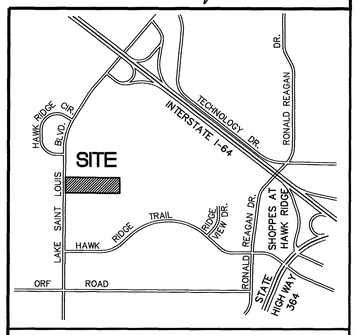
CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY KRUERSWILD $66.00
Bk:PL49 Pg:378
12/11/2017 03:23:27 PM 1/1
Kathryn Auerswald



LOCATION MAP
N.T.S.

A RECORD PLAT OF
"MILL CREEK - PLAT 1"

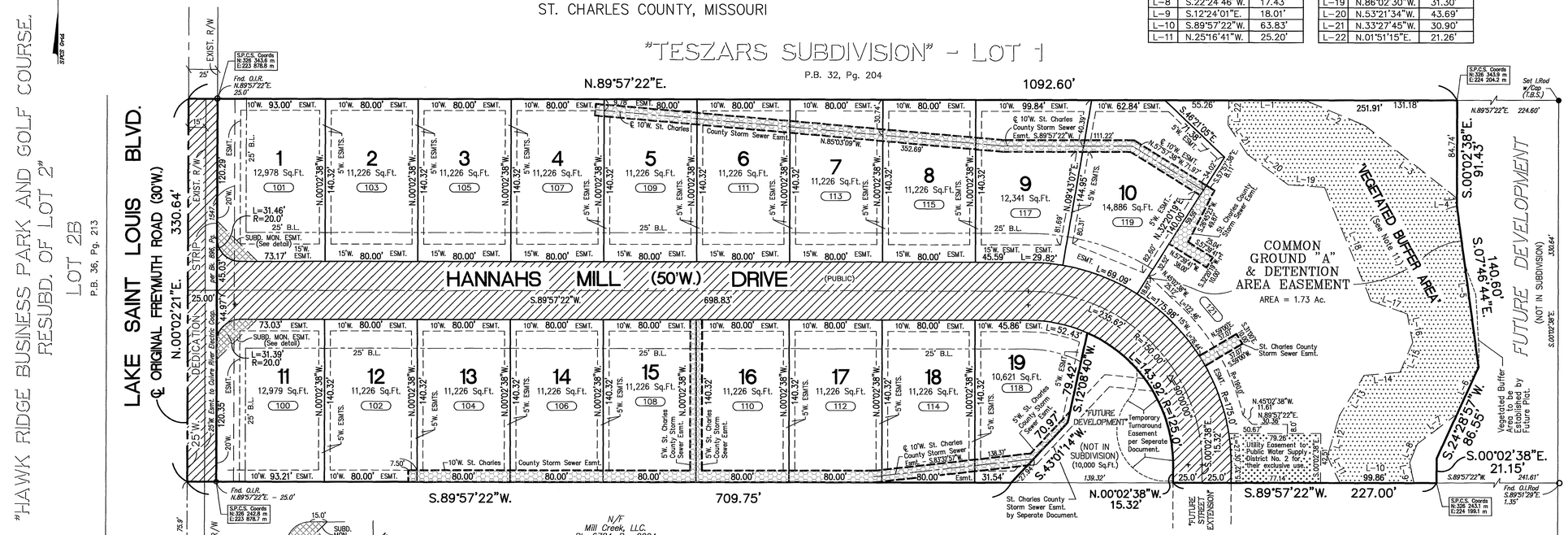
BEING THE FORMER CHAPEL ON THE LAKE TRACT OF BK. 3968, PG. 510
PART OF U.S. SURVEY 825 AND THE S.E. 1/4 OF FRACTIONAL SECTION 4
TOWNSHIP 46 NORTH, RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

(IN FEET)
GRAPHIC SCALE
1 inch = 50 ft.
(All Bearings referenced to Missouri State Plane Coordinate System 1983 – East Zone)

S.P.C.S. Coords.
N: XXX XXX.X m (meters)
E: XXX XXX.X m (meters)
(Indicates Missouri Coordinate System 1983: East Zone)

VEGETATIVE BUFFER AREA LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N.89°57'22"E.	65.47'
L-2	S.67°10'43"E.	56.21'
L-3	S.51°39'16"E.	101.29'
L-4	S.00°02'38"E.	6.69'
L-5	S.07°46'44"E.	140.60'
L-6	S.24°28'57"W.	44.59'
L-7	S.53°00'23"W.	42.62'
L-8	S.22°24'46"W.	17.43'
L-9	S.12°24'01"E.	18.01'
L-10	S.89°57'22"W.	63.83'
L-11	N.25°16'41"W.	25.20'

VEGETATIVE BUFFER AREA LINE TABLE		
LINE	BEARING	DISTANCE
L-12	N.15°57'01"E.	36.73'
L-13	N.31°31'35"E.	40.86'
L-14	N.85°10'28"E.	30.90'
L-15	N.22°37'02"E.	28.15'
L-16	N.11°05'12"W.	25.02'
L-17	N.70°24'37"W.	33.05'
L-18	N.22°21'00"W.	106.11'
L-19	N.86°02'30"W.	31.30'
L-20	N.53°21'34"W.	43.69'
L-21	N.33°27'45"W.	30.90'
L-22	N.01°51'15"E.	21.26'



OWNER'S CERTIFICATE

The undersigned owners of the tract of land described in the hereon Surveyor's Certificate has caused said tract to be surveyed and subdivided in the manner shown hereon, which subdivision shall hereafter be known as "MILL CREEK – PLAT 1".

The undersigned owners hereby designate the street and roadway, shown labelled as 25'W. DEDICATION STRIP and more specifically as HANNAHS MILL DRIVE (50 feet wide), which for better identification is shown hereon cross hachured as ////////, as a public street and roadway and dedicate it in trust to St. Charles County, Missouri, for use as right-of-way.

The undersigned owners of the real estate described herein, unless designated for other specific purposes, do hereby grant and dedicate the areas shown as 'Easements' as perpetual non-exclusive utility easements for sanitary sewers, gas lines, water lines, electric lines, communication lines, other public utility facilities, and all related appurtenances. The perpetual non-exclusive utility easements are hereby granted to Public Water Supply District No. 2, Cuivre River Electric Cooperative, Union Electric Company d/b/a Ameren Missouri, Spire Missouri Inc., CenturyLink, Charter Communications, AT&T and to all other public utility providers, as their interest may appear, and their successors and assigns, for the installation, use, patrol, access, inspection, maintenance, repair, relocation, and replacement of sanitary sewers, gas lines, water lines, communication lines, electric lines, and other public utility facilities, including all related appurtenances and improvements, the right of temporary use of ground adjacent to said utility easements, not occupied by improvements [limited, however, to five (5) feet on either side of said easement] for the excavation and temporary storage of materials during the installation, inspection, repair, relocation, or replacement of said utility facilities, together with all rights implied by and incidental to the use of said utility easements, including, without limitation, the right of ingress and egress to and from such utility easements from adjacent property, and the right to trim, control, cut, and remove any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches, and other obstructions that adversely impact the function or ability to maintain the utility upon, over, and under the utility easements and the adjacent property. Any utility company or public provider that causes damage to the property shall be responsible to restore the disturbed area as nearly as possible to its prior former condition.

The undersigned owners hereby designate the area, which for better identification is shown hachured as ////////// hereon, as a Subdivision Monument Easement and hereby dedicate said easement to the Mill Creek Home Owners Association for the installation and maintenance of a Subdivision Monument Sign.

The undersigned owners hereby dedicate all storm sewer easements, which for better identification is specifically shown hachured as ////////// hereon, to St. Charles County, Missouri for St. Charles County's use for storm water 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.

Any and all Detention Area Easements shown on this plat are hereby dedicated to St. Charles County, Missouri, pursuant to the Unified Development Ordinance of St. Charles County, Section 410.210.E, OSCCMO, for the sole purpose of ingress/egress and inspection and enforcement of all applicable regulations of such detention areas.

The areas of land designated hereon as "COMMON GROUND" are hereby established and granted to the MILL CREEK Home Owner's Association, Inc., for the use and enjoyment of said association, it's successors and assigns, as more fully provided for in the conditions, reservations, restrictions and protective covenants of Mill Creek Subdivision as set forth below. Said common ground is to be maintained by the association.

(cont.)

OWNER'S CERTIFICATE (cont.)

The entire subdivision depicted on this plat shall be subject to the "DECLARATION of COVENANTS, CONDITIONS EASEMENTS and RESTRICTIONS for MILL CREEK", as recorded in Book 6851, Page 847, of the St. Charles County Office of Recorder of Deeds.

Building lines as shown on this plat are hereby established.

All taxes due and payable against this property have been paid in full.

MILL CREEK, LLC.

Debbie Haley, member
Debbie Haley, Member

NOTARY FOR OWNER

STATE OF MISSOURI)
) ss.
COUNTY OF St. Charles)

On this 7th day of December, 2017, before me appeared Ms. Debbie Haley, to me personally known and who being by me duly sworn, did say that she is a Member of MILL CREEK, LLC., a Limited Liability Company of the State of Missouri, and that said instrument was signed in behalf of said Limited Liability Company by authority of its Member, and said Debbie Haley acknowledged 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.

Lisa M. Mills
Notary Public
Lisa M. Mills
(Printed Name)
My Commission Expires: 5-14-21

NOTARY PUBLIC SEAL OF MISSOURI
LISA M. MILLS
My Commission Expires May 14, 2021
St. Charles County
Commission #13408547

LENDER CERTIFICATE

The undersigned Holder or Legal Owner of Notes secured by a Deed of Trust recorded in Book 6784, Pg. 2209 of the St. Charles County Office of Recorder of Deeds hereby joins in and approves in every detail, this plat of "MILL CREEK – PLAT 1".

IN WITNESS WHEREOF said Holder or Legal Owner has signed and sealed this Record Plat this 7th day of December 2017.

Lender: AMERICAN BANK OF MISSOURI

By: Timothy Nash
Timothy Nash, President and CEO

NOTARY FOR LENDER

State of Missouri)
)ss.
County of St. Charles)

On this 7th day of December, 2017, before me appeared Timothy Nash, being by me duly sworn, did say that he is the President and C.E.O. of said American Bank of Missouri, being a Corporation, duly organized and existing under the laws of the State of Missouri and that the foregoing instrument was signed on behalf of said corporation, by authority of its Board of Directors and that said Timothy Nash 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 first above written.

Angela Serrano
Notary Public
Angela Serrano
Printed Name
My commission expires: March 17, 2019

ANGELA SERRANO
Notary Public - Notary Seal
State of Missouri
Commissioned for Warren County
My Commission Expires: March 17, 2019
Commission Number: 15601...

GENERAL NOTES

1. Total area of this plat = 8.09 Ac.
2. Total number of lots in this plat is 19.
3. Present zoning for this property is: R1D – Single Family Residential (St. Charles County).
4. Setbacks shall be as follows:
   Front Yard Setback: 20 feet
   Side Yard Setback: 7 feet
   Rear Yard Setback: 25 feet
5. All homes shall have driveway access to interior subdivision streets.
6. All utilities shall be located underground.
7. Crosses to be cut at all street centerline intersections and at all P.C.'s and P.T.'s of curves at the street centerline.
8. Crosses to be cut on the curb at a prolongation of the side lot lines after the completion of street construction.
9. Semi permanent monuments to be set at the rear lot corners after completion of construction activities.
10. (XXXX) Denotes address for all lots. All address assignments have been provided by St. Charles County Dispatch and Alarm.
11. There shall be no clearing, grading, construction or disturbance of vegetation within the Vegetated Buffer Areas except as permited by Section 405.5026 of the Unified Developmen Ordinance of St. Charles County, Missouri.

LAND SURVEYOR'S CERTIFICATE

This is to certify that at the request of Mr. Bill Luetkenhaus and during the month of April, 2017, based on a boundary survey made during the months of May and June, 2016, that we have made a subdivision of part of the tract of land as described in Deed to Chapel of the Lake, as recorded in Book 3968, Page 510 as per the St. Charles County Office of Recorder of Deeds and being also within part of U.S. Survey 825 and part of Fractional Section 4, Township 46 North, Range 2 East, Fifth Principal Meridian, St. Charles County, Missouri, and that the results of said subdivision are correctly represented upon this plat. Said survey being performed per the current Missouri Standards For Property Boundary Surveys (20 CSR 2030-16.010).

Date: April 06, 2016

MUSLER ENGINEERING CO.

Fred Villigram, Mo. P.L.S. #2073
Mo. Corporate License No.: LS 284 D

STATE OF MISSOURI
FRED R. VILLIGRAM
NUMBER PLS-2073
PROFESSIONAL LAND SURVEYOR

COUNTY CERTIFICATE

This Final Plat is approved only upon conditions as set forth by St. Charles County, Missouri.

Chairperson/Secretary
St. Charles County Planing and Zoning Commission
12/11/2017
Date

Robert A. Myers, AICP
Director
St. Charles County and Zoning Division
12-8-2017
Date

PREPARED FOR:

KAPB, LLC LAND SERIES
ATTN: MR. BILL LUETKENHAUS
410 CRESTVIEW DRIVE
O'FALLON, MISSOURI 63366
TELEPHONE: 636-272-4200 ext. 1
E-MAIL: bill@gotolpi.com

RECORD PLAT
MILL CREEK - PLAT 1
ST. CHARLES CO., MO.

DATE:	NO.:	REVISION:
12/6/17		Adjusted Lot 19
11/13/17		Revised per County review comments
5/24/17		Revised per PWSD#2 Comments
5/05/17		Revised per PWSD#2 Comments

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING – PLANNING – LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (636) 916-0444
Fax: (636) 916-3444
CERTIFICATE OF AUTHORITY: ENGINEERING: E-1230-D, LAND SURVEYING: LS-284-D

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
Apr., 2017	F.V.	R.S.M.	16-1426	1 of 1