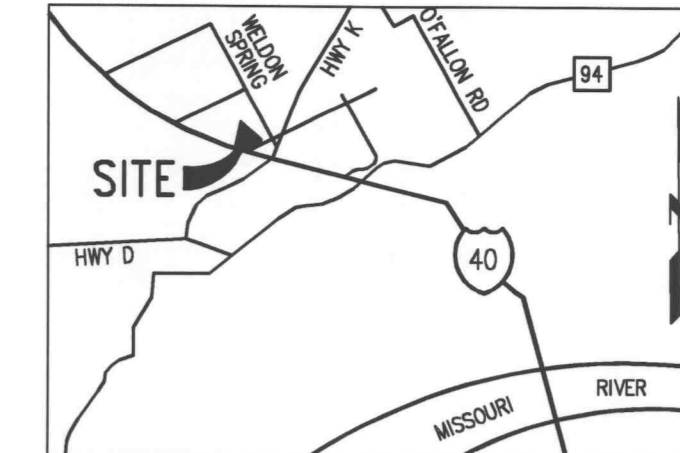


BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT

A TRACT OF LAND BEING PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST AND PART OF TRACT 3 OF PERSIMMON POINTE,
ALL IN ST. CHARLES COUNTY, MISSOURI

Location Map



This plat has been reviewed by the City of O'Fallon, Missouri, Director of Development Services and Senior Plan Review Engineer, and is in compliance with Ordinance No. _____ of the City of O'Fallon, Missouri.

Director of Development Services Senior Plan Review Engineer

I, _____, City Clerk, hereby certify that Ordinance No. _____ approving this plat and directing me to endorse the same under my hand and seal was duly passed and approved by the Board of Aldermen of the City of O'Fallon, Missouri and same approved by the Mayor of said City on _____, 200____ and as Ordinance directed, I hereby endorse said plat by my hand and seal of said City this _____ day of _____, 200____.

ADJUSTED PROPERTY DESCRIPTION OF K40, LLC PROPERTY:

A tract of land being part of Lot 24 of "Howells Prairie Tract" in U.S. Survey 1669, Township 46 North, Range 3 East in St. Charles, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of the property conveyed to Ashner Company, as recorded in Deed Book 1147 Page 811 of the St. Charles County Records, being also the Western most corner of Tract 3 of Persimmon Pointe, a subdivision recorded in Plat Book xx page xx of the St. Charles County Records; thence along the Northern line of the property conveyed to K40 LLC, as recorded in Deed Book 2267 page 400 of the St. Charles County Records and the Southwest line of said Tract 3, South 55 degrees 33 minutes 08 seconds East a distance of 278.09 feet; thence North 72 degrees 23 minutes 15 seconds East a distance of 63.52 feet; thence South 42 degrees 18 minutes 54 seconds East a distance of 514.96 feet to the North right of way line for the North Service Road of U.S. Highway 40-61; thence along said line, South 46 degrees 09 minutes 32 seconds West a distance of 7.93 feet to the Point of Curve, said point being 75 feet to centerline station 495+94.68; thence along said line and a curve to the right, having a radius of 879.93 feet, an arc distance of 548.23 feet, a chord of South 65 degrees 26 minutes 45 seconds West 539.41 feet to a point 75 feet radial to centerline station 490+00; thence continuing along said line, North 66 degrees 22 minutes 48 seconds West a distance of 51.84 feet to a point 100 feet radial to centerline station 489+50; thence continuing along said line and a curve to the right, having a radius of 854.93 feet, an arc distance of 174.31 feet, a chord of North 87 degrees 50 minutes 01 seconds West 174.48 feet to a point 100 feet radial to centerline station 487+55.30; thence leaving said line, North 06 degrees 27 minutes 36 seconds East a distance of 725.81 feet to the Point of Beginning and containing 322,143 square feet or 7.40 acres, more or less.

ADJUSTED PROPERTY DESCRIPTION OF KELLEN-BECK PROPERTIES, LLC:

A tract of land being part of Tract 3 of Persimmon Pointe, a subdivision recorded in Plat Book _____ page _____ of the St. Charles County Records in St. Charles, Missouri and being more particularly described as follows:

Beginning at the Western most corner of said Tract 3 of Persimmon Pointe, being also the Northeast corner of the property conveyed to Ashner Company, as recorded in Deed Book 1147 Page 811 of the St. Charles County Records; thence along the West line of said Tract 3, North 09 degrees 13 minutes 20 seconds East a distance of 449.17 feet; thence North 34 degrees 42 minutes 01 seconds West a distance of 101.73 feet; thence along a curve to the left, having a radius of 470.00 feet, an arc distance of 137.20 feet, a chord of North 46 degrees 56 minutes 14 seconds East 136.71 feet; thence North 38 degrees 34 minutes 29 seconds East a distance of 235.83 feet; thence along a curve to the right, having a radius of 320.00 feet, an arc distance of 128.94 feet, a chord of North 50 degrees 07 minutes 03 seconds East 128.07 feet; thence North 61 degrees 39 minutes 40 seconds East a distance of 154.82 feet; thence along a curve to the right, having a radius of 25.00 feet, an arc distance of 39.27 feet; thence South 28 degrees 20 minutes 20 seconds East a distance of 76.00 feet; thence North 61 degrees 39 minutes 40 seconds East a distance of 25.00 feet; thence South 28 degrees 20 minutes 20 seconds East a distance of 752.19 feet; thence South 61 degrees 46 minutes 38 seconds West a distance of 36.34 feet; thence South 23 degrees 27 minutes 42 seconds East a distance of 361.45 feet to the North right of way line for the North Service Road of U.S. Highway 40-61, said point being 90 feet to centerline station 501+84.86; thence continuing along said line, South 46 degrees 09 minutes 32 seconds West a distance of 582.17 feet; thence leaving said line, North 42 degrees 18 minutes 54 seconds West a distance of 514.96 feet; thence South 72 degrees 23 minutes 15 seconds West a distance of 63.52 feet; thence 55 degrees 33 minutes 08 seconds West a distance of 278.09 feet to the Point of Beginning and containing 919,607 square feet or 21.11 acres, more or less.

Notes:

- By graphic plotting only, the property surveyed is within the Zone "X" (areas determined to be outside of 500-year floodplain), as per FIRM Community Panel No. 2918300430 E, dated August 2, 1996.
- Source of Title Information: U.S. Title Guaranty Company of St. Charles, Commitment No. 02598386, dated June 3, 2002.
- Source of Bearing System Used: North line of General Warranty Deed conveying property to the Ashner Company, as recorded in Deed Book 1147 Page 811 of the St. Charles County Records.

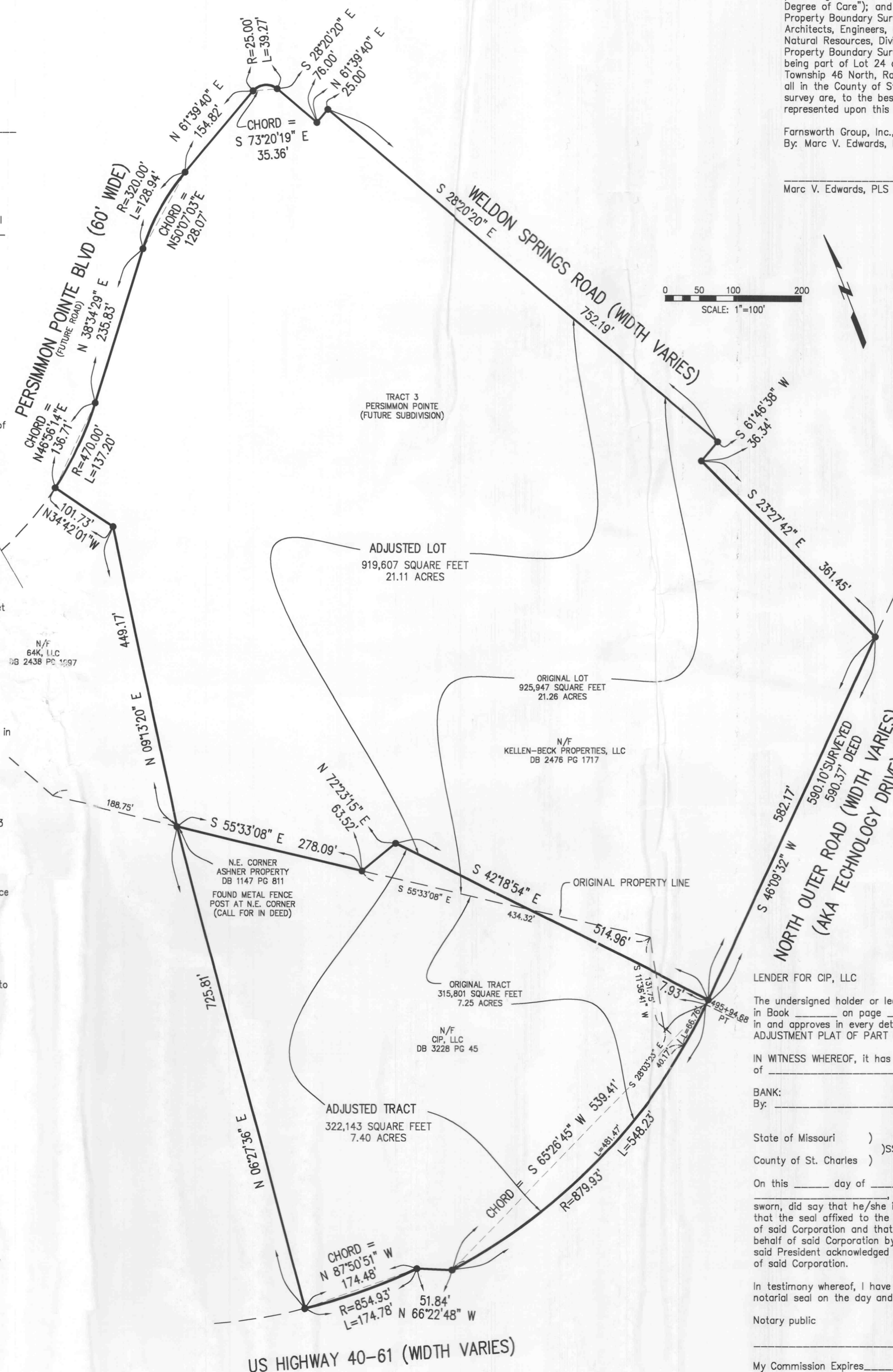
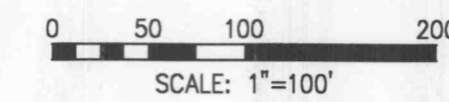
● - Iron Rod to be set.

NOTE: THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN RECORDED IN PLAT BOOK 40 PAGE 251 WITH THE ST. CHARLES COUNTY RECORDERS OFFICE.

This is to certify that this plat and the survey on which it was based were made under my direct supervision on the 15th day of September, 2003, in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing and in similar circumstances (the "Applicable Standards and Degree of Care"); and in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Engineers, and Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being part of Lot 24 of Howell's Prairie Tract in U.S. Survey 1669, Township 46 North, Range 3 East and part of Tract 3 of Persimmon Pointe, all in the County of St. Charles, Missouri and that the results of said survey are, to the best of my knowledge and belief, correctly represented upon this plat.

Farnsworth Group, Inc.,
By: Marc V. Edwards, PLS (AGENT)

Marc V. Edwards, PLS - 2360 (AGENT)



OWNERS CERTIFICATION:

We, the undersigned owners of the tract of land platted and further described in the foregoing Surveyor's Certificate have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which subdivision shall hereafter be known as "BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT".

All taxes which are due and payable against this property have been paid in full.

In witness whereof, we have hereunto set our hand this _____ day of _____, 200____.

OWNER OF KELLEN-BECK PROPERTY

Kellen-Beck Properties, LLC

By: _____

OWNER OF TRACT OF K40, LLC PROPERTY

CIP, LLC

By: _____

State of Missouri)
County of St. Charles) SS

On this _____ day of _____, 200____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of Kellen-Beck Properties, LLC and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed by notarial seal on the day and year last above written.

Notary public

My Commission Expires _____

State of Missouri)
County of St. Charles) SS

On this _____ day of _____, 200____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of CIP, LLC and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed by notarial seal on the day and year last above written.

Notary public

My Commission Expires _____

LENDER FOR KELLEN-BECK PROPERTIES, LLC

The undersigned holder or legal owner of notes secured by deed recorded in Book _____ on page _____ of the County of St. Charles Records, joins in and approves in every detail this subdivision plat of "BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT".

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 200____.

BANK:

By: _____

State of Missouri)
County of St. Charles) SS

On this _____ day of _____, 200____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of _____ and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed by notarial seal on the day and year last above written.

Notary public

My Commission Expires _____

LENDER FOR CIP, LLC

The undersigned holder or legal owner of notes secured by deed recorded in Book _____ on page _____ of the County of St. Charles Records, joins in and approves in every detail this subdivision plat of "BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT".

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 200____.

BANK:

By: _____

State of Missouri)
County of St. Charles) SS

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In testimony whereof, I have hereunto set my hand and affixed by notarial seal on the day and year last above written.

Notary public

My Commission Expires _____

ENGINEERS

ARCHITECTS

SURVEYORS

SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax

www.f-w.com

ISSUE:

#	Date:	Description:
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
4	2/13/04	MoDot Comments
5	2/13/04	Corps of Engineers Comments

PROJECT:

PERSIMMON POINTE HOTEL DEVELOPMENT

MO DOT (314) 340-4100

State of Missouri)
County of St. Charles) SS

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Notary public

My Commission Expires _____

State of Missouri)
County of St. Charles) SS

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Notary public

My Commission Expires _____

LENDER FOR CIP, LLC

The undersigned holder or legal owner of notes secured by deed recorded in Book _____ on page _____ of the County of St. Charles Records, joins in and approves in every detail this subdivision plat of "BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT".

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 200____.

BANK:

By: _____

State of Missouri)
County of St. Charles) SS

On this _____ day of _____, 200____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of _____ and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said Corporation.

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Notary public

My Commission Expires _____

State of Missouri)
County of St. Charles) SS

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In testimony whereof, I have hereunto set my hand and affixed by notarial seal on the day and year last above written.

Notary public

My Commission Expires _____

Project No.: 299163
Planning & Zoning File: #3103