

2446 Hwy Z, Wentzville



- 120.15 Total Acres of Property
- 3.03 acres sold to MoDOT for highway right of way
- The existing home was built in 2003 (19 years old)

Details

Heating Equipment: Three forced air geothermal in the main house and kennel. One in the kennel is broken.

Air Conditioning: Electric

Gas Appliances: Propane oven, range

Sump pit and pump in the basement

Dam Spill Well may need upgrade

Water Heater: Propane

Fireplaces: Master bedroom, living room, and family room

Septic is not working in the cottage house

Alarm System not working

Square Footage

Main House

First Floor – 5375

Second Floor – 1053

Basement – 5090

Lakeside Cottage

First Floor – 1020

Second Floor – 715

Basement – 778

Kennel – 3389

Stable – 708

Pool information

Installed in 2003 by Pool Tron, this 27'x21' pool varies in depth from 3' to 5'6". The propane heater is original to the pool. The pump is 12 years old. Repair of the PebbleTec finish was completed in Fall of 2019 by Pool Tron.

Utilities

Gas Propane, 3 buried tanks

Water: Public Water Supply District #2

Trash: Waste Management

Phone: Century Link

Electric: Cuivre River Electric

Sewer: Septic system with lift station

Internet: Spectrum



Lakes

There are five stocked lakes on the property.

Amenities

Humidifier, ice maker, jet tub, lawn sprinkler system, water softener (owned), direct-wired smoke alarms, cable wiring, phone wiring, network & data wiring, security alarm, satellite dish (Direct TV), floating floor in basement, outdoor stable with riding arena, machine shed, storage barn, kennel



FOR SALE
2446 Hwy Z
Wentzville, MO 63385



MINI-FARM: 120.15 ACRES

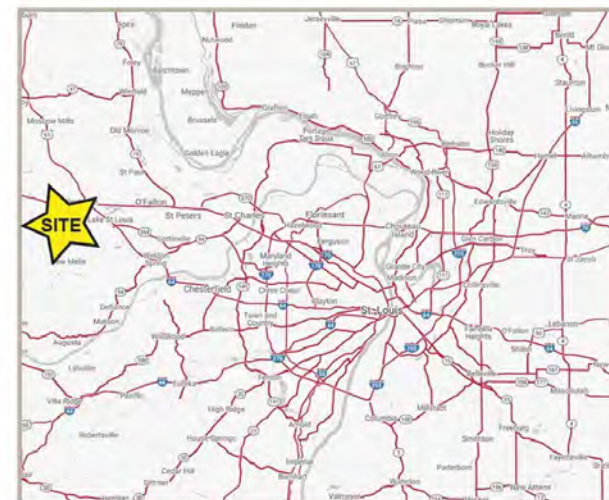
SALE PRICE: \$8,000,000.00

PROPERTY DETAILS

- Commercial possibilities on Hwy Z & Hwy N
- Private, gated entrance
- In-ground pool
- Home theater

COMMENTS

120 Spectacular Acres in the Heart of Wentzville! Custom stone home, five stocked lakes, two guest cottages with lake views, a storage barn, and a custom octagonal Kennel/Clubhouse with its own office and lounges. So many possibilities!



Dutchman Realty
Dee Bax
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636.949.0777

1480 Woodstone Dr, Suite 209
St. Charles, MO 63304

Wentzville, MO



POPULATION

44,372

TRAFFIC COUNTS (2021)

- I-70 @ N Point Prairie = 29,500
- Dovetail @ N Point Prairie = 2,015
- N Serv Rd @ N Point Prairie = 1,500

MEDIAN INCOME

\$94,837

FOR SALE
2446 Hwy Z
Wentzville, MO 63385



Dutchman Realty



Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and Buyer accepts the property in its "AS-IS", "WHERE-IS" condition, with all its faults.

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Wentzville, MO 63385



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Dutchman Realty



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Cross Property 360 Property View

2446 Highway Z, Wentzville, Missouri 63385

Listing

2446 Highway Z, Wentzville 63385

MLS#: **22012332** Status: **Active**
 County: **St Charles** Muni/Twp: **Wentzville**
 Area: **Wentzville-Timberland** SubD: **Unincorp**

L Price: **\$8,000,000**
 O Price: **\$8,000,000**
 L Date: **03/02/2022**



General Information

Style/Desc:	1.5 Story/Ranch	Entry Dt:	03/02/2022	Beds:	4	DOM:	348
Area:	416	Exp Dt:	08/15/2023	Baths:	4 (2 2)	CDOM:	1,034
Lot Num:		Sct/Twn:		Age:	Unknown	Year Built:	
Taxes Pd:	\$33,670	Unit #:		Dual Agency:	N/A	AsscFee:	
Tax Yr:	2021	Building #:		# Prk:		Assc Pd:	
Prop Type:	Residential			Ttl Units:		AsscFee Inc:	
Cross St:				Bse Pr Rng:			
Sqft Above:	6,428 (County Records)			Sqft Below:	5,090		
SqFtAbv/PSF:	6,428/\$1,244.56			Ttl Liv Ar/PSF:	6,300/\$1,269.84		
Lot Size:	117.640 ac (County Records)			Lot Dim:	1430x3227		
Lot SF:	5,124,398 (County Records)			Lic Sell:	Seller's Agent		
Own Nme:				Own #:			
Occ Ty:	Owner			Occ Nm:			
Schl District:	Wentzville R-IV			Ownership:	Private		
Elem Schl:	Boone Trail Elem.			SubDiv Ph:			
J High:	Wentzville South Middle			Tax ID:	4-0030-4289-06-0003.0000000		
S High:	Timberland High			Prop Asd Cty Tx:	No		
Type:							
Poss:	At Closing						

Room Information

<u>Total Rms</u>		<u>Bedrooms</u>		<u>Full Baths</u>		<u>Half Baths</u>	
# Rms:	6	Main Beds:	3	Main Bths:	1	Mn Bths:	1
M & U Bds:	4	Up Beds:	1	Up Bths:	1	Up Bths:	0
M & U Bths:	3	Low Beds:	0	Low Bths:	0	Lw Bths:	1
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>	<u>Window Covering</u>			
Office	19 x 16	U	Wood	Some			
Media Room	22 x 19	U	Carpeting	Some			
Recreation Room	21 x 19	U	Carpeting	Some			
Laundry Room	16 x 14	M	Marble	Some			
Storage	15 x 15	M	Marble	None			
Master Bedroom	30 x 15	M	Wood	Some			
Kitchen	20 x 17	M	Wood	Some			
Hearth	19 x 14	M	Wood	Some			
Breakfast Room	19 x 17	M	Wood	Some			
Mud Room	10 x 10	M	Other	None			
Dining Room	19 x 16	M	Other	Some			
Living Room	19 x 18	M	Other	Some			

Details

# Fp:	2	Garage Info:	4	#Crp Sp:	0	Cable:
Conditions:	Unknown			Ht Src:	Other	
Model:				Water Ht:	Propane	
Sewer:	Septic					
Architect:	Rustic, Traditional					
Water:	Public					
Cool:	Central-Electric					
Heat:	Other					
Fp Type:	Full Masonry					
Fp Loc:	Great Room, Master Bedroom					
Disclos:	No Other Known Restr					
Park Dsc:	Additional Parking, Attached Garage, Circle Drive, Garage Door Opener, Oversize, Workshop/Storage Area					
Construct:	Brick/Stone Msn Pred					
Spec Dsc:	Owner Occupied					
Base Y/N:	Yes					
Base Dsc:	Full, Partially Finished, Poured Concrete, Rec/Family Area, Sump Pit/Pump					

Misc: **Lake Access, Patio, Porch-Covered, Scenic View, Security Alarm-Owned, Shake Roof, Smoke Alarm/Detec, Waterfront Lot**
Amenities: **High Speed Conn., Jet Tub, Inground Pool, Security Lighting, Underground Util**
Lot Dsc: **Backs to Comm. Grnd, Backs to Trees/Woods, Fencing, Pond/Lake, Suitable for Horses, Terraced/Sloping, Wood**
Other Structs: **Barn(s), Boat Dock, Equipment Shed, Garage(s), Guest House, Kennel/Dog Run, Stable(s), Workshop**

Remarks

Ag Rmks: **Please call the listing agent before showing this property. Gate code 6803.**
Mrk Rmks: **120 Spectacular Acres in the Heart of Wentzville! Commercial possibilities on Hwy Z & Hwy N. Private, gated entrance. This rare find includes a custom stone home, five stocked lakes, two guest cottages with lake views, a storage barn, and a custom octagonal Kennel/Clubhouse with its own office and lounges. The Executive home is enhanced by wood beams, stone flooring, and a cook's kitchen with butler's pantry. French doors lead to a covered patio and inground free-form pool. The master suite has a sitting area and huge master bath, two walk-in closets, dressing area, its own laundry room and storage closet. Upstairs are two extra bedrooms and an additional office that could be converted to a bedroom, as well as a home theater with a full bathroom. The lower level includes a workout area, game room, bath and plenty of storage. So many possibilities!**

Show Inst: **Alarm System, By Appointment Only, Call Listing Agent, Listg Agt Accompany**
Directions: **Hwy 64 to Hwy N south to slanted intersection of Hwy Z. Turn left on Hwy Z, gated property is on the left.**

Financial Information

1st Assum:	No	2nd Mrtg:	N/A	Bal:		Mrg Pay:	
Assm Pay:		Yrs Rmn:		Int Rt:		A Fee:	
Trans Brk:	0	Sub Agc:	0	By Agc:	1	Var Rate:	No
Poss Buy Fee:	No	Spc Conds:	None				
AgrTy:	Excl. Right to Sell			AgrTy2:	Not Applicable		
TrnsTy:	Sale			Comts:			
Sell Trms:	Cash, Conventional						

Agent/Office Information

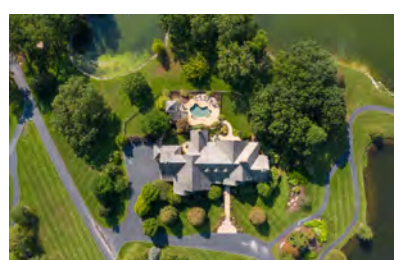
LA:	Dee S Bax (ID: cdebax)	LA License#:	1999023010
LA Ph:	636-949-0777		
LO:	Dutchman Realty Inc (ID: DTCH01)	LO License#:	000005249
LO Ph:	636-949-0777	LO Fax:	636-949-5369
List Asc#:			

Realist Tax

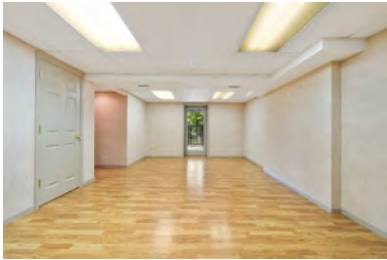
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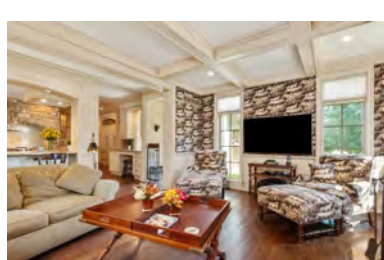
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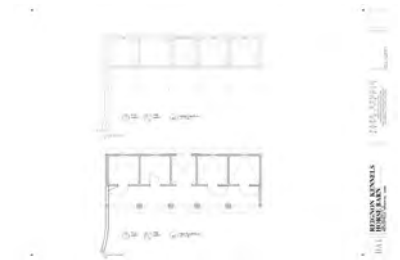
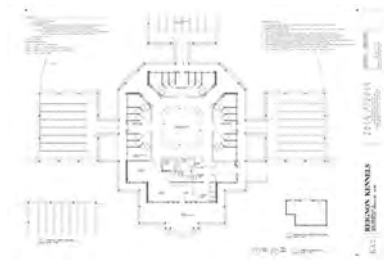
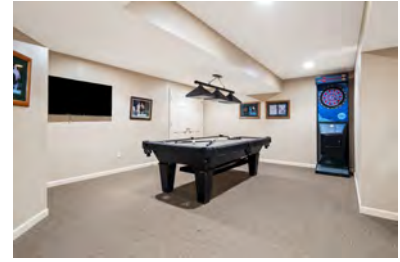
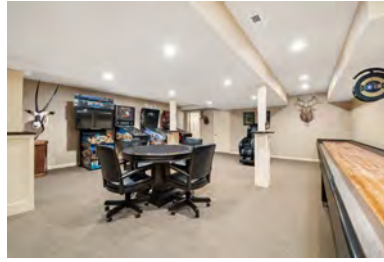
Click on the arrow to view RatePlug Info











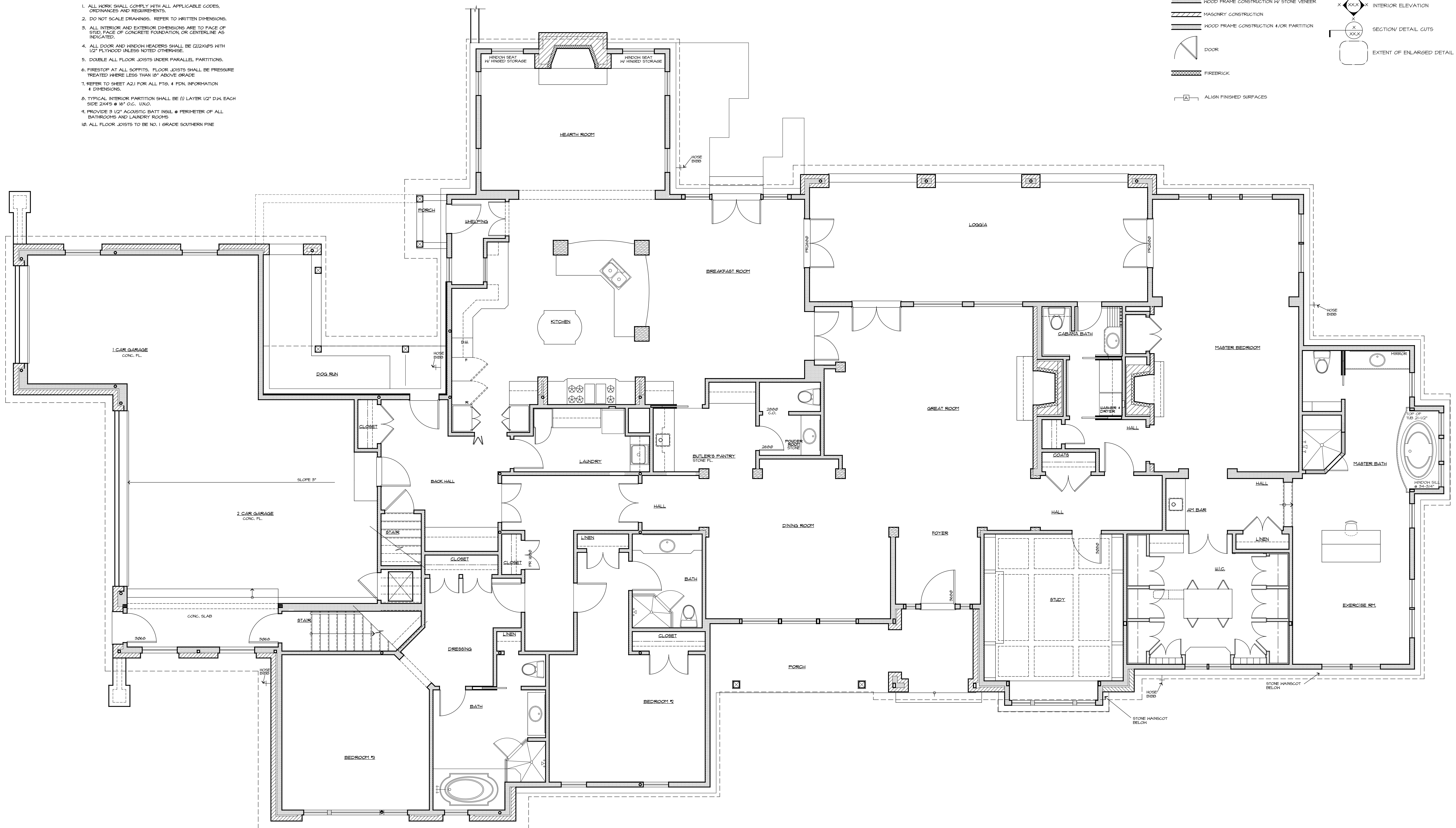


GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
3. ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE FOUNDATION, OR CENTERLINE AS INDICATED.
4. ALL DOOR AND WINDOW HEADERS SHALL BE (2)2X10'S WITH 1/2" FLYWOOD UNLESS NOTED OTHERWISE.
5. DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS.
6. FIRESTOP AT ALL SOFFITS. FLOOR JOISTS SHALL BE PRESSURE TREATED WHERE LESS THAN 18" ABOVE GRADE.
7. REFER TO SHEET A2.1 FOR ALL FTG. & FDN. INFORMATION & DIMENSIONS.
8. TYPICAL INTERIOR PARTITION SHALL BE (1) LAYER 1/2" D.X. EACH SIDE 2X4'S @ 16" O.C. U.N.C.
9. PROVIDE 3 1/2" ACOUSTIC BATT INSUL. @ PERIMETER OF ALL BATHROOMS AND LAUNDRY ROOMS.
10. ALL FLOOR JOISTS TO BE NO. 1 GRADE SOUTHERN PINE.

LEGEND

- WOOD FRAME CONSTRUCTION W/ STONE VENEER
- MASONRY CONSTRUCTION
- WOOD FRAME CONSTRUCTION 4/OR PARTITION
- DOOR
- FIREBRICK
- ALIGN FINISHED SURFACES
- INTERIOR ELEVATION
- SECTION/ DETAIL CUTS
- EXTENT OF ENLARGED DETAIL



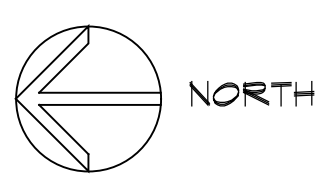
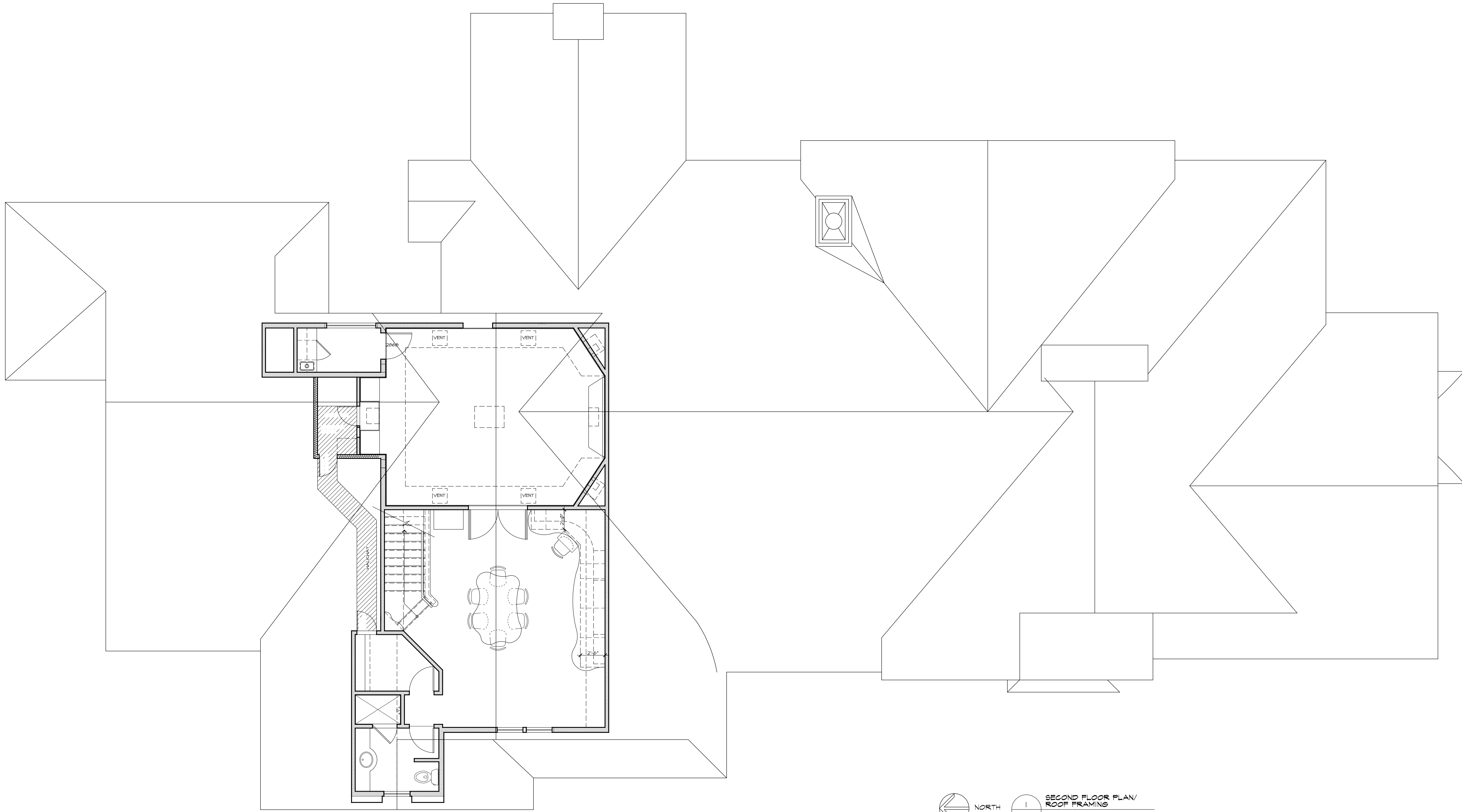
02.23.2000
02.07.2000
01.27.2000
09.17.99
08.09.99
06.19.99
04.04.99
ISSUE DATE 01.25.00

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JAMES MARQUARDT 618.604.7489
EMAIL: DAVID.PAPE@PAPESTUDIO.COM
3245 HIGHWAY F PACIFIC, MO 63069

REIGNON RESIDENCE
3245 HIGHWAY F
WENTZVILLE, MISSOURI 63385

FIRST FLOOR PLAN / SECOND FLOOR FRAMING
A2.2 1/4" = 1'-0"
NOTE: REFER TO EXTERIOR ELEVATIONS & SCHEDULE FOR ALL HEADER/ LINTEL SIZES

FIRST FLOOR PLAN
A2.2
NPS 6602025



NORTH

1
A2.3

SECOND FLOOR PLAN/
ROOF FRAMING

1/4" = 1'-0"

SECOND FLOOR PLAN

A2.3

N/Ps 860225

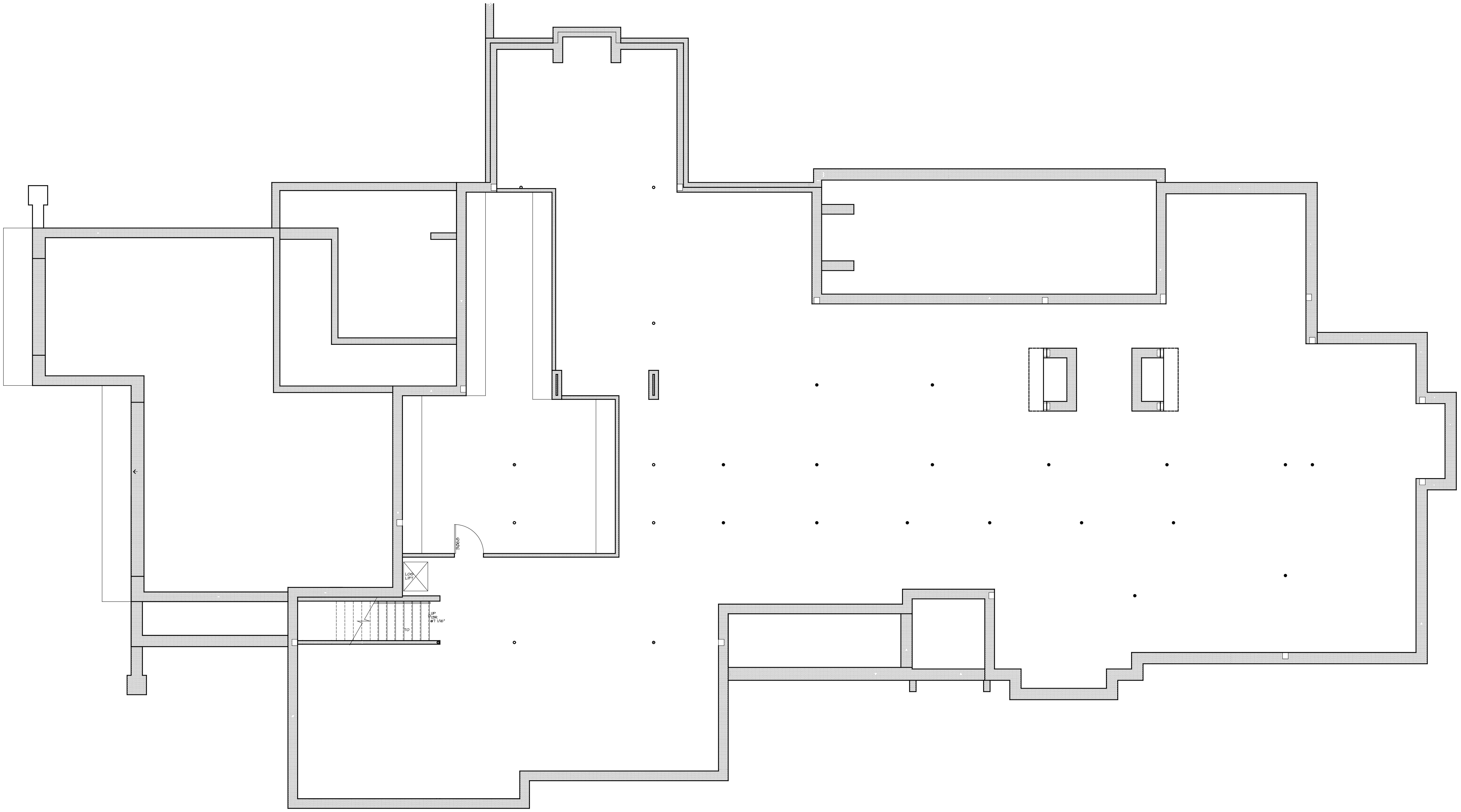
REIGNON RESIDENCE

3245 HIGHWAY Z
WENTZVILLE, MISSOURI 63385

P A P E S T U D I O
A R C H I T E C T S

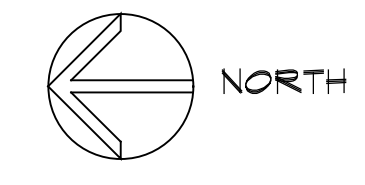
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JAMES MARQUARDT 618.604.7489
EMAIL: DAVID.PAPE@PAPESTUDIO.COM
3245 HIGHWAY F PACIFIC, MO 63069

02.14.2000
01.27.2000
06.19.89
02.01.89
REVISED
ISSUE DATE 01.25.15



LOOK UP

UP
DOWN
1/16"



LOWER LEVEL PLAN/
FIRST FLOOR FRAMING
A2.1
1/4" = 1'-0"

LOWER LEVEL PLAN

A2.1

NPS 8602025

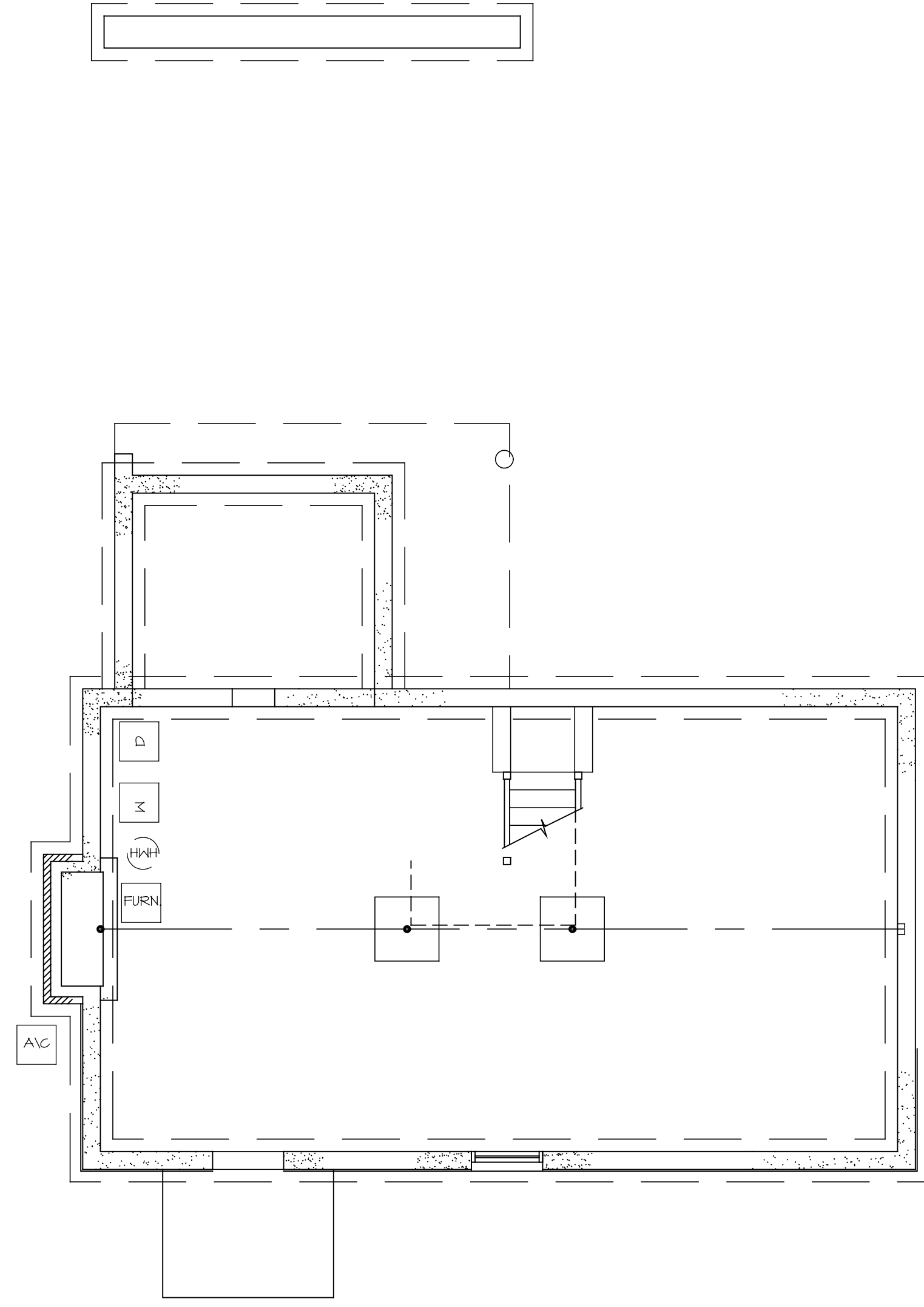
REIGNON RESIDENCE

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WENTZVILLE, MISSOURI 63385

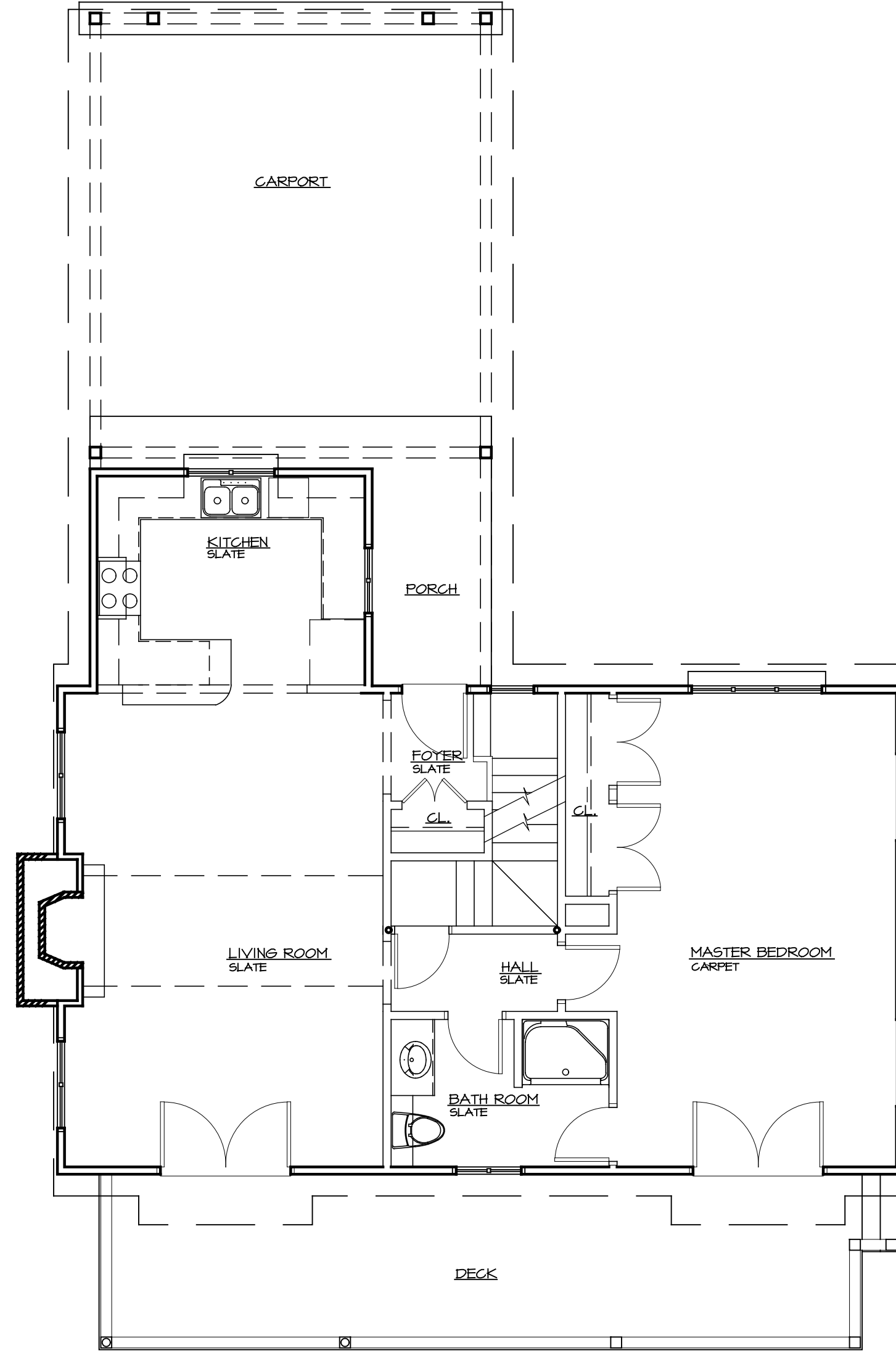
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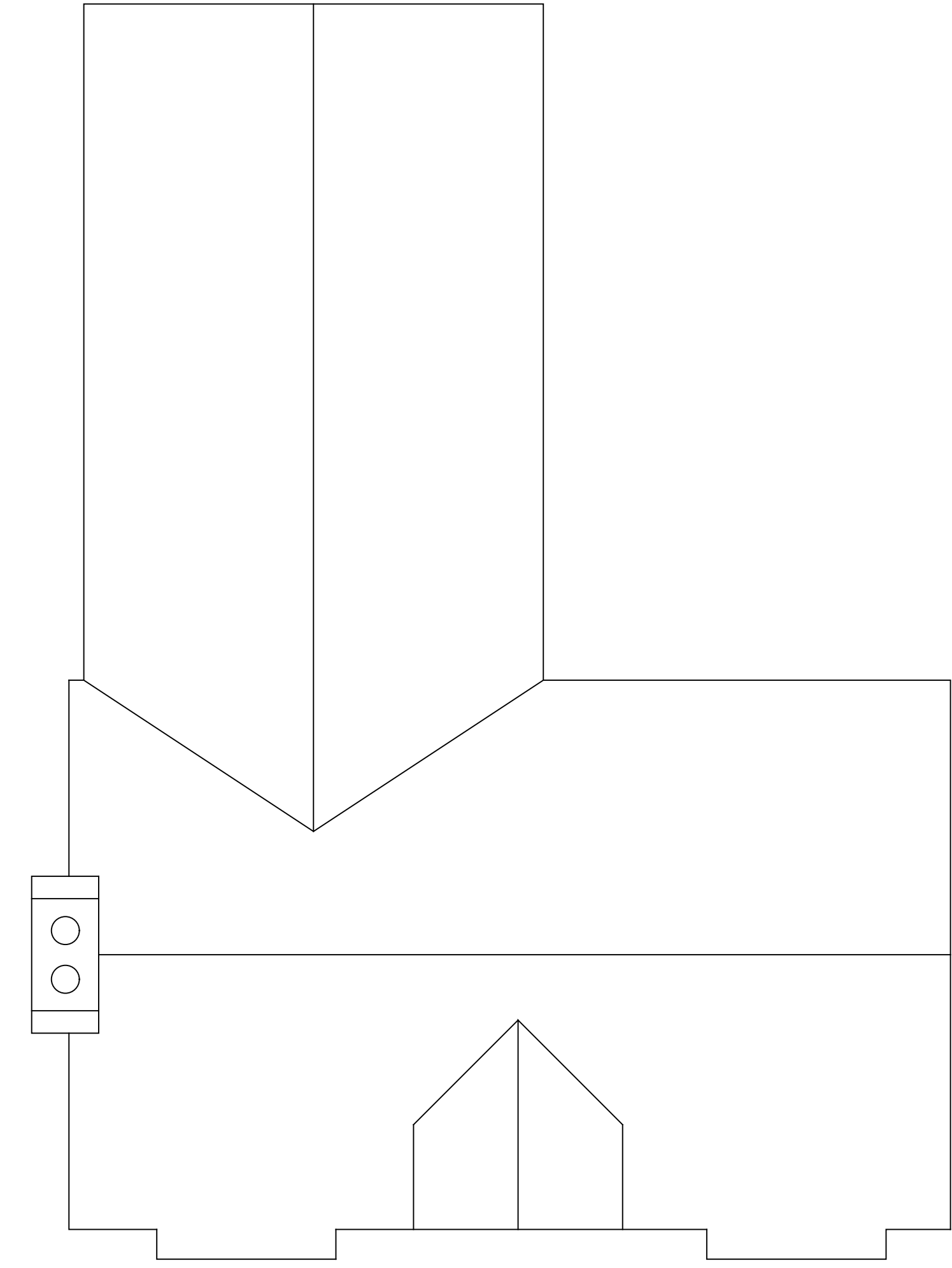
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06.19.89
02.21.98
REVISIONS
ISSUE DATE 01.25.18



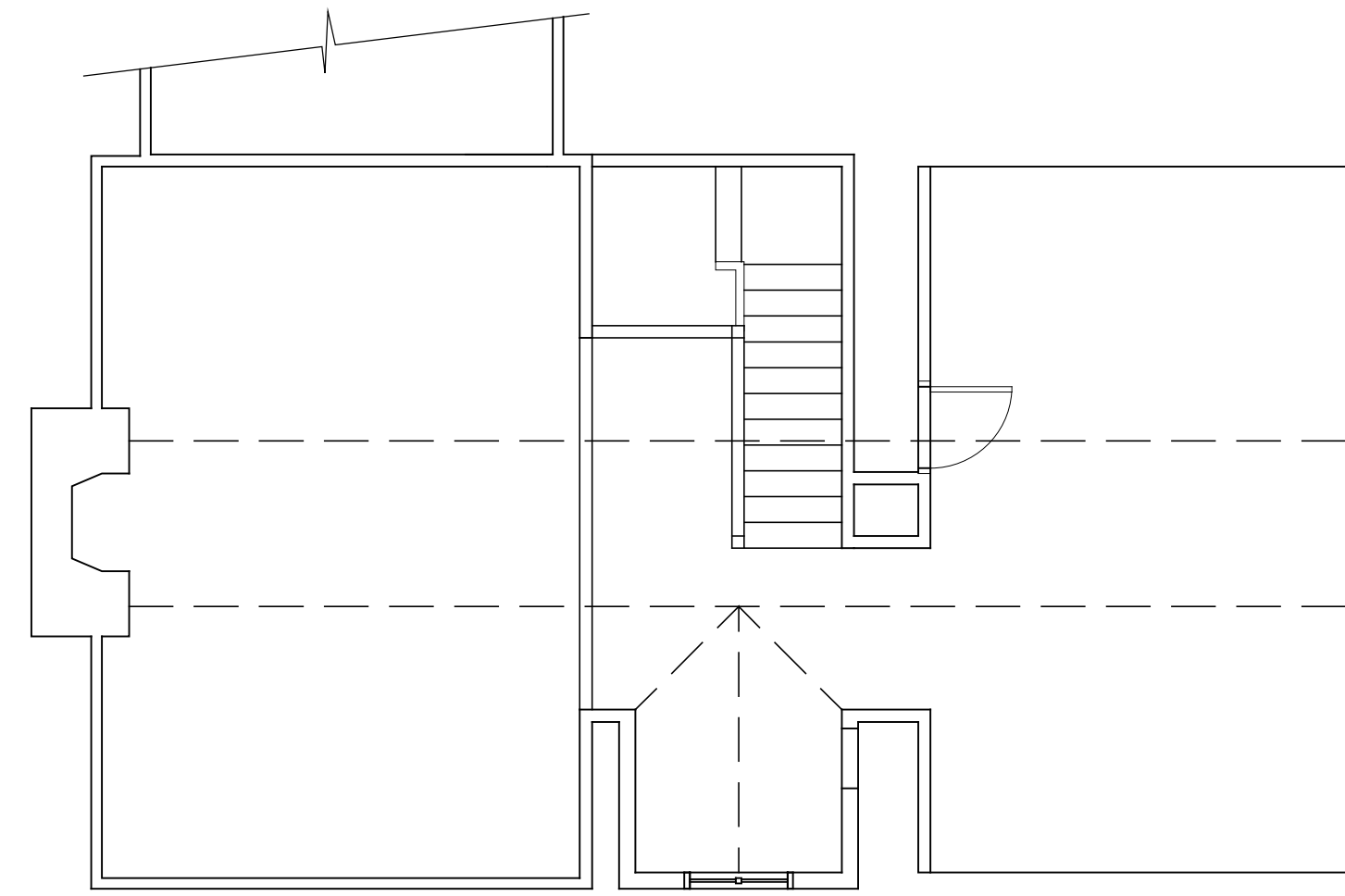
1 BASEMENT PLAN
CAI 3/16" = 1'-0"



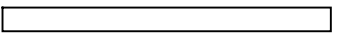
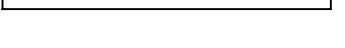
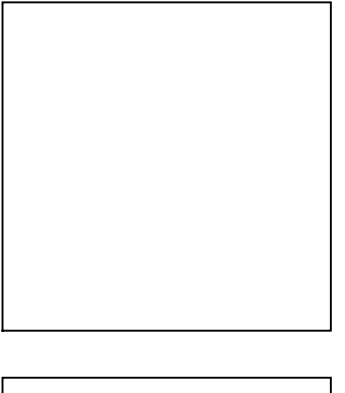
2 FIRST FLOOR PLAN
CAI 3/16" = 1'-0"



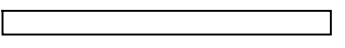
3 ROOF FRAMING PLAN
CAI 3/16" = 1'-0"



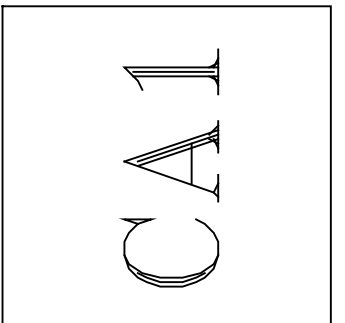
4 LOFT
CAI 3/16" = 1'-0"



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REIGNON KENNELS
COTTAGE
2446 HIGHWAY Z
WENTZVILLE, MISSOURI 63385

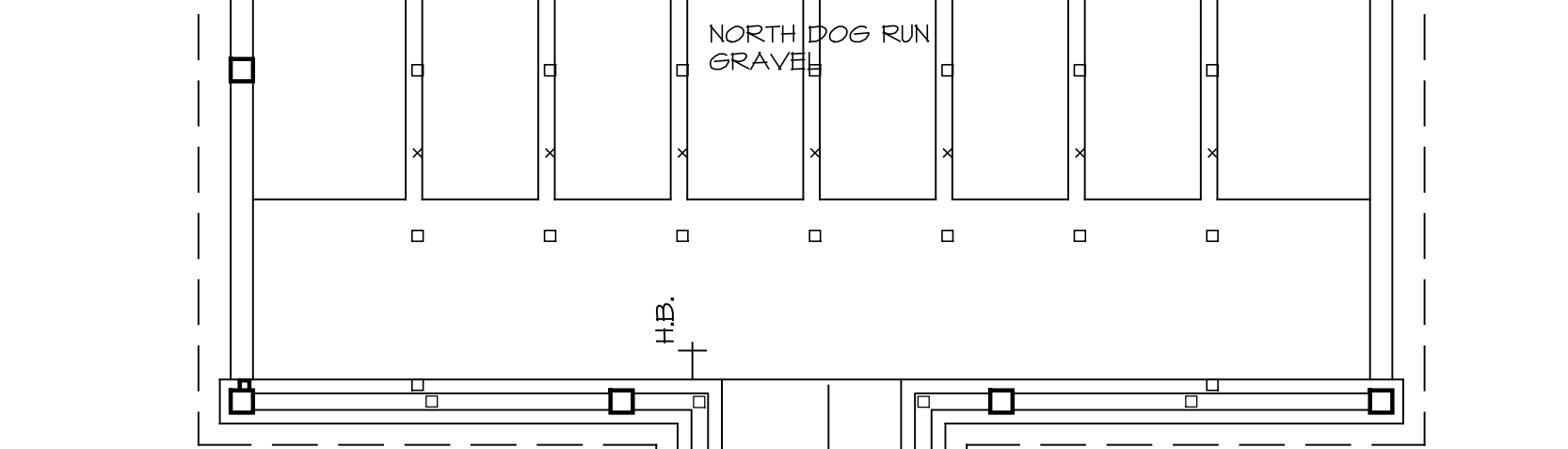


Revisions
Issue Date

LEGEND:

- COLUMN CENTERLINE
- NEW PARTITION
- INTERIOR: 2X4 WD STUDS @ 16" O.C. W/1) LAYER 5/8" DW EA. SIDE.
SEE PLAN FOR VARIATIONS IN PTN. THICKNESS.
- EXTERIOR: 2X6 WD STUDS @ 16" O.C. W/1) LAYER 5/8" DW AT
INTERIOR FACE. REFER TO SECTION DETAILS FOR EXTERIOR
SHEATHING INSULATION & MATERIAL VARIATIONS.
- RAILING TYPE-2
- FENCE
- /// SHEAR WALL
- ALIGN WALL SURFACES
- DUPLEX CONVENIENCE RECEPTACLE
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- PARTITION TYPE

MATCHLINE

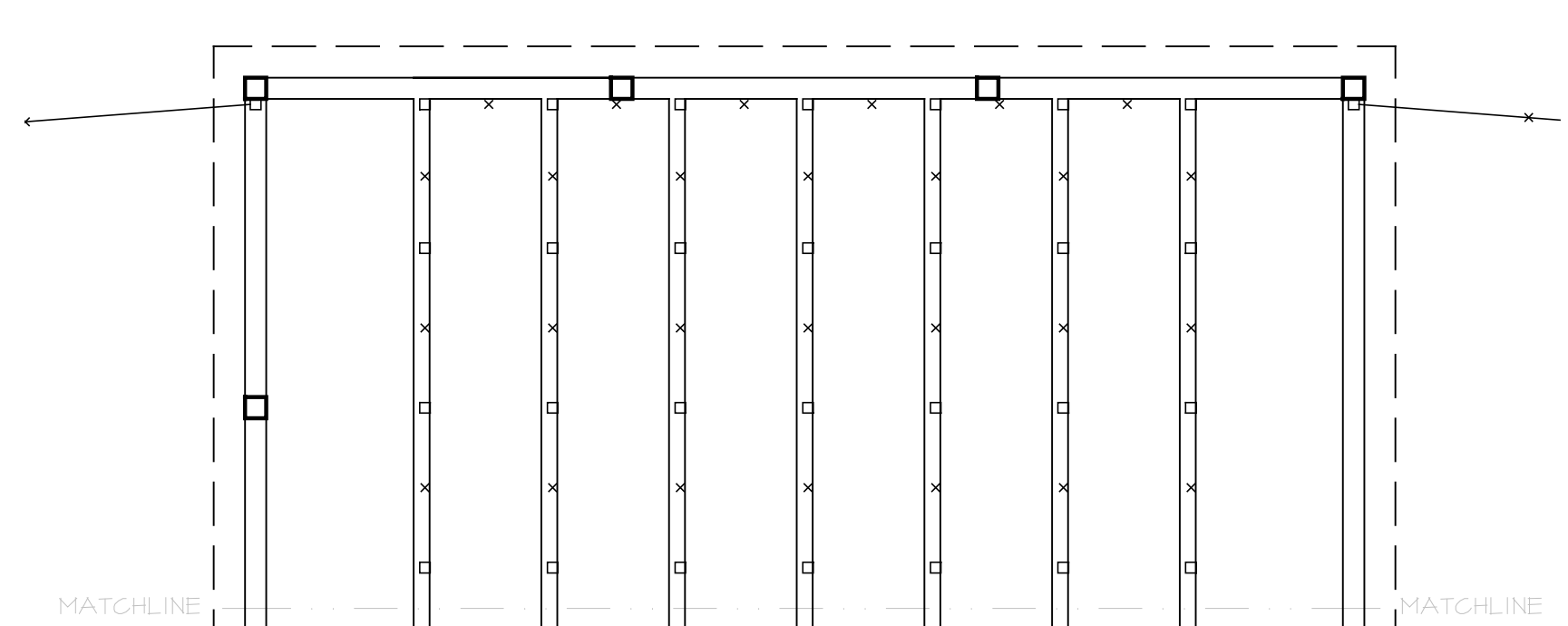
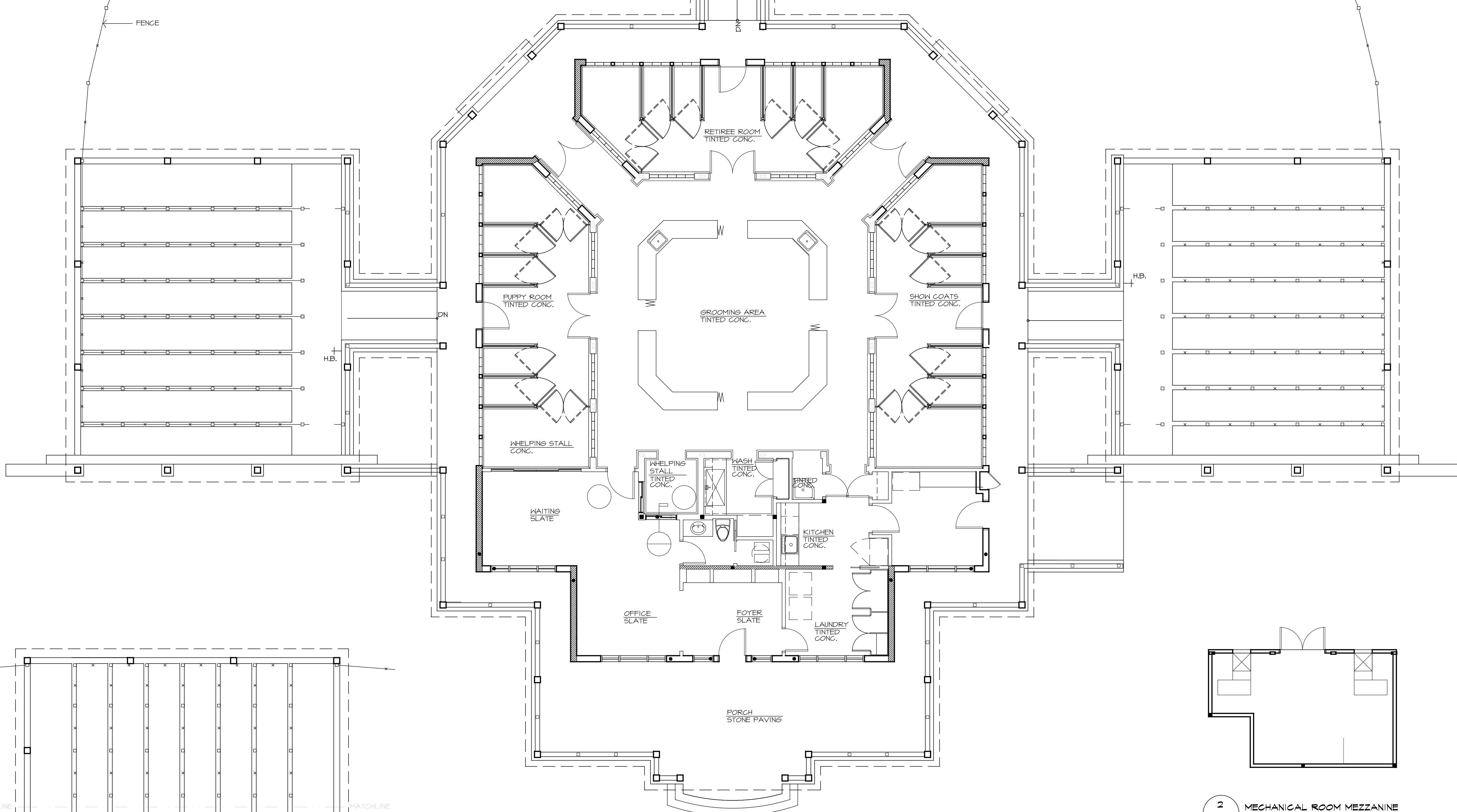


GENERAL NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN OR STUD UNLESS OTHERWISE INDICATED.
2. REFER TO REFLECTED CEILING PLAN SHEET KA4 FOR ALL ELEC. FIXTURE & SWITCH LOCATIONS.
3. ALL CONVENIENCE RECEPTACLES SHALL BE MOUNTED 12" AFF U.N.O.
4. TYPICAL INTERIOR PARTITION SHALL BE (1) LAYER 5/8" DW EACH SIDE OF 2X4 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR OTHER INTERIOR PARTITIONS AND EXTERIOR WALLS.
5. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
6. EXTERIOR WOOD COLUMNS AND RAILING SHALL BE #2 WESTERN RED CEDAR (PAINT). ALL OTHER EXTERIOR WOOD TRIM SHALL BE PAINT GRADE.
7. ALL INTERIOR TINTED CONC. FLOORS ARE TO BE TROWEL FINISH.

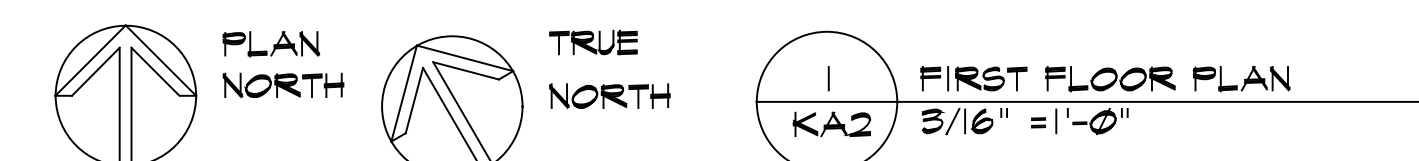
LANDSCAPE ARCHITECT
 JAMES MARQUARDT
 STRUCTURAL ENGINEER
 MARGRAY CONSULTING CO.
 GENERAL CONTRACTOR

20 JULY 1915
 Revisions 20 DEC 1915
 Issue Date 10 JULY 1915



3 PARTIAL NORTH DOG RUN
KA2 3/16" = 1'-0"

2 MECHANICAL ROOM MEZZANINE
KA2 3/16" = 1'-0"

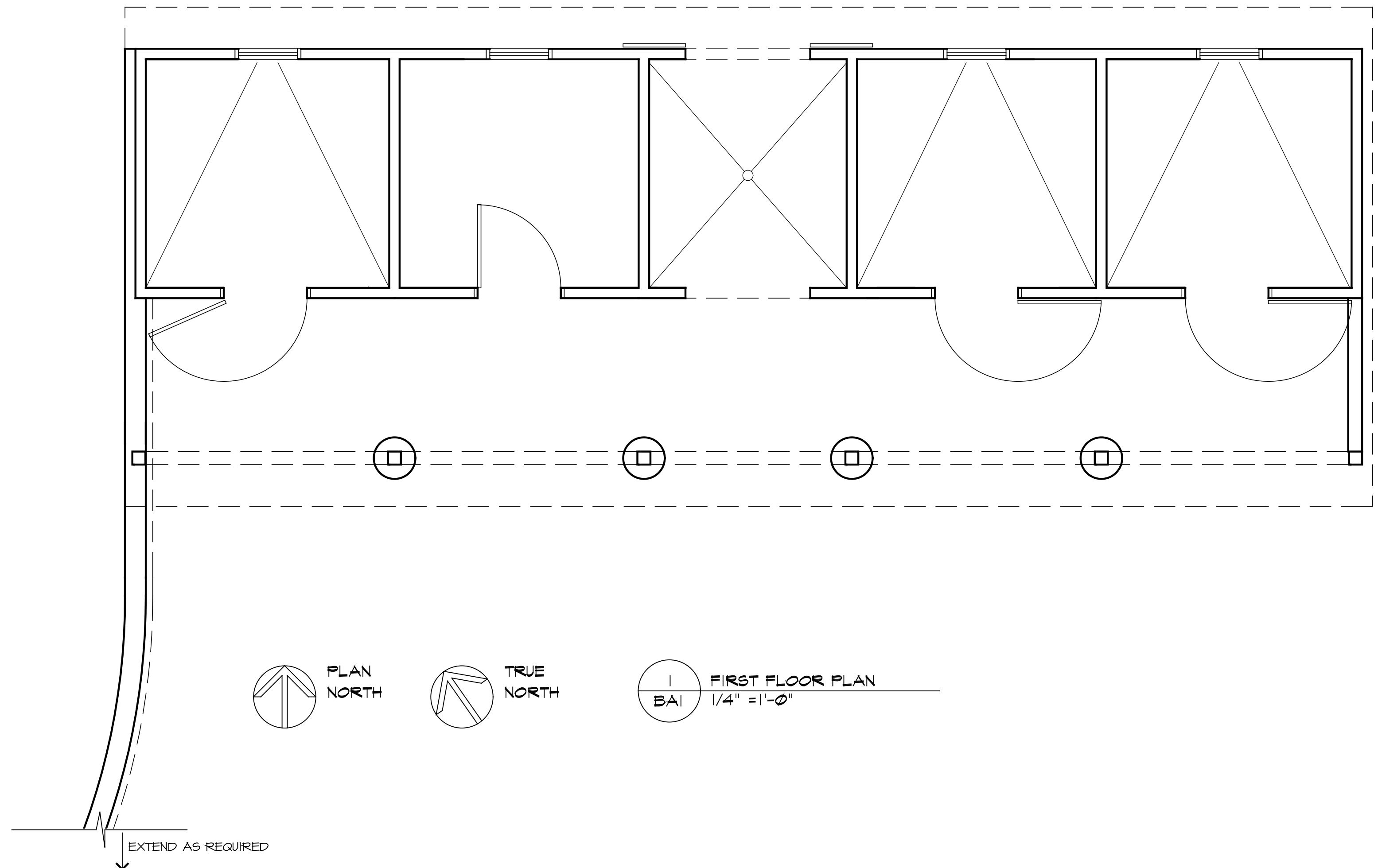
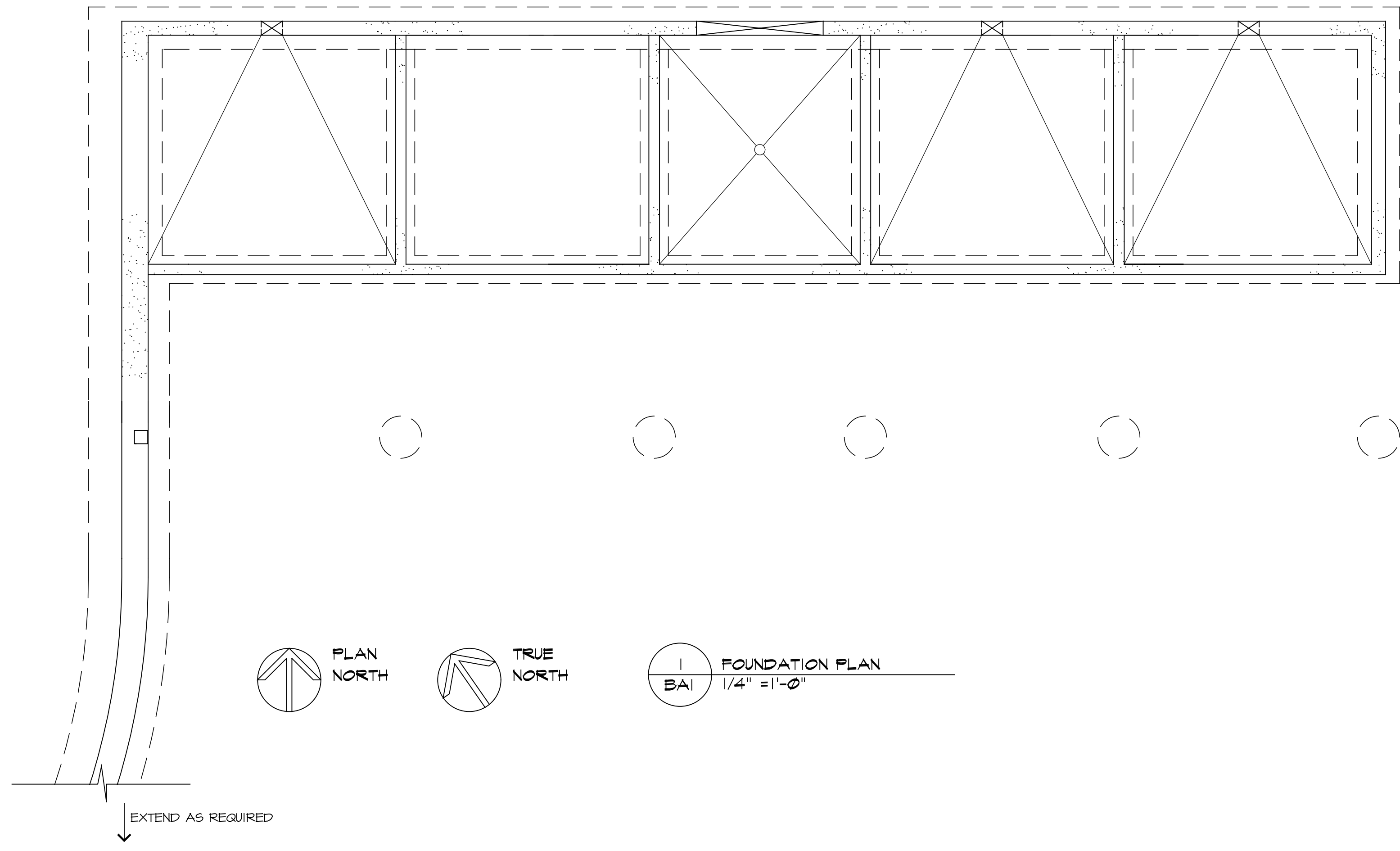


P A P E S T U D I O
 A R C H I T E C T S

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 3245 HIGHWAY F PACIFIC, MO 63069

REIGNON KENNELS
 2446 HIGHWAY Z
 WENTZVILLE, MISSOURI 63385

KA2



BA1

**REIGNON KENNELS
HORSE BARN**
2446 HIGHWAY Z
WENTZVILLE MISSOURI. 63385

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Revisions
Issue Date

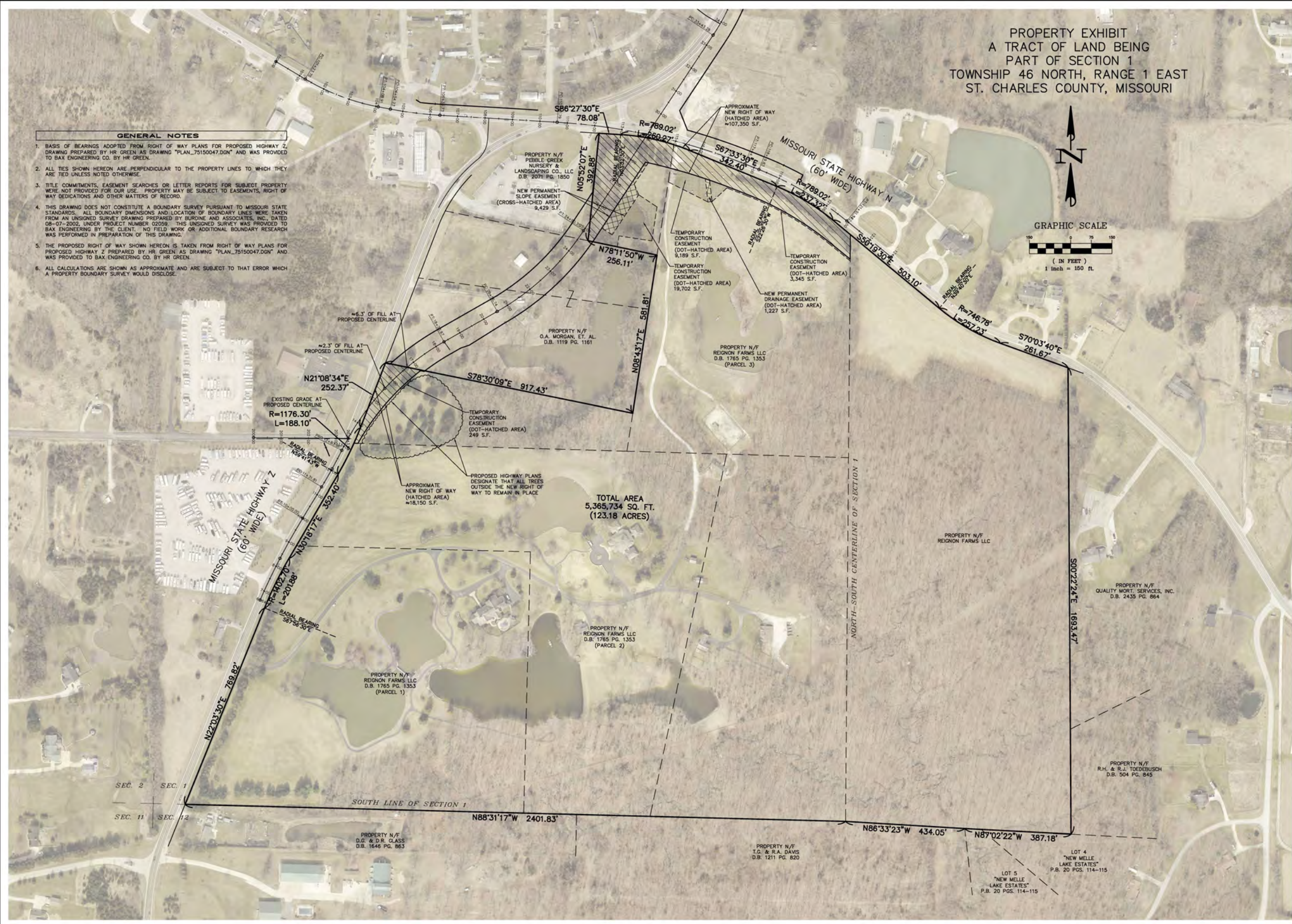
1	16 DECEMBER 1996
2	18 AUGUST 1996



— Star Central Natural Gas Pipeline

PROPERTY EXHIBIT
A TRACT OF LAND BEING
PART OF SECTION 1
TOWNSHIP 46 NORTH, RANGE 1 EAST
ST. CHARLES COUNTY, MISSOURI

- GENERAL NOTES**
1. BASIS OF BEARINGS ADOPTED FROM RIGHT OF WAY PLANS FOR PROPOSED HIGHWAY Z, DRAWING PREPARED BY HR GREEN AS DRAWING "PLAN_75150047.DGN" AND WAS PROVIDED TO BAX ENGINEERING CO. BY HR GREEN.
 2. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
 3. TITLE COMMITMENTS, EASEMENT SEARCHES OR LETTER REPORTS FOR SUBJECT PROPERTY WERE NOT PROVIDED FOR OUR USE. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAY DEDICATIONS AND OTHER MATTERS OF RECORD.
 4. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY PURSUANT TO MISSOURI STATE STANDARDS. ALL BOUNDARY DIMENSIONS AND LOCATION OF BOUNDARY LINES WERE TAKEN FROM AN UNSIGNED SURVEY DRAWING PREPARED BY BURDINE AND ASSOCIATES, INC., DATED 08-07-2002, UNDER PROJECT NUMBER 02059. THIS UNSIGNED SURVEY WAS PROVIDED TO BAX ENGINEERING BY THE CLIENT. NO FIELD WORK OR ADDITIONAL BOUNDARY RESEARCH WAS PERFORMED IN PREPARATION OF THIS DRAWING.
 5. THE PROPOSED RIGHT OF WAY SHOWN HEREON IS TAKEN FROM RIGHT OF WAY PLANS FOR PROPOSED HIGHWAY Z PREPARED BY HR GREEN AS DRAWING "PLAN_75150047.DGN" AND WAS PROVIDED TO BAX ENGINEERING CO. BY HR GREEN.
 6. ALL CALCULATIONS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO THAT ERROR WHICH A PROPERTY BOUNDARY SURVEY WOULD DISCLOSE.



PREPARED FOR:
THOMPSON COLBURN DICK
ATTN: MR. DAVE DICK
1 U.S. BANK PLAZA, SUITE 2600
ST. LOUIS, MO 63101

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.



REVISIONS

NO.	DATE	DESCRIPTION

**ENGINEERING
PLANNING
SURVEYING**

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

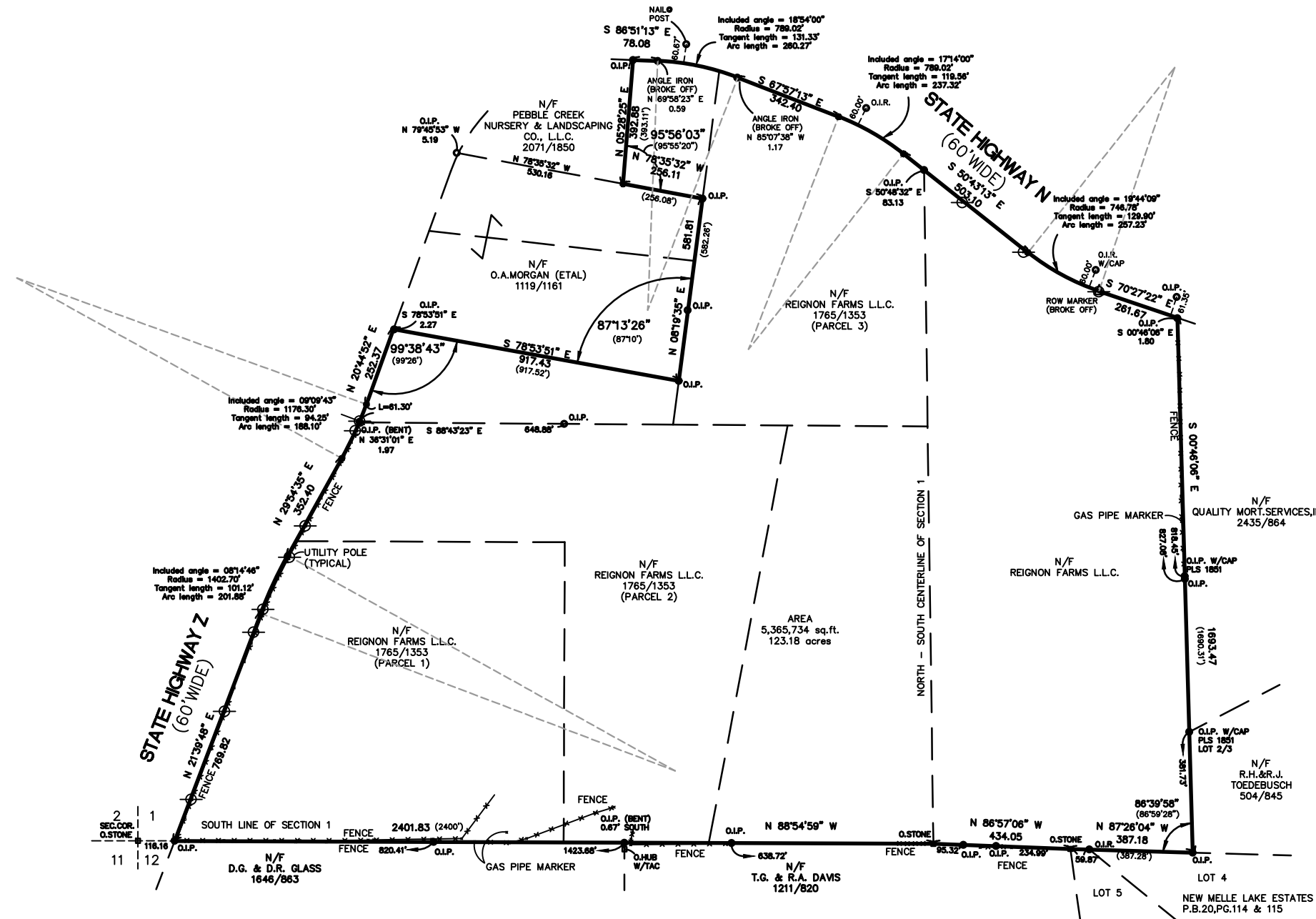
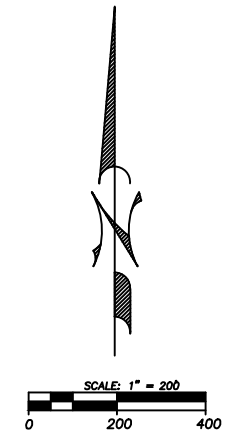
Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

01-27-22
DATE
22-18624
PROJECT NUMBER
1 of 1
SHEET OF
18624 PROP EXH.DWG
FILE NAME
ADB MEC
DRAWN CHECKED
XXX XXX
SURVEY BY DATE

3.03 Acres Mo DOT Right of Way

BOUNDARY SURVEY
 A TRACT OF LAND IN SECTION ONE
 TOWNSHIP 46 NORTH, RANGE 1 EAST,
 ST. CHARLES COUNTY, MISSOURI

3.03 Acres Sold to MoDOT



NOTE: ALL DIMENSIONS SHOWN IN PARENTHESIS ARE FROM RECORDED INFORMATION.
 NOTE: NO TITLE COMMITMENT POLICY HAS BEEN SUPPLIED SURVEY IS SUBJECT TO ALL EASEMENTS.

SURVEYOR'S CERTIFICATION:

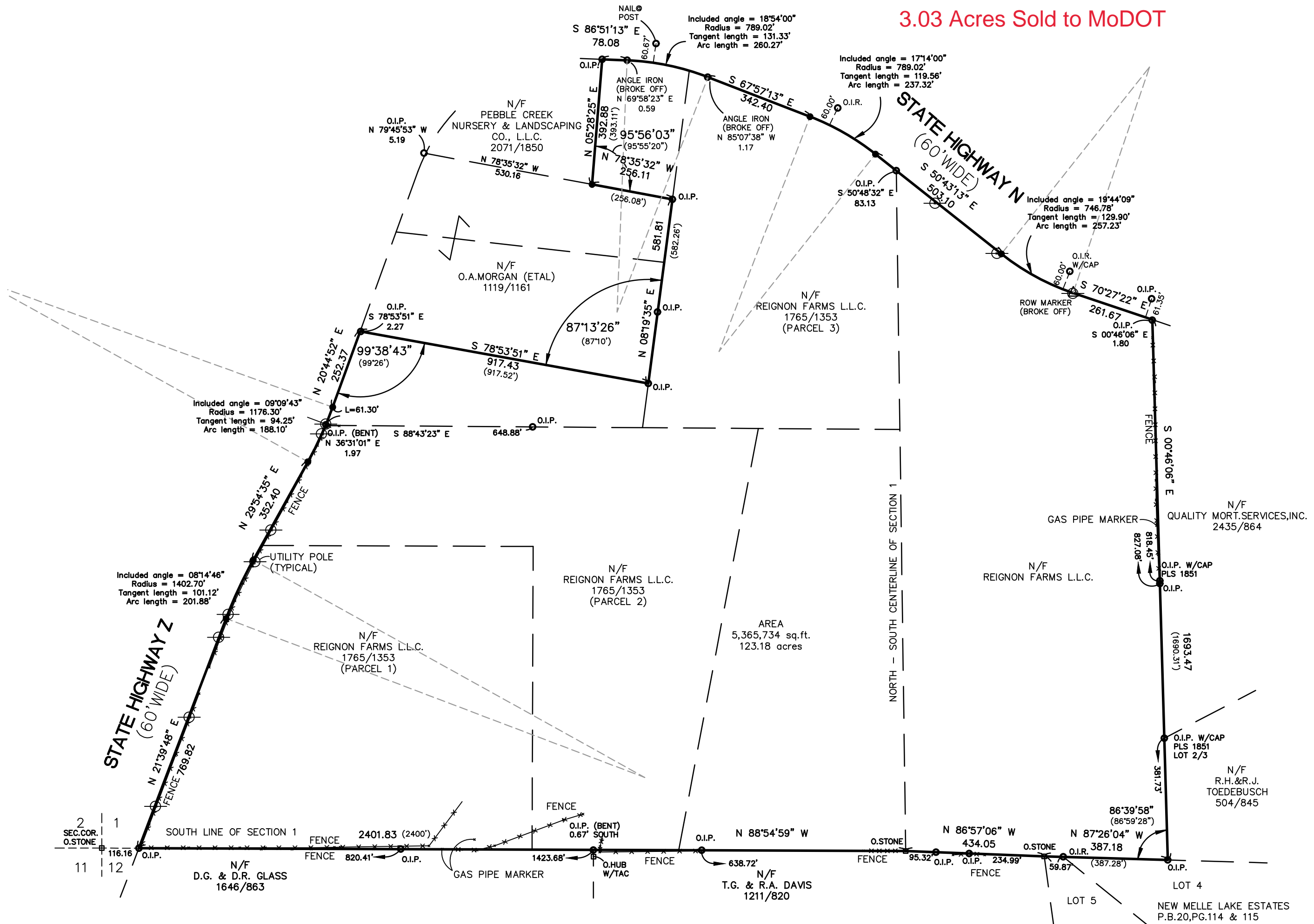
THIS IS TO CERTIFY TO JANET LANGE, THAT AT HER REQUEST, WE BURDINE AND ASSOCIATES, INC. IN THE MONTH OF JULY, 2002, HAVE SURVEYED A TRACT OF LAND IN SECTION 1, TOWNSHIP 46 NORTH, RANGE 1 EAST, ST. CHARLES COUNTY, MISSOURI, AND SAID SURVEY IS IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

DANIEL R. ZERVAS, R.L.S. 2430
 ARTHUR D. BURDINE, R.L.S. 2192
 BURDINE AND ASSOCIATES, INC. 219-D

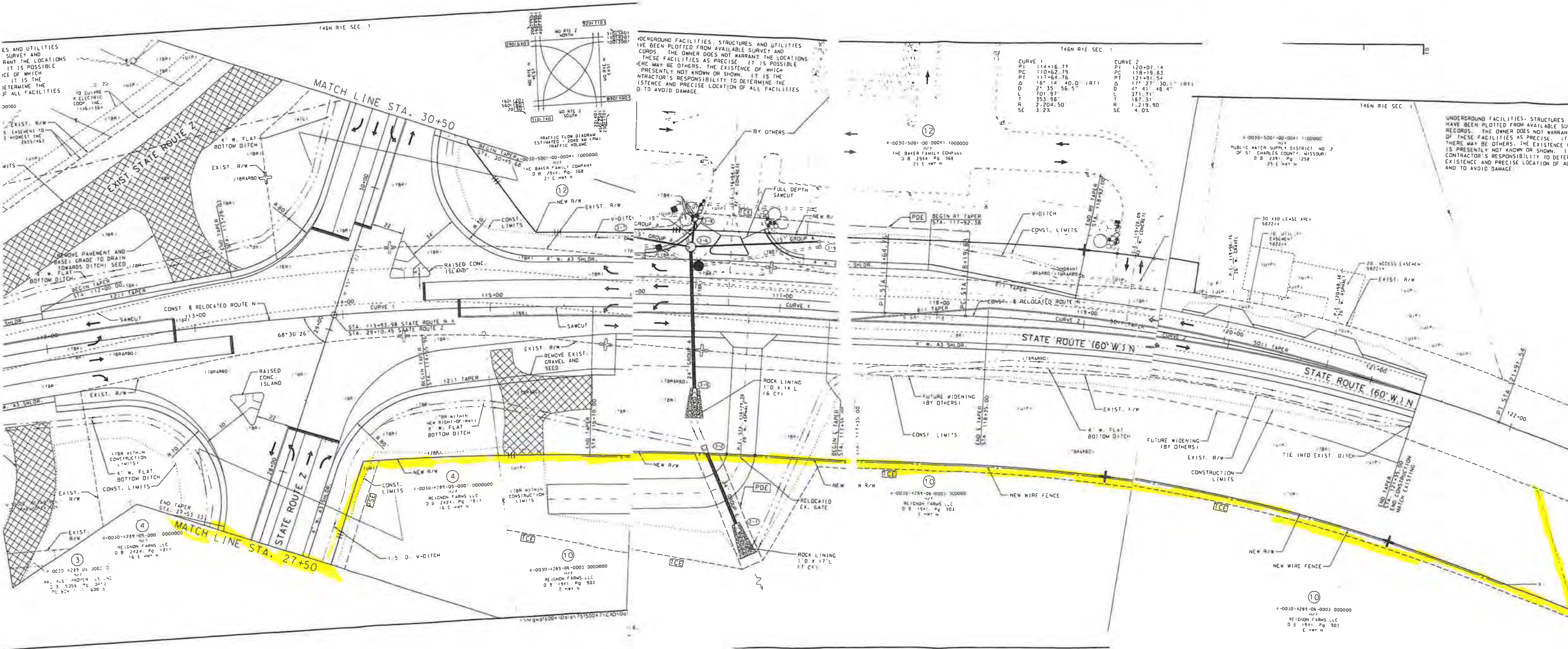
DATE _____

BOUNDARY SURVEY		
REIGNON FARMS		
BURDINE AND ASSOCIATES, INC.		
Registered Land Surveyors 636-282-1600		
1636 Jeffco Blvd. Arnold, Mo. 63010	Located on Jeffco Blvd. South of Church Rd.	
FIELDWORK BY: <i>TG</i>	CHECKED BY: <i>AD</i>	PROJECT NO.: 02059
DRAWN BY: <i>DRZ</i>	DATE: <i>8-7-02</i>	SHEET NO.: 1 OF 1

3.03 Acres Sold to MoDOT



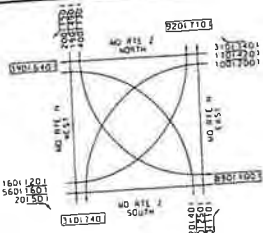
ES AND UTILITIES SURVEY AND WANT THE LOCATIONS IT IS POSSIBLE OF WHICH IT IS THE DETERMINE THE OF ALL FACILITIES



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS. THE OWNER DOES NOT WARRANT THE PRESENCE OR LOCATION OF THESE FACILITIES AS PRECISE AS POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PRESENCE AND PRECISE LOCATION OF ALL FACILITIES TO AVOID DAMAGE.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS. THE OWNER DOES NOT WARRANT THE PRESENCE OR LOCATION OF THESE FACILITIES AS PRECISE AS POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PRESENCE AND PRECISE LOCATION OF ALL FACILITIES TO AVOID DAMAGE.

146N R1E SEC 1	
CURVE 1	CURVE 2
PI 114+16.77	PI 120+07.14
PC 110+62.79	PC 118+19.83
PT 117+64.76	PT 121+31.54
Δ 18° 14' 40.0" (RT)	Δ 17° 27' 30.1" (RT)
D 2' 35' 56.5"	D 4' 41' 48.4"
L 701.97	L 371.71
T 353.98	T 187.31
R 2,204.50	R 1,219.90
SE 3.2%	SE 4.0%



TRAFFIC FLOW DIAGRAM ESTIMATED - 3040 AD (PM) TRAFFIC VOLUME

THE BAKER FAMILY COMPANY
D B 2944, Pg. 168
21 E 4th N

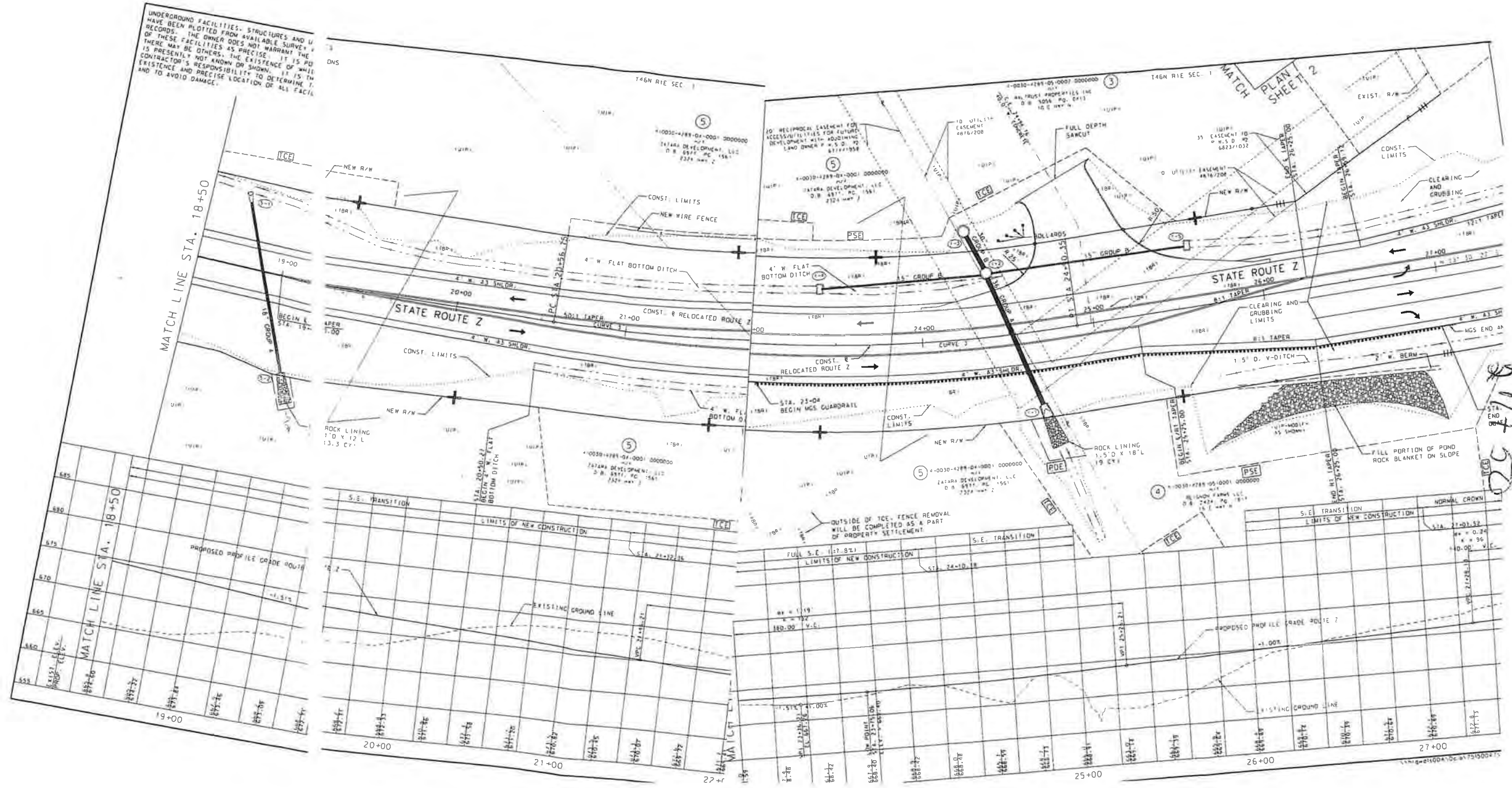
THE BAKER FAMILY COMPANY
D B 2944, Pg. 168
21 E 4th N

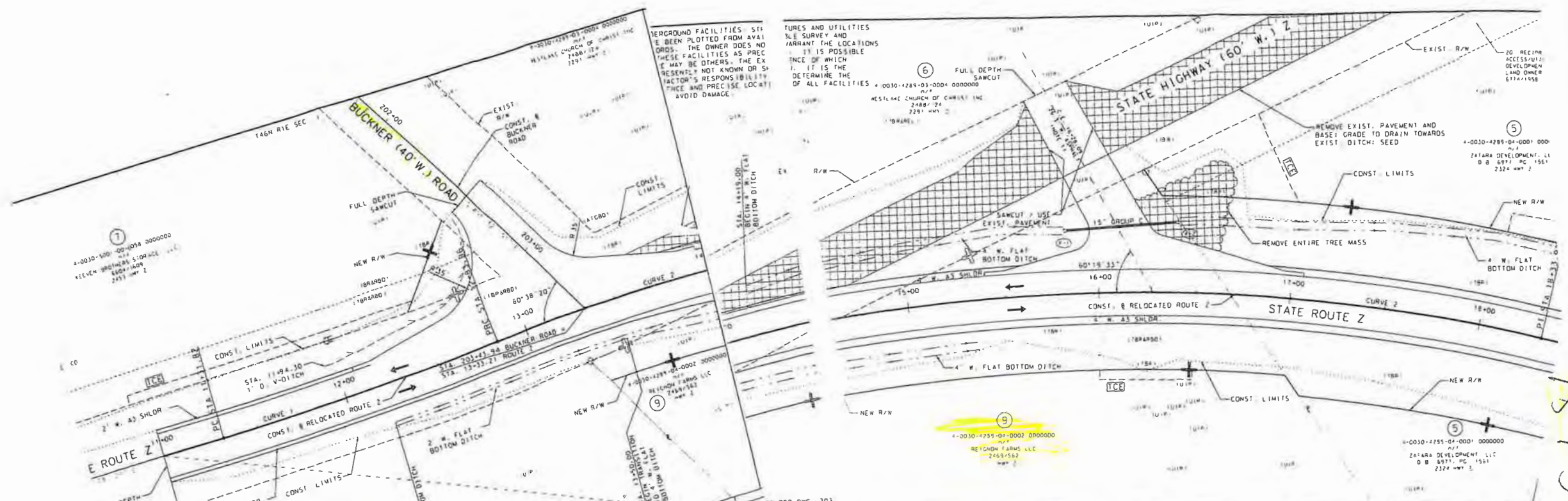
REIGNON FARMS LLC
D B 2424, Pg. 191
16 E 4th N

PUBLIC WATER SUPPLY DISTRICT NO 2
OF ST. CHARLES COUNTY, MISSOURI
D B 2381, Pg. 1258
21 E 4th N

REIGNON FARMS LLC
D B 1941, Pg. 903
5 4th N

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE OWNER DOES NOT WARRANT THE ACCURACY OF THESE FACILITIES AS PRESENTED. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND PRECISE LOCATION OF ALL FACILITIES AND TO AVOID DAMAGE.





UNDERGROUND FACILITIES - SINCE THESE FACILITIES AS PRESENTLY NOT KNOWN OR SURETY'S RESPONSIBILITY TO DETERMINE THE LOCATION AND PRECISE LOCATION TO AVOID DAMAGE.

UTILITIES AND UTILITIES - THE SURVEY AND PLANNING THE LOCATIONS OF UTILITIES IS THE RESPONSIBILITY OF THE ENGINEER. IT IS THE RESPONSIBILITY OF THE ENGINEER TO DETERMINE THE LOCATION AND PRECISE LOCATION TO AVOID DAMAGE.

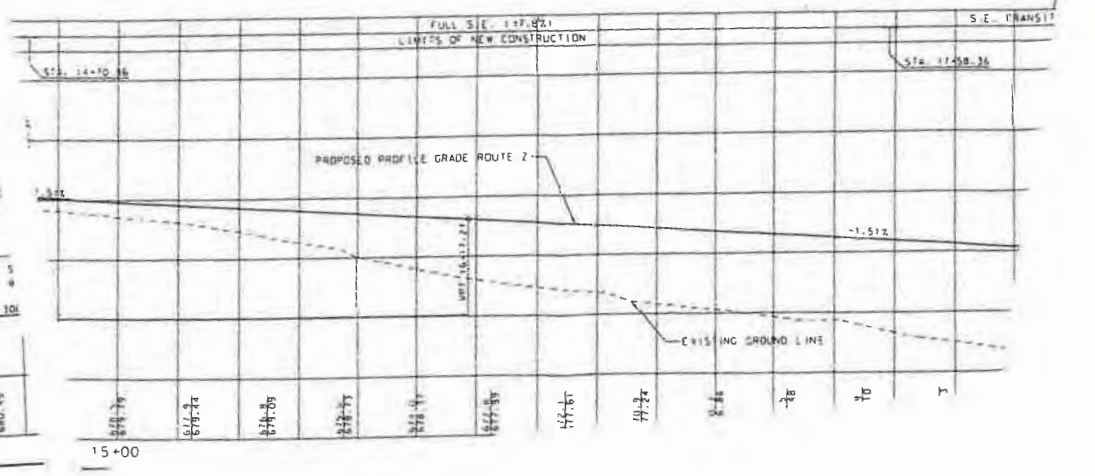
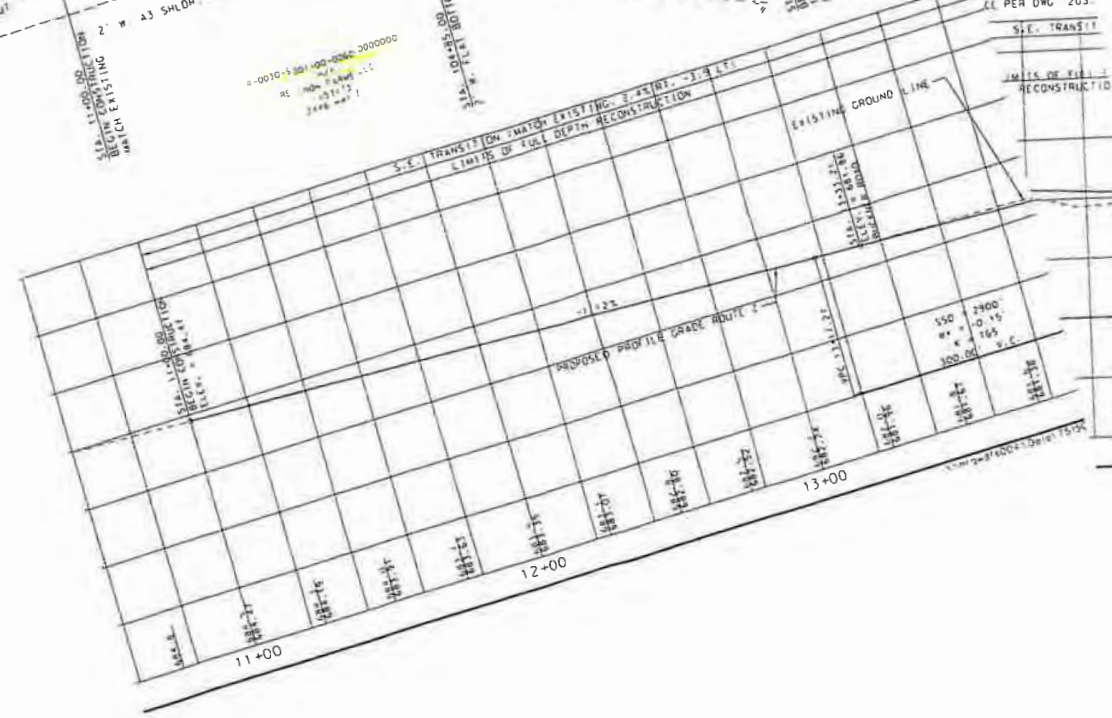
7
4-0010-100-00-0058 0000000
KELVEN WINDMILL STORAGE LLC
2488/24
2324 HWY 2

6
4-0010-1289-03-0004 0000000
WESTLAK CHURCH OF CHRIST INC
2488/24
2324 HWY 2

5
4-0010-1289-04-0001 0000000
ZAKARA DEVELOPMENT, LLC
D.B. 5871, PG. 1561
2324 HWY 2

9
4-0010-1289-03-0002 0000000
REICARDI FARMS LLC
2468/562
HWY 2

5
4-0010-1289-04-0001 0000000
ZAKARA DEVELOPMENT, LLC
D.B. 5871, PG. 1561
2324 HWY 2



S.T.G.C.