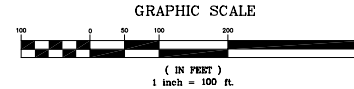
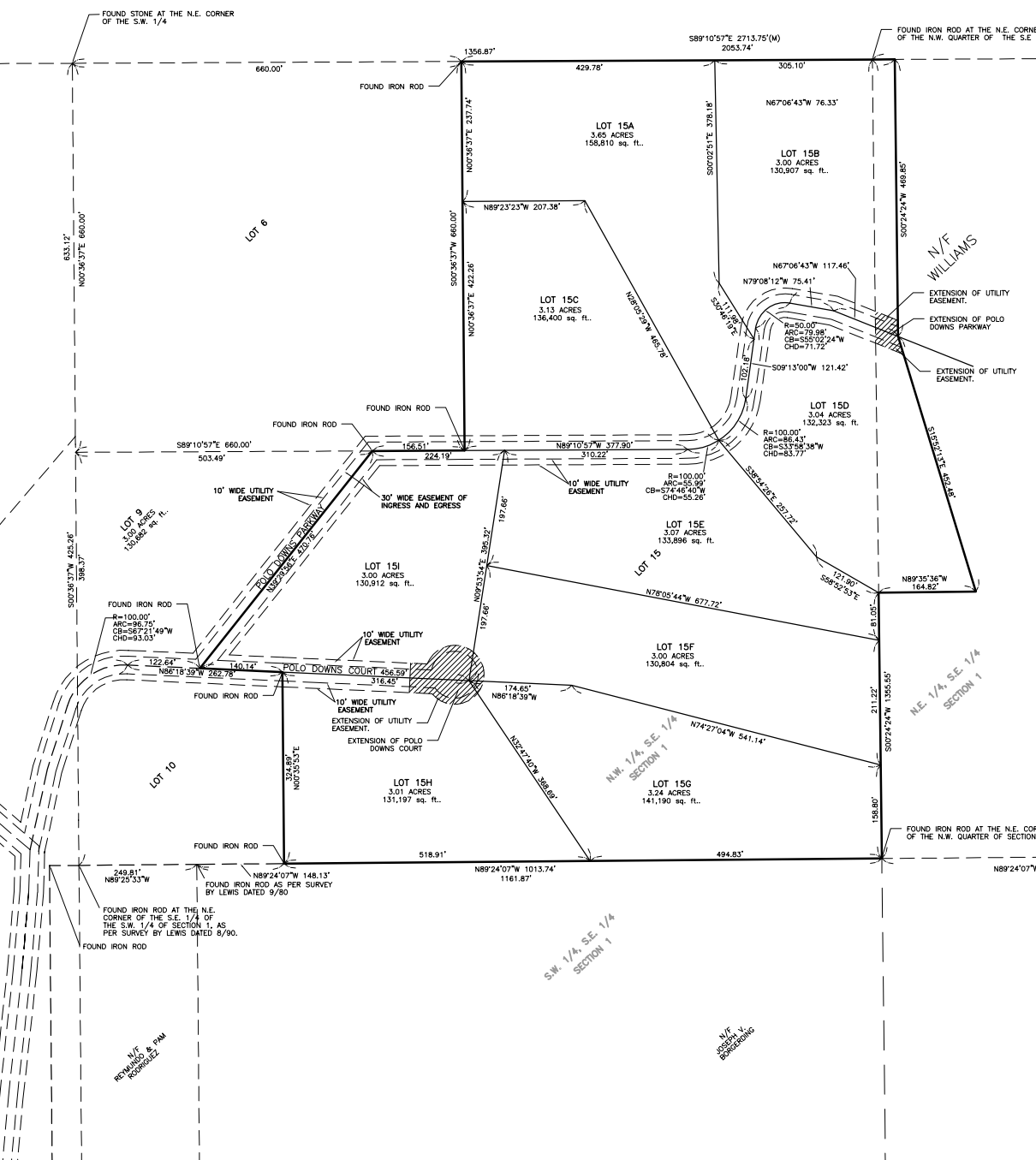


# RESUBDIVISION OF LOT 15 CHURCHILL DOWNS SUBDIVISION

PART OF THE N.W. 1/4 OF THE S.E. 1/4 AND  
PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 1,  
TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M.,  
WARREN COUNTY, MISSOURI



ASSUMED



**Notes:**

- North derived from bearing of record for the South line of the Southwest Quarter of Section 1, as per survey by Benjamin J. Frick, dated August 22 and 23, 1939, recorded in Surveyors Record Book "C". (398-142)
- W = Recorded outboundary information as per survey by Norbert Wunderlich, dated June 25, 1986.
- 5/8" diameter iron rods to be set at all lot corners.
- Dead information as per General Warranty Deed - L.L.C. from Dutzow Six, L.L.C. to Larry D. Williams dated March 15, 2004.

**DESCRIPTION:** Lot 15, "Churchill Downs Subdivision"

A tract of land being all of Lot 15 of "Churchill Downs Subdivision" as recorded on August 4, 2005, on Slide "D", Pages 31 and 32, as Document Number 06726 in the Warren County Recorder of Deeds Office, all being part of the Northwest Quarter and the Northeast Quarter of the Southeast Quarter of Section 1, Township 44 North, Range 1 West of the 5th P.M., Warren County, Missouri to wit:

Commencing at a found stone at the Northwest Corner of said Northwest Quarter, also being the Northwest Corner of Lot 6 of said subdivision, thence along the north line of said northwest quarter, also being the north line of said Lot 6 S89°10'57"E 660.00 ft. to a found iron rod at the northwest corner of said Lot 15 at the point of beginning, continue thence along said north quarter quarter line, also being the north line of said Lot 15 S89°10'57"E 754.88 ft. to a set iron rod; thence leaving said line S00°24'24"W 469.86 ft. to a set iron rod; thence S18°32'13"E 452.48 ft. to a set iron rod; thence N89°35'36"W 164.82 ft. to a set iron rod on the east line of said Lot 15, also being the east line of said Northwest Quarter; thence along said east line S00°24'24"W 451.07 ft. to a found iron rod at the southeast corner of said Northwest Quarter, also being the southeast corner of said Lot 15; thence along the south line of said Northwest Quarter, also being the south line of said Lot 15 N89°24'07"W 1013.74 ft. to a found iron rod at the southwest corner of said Lot 15, also being the southeast corner of Lot 10 of said subdivision; thence leaving said quarter section line along the west line of said Lot 15, also being the east line of said Lot 10 N00°35'53"E 324.89 ft. to a found iron rod at the northeast corner of said Lot 10, also being a corner of said Lot 15, also being on the centerline of Polo Downs Parkway, also being the centerline of said Lot 15, also being at the intersection of said centerline and the centerline of Polo Downs Parkway; thence along the centerline of said Polo Downs Parkway, also being the west line of said Lot 15, also being the east line of said Lot 9 N39°29'56"E 470.76 ft. to a found iron rod at the northeast corner of said Lot 9, also being a corner of said Lot 15, also being on the south line of said Lot 6; continue thence along said centerline, also being the south line of said Lot 6, also being a north line of said Lot 15 S89°10'57"E 156.51 ft. to a found iron rod at the southeast corner of said Lot 6, also being a corner of said Lot 15; thence leaving said centerline along the east line of said Lot 6, also being the west line of said Lot 15 N00°36'37"E 660.00 ft. to the point of beginning, containing 28.15 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

**STATE OF MISSOURI (SS)**  
**COUNTY OF WARREN (SS)**

This is to certify to Larry Williams, that we have during the month of December, 2005 executed a survey of a tract of land being all of Lot 15 of "Churchill Downs Subdivision" as recorded on August 4, 2005, on Slide "D", Pages 31 and 32, as Document Number 06726 in the Warren County Recorder of Deeds Office, all being part of the Northwest Quarter and the Northeast Quarter of the Southeast Quarter of Section 1, Township 44 North, Range 1 West of the 5th P.M., Warren County, Missouri. To the best of my knowledge and belief this plat represents a true and accurate record of said survey and was executed in accordance with the "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Natural Resources, Division of Land Survey and meets the accuracy requirement of a "Rural Property" as defined therein.

Mark R. Frankenberg, L.S. #2365  
State of Missouri  
Registered Land Surveyor for  
Buescher Frankenberg Associates, Inc

FOUND STONE AT THE WEST QUARTER CORNER OF SECTION 8 PER SURVEY BY WUNDERLICH DATED 6/25/86.

N00°02'58"W 112.04'  
N00°16'11.4"W

FOUND STONE AT THE EAST QUARTER CORNER OF SECTION 1 PER SURVEY BY WUNDERLICH DATED 6/25/86.

N00°13'19"E 1202.30'  
N00°13'19"E 1202.30'

**OWNER'S CERTIFICATE:**

I, Larry D. Williams, the owner of the tract of land shown and further described in the Surveyor's Certificate hereon do hereby certify that I have caused the same to be surveyed and subdivided in the manner shown herein. Said subdivision shall hereinafter be known as "RESUBDIVISION OF LOT 15 CHURCHILL DOWNS SUBDIVISION".

The extension of Polo Downs Parkway and Polo Downs Court a 30 ft. wide easement of ingress and egress as shown hereon is hereby dedicated to the owners of Lots 1 thru 14 and Lot 15A thru Lot 15I and their successors and assigns, as well as those outlots belonging to Larry D. Williams, contiguous to Lot 15, as shown on the plat of "Churchill Downs Subdivision" as recorded on August 4, 2005, on Slide "D", Pages 31 and 32, as Document No. 06726 in the Warren County Recorder of Deeds Office. In areas where the actual road location varies from the plotted location the road as traveled shall be the ingress and egress easement.

The extension of the 10 ft. utility easements as shown is hereby dedicated to Ameren U.E. for electrical purposes, Century Tel for telecommunication purposes, Public Water Supply District No. 2 of St. Charles County for a municipal water supply and any other utilities deemed necessary by the Subdivision Trustee. Said utility companies can cross the 30 ft. wide easement of ingress and egress perpendicular to the centerline where needed.

IN WITNESS WHEREOF, said Larry D. Williams has caused these presents to be signed  
this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Larry D. Williams

**NOTARY CERTIFICATE:**  
STATE OF MISSOURI )  
COUNTY OF FRANKLIN )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me personally appeared Larry D. Williams to me known to be the person described in, who being by me duly sworn, did say that he is the owner of a tract of land shown and further described in the Surveyor's Certificate and that said instrument was signed on behalf of said owner.

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

My Commission expires on \_\_\_\_\_

FOUND IRON ROD AT THE S.W. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 6.

S00°13'19"W 148.08'(M)

FOUND IRON ROD AT THE S.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 1.

WARREN COUNTY MERIDIAN  
RANGE 1 EAST  
T. CHARLES COUNTY

S.W. 1/4, S.E. 1/4 SECTION 6  
L. FELDMANN

**RESUBDIVISION OF LOT 15 CHURCHILL DOWNS SUBDIVISION**  
PART OF THE N.W. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M., WARREN CO. MO.

636-239-4751 e-mail: mail@bfaeng.com  
**BUESCHER FRANKENBERG ASSOCIATES, INC.**  
consultants & engineers WASHINGTON, MISSOURI 63090

10354 ELM STREET  
OWN. BY M.R.F. DATE DECEMBER, 2005 PROJ. NO. 01-2589B  
DRAWN BY M.R.F. SCALE 1" = 100' SHEET NO.  
APP'D. \_\_\_\_\_

NO.	REVISION	BY	DATE	APP'D