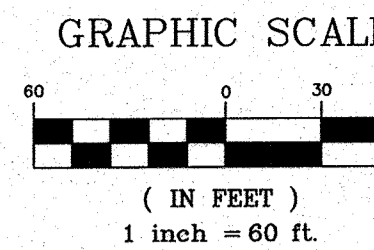


CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
St. Charles County, Missouri  
11/06/2018 09:32:01 PM

A RECORD PLAT OF

"MILL CREEK - PLAT 2" "TESZARS SUBDIVISION"



BEING THE FORMER BRANNON TRACT OF BK. 1595, PG. 941  
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

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 herein, which subdivision shall hereafter be known as "MILL CREEK - PLAT 2".

The undersigned owners hereby designate the strips of land, together with their roundings at intersections, eave-overs and cut-de-sacs, that for better identification is shown cross hatched as hereon, to be hereinafter known as HANNAHS MILL DRIVE (50 feet wide), LAURENS SPRING COURT (50 feet wide), LAURENS SPRING DRIVE (50 feet wide), JACKS TRAIL (60 feet wide) and the strip of land labeled as the 25' W. DEDICATION STRIP as public streets and roadways and utility easements to the City of Lake Saint Louis, for the use and benefit of the public. The undersigned further agrees that City acceptance of said street and roadway as a public street and roadway shall not be petitioned until the street and roadway is improved to the public standards in existence at the time acceptance is requested.

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, storm 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, City of Lake Saint Louis, Cuivre River Electric Cooperative, Union Electric Company d/b/a Ameren Missouri, Spire Missouri, Inc. (fka Laclede Gas), 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 areas designated as COMMON GROUND "A", "B" and "C" are hereby established and granted to the Mill Creek Homeowners Association, Inc., for the use and enjoyment of said association, its successors and assigns, as more fully provided in the Declaration of Covenants, Conditions, Restrictions and Easements of the Mill Creek Subdivision as described below. Said Common Ground shall be maintained by the Association. Said Common Ground is subject to perpetual, non-exclusive utility easements as described above.

The existing Permanent Drainage Easement recorded in Book 6868, Page 1964 of the St. Charles County Office of Recorder of Deeds is shown hatched as follows. The property described herein is subject to the terms and conditions of said Permanent Drainage Easement.

The entire subdivision depicted on this plat shall be subject to the "Declaration of Covenants, Conditions, Restrictions and Easements of the Mill Creek Subdivision", recorded in Book 6851, Page 847, of the St. Charles County Office of Recorder of Deeds, as the same may be amended from time to time.

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

NOTARY FOR OWNER

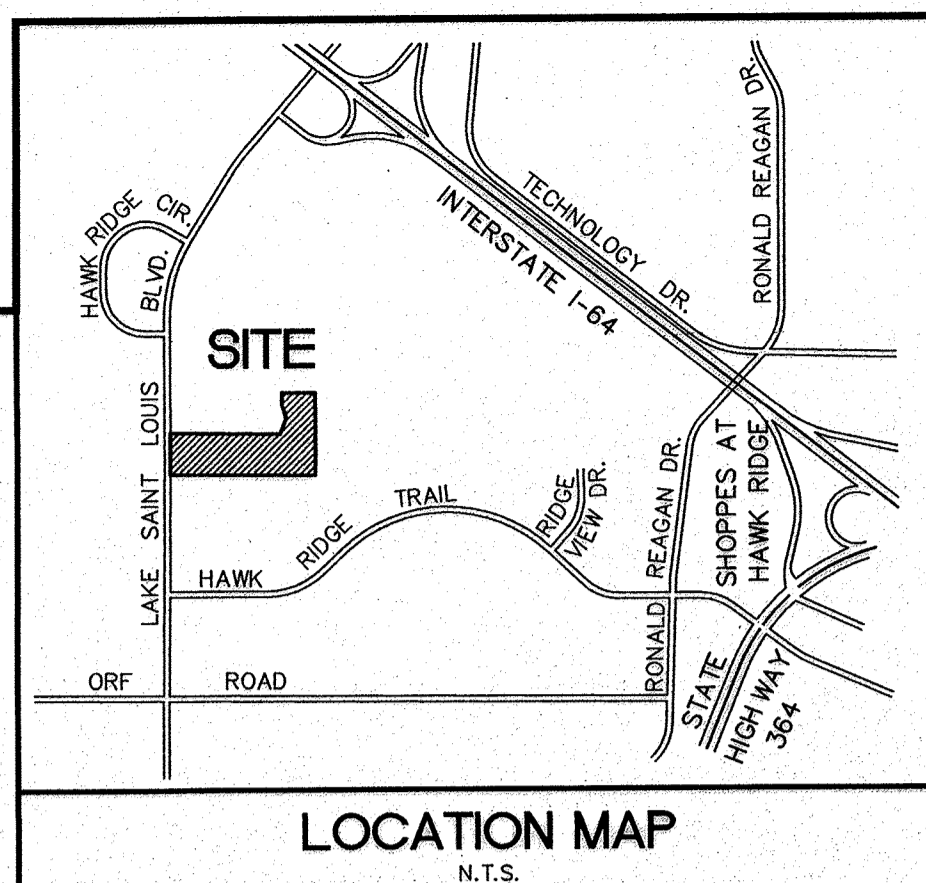
STATE OF MISSOURI }  
COUNTY OF St. Charles } ss.

On this 29th day of October, 2018, before me appeared 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 Members, 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.

Angela Serrano  
Notary Public  
Angela Serrano  
(Printed Name)

My Commission Expires: March 17, 2019

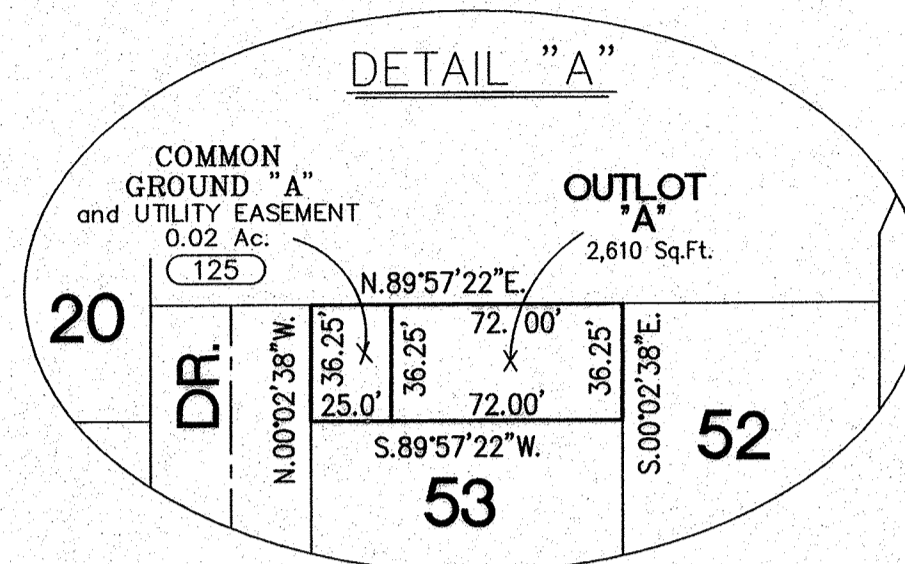


LOCATION MAP N.T.S.

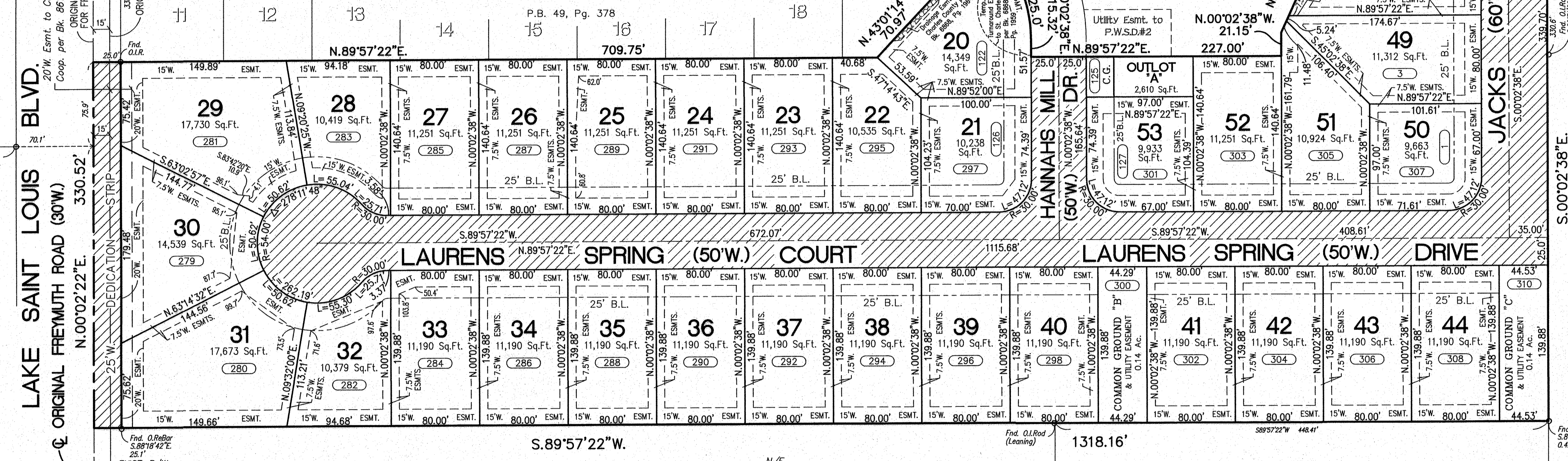
"HAWK RIDGE BUSINESS PARK AND GOLF COURSE RESUBD, LOT 2 - LOT 25" P.B. 36, Pg. 213

GENERAL NOTES

- 1. Total area of this plat = 11.91 Ac.
- 2. Total number of lots in this plat is 34.
- 3. Present zoning for this property is: "SR2" Single Family Residential.
- 4. Setbacks shall be as follows:  
Front Yard Setback: 25 feet  
Side Yard Setback: 8 feet  
Rear Yard Setback: 25 feet or 20% of lot depth, whichever is greater.
- 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. (XXX) 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 permitted by Section 405.5026 of the Unified Development Ordinance of St. Charles County, Missouri.



"MILL CREEK - PLAT 1"



LENDER CERTIFICATE

The undersigned Holder or Legal Owner of Notes secured by a Deed of Trust recorded in Book 6704, 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 2".

IN WITNESS WHEREOF said Holder or Legal Owner has signed and sealed this Record Plat this 29th day of October, 2018.

Lender: AMERICAN BANK OF MISSOURI

By: Timothy Nash  
Timothy Nash, President and CEO

NOTARY FOR LENDER

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

On this 29th day of October, 2018, before me appeared Timothy Nash, being by me duly sworn, did say that he is the President and CEO 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

CITY'S CERTIFICATE

This final plat received October 29, 2018 by the secretary of Lake Saint Louis Planning and Zoning Commission.

Approved by Lake Saint Louis Planning and Zoning Commission.

By: Pearson W. Buel  
Chairman  
Print Name:

Date: 11/1/2018

This final plat approved by the City of Lake Saint Louis.

By: Kathy Schweikert  
Mayor  
Print Name:

Date: 11/1/2018

By: Donna F. Daniel  
City Clerk  
Print Name:

Date: November 6, 2018

N/F  
Craig B. Lamping  
Bk. 2907, Pg. 103

N/F  
Wells Fargo Bank, NA  
Bk. 6634, Pg. 2041

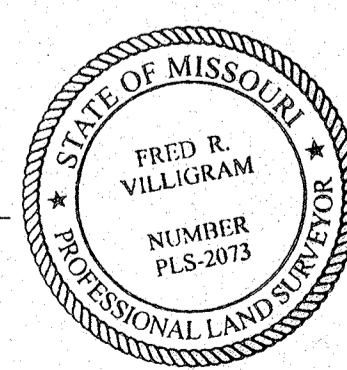
LAND SURVEYOR'S CERTIFICATE

This is to certify that at the request of MILL CREEK, LLC., Debbie Haley and during the month of August, 2017, based on a boundary survey made during the month of July, 2017, that we have made a subdivision of part of the tracts of land as described in Deed to Mill Creek, LLC., as recorded in Book 6784, Page 2204 and Book 6784, Page 2206 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: August 25, 2017

MUSLER ENGINEERING CO.

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



PREPARED FOR:

MILL CREEK, LLC.  
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 2  
ST. CHARLES CO., MO.

Mar.16,18	Revised per City comments			
Oct.17,17	Revised per PWSD No. 2 comments			
DATE:	NO.: REVISION:			
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.:
Aug., 2017	F.V.	R.S.M.	16-1431	1 of 1