Book 39 Page 180

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AND SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOW AS "STONECROFT PLAT TWO".

STONECROFT DRIVE (52 FEET WIDE), HESTERS WAY (50 FEET WIDE), HESTERS COURT (50 FEET WIDE), MILLCROFT DRIVE (50 FEET WIDE) AND MILLERS RIDGE DRIVE (50 FEET WIDE), TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS ARE HEREBY DEDICATED TO ST. CHARLES COUNTY FOR PUBLIC USE FOREVER, (SHOWN HATCHED FOR IDENTIFICATION), AND WE HEREBY COVENANT AND AGREE THAT THE COUNTY ACCEPTANCE OF SAID STREETS AND ROADWAYS SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE REQUIRED IMPROVEMENTS SECTIONS OF THE "SUBDIVISION REGULATIONS" OF THE UNIFIED DEVELOPMENT ORDINANCE OF ST. CHARLES COUNTY, ORDINANCES OF ST. CHARLES COUNTY, MISSOURI ("OSCCMO"), CHAPTER 410.

THE UNDERSIGNED FURTHER DESIGNATES THESE STREETS AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES AND CABLE LINES. ALL OTHER EASEMENTS UNLESS SPECIFIED FOR OTHER PURPOSES AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE VARIOUS UTILITY COMPANIES AND ST. CHARLES COUNTY, AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWERS AND APPURTENANCES, STORM SEWERS, GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE LINES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

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 AS COMMON GROUND TO THE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE CONDITIONS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF STONECROFT.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF STONECROFT, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 2835 PAGE 683 IN THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES COUNTY, MISSOURI.

ALL LOTS SHOWN HEREON ARE ESTABLISHED FOR SINGLE FAMILY DWELLING PURPOSES.

ALL BUILDING LINES ARE HEREBY ESTABLISHED.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 22 DAY OF OCTOBER, 2002

SUMMIT POINTE, L.C.

By: TR Hughes Managing Memb

Print Name: Thomas R. Hughes

Title: Managing Member

STATE OF MISSOURI)
COUNTY OF ST. CHARLES) SS

ON THIS 22 DAY OF OCTOBER, 2002, BEFORE ME APPEARED Thomas R. Hughes WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SUMMIT POINTE, L.C. A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THAT SAID Thomas R. Hughes DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC: Bernard J. Bax

PRINT NAME: Bernard J. Bax

MY TERM EXPIRES: 7-2-06

"NOTARY SEAL"
Bernard J. Bax, Notary Public
St. Charles County, State of Missouri
My Commission Expires 7/2/2006

CENTRAL ELECTRIC POWER COOPERATIVE NOTES:

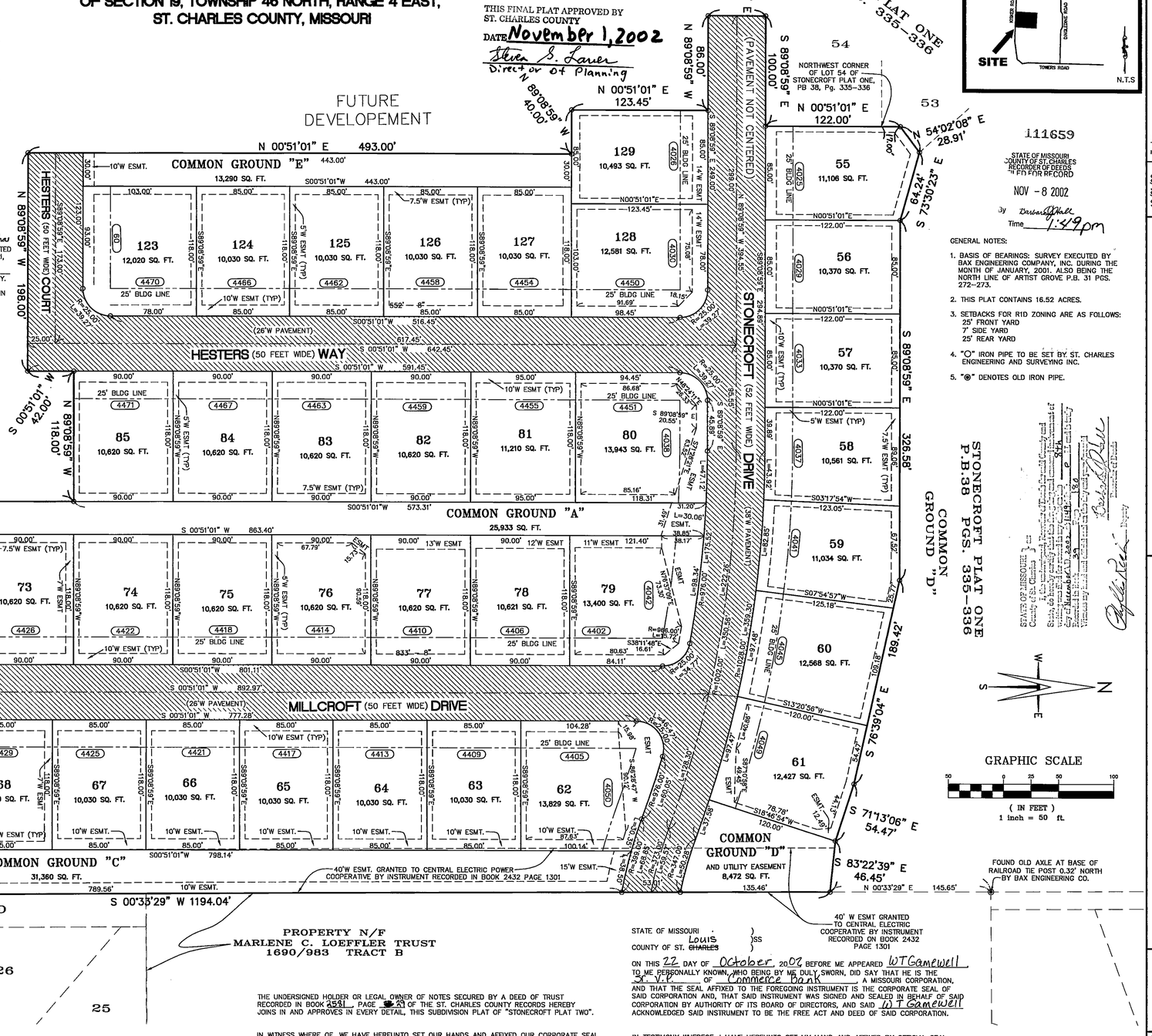
1. Present line-to-ground elevations must not be diminished. This applies to the entire right-of-way.
2. Erection of any structure on the right-of-way is not permitted.
3. Construction of roads or parking lots is not permitted unless there is adequate clearance between any proposed parking lots or roads and the transmission line. The National Electric Safety Code may require additional clearances over roads, driveways, and parking lots that are in excess of the clearance required over unimproved land. CEPC must be notified regarding any proposed parking lots or roads so that CEPC can determine if the clearance is adequate.
4. Planting of trees on the right-of-way is not permitted.
5. Any septic systems, drain fields, sewer lines, water lines, or any other underground facility must be buried at least five feet below the ground surface.
6. CEPC must be notified of the location of all underground facilities on the right-of-way.
7. Buyers of subdivision lots that are within CEPC's right-of-way must be notified of CEPC's easement rights which include but are not limited to access, reconstruction, maintenance, and clearing rights.
8. Please notify all contractors working on this project of the following safety requirements. All equipment must be kept at least 10 feet away from all of CEPC's conductors, no matter if conductors are energized or de-energized. Any trenching or earth moving done must be at least 10 feet away from any of CEPC's structure, anchors, or guys. For the safety of the public and/or workmen involved, it may be necessary to de-energize the transmission line. If situations arise which require this condition, please coordinate your efforts through CEPC's dispatch center at 1-573-763-5315. When a CEPC line is to be de-energized, it is an absolute must that the structure number where the work is to be done is made known to us.

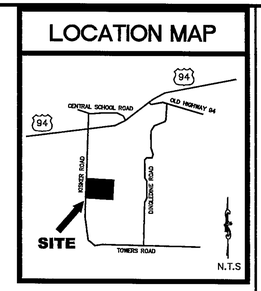
STONECROFT
PLAT TWO

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI

APPROVED
ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
DATE October 16, 2002
SEC Chris Hoffman

THIS FINAL PLAT APPROVED BY
ST. CHARLES COUNTY
DATE November 1, 2002
Steven S. Lauer
Director of Planning





111659
STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
"I" FD FOR RECORD
NOV - 8 2002
By Barbara Mehl
Time 1:49pm

GENERAL NOTES:

1. BASIS OF BEARINGS: SURVEY EXECUTED BY BAX ENGINEERING COMPANY, INC. DURING THE MONTH OF JANUARY, 2001. ALSO BEING THE NORTH LINE OF ARTIST GROVE P.B. 31 PGS. 272-273.
2. THIS PLAT CONTAINS 16.52 ACRES.
3. SETBACKS FOR R1D ZONING ARE AS FOLLOWS:
   25' FRONT YARD
   7' SIDE YARD
   25' REAR YARD
4. "O" IRON PIPE TO BE SET BY ST. CHARLES ENGINEERING AND SURVEYING INC.
5. "⊗" DENOTES OLD IRON PIPE.

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

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST OF SUMMIT POINTE, L.C., WE HAVE DURING THE MONTH OF SEPTEMBER, 2002 PREPARED A SUBDIVISION PLAT IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4CSR 30 16.010-16.110)." THIS SURVEY IS BASED UPON RECORD SOURCES AND COMMITMENT #005B0958A DATED NOVEMBER 21, 2000 AND ISSUED BY TRANSNATION TITLE INSURANCE COMPANY. THE RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

James Joseph Draper
P.L.S.

10/21/02
DATE

LS-1552
JAMES JOSEPH DRAPER

THIS Final PLAT
APPROVED ONLY UPON CONDITIONS
AS SET FORTH BY ST. CHARLES COUNTY

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2581 PAGE 2[illegible] OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "STONECROFT PLAT TWO".

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 24 DAY OF October 2002.

BY: WT Gamewell, SVP
PRINT NAME: WILLIAM T. GAMEWELL
TITLE: SENIOR VICE PRESIDENT

STATE OF MISSOURI)
Louis)SS
COUNTY OF ST. ~~CHARLES~~)

ON THIS 22 DAY OF October, 2002 BEFORE ME APPEARED WT Gamewell TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE Sr. V.P. OF Commerce Bank, A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID WT Gamewell ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

ROBIN THEISEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 28, 2002

NOTARY PUBLIC: Robin Theisen
PRINT NAME: Robin Theisen
MY TERM EXPIRES: 12/28/04

RECEIVED
SEP 19 2002
ST. CHARLES COUNTY
PLANNING DEPARTMENT

STONECROFT
PLAT TWO
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL:(636) 947-0607 FAX:(636) 947-2448

Taylor
10/21/02

ORDER NO. 01-0455
DATE 08/28/02
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