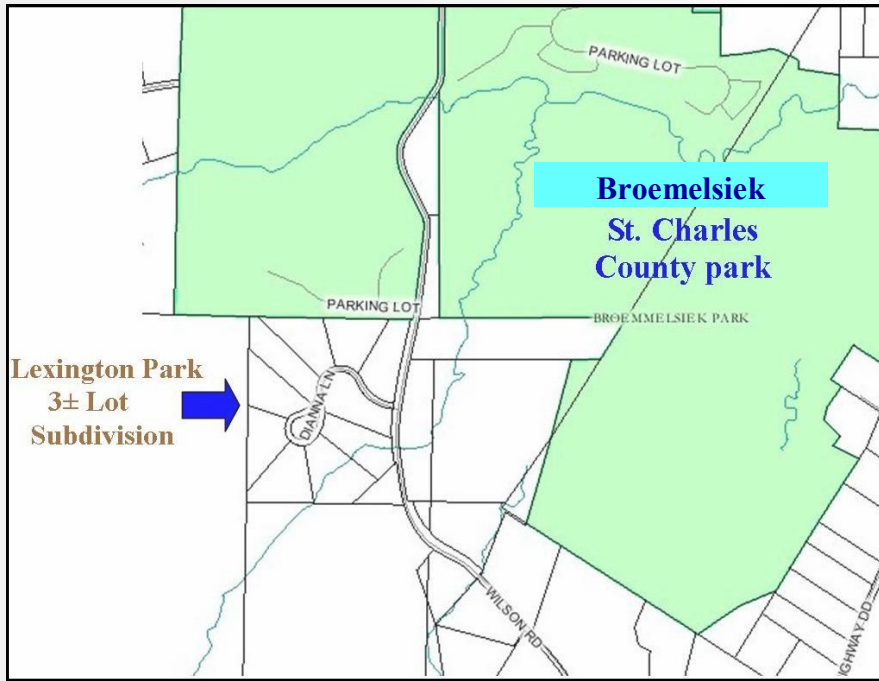


Lexington Park

Wentzville, Mo. 63385

\$149,900 Per Lot



Contact

Cathy Shaw-Connely
(636) 346-4960
squawkyl@aol.com

Tom Shaw Jr.
(314) 283-5064
tomshawjr@yahoo.com

Buy now & build later at Lexington Park is 3± Acres Custom Lot Subdivision that backs up to Broemelsiek Park a St. Charles County Park that offers hiking trails, horse riding trails, fishing, etc.

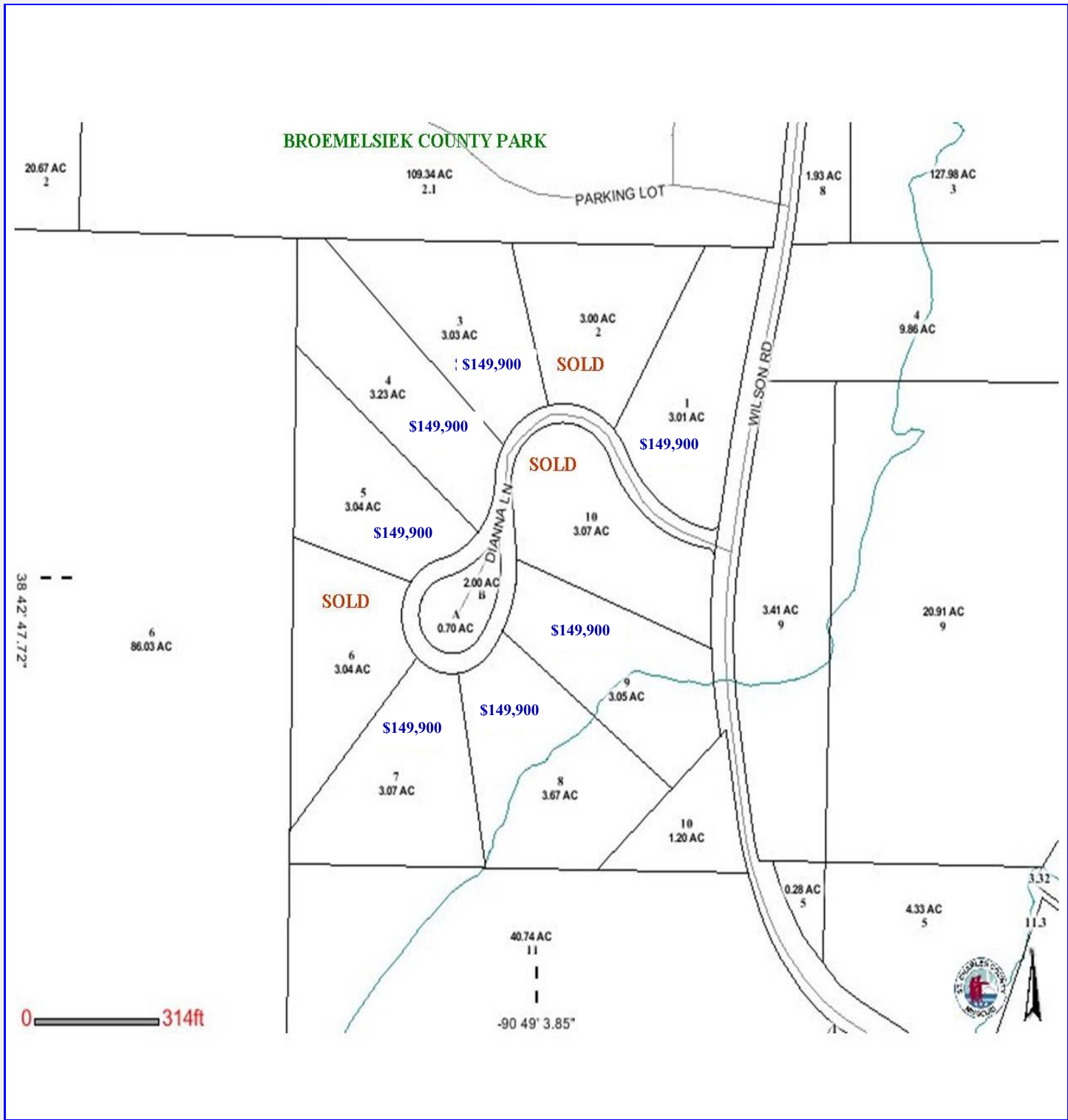
DIRECTIONS:

Hwy 40 west to Winghaven / Hwy DD exit, go 4.5 miles to Schwede Road to Wilson Road. Go approx. 1 mile to Lexington Park on the right.



200 Long Road ♦ Suite 160 ♦ Chesterfield, Missouri 63005

Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com



The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. **PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

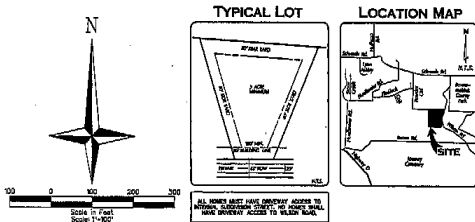
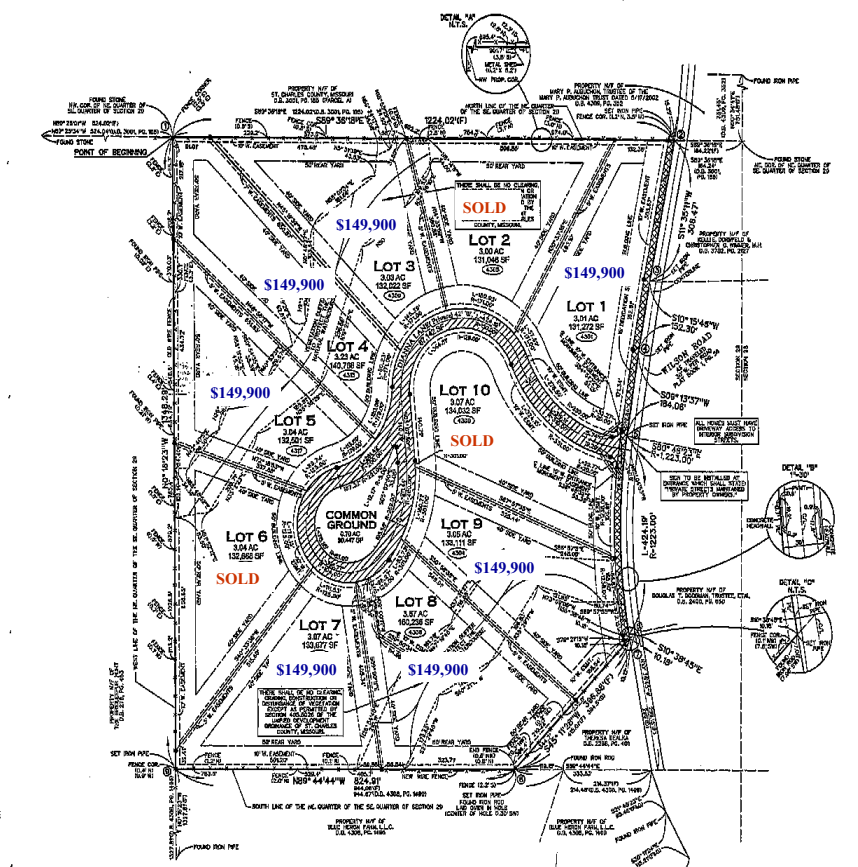


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PLANNING INFORMATION
 Sub-Pass Part 1a1

LEXINGTON PARK

A TRACT OF LAND IN
 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
 OF SECTION 29, TOWNSHIP 46 NORTH - RANGE 2 EAST
 ST. CHARLES COUNTY, MISSOURI
 ZONED RURAL RESIDENTIAL (RR)



PROPERTY DESCRIPTION:
 A tract of land in the Northeast Quarter of the Southeast Quarter of Section 29, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as:

Beginning at the Northwest corner of said Northeast Quarter of the Southeast Quarter of Section 29, being also a point in the South line of property described in Deed A of Deed in St. Charles County, Missouri recorded in Book 2081, page 145 of the St. Charles County records; thence Southwesterly along the North line of said Northeast Quarter of the Southeast Quarter of Section 29, being also the South line of said St. Charles County, Missouri property Book 89 degree 56 minutes 48 seconds East 1224.22 feet to a point in the West line of Wilson Road, as recorded, 30 feet wide according to Road Plat Book 1, page 56 of the St. Charles County records; thence Southwesterly along said West line of Wilson Road, as recorded, 30 feet wide, the following course and distances: South 11 degrees 23 minutes 11 seconds West 266.47 feet; South 14 degrees 14 minutes 45 seconds West 152.50 feet; South 9 degrees 13 minutes 37 seconds West 164.60 feet, being a curve to the left whose radius points toward South 70 degrees 40 minutes 23 seconds East 1263.00 feet from the last mentioned point, a distance of 424.79 feet and South 19 degrees 38 minutes 45 seconds East 141.8 feet to the Northeast line of property described in deed in Thelma Bealla recorded in Book 2328, page 461 of the St. Charles County records; thence Southwesterly along the Northeast line of said Bealla property Book 45 degree 11 minutes 28 seconds West 294.65 feet to a point in the South line of said Northeast Quarter of the Southeast Quarter of Section 29, being also the North line of property described in deed to Miss Home Farm, L.L.C., recorded in Book 4206, page 106 of the St. Charles County records; thence Westwesterly along the South line of said Northeast Quarter of the Southeast Quarter of Section 29, being also the North line of said Home Farm, L.L.C., property Book 89 degree 44 minutes 41 seconds West 624.91 feet to a point in the East line of property described in deed to The 1946 Trust that recorded in Book 276, page 472 of the St. Charles County records; thence Northwesterly along said East line of The 1946 Trust property, being also the West line of said Northeast Quarter of the Southeast Quarter of Section 29, being 15 minutes 23 seconds West 1241.29 feet to the point of beginning and containing 33.951 acres according to a survey by Volz Incorporated.

State Plane Coordinate or National Coordinate System of 1983 (State Plane) and were established by GPS observations on Station 8274 and 8273 of the St. Charles County Geographic Reference System, conforming to SCRS. SCRS coordinates are NAD 83 (1983) and are UTM Zone 18N using the 2011 adjustment. 20-27 coordinates are NAD 83 (1983) using the 2011 adjustment. 20-27 coordinates are NAD 83 (1983) using the 2011 adjustment. The grid lines are not true grid lines. Station numbers shown are the station number. Station numbers are shown. Station numbers are shown. Station numbers are shown.

State Plane Coordinate - Missouri
 (Date: 1/16/2011 12:02:02 PM)

1.	N134915337	S232738416
2.	N134915340	S232738419
3.	N134915343	S232738422
4.	N134915346	S232738425
5.	N134915349	S232738428
6.	N134915352	S232738431
7.	N134915355	S232738434
8.	N134915358	S232738437
9.	N134915361	S232738440

- GENERAL NOTES:**
1. Easement system adopted from General Warranty Deed recorded in Book 2001, page 185.
 2. Property referenced from Clearwater Title Insurance Company commitment for this location, File No. 85464999 with an effective date of February 1, 2006. The above referenced commitment for this location was relied upon to disclose all easements and restrictions of record which affect this property.
 3. Subject to right of way of County Road over the part of the subject property mentioned therein.
 4. Wilson Road was established 30 feet wide according to Road Plat Book 1, page 56 of the St. Charles County records, as recorded, according to the location of the asphalt pavement.

Volz Incorporated
 Richard A. Powell
 Professional Land Surveyor
 No. 71.5. 020600077

LEGEND

- SET SURVEYMENT MONUMENT
- ▲ SET PROPERTY MONUMENT
- ⊙ ADJACENT
- ⊙ SET SURVEY
- ⊙ TYPICAL MONUMENT DETAIL

THIS PLAT CONTAINS 33.951 ACRES.

VOLZ INCORPORATED
 LAND SURVEYING - ENGINEERING - LAND DEVELOPMENT
 1000 W. MAIN STREET, SUITE 100
 ST. LOUIS, MISSOURI 63102
 PHONE 314-644-2121

