

AMBERLEIGH LOTS 115C AND 116E BOUNDARY ADJUSTMENT

BEING A BOUNDARY ADJUSTMENT OF LOT 115C AND LOT 116E OF AMBERLEIGH PLAT ONE, RECORDED IN DOC NO. 2021R-023571, ST CHARLES COUNTY, MISSOURI

OWNER'S CERTIFICATE:

The undersigned owners of the tracts of land described in the hereon land surveyor's certificate have caused said tracts of land to be surveyed and a Boundary Adjustment Plat be prepared as shown hereon, which Plat shall hereinafter be known as "AMBERLEIGH LOTS 115C AND 116E BOUNDARY ADJUSTMENT".

The 10' wide sanitary lateral easement shown on Adjusted Lot 115C is dedicated to the owners of Adjusted Lot 116E, their successors and assigns for the purpose of improving, constructing, maintaining, and repairing a sanitary lateral with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said sanitary lateral.

This Boundary Adjustment Plat does not vacate any existing easements.

Any and/or all easements, building lines, covenants and restrictions heretofore dedicated by previous plats or deeds shall remain in full force and effect despite not being depicted on this plat.

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

Ryan McDannold
523 Coppice Ct Wentzville, MO 63385

Keely McDannold
523 Coppice Ct Wentzville, MO 63385

Leslie Binam
522 Coppice Ct Wentzville, MO 63385

OWNER NOTARY:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared Ryan McDannold, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

NOTARY PUBLIC _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

OWNER NOTARY:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared Keely McDannold, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

NOTARY PUBLIC _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

OWNER NOTARY:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared Leslie Binam, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

NOTARY PUBLIC _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

PLANNING:

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF O'FALLON, MISSOURI DIRECTOR OF PLANNING AND DEVELOPMENT AND CITY ENGINEER AND IS IN COMPLIANCE WITH ORDINANCE NUMBER 5831 OF THE CITY OF O'FALLON, MISSOURI.

DAVID WOODS, DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF O'FALLON, MISSOURI

WADE MONTGOMERY, CITY ENGINEER
CITY OF O'FALLON, MISSOURI

CITY CERTIFICATE:

I, _____, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 5831 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON DECEMBER 13, 2012 AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

CITY CLERK OF O'FALLON, MISSOURI
BESS BACHER

LENDER'S CERTIFICATE:

The undersigned holder or legal owner of note/notes secured by a Deed of Trust as recorded in Book _____ Page _____ of the St. Charles County Office of Recorder of Deeds, hereby joins in and approves in every detail, this Boundary Adjustment Plat of "AMBERLEIGH LOTS 115C AND 116E BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this _____ day of _____, 20____.

LENDER: VETERANS UNITED
1400 FORUM BLVD, STE 18, COLUMBIA, MO 65203

BY: _____
(SIGNATURE)

PLEASE PRINT NAME _____

TITLE _____

LENDER'S NOTARY:

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared (Lender's Rep.) he/she is (Title) _____, who being by me duly sworn, did say that _____ of said corporation and that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and that said (Lender's Rep.) _____ declared said instrument to be its free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written, in the state and county first above written.

NOTARY PUBLIC SIGNATURE _____

PLEASE PRINT NAME _____

MY COMMISSION EXPIRES: _____

LENDER'S CERTIFICATE:

The undersigned holder or legal owner of note/notes secured by a Deed of Trust as recorded in Book _____ Page _____ of the St. Charles County Office of Recorder of Deeds, hereby joins in and approves in every detail, this Boundary Adjustment Plat of "AMBERLEIGH LOTS 115C AND 116E BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this _____ day of _____, 20____.

LENDER: MISSION SERVICING RESIDENTIAL, INC.
PO BOX 8068, VIRGINIA BEACH, VA 23450

BY: _____
(SIGNATURE)

PLEASE PRINT NAME _____

TITLE _____

LENDER'S NOTARY:

STATE OF MISSOURI)
) SS
COUNTY OF _____)

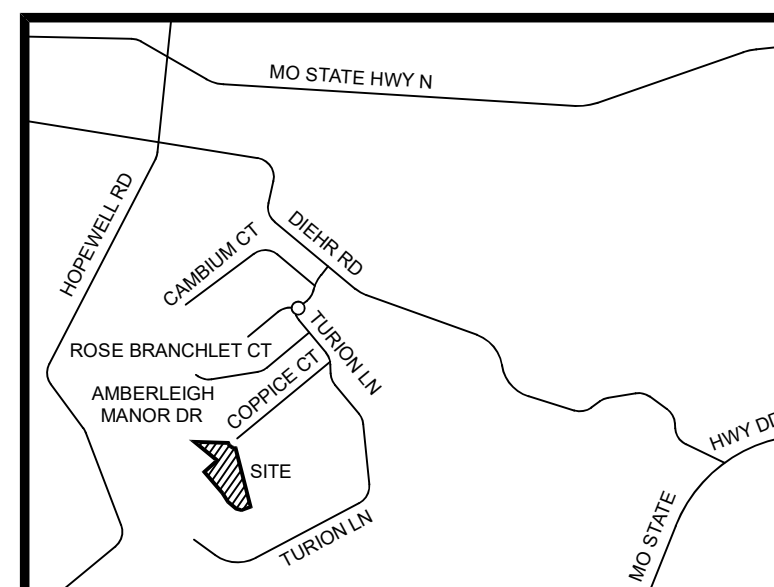
On this _____ day of _____, 20____, before me appeared (Lender's Rep.) he/she is (Title) _____, who being by me duly sworn, did say that _____ of said corporation and that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and that said (Lender's Rep.) _____ declared said instrument to be its free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written, in the state and county first above written.

NOTARY PUBLIC SIGNATURE _____

PLEASE PRINT NAME _____

MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. Basis of bearing adopted from the record plat of "AMBERLEIGH PLAT ONE" recorded in Document No. 2021R-023571 of the St. Charles County records.

2. TOTAL AREA OF PLAT: 3.08 Acres (134,353 sq. ft.)

3. ZONING AND SETBACKS: R-3 Medium Density Residential District.
Front Yard: 25 feet.
Side Yard: 6 feet.
Rear Yard: 25 feet.

4. Building lines shown on this drawing are those that are shown graphically on the record plat of "AMBERLEIGH PLAT ONE". Setback and sideyard requirements may exist according to current ordinance and zoning standards and are not shown on this drawing.

5. No research pertaining to easements was completed by Cardinal Surveying & Mapping and the property may be subject to additional easements. The easements shown on this drawing are those that are shown graphically on the record plat of "AMBERLEIGH PLAT ONE".

6. Survey of Lot 116E (#522 Coppice Ct.) was completed without the benefit of a title commitment.

7. Title commitment for Lot 115C (#523 Coppice Ct.) provided by Arch City Title Order No. ARC2407323 dated March 27, 2025. Property subject to following exceptions per title commitment schedule B-II as follows:

ITEMS 1 THRU 6 - STANDARD EXCEPTIONS AND/OR NOT OF A SURVEY NATURE.

ITEM 7 - BUILDING LINES AND EASEMENTS ESTABLISHED BY THE PLAT OF AMBERLEIGH PLAT ONE RECORDED MARCH 17, 2021 AS DOCUMENT NUMBER 2021R-023571 HAVE BEEN PLOTTED AND NOTED HEREON.

ITEM 8 - COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF AMBERLEIGH DATED AS OF MARCH 16, 2021 AND RECORDED MARCH 17, 2021 AS DOCUMENT NUMBER 2021R-023573, INCLUDING A PROVISION FOR SUBDIVISION ASSESSMENTS AND AMENDED IN DOCUMENT NO. 2022R-004826 AND DOCUMENT NO. 2022R-057463.

ITEMS 9 THRU 11 - NOT OF A SURVEY NATURE.

8. Prepared for:
Ryan and Keely McDannold, #523 Coppice Ct, Wentzville, MO 63385
Leslie Binam, #522 Coppice Ct, Wentzville, MO 63385

ADJUSTED LOT 115C DESCRIPTION:

ALL OF LOT 115C AND PART OF LOT 116E OF "AMBERLEIGH PLAT ONE" RECORDED IN DOCUMENT NO. 2021R-023571 OF THE ST. CHARLES COUNTY RECORDS, BEING PART OF U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR MARKING THE WEST CORNER OF LOT 115C; THENCE NORTH 76°15'17" EAST 223.14 FEET TO A REBAR MARKING THE NORTH CORNER OF LOT 115C; THENCE ALONG COPPICE COURT ALONG A CURVE WITH A RADIUS OF 54.00 FEET AND A CHORD BEARING SOUTH 43°28'01" EAST 53.54 FEET AN ARC LENGTH OF 56.02 FEET TO A REBAR MARKING THE EAST CORNER OF LOT 115C; THENCE SOUTH 16°48'42" WEST 187.06 FEET TO A REBAR MARKING THE SOUTH CORNER OF LOT 115C; THENCE SOUTH 49°36'49" WEST 63.95 FEET TO A REBAR; THENCE NORTH 27°04'10" 98.49 FEET TO A REBAR IN THE LINE BETWEEN LOT 116E AND THE PROPERTY DESCRIBED IN DEED BOOK 5061 PAGE 1276; THENCE ALONG SAID LINE NORTH 49°17'34" EAST 24.48 FEET TO A REBAR IN THE SOUTHWEST LINE OF LOT 115C; THENCE ALONG SAID LINE NORTH 50°25'10" WEST 161.35 FEET TO THE POINT OF BEGINNING, CONTAINING 31,481 SQUARE FEET (0.72 ACRES).

ADJUSTED LOT 116E DESCRIPTION:

PART OF LOT 116E OF "AMBERLEIGH PLAT ONE" RECORDED IN DOCUMENT NO. 2021R-023571 OF THE ST. CHARLES COUNTY RECORDS, BEING PART OF U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR MARKING THE MOST EASTERN CORNER OF LOT 116E; THENCE NORTH 14°59'00" WEST 529.02 FEET TO A CROSS IN THE RIGHT OF WAY LINE OF COPPICE COURT; THENCE ALONG COPPICE COURT ALONG A CURVE WITH A RADIUS OF 54.00 FEET AND A CHORD BEARING NORTH 89°05'09" WEST 29.58 FEET AN ARC LENGTH OF 29.97 FEET TO A REBAR MARKING THE EAST CORNER OF LOT 115C; THENCE SOUTH 16°48'42" WEST 187.06 FEET TO A REBAR MARKING THE SOUTH CORNER OF LOT 115C; THENCE SOUTH 49°36'49" WEST 63.95 FEET TO A REBAR; THENCE NORTH 27°04'10" 98.49 FEET TO A REBAR IN THE LINE BETWEEN LOT 116E AND THE PROPERTY DESCRIBED IN DEED BOOK 5061 PAGE 1276; THENCE ALONG SAID LINE SOUTH 49°17'34" WEST 129.38 FEET TO A REBAR MARKING THE MOST WESTERN CORNER OF LOT 116E; THENCE ALONG THE SOUTH LINE OF LOT 116E THE FOLLOWING DISTANCES: SOUTH 40°42'26" EAST 241.94 FEET TO A REBAR; THENCE SOUTH 33°54'45" EAST 94.90 FEET TO A REBAR; THENCE SOUTH 52°24'45" EAST 90.00 FEET TO A REBAR; THENCE NORTH 66°23'07" EAST 91.75 FEET TO THE POINT OF BEGINNING, CONTAINING 102,867 SQUARE FEET (2.36 ACRES).

PARCEL TO BE TRANSFERRED:

PART OF LOT 116E OF "AMBERLEIGH PLAT ONE" RECORDED IN DOCUMENT NO. 2021R-023571 OF THE ST. CHARLES COUNTY RECORDS, BEING PART OF U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR MARKING THE SOUTH CORNER OF LOT 115C; THENCE SOUTH 49°36'49" WEST 63.95 FEET TO REBAR; THENCE NORTH 27°04'10" 98.49 FEET TO A REBAR IN THE LINE BETWEEN LOT 116E AND THE PROPERTY DESCRIBED IN DEED BOOK 5061 PAGE 1276; THENCE ALONG SAID LINE NORTH 49°17'34" EAST 24.48 FEET TO A REBAR IN THE SOUTHWEST LINE OF LOT 115C; THENCE ALONG SAID LINE SOUTH 50°25'10" EAST 97.47 FEET TO THE POINT OF BEGINNING, CONTAINING 4,230 SQUARE FEET (0.10 ACRES).

SURVEYOR'S CERTIFICATE

To: Ryan McDannold and Keely McDannold; Leslie Binam

This is to certify that during the month of August, 2025, we have made a Boundary Survey and a Boundary Adjustment Plat to adjust the tracts of land as described in Deed to Ryan McDannold and Keely McDannold, recorded in Document No. 2025R-022438 and to Leslie Binam as recorded in Document No. 2024R-035740 all of the St. Charles County Office of Recorder of Deeds and being within U.S. Survey 418, Township 46 North, Range 2 East, St. Charles County, Missouri and that the results of said Boundary Survey and Boundary Adjustment Plat are correctly represented upon this plat. This Survey and Boundary Adjustment Plat was executed in compliance with the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16) of the Missouri Code of State Regulations. This survey meets the accuracy standards set forth for an Urban Property.

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI

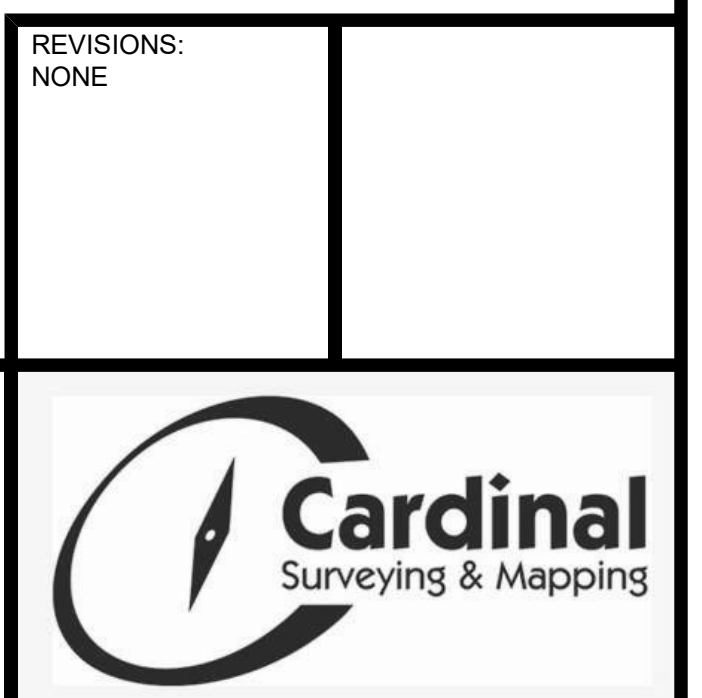
CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #200500029

PO BOX 278 COTTLEVILLE, MO 63388
636.922.1001 OFFICE

WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM

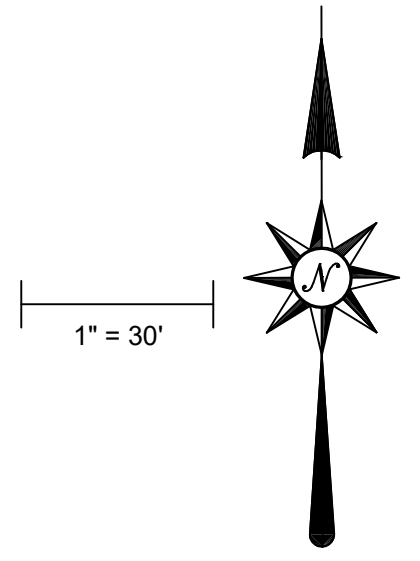
DRAWN BY: ARS CHECKED BY: WJC
FIELDWORK BY: MJL

JOB #2506082 FB 794:36
522 & 523 COPPICE CT, WENTZVILLE, MO 63385

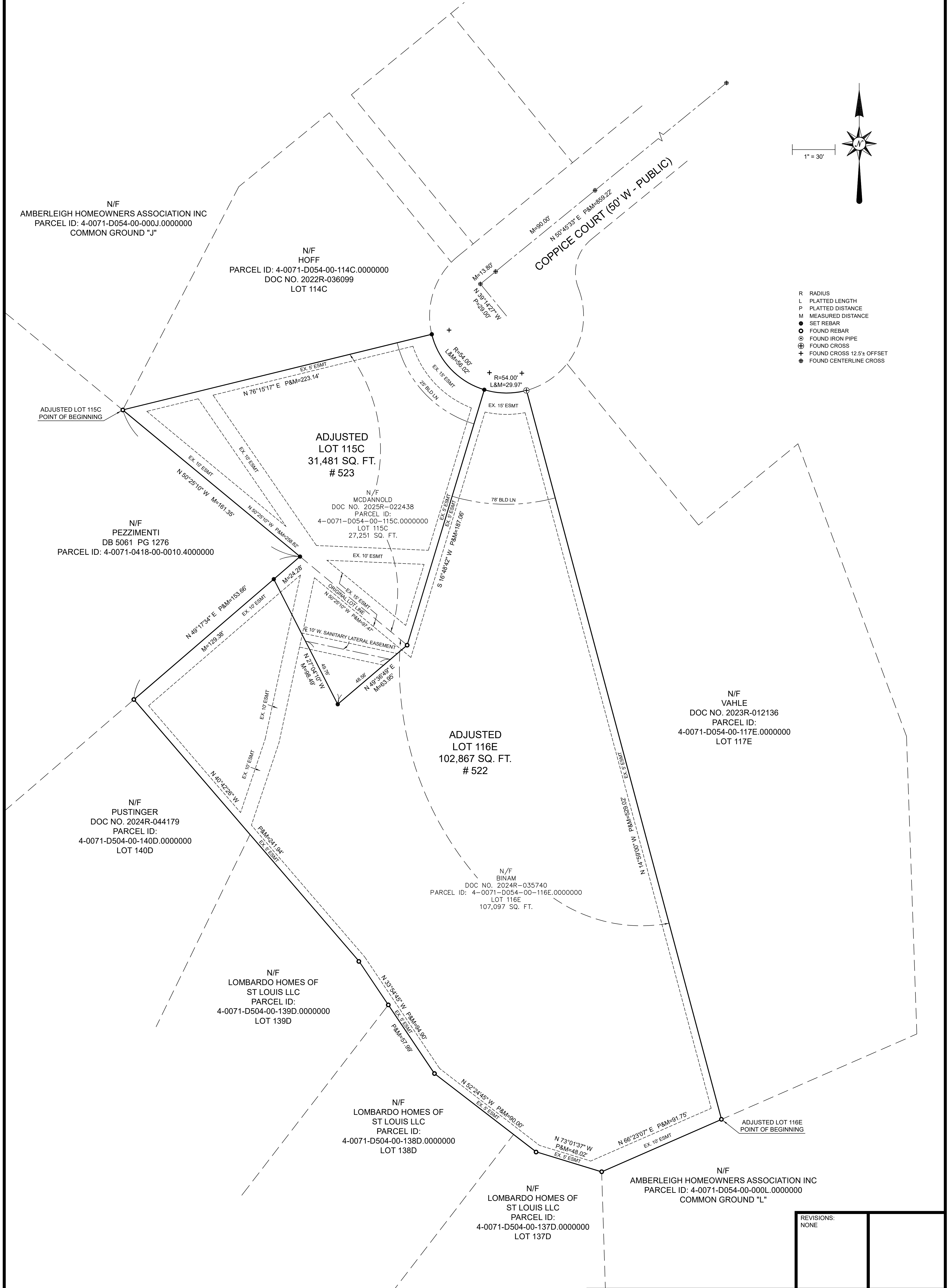


AMBERLEIGH LOTS 115C AND 116E BOUNDARY ADJUSTMENT

BEING A BOUNDARY ADJUSTMENT OF LOT 115C AND LOT 116E OF AMBERLEIGH PLAT ONE,
RECORDED IN DOC NO. 2021R-023571, ST CHARLES COUNTY, MISSOURI



- R RADIUS
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- FOUND REBAR
- ⊙ FOUND IRON PIPE
- ⊕ FOUND CROSS
- + FOUND CROSS 12.5'± OFFSET
- ⊕ FOUND CENTERLINE CROSS



REVISIONS: NONE	
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PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE
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