

**LEGENDS POINTE PLAT ONE**  
A TRACT OF LAND BEING PART OF SECTION 10,  
TOWNSHIP 46 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



PROPERTY N/F  
LEROY C. DICKERBER TRUST  
2578/1144

PROPERTY N/F  
JERRY AND ABBY CARLSON  
6368/596

WELDON SPRINGS GARDEN ADDITION  
P.B. 5, PG. 1  
PROPERTY N/F  
MARK A. AND AMY L. DODDS  
1228/1390

LEGENDS POINTE PLAT ONE

PREPARED FOR:  
KAPB, L.L.C.  
410 CRESTVIEW DRIVE  
O'FALLON, MO 63366  
636-272-4200

DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any  
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engineering project or survey  
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my seal.



REVISIONS



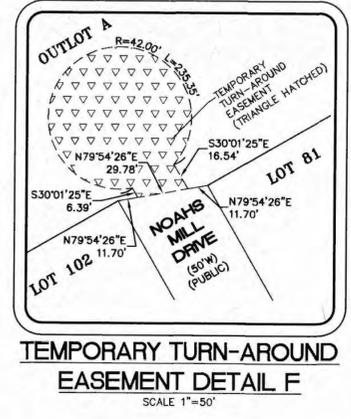
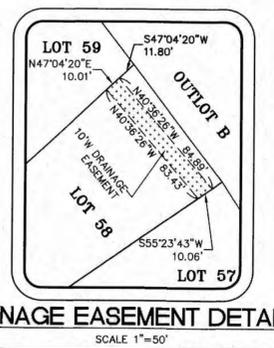
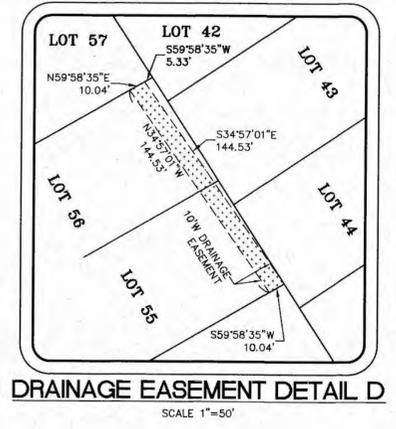
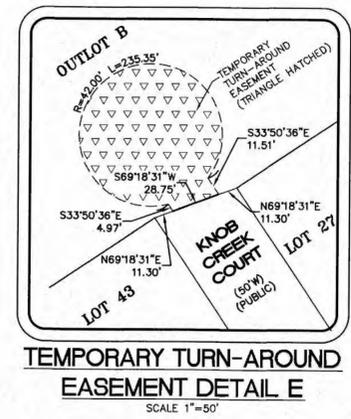
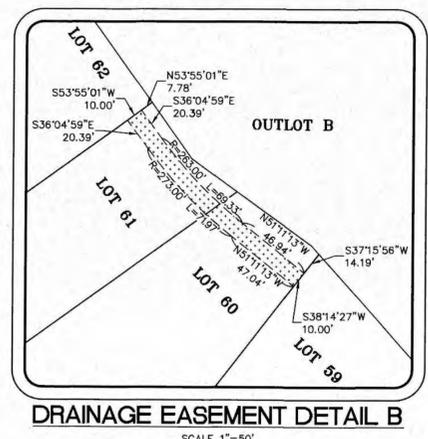
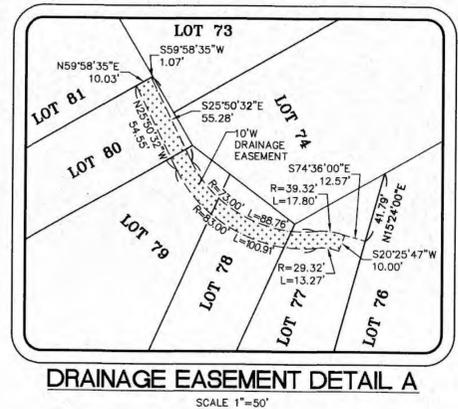

**ENGINEERING  
PLANNING  
SURVEYING**  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718

Box Engineering Company, Inc.  
Missouri State Certificate of Authority  
Engineering #000655  
Missouri State Certificate of Authority  
Surveying #000144

11/22/2017  
DATE  
12-15470B  
PROJECT NUMBER  
2 of 5  
SHEET OF  
15470B REC1  
FILE NAME  
JNW JLH  
DRAWN CHECKED  
DATE DONE IN FIELD

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 OF THE FIFTH PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON,  
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NO.	DATE	DESCRIPTION



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 P.B. 5, PG. 1  
 PROPERTY N/F  
 MARK A. AND AMY L. DODDS  
 1228/1390

WELDON SPRINGS GARDEN ADDITION  
 P.B. 5, PG. 1  
 PROPERTY N/F  
 DALE M. AND SHERRI L. SMITH  
 4575/443

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TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Line #	Length	Direction
L1	30.43'	N89°04'56"W
L2	50.25'	S74°25'15"W
L3	21.65'	S68°42'36"W
L4	1.73'	N36°04'59"W
L5	26.24'	N15°24'00"E
L6	25.16'	N72°57'34"W
L7	37.02'	N72°57'34"W
L8	27.61'	S15°24'00"W
L9	28.87'	N72°57'34"W
L10	25.22'	S09°31'25"E
L11	41.13'	S29°04'25"W
L12	12.64'	N74°36'00"W
L13	3.66'	N65°48'46"W
L14	10.50'	S65°48'46"E
L15	7.40'	N67°58'51"W
L16	5.80'	N30°01'25"W
L17	25.60'	S74°41'40"W
L18	25.25'	N86°33'17"E
L19	19.87'	N53°40'51"W
L20	6.64'	S41°30'14"E
L21	66.13'	N54°00'30"E
L22	54.85'	N54°00'30"E
L23	63.87'	N38°01'35"E
L24	9.91'	N38°04'24"W
L25	59.65'	N17°22'35"E
L26	26.06'	S10°56'14"W
L27	18.64'	S79°03'46"E
L28	59.07'	S88°28'07"E
L29	27.10'	S42°26'50"E
L30	41.08'	S64°50'48"E
L31	31.55'	N23°32'54"W
L32	31.16'	S46°50'00"E

Line #	Length	Direction
L33	16.61'	N36°04'59"W
L34	42.98'	S66°07'51"E
L35	26.47'	S55°17'46"E
L36	23.54'	S40°12'24"E
L37	76.70'	S25°24'50"E
L38	58.92'	S37°35'21"E
L39	71.17'	S26°46'25"E
L40	38.46'	S32°53'32"E
L41	7.10'	S39°57'33"E
L42	15.10'	S57°29'51"E
L43	31.81'	S70°53'43"E
L44	32.31'	S67°30'30"E
L45	35.50'	S63°14'52"E
L46	47.85'	S61°53'28"E
L47	7.74'	S78°36'31"E
L48	39.91'	S84°00'20"E
L49	33.42'	S74°12'40"E
L50	47.23'	S81°31'19"E
L51	40.99'	S73°24'07"E
L52	75.17'	S66°06'06"E
L53	41.03'	S39°44'23"E
L54	24.59'	S38°51'22"E
L55	19.59'	S62°16'04"E
L56	13.14'	S48°41'27"E
L57	41.21'	N78°34'55"E
L58	11.61'	N60°27'35"E
L59	13.26'	N34°24'05"E
L60	28.03'	N60°07'09"E
L61	36.72'	N58°16'59"E
L62	29.35'	N86°20'27"E
L63	28.54'	N57°06'05"E
L64	24.88'	S83°19'10"E

Line #	Length	Direction
L65	39.38'	S58°26'06"E
L66	24.15'	S55°49'20"E
L67	32.44'	S38°28'01"E
L68	18.21'	S01°57'40"E
L69	29.72'	S41°55'58"E
L70	12.29'	N29°59'34"W
L71	17.45'	N01°12'33"E
L72	21.92'	N33°12'49"E
L73	37.28'	N71°59'20"W
L74	16.80'	N49°57'31"W
L75	15.58'	N23°02'38"W
L76	18.52'	N14°42'08"W
L77	46.81'	N03°38'57"W
L78	24.37'	N06°55'37"E
L79	23.57'	N21°39'05"W
L80	29.78'	N17°02'33"W
L81	28.47'	N05°40'37"W
L82	26.05'	N09°32'38"E
L83	38.26'	N51°49'33"E
L84	39.48'	N52°43'13"E
L85	18.92'	N42°06'51"E
L86	23.02'	N34°06'45"E
L87	26.65'	N21°52'03"E
L88	25.50'	N37°27'42"E
L89	21.44'	N33°14'36"E
L90	17.50'	N12°30'22"E
L91	19.06'	N42°48'58"E
L92	12.37'	N81°42'06"E
L93	10.50'	N06°49'26"E
L94	51.54'	N00°04'10"E
L95	28.21'	N24°31'03"E
L96	61.05'	N10°34'52"W

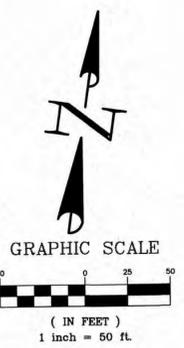
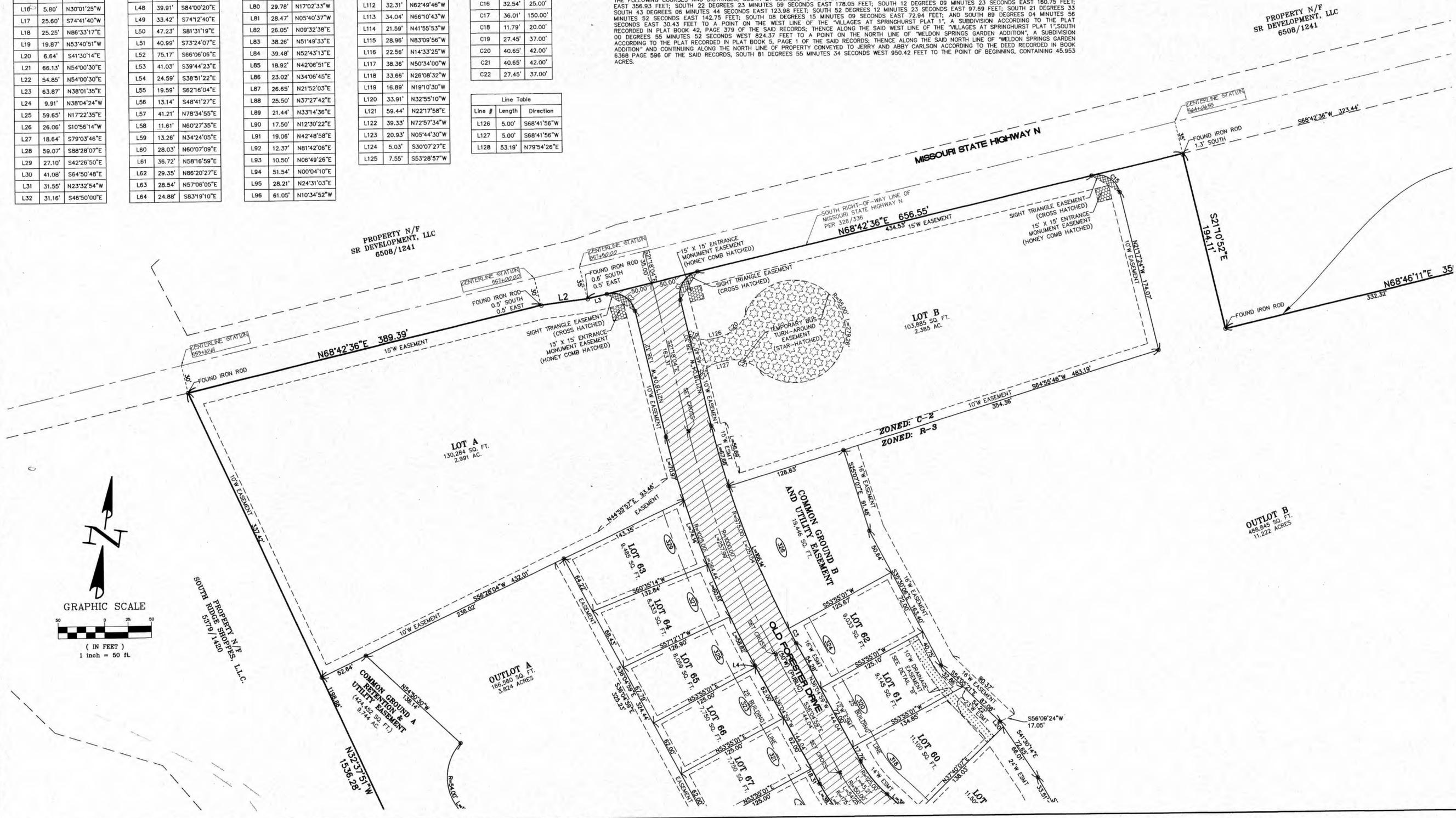
Line #	Length	Direction
L97	18.78'	N07°47'57"W
L98	37.35'	N07°33'21"W
L99	8.03'	N03°13'45"W
L100	29.78'	N00°51'19"W
L101	5.71'	N59°46'03"W
L102	42.70'	N21°37'43"W
L103	23.62'	N01°12'33"E
L104	18.50'	N18°05'18"E
L105	15.60'	N13°56'01"E
L106	27.96'	N23°54'27"W
L107	24.68'	N21°34'17"W
L108	31.67'	N08°32'16"W
L109	24.14'	N22°07'38"W
L110	28.14'	N22°39'52"W
L111	12.90'	N32°17'29"W
L112	32.31'	N62°49'46"W
L113	34.04'	N66°10'43"W
L114	21.59'	N41°55'53"W
L115	28.96'	N83°09'56"W
L116	22.56'	N14°33'25"W
L117	38.36'	N50°34'00"W
L118	33.66'	N26°08'32"W
L119	16.89'	N19°10'30"W
L120	33.91'	N32°55'10"W
L121	59.44'	N22°17'58"E
L122	39.33'	N72°57'34"W
L123	20.93'	N05°44'30"W
L124	5.03'	S30°07'27"E
L125	7.55'	S53°28'57"W

Curve #	Length	Radius
C1	39.27'	25.00'
C2	39.27'	25.00'
C3	17.72'	975.00'
C4	3.10'	275.00'
C5	19.17'	125.00'
C6	23.00'	150.00'
C7	26.84'	175.00'
C8	16.73'	175.00'
C9	10.56'	175.00'
C10	2.13'	325.00'
C11	12.48'	175.00'
C12	19.67'	175.00'
C13	21.02'	175.00'
C14	9.40'	125.00'
C15	39.27'	25.00'
C16	32.54'	25.00'
C17	36.01'	150.00'
C18	11.79'	20.00'
C19	27.45'	37.00'
C20	40.65'	42.00'
C21	40.65'	42.00'
C22	27.45'	37.00'

Line #	Length	Direction
L126	5.00'	S68°41'56"W
L127	5.00'	S68°41'56"W
L128	53.19'	N79°54'26"E

**LAND DESCRIPTION**  
A TRACT OF LAND BEING PART OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49 OF "BELMONT LANDING", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 44, PAGE 343 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "BELMONT LANDING" AND CONTINUING ALONG THE EAST LINE OF PROPERTY CONVEYED TO SOUTH RIDGE SHOPPES, L.L.C. ACCORDING TO THE DEED RECORDED IN BOOK 5379 PAGE 1420 OF THE SAID RECORDS, NORTH 32 DEGREES 37 MINUTES 51 SECONDS WEST 1536.28 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N, VARIABLE WIDTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N, THE FOLLOWING COURSES AND DISTANCES, NORTH 68 DEGREES 42 MINUTES 36 SECONDS EAST 656.55 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO DENNIS J. AND CHERYL A. WILSON REVOCABLE TRUST ACCORDING TO THE DEED RECORDED IN BOOK 5370 PAGE 956 OF THE SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WILSON PROPERTY, MINUTES 36 SECONDS EAST 389.39 FEET; NORTH 74 DEGREES 25 MINUTES 15 SECONDS EAST 50.25 FEET; AND NORTH 68 DEGREES 42 MINUTES 36 SECONDS EAST 656.55 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO DENNIS J. AND CHERYL A. WILSON REVOCABLE TRUST ACCORDING TO THE DEED RECORDED IN BOOK 5370 PAGE 956 OF THE SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WILSON PROPERTY, MINUTES 36 SECONDS EAST 389.39 FEET; SOUTH 21 DEGREES 10 MINUTES 52 SECONDS EAST 194.11 FEET; NORTH 68 DEGREES 46 MINUTES 11 SECONDS EAST 356.93 FEET; SOUTH 22 DEGREES 23 MINUTES 59 SECONDS EAST 178.05 FEET; SOUTH 12 DEGREES 09 MINUTES 23 SECONDS EAST 160.75 FEET; SOUTH 43 DEGREES 08 MINUTES 44 SECONDS EAST 123.98 FEET; SOUTH 52 DEGREES 12 MINUTES 23 SECONDS EAST 97.69 FEET; SOUTH 21 DEGREES 33 MINUTES EAST 39.43 FEET TO A POINT ON THE WEST LINE OF THE "VILLAGES AT SPRINGHURST PLAT 1", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 42, PAGE 379 OF THE SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE "VILLAGES AT SPRINGHURST PLAT 1" SOUTH 00 DEGREES 55 MINUTES 52 SECONDS WEST 824.37 FEET TO A POINT ON THE NORTH LINE OF "WELDON SPRINGS GARDEN ADDITION", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 1 OF THE SAID RECORDS; THENCE ALONG SAID NORTH LINE OF "WELDON SPRINGS GARDEN ADDITION" AND CONTINUING ALONG THE NORTH LINE OF PROPERTY CONVEYED TO JERRY AND ABBY CARLSON ACCORDING TO THE DEED RECORDED IN BOOK 6368 PAGE 596 OF THE SAID RECORDS, SOUTH 81 DEGREES 55 MINUTES 34 SECONDS WEST 950.42 FEET TO THE POINT OF BEGINNING, CONTAINING 45.953 ACRES.



PROPERTY N/F  
SR DEVELOPMENT, LLC  
6508/1241

PROPERTY N/F  
SR DEVELOPMENT, LLC  
6508/1241

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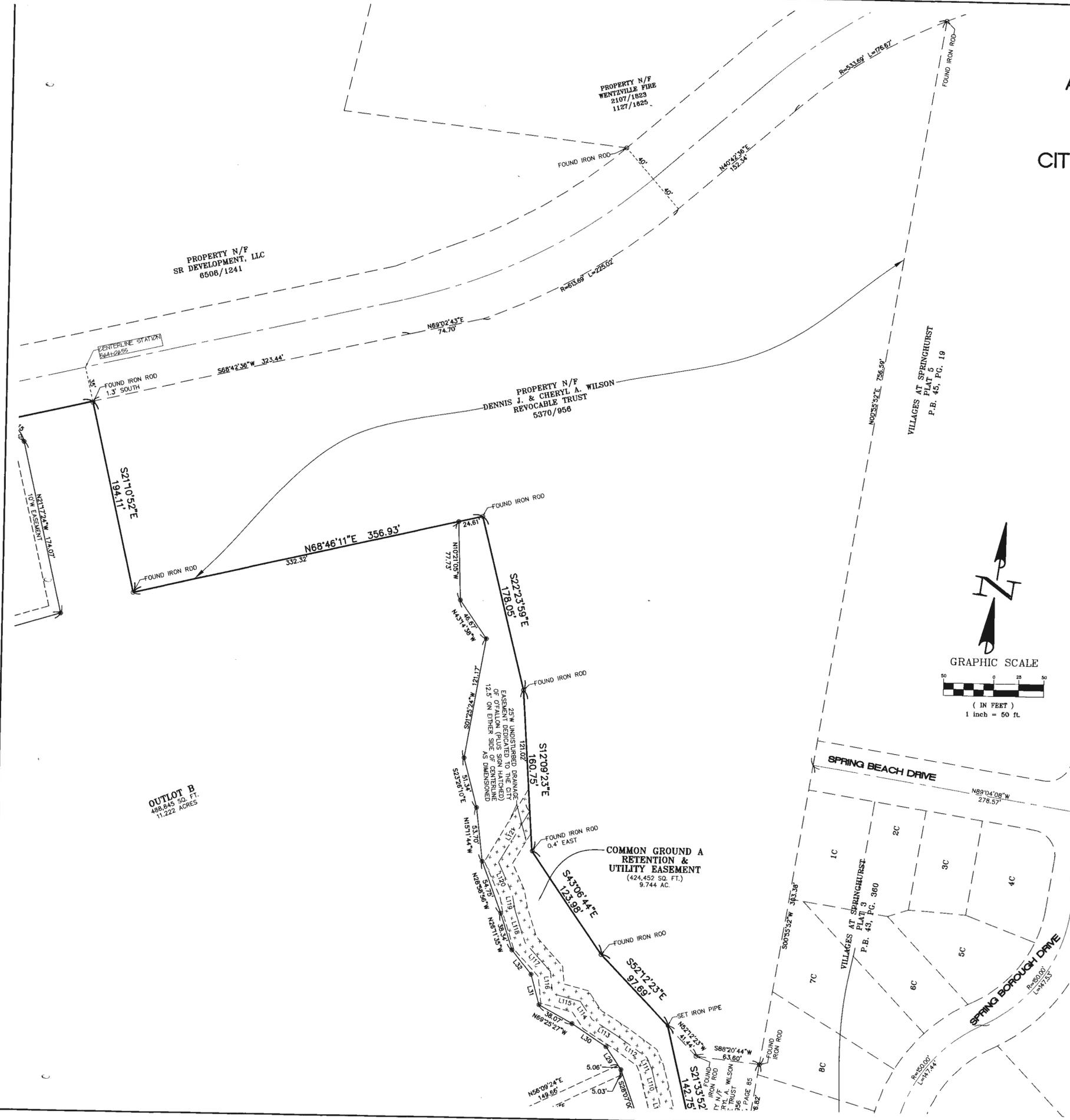
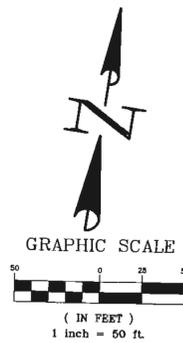
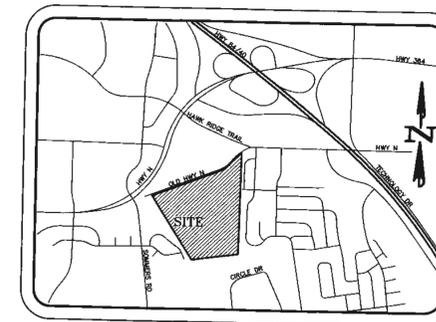
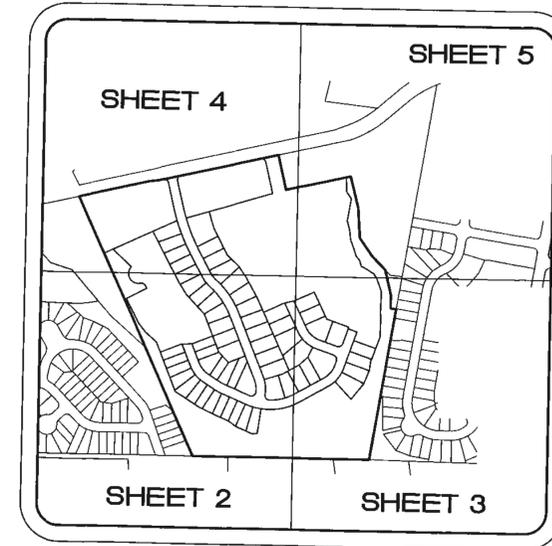
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12-06-17  
MICKI L. COLLINS  
Surveyor  
Missouri

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