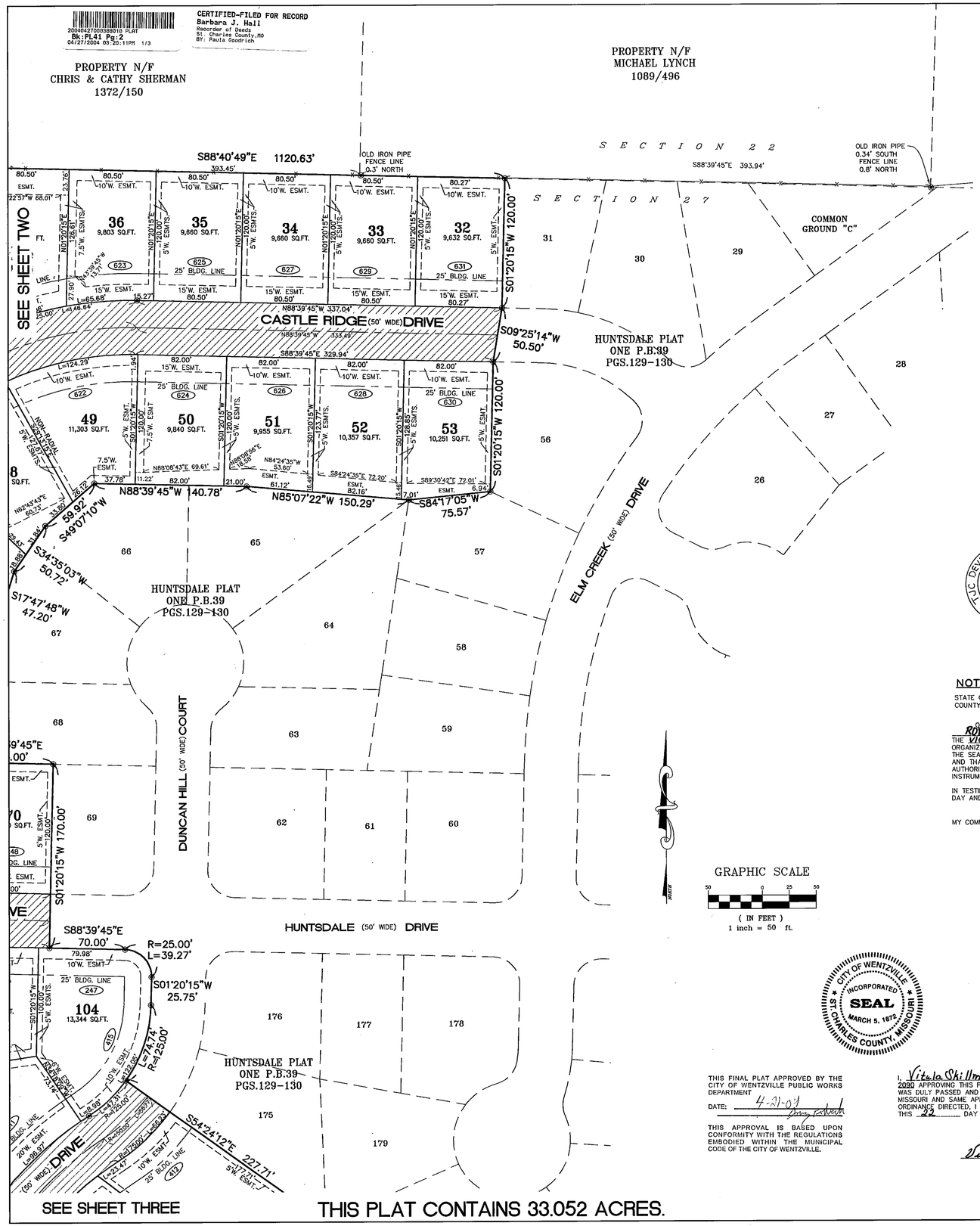
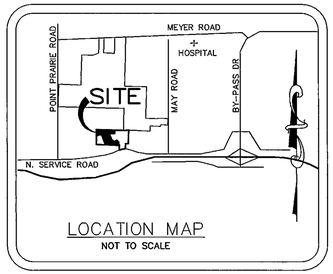
20040427000088010 PLAT
Bk:PL41 Pg:2
04/27/2004 03:20:11PM 1/3

CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County,mo
BY: Paula Goodrich

HUNTSDALE
PLAT TWO
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



THIS PLAT CONTAINS 33.052 ACRES.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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 TWO".

THE UNDERSIGNED HEREBY DEDICATES HUNTSDALE DRIVE (50' WIDE), HUNTSDALE RIDGE COURT (50' WIDE), LIBERTY CREEK DRIVE (50' WIDE), CASTLE RIDGE DRIVE (50' WIDE), VISTA SPRINGS COURT (50' WIDE), BRISTOL CREST 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, CenturyTel 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" 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 3025 PAGE 361 IN ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES COUNTY, MISSOURI.

THE OWNERS OF LOTS ABUTTING THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION DO NOT HAVE THE RIGHT TO REMOVE OR REPLACE THE EXISTING OLD WIRE FENCES SHOWN WITHOUT AUTHORIZATION FROM THE HUNTSDALE HOMEOWNERS ASSOCIATION, AND THE ADJOINING OFFSITE PROPERTY OWNERS (MISSOURI STATUES CHAPTER 272).

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: Royce L. Yust
PRINT NAME: Royce L. Yust
TITLE: VICE PRESIDENT
DATE: 4-13-2004

TJC DEVELOPMENT, INC. CORP SEAL

TOM JOHNSON CONSTRUCTION, INC.
BY: Royce L. Yust
PRINT NAME: Royce L. Yust
TITLE: VICE PRESIDENT
DATE: 4-13-2004

TOM JOHNSON CONSTRUCTION, INC. CORP. SEAL

NOTARY FOR TJC DEVELOPMENT, INC.

STATE OF MISSOURI
COUNTY OF ST CHARLES } SS

ON THIS 13TH DAY OF APRIL, 2004, BEFORE ME APPEARED ROYCE L. YUST WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE VICE PRESIDENT OF TJC DEVELOPMENT, INC. 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 ROYCE L. YUST, 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: 1-30-2008
NOTARY PUBLIC: Stacey Beth Jakul
PRINT NAME: Stacey Beth Jakul

STACEY BETH JAKUL
Notary Public - Notary Seal
STATE OF MISSOURI
Warren County
My Commission Expires: Jan. 30, 2008

NOTARY FOR TOM JOHNSON CONSTRUCTION, INC.

STATE OF MISSOURI
COUNTY OF ST CHARLES } SS

ON THIS 13TH DAY OF APRIL, 2004, BEFORE ME APPEARED ROYCE L. YUST WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE VICE PRESIDENT OF TOM JOHNSON CONSTRUCTION, INC. 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 ROYCE L. YUST, 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: 1-30-2008
NOTARY PUBLIC: Stacey Beth Jakul
PRINT NAME: Stacey Beth Jakul

STACEY BETH JAKUL
Notary Public - Notary Seal
STATE OF MISSOURI
Warren County
My Commission Expires: Jan. 30, 2008

CITY OF WENTZVILLE, INCORPORATED, SEAL, MARCH 5, 1872, ST. CHARLES COUNTY, MISSOURI

THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT
DATE: 4-21-04

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

CITY CERTIFICATE

I, Vitola Skillman, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 2090 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 MARCH 24, 2004, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 22 DAY OF April, 2004

Vitola Skillman
CITY CLERK OF WENTZVILLE, MISSOURI

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 2004, BY THE 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. THIS 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, IT HAS SIGNED AND SEALED THE FOREGOING THIS 09 DAY OF APRIL, 2004.

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

4/9/04

HUNTSDALE
PLAT TWO

PREPARED FOR:
TJC DEVELOPMENT, INC.
42 CHAUNSTON COURT
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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ENGINEERING
PLANNING
SURVEYING

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

4-8-04	DATE
96-7976PB	PROJECT NUMBER
1 of 3	SHEET OF
7976PB-REC2.DWG	FILE NAME
EF/HB	MEC
DRAWN	CHECKED
	DATE DONE IN FIELD

20040427000398010 2/3
Bk:PL41 Pg:3

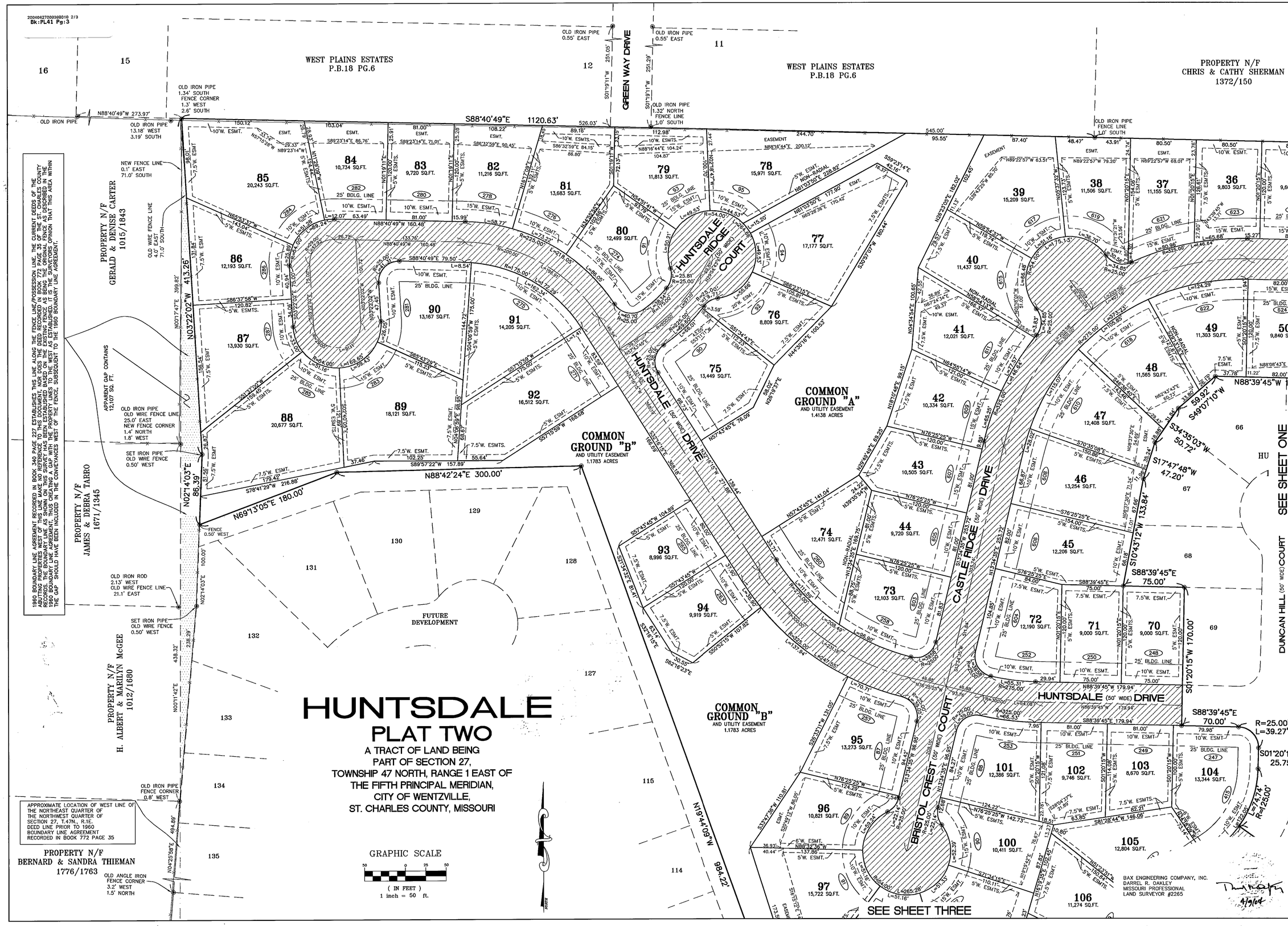
HUNTSDALE
PLAT TWO

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

1960 BOUNDARY LINE AGREEMENT RECORDED IN BOOK 340 PAGE 227 ESTABLISHES THIS LINE ALONG THE FENCE LINE/POSSESSION LINE. THE CURRENT DEEDS OF THE ADJACENT PROPERTIES DESCRIBE THE BOUNDARY LINE AS BEING THE ORIGINAL FENCE AS DESCRIBED IN THE RECORDS. THE BOUNDARY LINE AS SHOWN ON THIS SURVEY HAS BEEN ESTABLISHED BASED ON THE EXISTING FENCE AS BEING THE ORIGINAL FENCE AS DESCRIBED IN THE 1960 BOUNDARY LINE AGREEMENT, THUS CREATING A GAP WITH THE PROPERTY LINES TO THE WEST AS ESTABLISHED. IT IS THE SURVEYORS OPINION THAT THIS AREA WITHIN THE GAP SHOULD HAVE BEEN INCLUDED IN THE CONVEYANCES WEST OF THE FENCE, SUBSEQUENT TO THE 1960 BOUNDARY LINE AGREEMENT.

APPROXIMATE LOCATION OF WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, T.47N., R.1E. DEED LINE PRIOR TO 1960 BOUNDARY LINE AGREEMENT RECORDED IN BOOK 772 PAGE 35

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



HUNTSDALE
PLAT TWO

PREPARED FOR:
TJC DEVELOPMENT, INC.
42 CHAUNSTON COURT
ST. PETERS, MISSOURI 63376
(636) 978-9200

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DATE DONE IN FIELD

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

4/7/04

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BK:PL41 PG:4

HUNTSDALE
PLAT TWO

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

GRAPHIC SCALE
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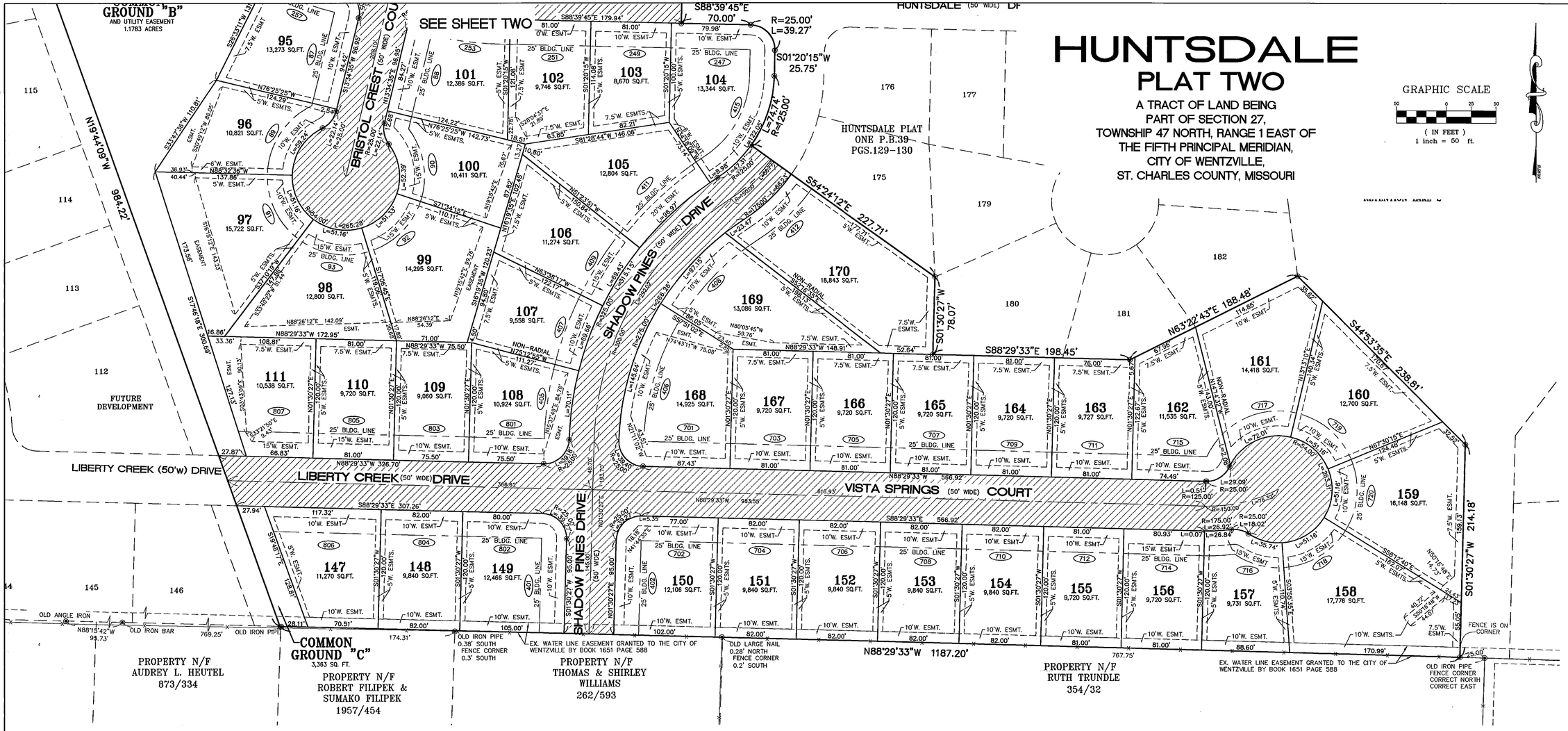
1 inch = 50 ft.



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "HUNTSDALE, PLAT ONE" AS RECORDED IN PLAT BOOK 39 PAGES 129-130 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 33.052 ACRES AND 88 LOTS.
4. THIS PROPERTY IS CURRENTLY ZONED R-1D BY THE CITY OF 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 A NON FLOOD HAZARD AREA.
10. THIS PROPERTY IS A PORTION OF 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 AFFECT THIS PLAT.

    ITEM 10. FENCE ENCROACHMENT AS SHOWN ON SURVEY EXECUTED BY BAX ENGINEERING AND SURVEYING DATED SEPTEMBER 17, 1998 (FENCES ARE LOCATED AS SHOWN ON THIS SURVEY DRAWING).
11. THIS PLAT IS SUBJECT TO ANY ADDITIONAL EASEMENTS, CLAIMS AND RIGHTS CREATED SINCE THE DATE OF ABOVE SAID TITLE COMMITMENT, IF ANY.

LENDER FOR TJC DEVELOPMENT, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2714 PAGE 1332 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HUNTSDALE, PLAT TWO".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 13th DAY OF April, 2004

LENDER: Midwest BankCentre
BY: Janet M Dunham
PRINT NAME: JANET M DUNHAM
TITLE: Sr. V.P

Midwest BankCentre INCORPORATED SEAL 1905 ST. LOUIS COUNTY, MO.

STATE OF Missouri
COUNTY OF St. Charles } SS

ON THIS 13th DAY OF April, 2004, BEFORE ME APPEARED Janet M. Dunham, WHO BEING BY ME DULY SWORN, DID SAY THAT ~~HE~~/SHE IS THE Sr. Vice Pres. 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 Janet Dunham 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: 10-06-06
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, 2006

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

4/9/04

HUNTSDALE
PLAT TWO

PREPARED FOR:
TJC DEVELOPMENT, INC.
42 CHAUNSTON COURT
ST. PETERS, MISSOURI 63376
(636) 978-9200

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