



**BOUNDARY CONSOLIDATION**  
OF TWO TRACTS OF LAND BEING  
PART OF THE  
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28  
IN TOWNSHIP 47 NORTH, RANGE 3 EAST  
IN THE CITY OF O'FALLON, IN ST. CHARLES COUNTY, MISSOURI

0 20' 40'  
SCALE IN FEET  
**SCALE 1"=20'**  
Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.



**SURVEYOR'S STATEMENT**  
This is to state that at the request of U-Gas Properties O'Fallon LLC, Clayton Engineering has performed a Boundary Survey and subsequent Boundary Consolidation Plat of two tracts of land in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28 in Township 47 North, Range 3 East, in the City of O'Fallon in St. Charles County, Missouri. Said tracts being described and recorded in Book 5482, Page 538, and Book 3100, Page 1307, both of the St. Charles County, Missouri, Recorder's Office.  
The results of the Boundary Survey and subsequent Boundary Adjustment Plat are as shown hereon and do meet or exceed the Minimum Standard Requirements for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.  
Clayton Engineering LS 14-D

Kevin D. DeSain PLS  
Missouri PLS no. 2283

- SURVEYOR'S NOTES:**
- This is an Urban Class Survey.
  - The Basis of Bearings is the recovered South line of the senior parcel of the subject tracts as shown in St. Charles County's Surveyor's Record Book 9, Page 60. GPS observations were used to determine the current bearings.
  - For the parcel vested in La Mina LLC and located at 102 McDonald Lane, Clayton Engineering used exclusively, Old Republic Title's commitment with File No. 1304926 dated May 27, 2013. From Schedule B:  
a. Item 5 - Easement granted to Union Electric Company by instrument recorded in Book 1024, Page 846. - Shown.  
b. Item 6 - Encroachments according to survey by Hayes & Matthews, Inc., dated December 7, 1998; junction box on West property line, and b) wood retaining wall on West property line. Clayton Engineering did not find a junction box on the West property line and the wooden retaining wall appears to serve the property to the West as it is clearly inside the property line. - Shown.
  - For the parcel vested in U-Gas Properties O'Fallon, LLC and located at 708 Hwy K, Clayton Engineering used exclusively, Old Republic Title's commitment with File No. 1305302 dated August 13, 2013. From Schedule B:  
a. Item 5 - Easement for right of way of State Highway and right of way of State Road "K" granted to the State of Missouri as recorded in Book 248, Page 39. - Shown.  
b. Item 6 - Roadway easement for McDonald Lane recorded in Book 284, Page 481, Book 284, Page 599 and Book 708, Page 1388. - Shown.  
c. Item 7 - Non-exclusive Road Easement right to travel over, upon and along a private road known as McDonald Drive, along with repair and maintenance as recorded in Book 350, Page 377. - Not plottable.  
d. Item 8 - Easement reserved for ingress and egress to and from State Highway "M" as recorded in Book 384, Page 703. - Not shown. See note 12.  
e. Item 9 - Relinquishment of abutters rights of direct access between the highway now known as Route M and a temporary construction easement granted to the State Highway Commission of Missouri as recorded in Book 796, Page 942. - Not shown. Not plottable.  
f. Item 10 - Easement granted to the State Highway Commission of Missouri as recorded in Book 799, Page 933. Not shown.  
g. Item 11 - Easement granted to the City of O'Fallon as recorded in Book 817, Page 1084, and Book 1371, Page 125. - Shown.  
h. Item 12 - Agreement for Shifting State Highway Entrance by and between Phillips 66 Company and the State of Missouri as recorded in Book 1389, Page 386. - Shown.  
i. Item 13 - Easement granted to the City of O'Fallon as recorded in Book 1371, Page 125. - Shown.

**OVERALL DESCRIPTION**  
A description of a tract of land comprised of a parcel described in a deed to U-Gas Properties O'Fallon LLC as recorded in Book 5482, Page 538, and a parcel described in a deed to La Mina LLC as recorded in Book 3100, Page 1307, both of the St. Charles County, Missouri, Recorder's Office. Said parcel being a part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, in the City of O'Fallon and in St. Charles County, Missouri. Said parcel being as shown on Clayton Engineering project no. 10122 and being more particularly described as follows:  
**COMMENCING** at an Iron Rod found for the Southeast corner of a 9.70 acre tract, and the Northeast corner of a 0.98 acre tract, both shown on Page 60, St. Charles County Surveyor's Record Book 9. Said Iron Rod being the Southeast corner of a tract of land described in a deed to JVL Investments as recorded in Book 1105, Page 1272, and the Northeast corner of a tract of land described in a deed to Roderick Associates LLC as recorded in Book 5663, Page 21, all of the St. Charles County, Missouri, Recorder's Office.  
**THENCE**, with the South line of the said 9.70 acre tract, same being the common line between the said Roderick Associates LLC tract and JVL Investments tract, **South 85 degrees 45 minutes 53 seconds West**, a distance of **184.50 feet** to an Iron Pipe set for the Southeast corner and the POINT OF BEGINNING of the herein described tract; Said Point being the Southwest corner of a tract of land described in a deed to T & J Auto Body Inc. as recorded in Book 1250, Page 1308, of the St. Charles County, Missouri, Recorder's Office.  
**THENCE**, continuing, **South 85 degrees 45 minutes 53 seconds West**, a distance of **349.36 feet** to an Iron Pipe found on the East right of way line of Highway M for the Southwest corner of the said U-Gas Properties O'Fallon LLC tract; Said Point being the Northwest corner of a tract of land described in a deed to Roy Thoele et ux as recorded in Book 422, Page 628, of the St. Charles County, Missouri, Recorder's Office.  
**THENCE**, with the common line between the herein described tract and Highway M, **North 01 degrees 16 minutes 31 seconds East**, a distance of **167.81 feet** to a Cross cut in concrete on the South line of McDonald Drive for the Northwest corner of the herein described tract;  
**THENCE**, leaving the East line of Highway M with the common line between the herein described tract and McDonald Drive (private road), **North 73 degrees 39 minutes 15 seconds East**, a distance of **131.78 feet** to an Iron Pipe found for an angle point; Said Point being the Northeast corner of the said U-Gas Properties O'Fallon LLC tract and the Northwest corner of the said La Mina LLC tract.  
**THENCE**, continuing with the common line between the herein described tract and McDonald Drive, **North 73 degrees 23 minutes 10 seconds East**, a distance of **93.30 feet** to a Cotton Spindle set in asphalt for an angle point;  
**THENCE**, continuing with the said common line, **North 86 degrees 45 minutes 52 seconds East**, a distance of **32.32 feet** to an Iron Pipe found for an angle point.  
**THENCE**, continuing with the said common line, **North 84 degrees 47 minutes 40 seconds West**, a distance of **75.16 feet** to an Iron Pipe found for the Northeast corner of the herein described tract; Said Point being the Northwest corner of the said T & J Auto Body, Inc., tract;  
**THENCE**, leaving the South line of McDonald Drive with the common line between the herein described tract and the said T & J Auto Body, Inc., tract, **South 08 degrees 46 minutes 47 seconds East**, a distance of **215.47 feet** to the Point of Beginning and this tract containing approximately 66,993 square feet, or 1.53 acres, of land according to a survey performed by Clayton Engineering during the month of August of 2013. The Basis of Bearings is the recovered South line of the aforementioned 9.70 acre tract.

**OWNER'S ACKNOWLEDGEMENT**  
We, the undersigned owner of the tracts of land shown hereon and as described in the overall description hereon have caused the same to be Surveyed and Consolidated into one parcel in the manner shown hereon.  
IN WITNESS WHEREOF, we have set our hand this \_\_\_ day of \_\_\_\_\_, 2014.  
U-Gas Properties O'Fallon LLC  
(Corporate Officer) \_\_\_\_\_ (Printed Name and Title)  
STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
On this \_\_\_ day of \_\_\_\_\_, 2014, before me appeared \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that (s)he is the \_\_\_\_\_ of U-Gas Properties O'Fallon LLC a Missouri corporation duly organized and existing under the laws of the State of Missouri and that said instrument was signed on behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.  
IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.  
My Commission Expires \_\_\_\_\_  
(Printed name of Notary Public) \_\_\_\_\_ (Notary Public)

The undersigned legal owner of note secured by Deed of Trust recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Charles County, Missouri, Recorder's Office hereby joins in and approves in every detail of this Boundary Consolidation Plat.  
By: \_\_\_\_\_  
(Printed Name and Title)  
STATE OF MISSOURI )  
COUNTY OF ST. CHARLES )  
On this \_\_\_ day of \_\_\_\_\_, 2014, before me appeared \_\_\_\_\_ to me known to be the person(s) described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that he is the \_\_\_\_\_ a Missouri Banking Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed on behalf of and as the free act and deed of said Corporation.  
IN WITNESS WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.  
My Commission Expires \_\_\_\_\_  
(Printed name of Notary Public) \_\_\_\_\_ (Notary Public)  
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 No. 5831 of the City of O'Fallon Missouri.  
David Woods, Director of Planning and Development Date  
Wade Montgomery, City Engineer Date  
I Pam Clement, 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 Mayor of said City on \_\_\_\_\_, 2014, and as ordinance directed, I hereby endorse said plat by my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Pam Clement, City Clerk of O'Fallon, Missouri

the clayton engineering company, inc.  
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