fractional Section 16, Township 47 North, Range 3 East, and being more particularly described as follows: Beginning at an old stone marking the most Southern corner of U.S. Survey 1790 within Township 47 North, Range 3 East, thence from said beginning point North 40° 46' and 07' East along the Southeastern line of said U.S. Survey 250.05 feet to an iron pipe, thence South 40° 18' 30" East 569.88 feet to an iron pipe, thence South 07° 27' West 283.03 feet to an iron pipe, thence North 80° 00' West 543.82 feet to an iron pipe, thence North 07° 27' East 530.45 feet to the beginning point of said tract herein described, containing 6.746 acres more or less, all as per survey and plat made by the St. Charles Engineering and Surveying Company, Inc., dated May, 1970.

SECOND: An assessment having variable width and located within Fractional Sections 16 and 16, and U.S. Survey 3070, Township 47 North, Range 3 East, and being more particularly described as follows: Commencing at an old stone marking the most Southern corner of U.S. Survey 1790, Township 47 North, Range 3 East, thence North 40° 46' 07" East along the Southeastern line of said U.S. Survey 1790 250.05 feet to an iron pipe marking the beginning point of said described assessment, thence continuing along said Southeastern line of said U.S. Survey North 45° 46' 07" East 2417.04 feet to an iron pipe, thence South 58° 48' East 189.02 feet to an iron pipe, thence North 33° 04' 09" East 19.83 feet to an iron pipe along the Southeastern right-of-way line of Missouri State Highway 79, thence continuing along said right-of-way the following courses and distances: South 58° 10' 10" East 20.00 feet, North 33° 04' 09" East 119.78 feet, South 49° 00' 10" East 33.82 feet, thence leaving said highway right-of-way South 39° 05' 10" West 283.75 feet to an iron pipe, thence South 84° 54' 50" West 280.49 feet to an iron pipe, thence South 40° 46' 07" West along a line being 45 feet from and parallel to the Southeastern line of U.S. Survey 1790 2233.87 feet to a point, thence North 40° 18' 30" West 48.82 feet to the place of beginning, all as per survey and plat made by the St. Charles Engineering and Surveying Company, Inc., dated May, 1970.

LIST OF PROPERTY OWNERS WITHIN 100 YARDS OF AVENUE BELLEAU SUBSTATION PROPERTY

PARCEL ID	LOT SIZE	OWNER NAME	CURRENT ZONING	CURRENT USE
2-009-1700-05-1	0.31 AC	Blanch, Adolphus A. V. Trustee	Not in city limits of O'Fallon - Zoned agriculture in St. Charles Co.	Farming
2-004-4019-06-1	29.74 AC	Blanch, Adolphus A. V. Trustee	Not in city limits of O'Fallon - Zoned agriculture in St. Charles Co.	Farming
2-009-1700-06-1	18.71 AC	Blanch, Adolphus A. V. Trustee	Single Family Residential (R-1) and Garden Apartments (G-1)	Homebased Home Based Business
2-009-1700-06-1-11	3.81 AC	Dillon, Daniel/Dillon, Michelle	Unzoned	Residence
2-004-4019-06-1	1.41 AC	Dillon, Daniel A. Trustee	Unzoned	Residence
2-040-3070-05-1	175.00 AC	Blanch, Adolphus A. V. Trustee	Not in city limits of O'Fallon - Zoned agriculture in St. Charles Co.	Farming
2-004-4042-05-01	4.00 AC	Dugheim, Thomas B. Trustee, Carol	Single Family Residential (R-1A)	Vacant Land
2-004-4042-05-02	13.44 AC	Fort Zumwalt School District	General Business (C-2)	Fort Zumwalt School
2-0518-001-02-21.2	2.08 AC	General Family LP	General Business (C-2)	Vacant Land
2-0518-001-02-22	55 AC	Bligh, Stan LP	General Business (C-2)	Vacant Land
2-0518-001-02-23	0.96 AC	Bligh, Stan LP	General Business (C-2)	Vacant Land
2-040-3070-05-2	20.07 AC	Bligh, Stan LP	General Business (C-2)	Vacant Land
2-0518-001-02-21.21	1.07 AC	Bligh, Stan LP	General Business (C-2)	Vacant Land
2-009-1700-06-1-11	8.86 AC	Dillon, Paul P. or Dillon, Ellen	Unzoned	Residence
2-004-4042-05-01	3.50 AC	Unzoned Exempt Homeowners	Single Family Residential (R-1A)	Substation Common Ground
2-0518-001-02-16	0.27 AC	Phelps, Jeffrey L. Trustee, Sherri	Apartment House (R-4)	Residence
2-040-3070-05-1	0.27 AC	Phelps, Jeffrey L. Trustee, Sherri	Apartment House (R-4)	Residence
2-0518-001-02-21	6.83 AC	Summit Parks LLC	Apartment House (R-4)	Vacant Land
2-040-3070-05-2	0.22 AC	City of O'Fallon	General Business (C-2), Hwy, Commercial (C-3), Apts. House (R-4)	T.S. Hughes Boulevard
2-040-3070-05-2	0.44 AC	Summit Parks, LLC	General Business (C-2) and Apartment House (R-4)	Vacant Land
2-040-3070-05-2	0.22 AC	Summit Parks, LLC	General Business (C-2) and Apartment House (R-4)	Vacant Land

