

3-26

U ST-MISC

QUIT CLAIM DEED
(ROW VACATED)

THIS DEED, made this 17th day of OCTOBER 2001, by and between City of O'Fallon, of the County of St. Charles, State of Missouri, party of the first part, and Fallon Crest Partnership, of the County of St. Charles, State of Missouri, party of the second part. Mailing address: c/o Corporate Group, Inc.
400 N. Fifth Street, Suite 201, St. Charles, MO 63301

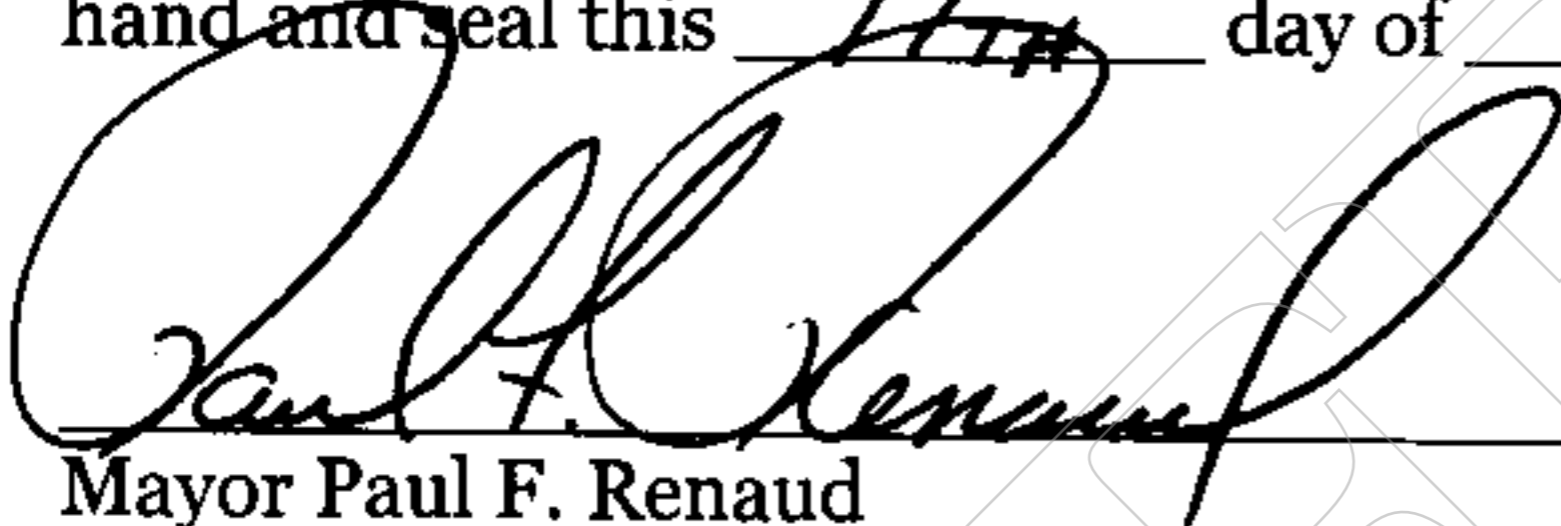
WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and other valuable considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell, convey and confirm unto the said party of the second part, its successors and assigns, the following described real estate, situated in the County of St. Charles and State of Missouri, to wit:

SEE ATTACHED EXHIBIT 'A'

This description is designated to vacate the previously plat ROW annexed by the City of O'Fallon.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to his heirs and assigns of such party forever. The said party of the first part hereby covenanting that he and his heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said party of the second part, and to their heirs and assigns now and forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2001 and thereafter, and the special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 17th day of OCTOBER, Two Thousand One



Mayor Paul F. Renaud

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

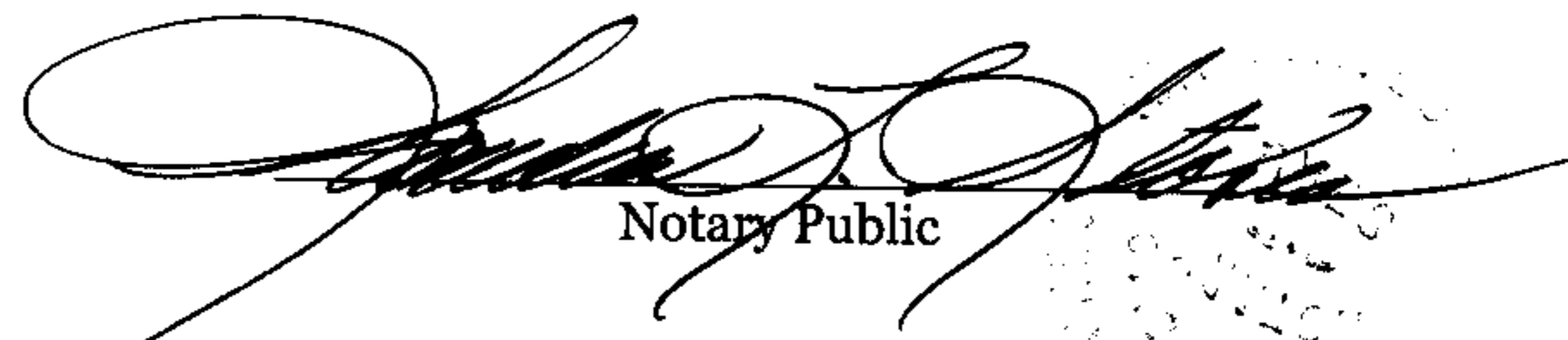
OCT 30 2001

By Barbara Hall
Time 11:20 AM

STATE OF MISSOURI)
COUNTY OF ST. CHARLES) ss.

On this 17th day of OCTOBER, Two Thousand One, before me personally appeared PAUL F. RENAUD, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge that HE executed the same as His free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in St. Charles County, Missouri, the day and year first above written.



Notary Public

My term expires:

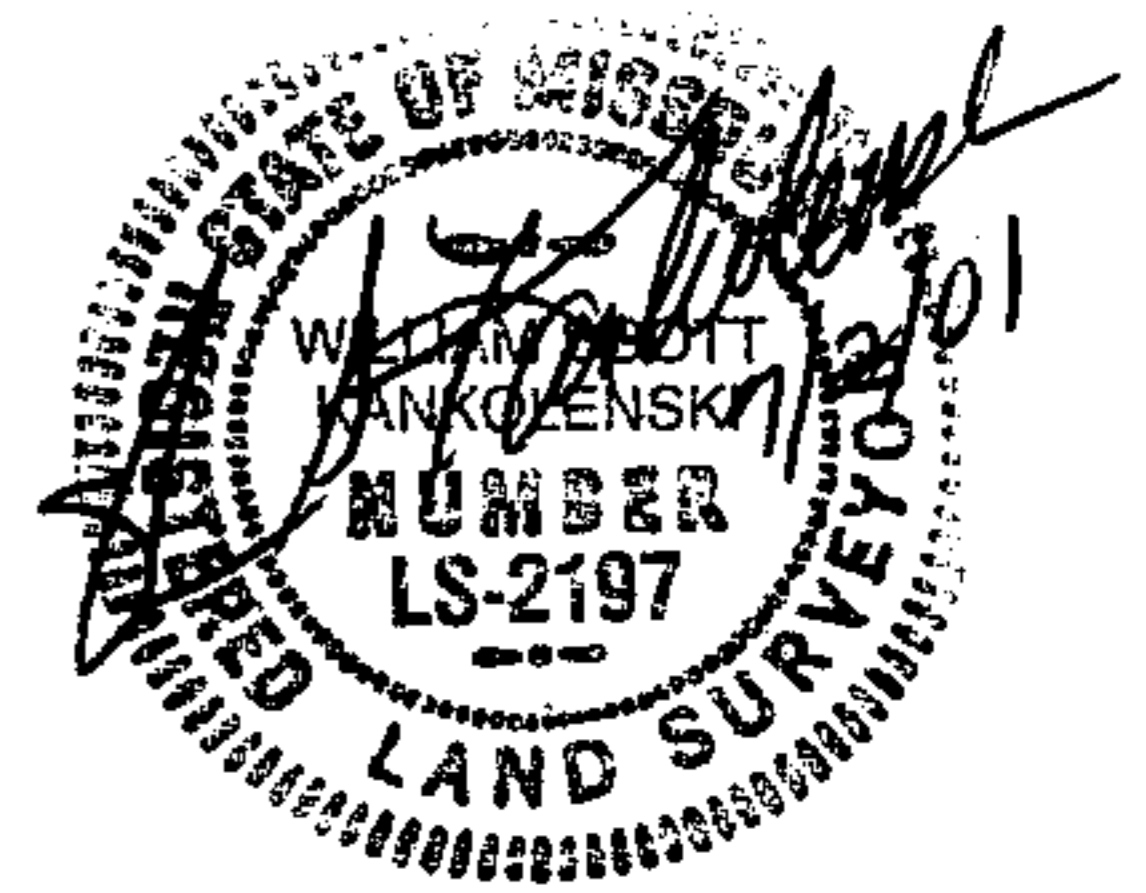
Sandra L. Stokes
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Nov. 11, 2003



ENGINEERING

PLANNING

SURVEYING



LAND DESCRIPTION
773 SQUARE METERS OR 8,319 SQUARE FEET
BAX PROJECT NO. 96-6789
JULY 2, 2001
MEC

J-MARK COURT
CUL-DE-SAC

BOOK 2699 PAGE 915

A tract of land in Section 29, Township 47 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri and being more particularly described as follows:

Commencing at the Southeast corner of Lot 3 of "Fallon Crest Townhomes", as recorded in Plat Book 32 Page 182 of St. Charles County Records; thence Northwardly along the East line of said Lot 3, North 00 degrees 04 minutes 52 seconds West 90.87 feet (27.698 meters) to a point; thence leaving said line South 84 degrees 47 minutes 47 seconds West 319.09 feet (97.258 meters) to a point in the East line of New Woodlawn Avenue; thence along said East line of New Woodlawn Avenue the following courses and distances, along a curve to the right whose radius point bears North 81 degrees 54 minutes 36 seconds East 2475.39 feet (754.500 meters) from the last mentioned point, an arc distance of 148.54 feet (45.274 meters) to a point; along a curve to the right whose radius point bears North 85 degrees 20 minutes 53 seconds East 27.89 feet (8.500 meters) from the last mentioned point, an arc distance of 53.31 feet (16.250 meters) to a point; and South 75 degrees 07 minutes 02 seconds East 26.25 feet (8.001 meters) to a point; thence along a curve to the right whose radius point bears South 14 degrees 52 minutes 51 seconds West 30.00 feet (9.144 meters) from the last mentioned point, an arc distance of 4.31 feet (1.314 meters) to the POINT OF BEGINNING of the description herein; thence along the right-of-way line of J-Mark Court as shown on aforesaid "Fallon Crest Townhomes", the following courses and distances along a curve to the right whose radius point bears South 23 degrees 06 minutes 59 seconds West 30.00 feet (9.144 meters) from the last mentioned point, an arc distance of 20.07 feet (6.12 meters); along a curve to the left whose radius point bears North 61 degrees 26 minutes 43 seconds East 50.00 feet (15.240 meters) from the last mentioned point, an arc distance of 238.36 feet (72.652 meters) to a point; and along a curve to the right whose radius point bears North 31 degrees 41 minutes 43 seconds West 30.00 feet (9.144 meters) from the last mentioned point, an arc distance of 24.54 feet (7.480 meters) to a point; thence South 09 degrees 48 minutes 32 seconds West 50.50 feet (15.393 meters) to the POINT OF BEGINNING, containing 773 square meters or 8,319 square feet as per calculations by Bax Engineering during May 1999.

A rotation of 04 degrees 56 minutes 19 seconds right is required to transfer bearings in this description to the bearing system as shown on Missouri State Highway Department Plans for Interstate Highway 70 Project No. I-70-4(15)204.

BAX ENGINEERING CO., INC.
1052 South Cloverleaf Drive
St. Peters, MO 63376-6445
636-928-5552 FAX 928-1718
e-mail: baxeng@msn.com

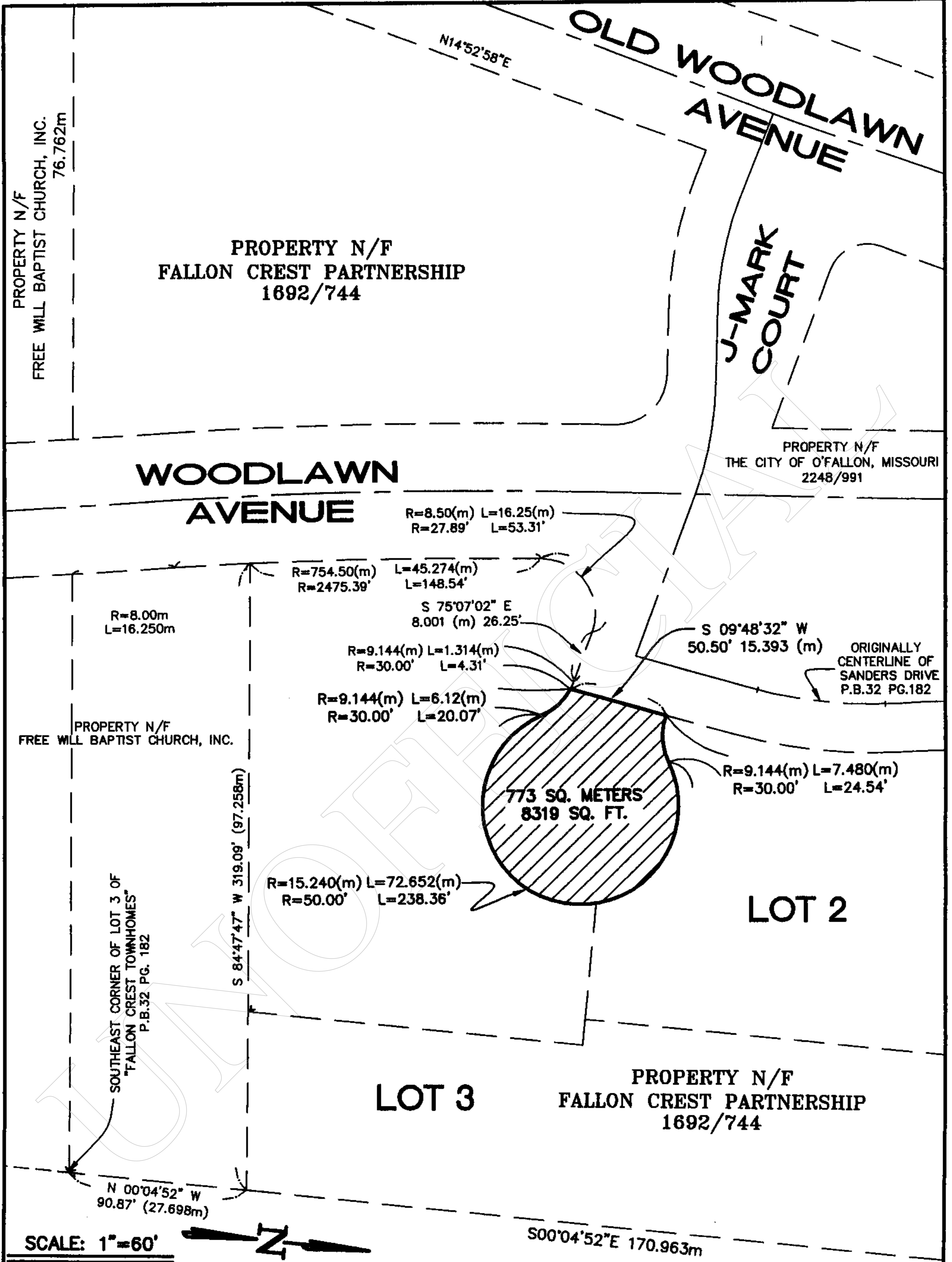
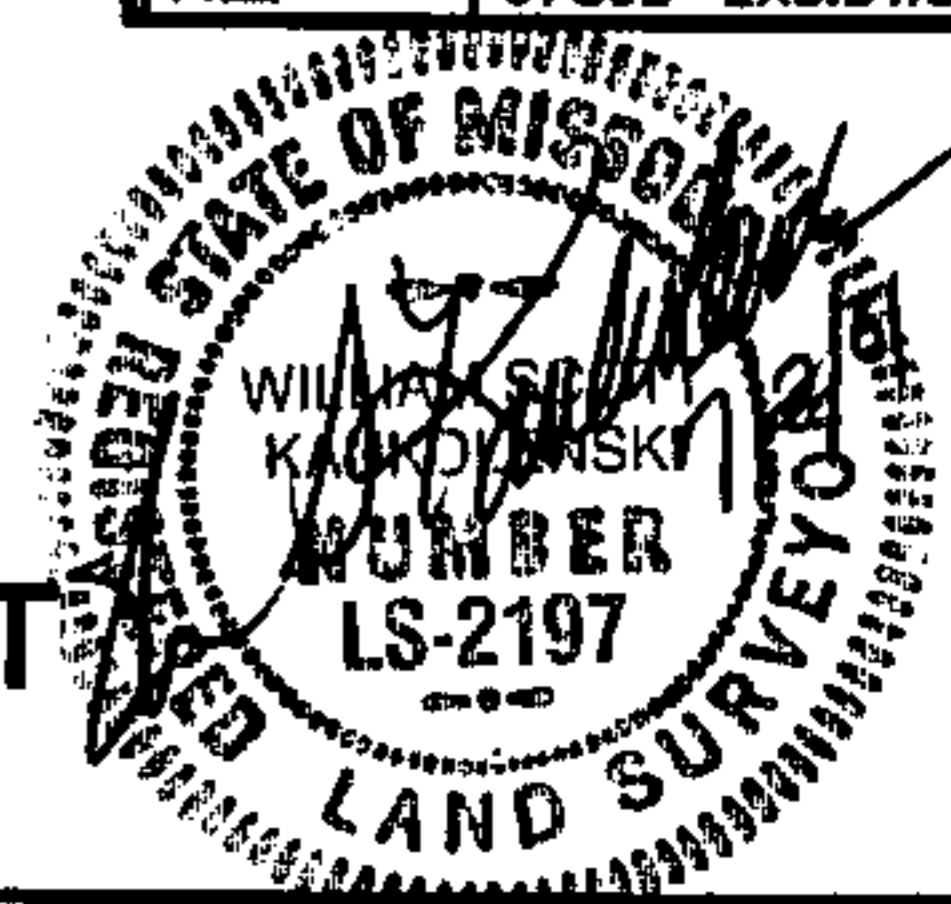


EXHIBIT A		CUL-DE-SAC VACATION		INITIALS:	
DATE	6-29-01	A TRACT OF LAND BEING PART OF J MARK COURT, P.B.32 PG.182 IN SECTION 29 TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI		PROJECT	95-6789D
DRAWN	MEC			FILE	6789D-EX5.DWG



END OF DOCUMENT