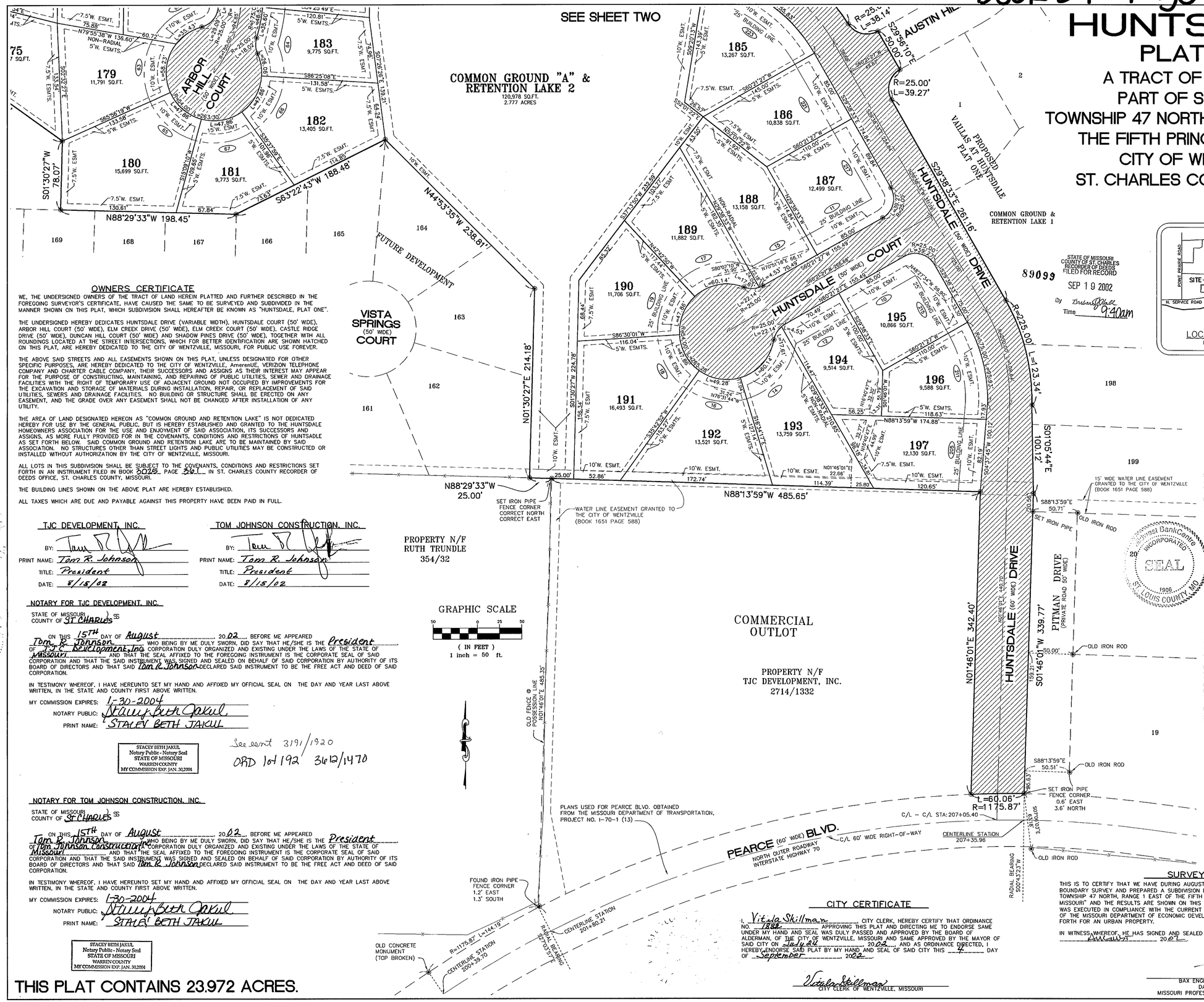
Book 39 Page 129

HUNTSDALE
PLAT ONE

A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI



STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD
89099
SEP 19 2002
By Barbara Gilbert
Time 9:40am

THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT

DATE: Sept 3, 2002

THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS EMBODIED WITHIN THE MUNICIPAL CODE OF THE CITY OF WENTZVILLE.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HUNTSDALE, PLAT ONE".

THE UNDERSIGNED HEREBY DEDICATES HUNTSDALE DRIVE (VARIABLE WIDTH), HUNTSDALE COURT (50' WIDE), ARBOR HILL COURT (50' WIDE), ELM CREEK DRIVE (50' WIDE), ELM CREEK COURT (50' WIDE), CASTLE RIDGE DRIVE (50' WIDE), DUNCAN HILL COURT (50' WIDE) AND SHADOW PINES DRIVE (50' WIDE), TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE, MISSOURI, FOR PUBLIC USE FOREVER.

THE ABOVE SAID STREETS AND ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE, AmerenUE, VERIZION TELEPHONE COMPANY AND CHARTER CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES, SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE AREA OF LAND DESIGNATED HEREON AS "COMMON GROUND AND RETENTION LAKE" IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHED AND GRANTED TO THE HUNTSDALE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF HUNTSDALE AS SET FORTH BELOW. SAID COMMON GROUND AND RETENTION LAKE ARE TO BE MAINTAINED BY SAID ASSOCIATION. NO STRUCTURES OTHER THAN STREET LIGHTS AND PUBLIC UTILITIES MAY BE CONSTRUCTED OR INSTALLED WITHOUT AUTHORIZATION BY THE CITY OF WENTZVILLE, MISSOURI.

ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT FILED IN BOOK 3026 PAGE 361 IN ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES COUNTY, MISSOURI.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

TJC DEVELOPMENT, INC.
BY: Tom R. Johnson
PRINT NAME: Tom R. Johnson
TITLE: President
DATE: 8/15/02

TOM JOHNSON CONSTRUCTION, INC.
BY: Tom R. Johnson
PRINT NAME: Tom R. Johnson
TITLE: President
DATE: 8/15/02

NOTARY FOR TJC DEVELOPMENT, INC.

STATE OF MISSOURI } SS
COUNTY OF ST CHARLES

ON THIS 15TH DAY OF August, 2002, BEFORE ME APPEARED Tom R. Johnson WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE President OF TJC Development, Inc CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF Missouri AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Tom R. Johnson DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-30-2004
NOTARY PUBLIC: Stacey Beth Jakul
PRINT NAME: STACEY BETH JAKUL

STACEY BETH JAKUL
Notary Public - Notary Seal
STATE OF MISSOURI
WARREN COUNTY
MY COMMISSION EXP. JAN. 30,2004

See earlier 3191/1920
ORD 101/192 3612/1470

NOTARY FOR TOM JOHNSON CONSTRUCTION, INC.

STATE OF MISSOURI } SS
COUNTY OF ST CHARLES

ON THIS 15TH DAY OF August, 2002, BEFORE ME APPEARED Tom R. Johnson WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE President OF Tom Johnson Construction, Inc CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF Missouri AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Tom R. Johnson DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-30-2004
NOTARY PUBLIC: Stacey Beth Jakul
PRINT NAME: STACEY BETH JAKUL

STACEY BETH JAKUL
Notary Public - Notary Seal
STATE OF MISSOURI
WARREN COUNTY
MY COMMISSION EXP. JAN. 30,2004

THIS PLAT CONTAINS 23.972 ACRES.

LENDER FOR TJC DEVELOPMENT, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2117 PAGE 1336 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HUNTSDALE, PLAT ONE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND, SEALED, THIS SUBDIVISION PLAT THIS 14th DAY OF August 2002.

Midwest BankCentre
BY: Darrell Roegner
PRINT NAME: Darrell Roegner
TITLE: Regional President

Midwest BankCentre INCORPORATED SEAL 1906 ST. LOUIS COUNTY, MO

STATE OF MISSOURI } SS
COUNTY OF St. Charles

ON THIS 14th DAY OF August 2002 BEFORE ME APPEARED Darrell Roegner WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Regional President OF Midwest BankCentre A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF Missouri AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Darrell Roegner DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10-06-02
NOTARY PUBLIC: Susan M. Amptmann
PRINT NAME: Susan M. Amptmann

SUSAN M. AMPTMANN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Oct. 6, 2002

CITY CERTIFICATE

I, Vitala Skillman, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 1888 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMAN, OF THE CITY OF WENTZVILLE, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON July 24, 2002, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 4 DAY OF September, 2002.

Vitala Skillman
CITY CLERK OF WENTZVILLE, MISSOURI

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING AUGUST, 2002, BY ORDER OF TJC DEVELOPMENT, INC., EXECUTED A BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON "A TRACT OF LAND BEING PART OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4-CSR-30-16.0) OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

IN WITNESS WHEREOF, HE HAS SIGNED AND SEALED THE FOREGOING THIS 14 DAY OF August 2002.

BAX ENGINEERING COMPANY, INC.
DARREL R. OAKLEY
MISSOURI PROFESSIONAL LAND SURVEYOR #2265

HUNTSDALE PLAT ONE

PREPARED FOR:
TJC DEVELOPMENT, INC.
631 AVONDALE DRIVE
ST. PETERS, MISSOURI 63376
(636) 978-9200

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and 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.

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REVISIONS

ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

8-14-02	DATE
96-7976PB	PROJECT NUMBER
1 of 2	SHEET OF
7976PB-REC1.DWG	FILE NAME
TL/HB MEC	DRAWN CHECKED
AUGUST, 1998	DATE DONE IN FIELD

Book 39 Page 130

LENDER FOR TOM JOHNSON CONSTRUCTION, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2876 PAGE 1873 ET SEQ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HUNTSDALE, PLAT ONE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 14th DAY OF August, 2002.

Midwest BankCentre

BY: Darrell Roegner

PRINT NAME: Darrell Roegner

TITLE: Regional President

STATE OF MISSOURI
COUNTY OF St. Charles } SS

ON THIS 14th DAY OF August, 2002 BEFORE ME APPEARED Darrell Roegner WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Regional President OF Midwest BankCentre, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF Missouri AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Darrell Roegner DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10-06-02

NOTARY PUBLIC: Susan M. Amptmann

PRINT NAME: Susan M. Amptmann

SUSAN M. AMPTMANN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Oct. 6, 2002

Midwest BankCentre INCORPORATED SEAL 1998 ST. LOUIS COUNTY, MO

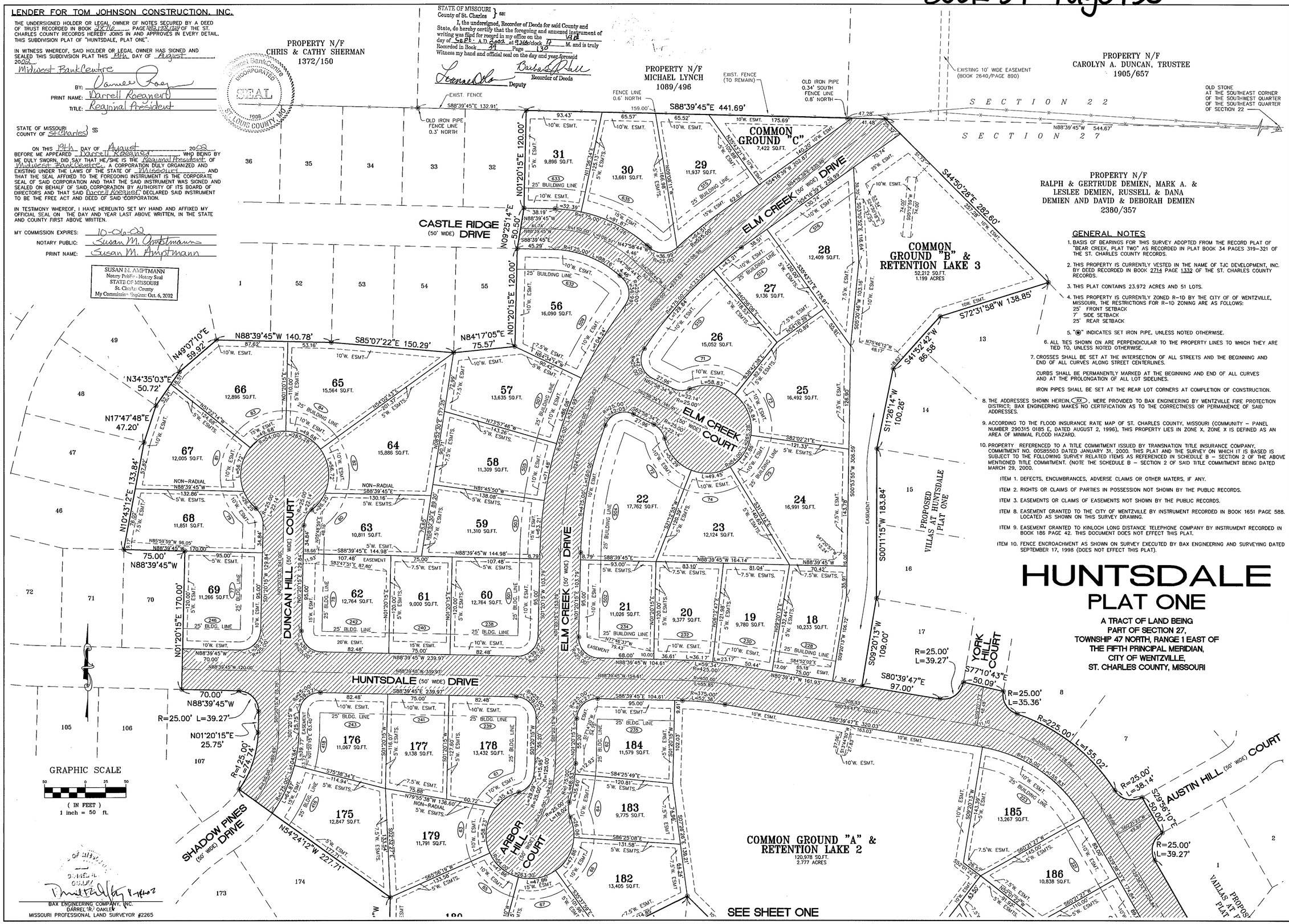
STATE OF MISSOURI
County of St. Charles } ss:

I, the undersigned, Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 14th day of Sept. A.D. 2002 at 9:26 o'clock A M. and is truly Recorded in Book 39 Page 130

Witness my hand and official seal on the day and year foresaid

Barbara Hall
Recorder of Deeds

Deputy



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "BEAR CREEK, PLAT TWO" AS RECORDED IN PLAT BOOK 34 PAGES 319-321 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF TJC DEVELOPMENT, INC. BY DEED RECORDED IN BOOK 2714 PAGE 1332 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 23.972 ACRES AND 51 LOTS.
4. THIS PROPERTY IS CURRENTLY ZONED R-1D BY THE CITY OF WENTZVILLE, MISSOURI, THE RESTRICTIONS FOR R-1D ZONING ARE AS FOLLOWS:
   25' FRONT SETBACK
   7' SIDE SETBACK
   25' REAR SETBACK
5. "◉" INDICATES SET IRON PIPE, UNLESS NOTED OTHERWISE.
6. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED TO, UNLESS NOTED OTHERWISE.
7. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.

   CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.

   IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION.
8. THE ADDRESSES SHOWN HEREIN, (XX), WERE PROVIDED TO BAX ENGINEERING BY WENTZVILLE FIRE PROTECTION DISTRICT; BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI (COMMUNITY - PANEL NUMBER 290315 0185 E, DATED AUGUST 2, 1996), THIS PROPERTY LIES IN ZONE X, ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
10. PROPERTY REFERENCED TO A TITLE COMMITMENT ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NO. 00585503 DATED JANUARY 31, 2000. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT. (NOTE THE SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT BEING DATED MARCH 29, 2000.

    ITEM 1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATERS, IF ANY.

    ITEM 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

    ITEM 3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

    ITEM 8. EASEMENT GRANTED TO THE CITY OF WENTZVILLE BY INSTRUMENT RECORDED IN BOOK 1651 PAGE 588. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

    ITEM 9. EASEMENT GRANTED TO KINLOCH LONG DISTANCE TELEPHONE COMPANY BY INSTRUMENT RECORDED IN BOOK 186 PAGE 42. THIS DOCUMENT DOES NOT EFFECT THIS PLAT.

    ITEM 10. FENCE ENCROACHMENT AS SHOWN ON SURVEY EXECUTED BY BAX ENGINEERING AND SURVEYING DATED SEPTEMBER 17, 1998 (DOES NOT EFFECT THIS PLAT).

HUNTSDALE
PLAT ONE

A TRACT OF LAND BEING
PART OF SECTION 27,
TOWNSHIP 47 NORTH, RANGE 1 EAST OF
THE FIFTH PRINCIPAL MERIDIAN,
CITY OF WENTZVILLE,
ST. CHARLES COUNTY, MISSOURI

BAX ENGINEERING COMPANY, INC.
DARRELL R. OAKLEY
MISSOURI PROFESSIONAL LAND SURVEYOR #2265

HUNTSDALE PLAT ONE

PREPARED FOR:
TJC DEVELOPMENT, INC.
631 AVONDALE DRIVE
ST. PETERS, MISSOURI 63376
(636) 978-9200

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REVISIONS

ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
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