

CARRIAGE HILLS
SUBDIVISION - PHASE ONE
EASEMENT PLAT



DEED DESCRIPTION - PLAT ONE

A tract of land being part of Lot 21 of Coalsters Old Dardene Tract, all in U.S. Survey 1489, Township 46 North, Range 3 East, 5th P.M., St. Charles County, Missouri, being more particularly described as follows:

The Point of Beginning being the most Northern corner of Lot 21 of Coalsters Old Dardene Tract as recorded in Book P2, Page 634 of the St. Charles County Recorder's Office; thence South 28 degrees 21 minutes 02 seconds East, along the Northeast line of said Lot 21, 1876.73 feet, to the centerline of Weldon Springs Road; thence South 62 degrees 00 minutes West, along the centerline of Weldon Springs Road, 1096.18 feet; thence North 28 degrees 00 minutes 00 seconds West, 40.00 feet; thence in a Northerly direction along a curve to the left, that has a radius point that bears North 28 degrees 00 minutes 00 seconds West, 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 31.42 feet, to a point of tangency; thence North 28 degrees 00 minutes 00 seconds West, 45.00 feet, to a point of curvature; thence in a Northwesterly direction along a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 31.42 feet, to a point; thence North 28 degrees 18 minutes 59 seconds West, 50.00 feet; thence in a Northeasterly direction along a curve to the left, having a radius point that bears North 38 degrees 00 minutes 00 seconds West, 20.00 feet and a central angle of 90 degrees 21 minutes 02 seconds, an arc distance of 31.54 feet to a point; thence North 62 degrees 18 minutes 49 seconds East, 50.00 feet; thence North 28 degrees 21 minutes 02 seconds West, 74.36 feet; thence North 61 degrees 38 minutes 58 seconds East, 125.00 feet; thence North 28 degrees 21 minutes 02 seconds West, 1270.41 feet; thence North 60 degrees 21 minutes 20 seconds West, 94.34 feet; thence North 28 degrees 21 minutes 02 seconds West, 216.18 feet, to the Northwest line of said Lot 21; thence North 61 degrees 38 minutes 19 seconds East, along the Northwest line of said Lot 21, 950.01 feet, to the Point of Beginning. This tract contains 40.273 acres (174486.51 square feet), more or less, excepting one half of a 30' wide road right-of-way of Weldon Springs Road, conveyed in Road Plat Book 2, Page 7 containing 0.377 acres (16462.31 square feet), and any other easements, restrictions and covenants of record.

NOTE:

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, IS THE RESPONSIBILITY OF THE CONTRACTOR.

REVISION	DATE	DESCRIPTION
1	07/31/87	AS SHOWN

TERRA ASSOCIATES

1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE: (314) 724-2277 or 946-2886

PROJECT DESCRIPTION: EASEMENT PLAT

CLIENT: SPRING MEADOW PARTNERSHIP
1821 SHERMAN DRIVE - SUITE 2
ST. CHARLES, MO. 63303

SHEET NO. 2