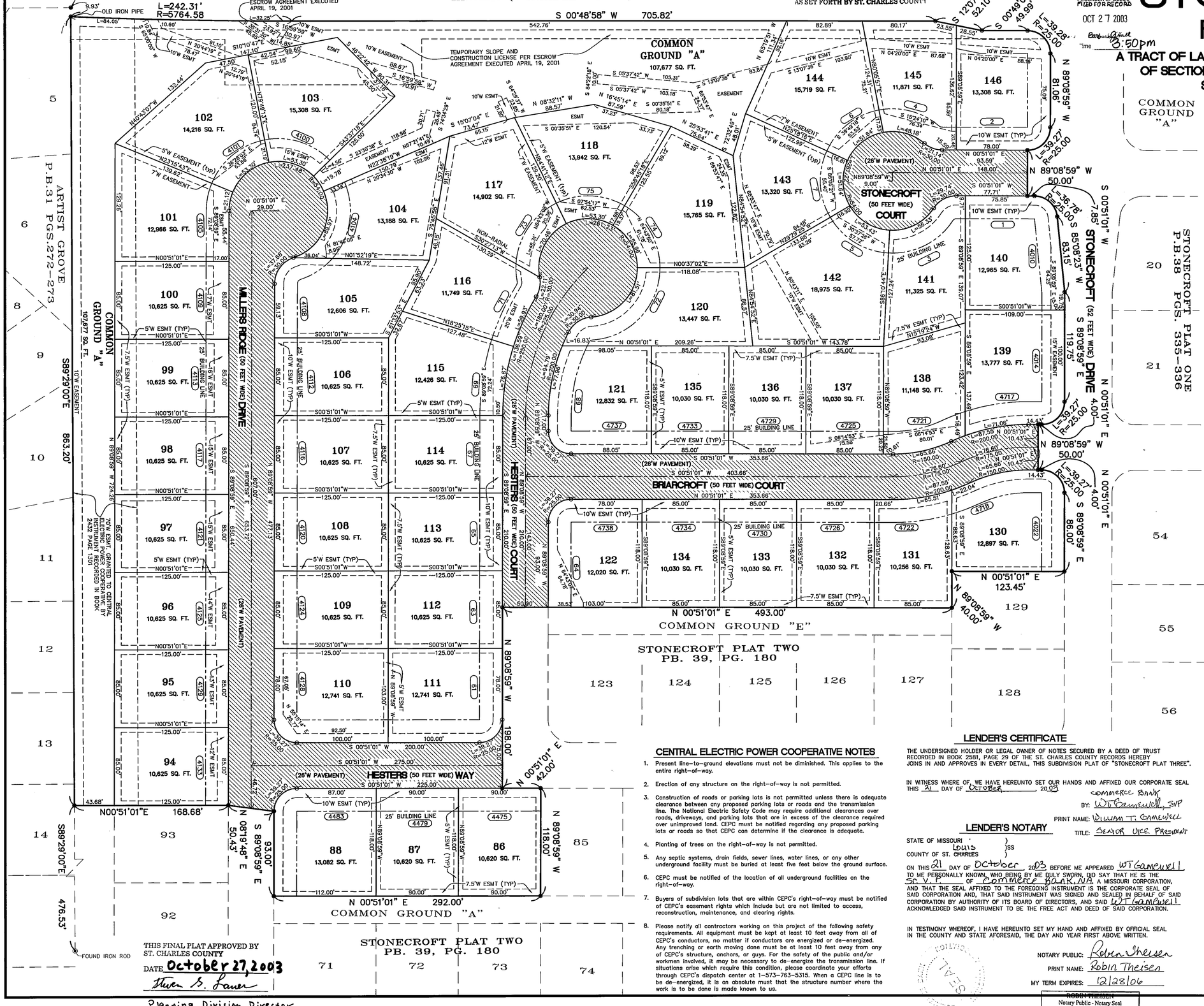
THIS Final PLAT APPROVED ONLY UPON CONDITIONS AS SET FORTH BY ST. CHARLES COUNTY

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD
OCT 27 2003
Barbara Ostholt
Time 3:50pm

STONECROFT
PLAT THREE

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

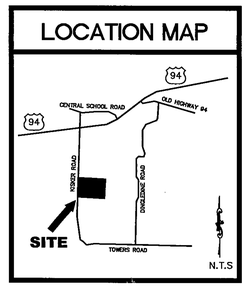


THIS FINAL PLAT APPROVED BY ST. CHARLES COUNTY
DATE October 27, 2003
Steven S. Sauer
Planning Division Director

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 18.77 ACRES.
3. SETBACKS 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.
6. ACCORDING TO FIRM MAP PANEL NUMBER 29183C0451, REVISED AUGUST 2, 1996, THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
7. UNLESS SPECIFIED OTHERWISE ON THIS PLAT, EASMENTS ARE AS FOLLOWS:
   10' EASEMENTS ALONG THE FRONT YARD
   5' EASEMENTS ALONG THE SIDE YARD
   7.5' EASMENTS ALONG THE REAR YARD
8. UTILITIES MUST BE LOCATED UNDERGROUND SINCE THE LOTS ARE LESS THAN 20,000 SQ. FT. IN SIZE.

LOCATION MAP



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

OWNER'S CERTIFICATE

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 THREE".

STONECROFT COURT (50 FEET WIDE), HESTERS WAY (50 FEET WIDE), HESTERS COURT (50 FEET WIDE), BRIARCROFT COURT (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 20 DAY OF October 2003

SUMMIT POINTE, L.C.

By: Jason Richardson

Print Name: Jason Hughes

Title: Executive Administrator

APPROVED
ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
DATE October 15, 2003
SEC Chris Huffman

OWNER'S NOTARY

STATE OF MISSOURI)
COUNTY OF ST. CHARLES) SS

ON THIS 20 DAY OF October, 2003 BEFORE ME APPEARED Jason T. 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 Jason T. 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

SURVEYOR'S CERTIFICATE

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 FEBRUARY, 2002, PERFORMED A BOUNDARY RETRACEMENT SURVEY OF A TRACT OF LAND PREVIOUSLY SURVEYED BY BAX ENGINEERING DURING THE MONTH OF JUNE, 2001, AND BASED UPON SAID RETRACEMENT SURVEY 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 #00S80958A DATED NOVEMBER 21, 2000 AND ISSUED BY TRANSNATION TITLE INSURANCE COMPANY. THE RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

Richard Keith Sieckmann 10-16-03
RICHARD KEITH SIECKMANN, MO. P.L.S. #2002014094 DATE

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.

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2581, PAGE 29 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "STONECROFT PLAT THREE".

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 21 DAY OF OCTOBER, 2003

COMMERCE BANK
BY: W T Gamewell, SVP
PRINT NAME: WILLIAM T. GAMEWELL
TITLE: SENIOR VICE PRESIDENT

LENDER'S NOTARY

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

ON THIS 21 DAY OF October, 2003 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, N.A. 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.

NOTARY PUBLIC: Robin Theisen

PRINT NAME: Robin Theisen

MY TERM EXPIRES: 12/28/06

ROBIN THEISEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 28, 2006

Book 40 Page 185

7-14-03	REVIEWED BY RLB

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

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

RECEIVED
SEP 18 2003
ST. CHARLES COUNTY PLANNING DEPARTMENT

ORDER NO. 01-0455
DATE 08/28/02
1