Bk:PL43 Pg:35
Recorder of Deeds
St. Charles County, MO

30

VILLAGES AT PRAIRIE BLUFFS
PLAT ONE

TRACTS OF LAND IN FRACTIONAL SECTION 9,
TOWNSHIP 47 NORTH, RANGE 1 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI

GRAPHIC SCALE
(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 "VILLAGES AT PRAIRIE BLUFFS, PLAT ONE"

THE UNDERSIGNED HEREBY DEDICATES PRAIRIE BLUFFS DRIVE (50' WIDE), VILLAGES AT PRAIRIE BLUFFS COURT (50' WIDE), PRAIRIE LAKE DRIVE (50' WIDE), VALLEY BLUFF DRIVE (50' WIDE), PRAIRIE CREEK DRIVE (50' WIDE) AND POINT PRAIRIE ROAD (40' 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.

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. ALL THE ABOVE MENTIONED UTILITY COMPANIES AND THE CITY OF WENTZVILLE HAVE THE RIGHT TO EGRESS AND INGRESS ACROSS COMMON GROUND. 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 UNDERSIGNED DESIGNATES THE ENTRANCE MONUMENT EASEMENT, AS SHOWN CROSSHATCHED, FOR THE PURPOSE OF AN ENTRANCE MONUMENT. THIS EASEMENT IS HEREBY GRANTED TO VILLAGES AT PRAIRIE BLUFFS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF THE ENTRANCE MONUMENT, 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 ENTRANCE MONUMENT ITEMS.

THE TEMPORARY CONSTRUCTION EASEMENT/LICENSE, SHOWN DOT-HATCHED ON THIS PLAT, IS HEREBY GRANTED TO THE CITY OF WENTZVILLE, MISSOURI FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENT, CONSTRUCTION DRIVES, SIDEWALKS, TEMPORARY ROADWAYS, AND UTILITIES, ETC., IF ANY, PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS. THIS EASEMENT/LICENSE SHALL BE TERMINATED FIVE (5) YEARS FROM THE TIME THIS PLAT IS RECORDED.

THE AREA OF LAND DESIGNATED HEREON AS "COMMON GROUND AND DETENTION BASINS" IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHED AND GRANTED TO THE VILLAGES AT PRAIRIE BLUFFS HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS OF VILLAGES AT PRAIRIE BLUFFS AS SET FORTH BELOW. SAID COMMON GROUND AND DETENTION BASINS 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 CONDITIONS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT FILED IN BOOK ______ PAGE ______ IN ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES COUNTY, MISSOURI.

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.

BURKEMPER LAND DEVELOPMENT, INC.

BY: [signature]
PRINT NAME: Jeffrey W. Burkemper
TITLE: President
DATE: 1/9/06

NOTARY FOR BURKEMPER LAND DEVELOPMENT, INC.

STATE OF Missouri) SS
COUNTY OF St. Charles)

ON THE 9th DAY OF January, 2006, BEFORE ME APPEARED Jeffrey W. Burkemper, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE President OF Burkemper Homes, 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 Jeffrey W. Burkemper 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: April 25, 2009
NOTARY PUBLIC: Cynthia M. Orf
PRINT NAME: Cynthia M. Orf

CYNTHIA M. ORF
My Commission Expires April 25, 2009
St. Charles County

LENDER FOR BURKEMPER LAND DEVELOPMENT, INC.

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

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 9th DAY OF January 2006.

LENDER: Premier Bank
BY: [signature]
PRINT NAME: Darrell Roeger
TITLE: Executive Vice President

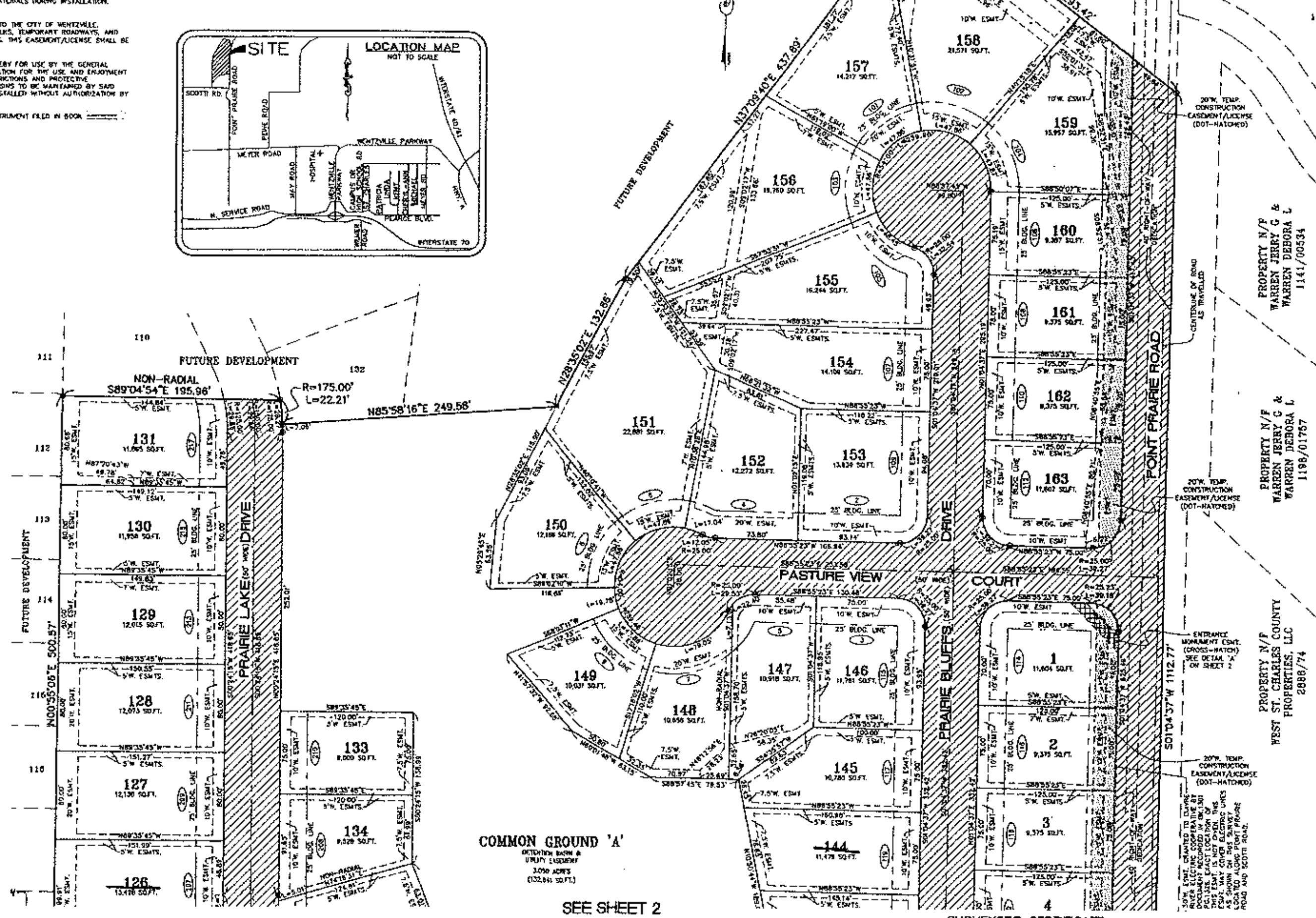
STATE OF Missouri) SS
COUNTY OF St. Charles)

ON THIS 9th DAY OF January, 2006, BEFORE ME APPEARED Darrell Roeger, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Executive Vice President OF Premier, 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 Executive Vice President 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: March 4, 2008
NOTARY PUBLIC: Pamela S. Harrell
PRINT NAME: Pamela S. Harrell

PAMELA S. HARRELL
St. Charles County
My Commission Expires
March 4, 2008



CITY CERTIFICATE

THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT

DATE: 1-11-06

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

I, Vitala Skillman, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 2420 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 December 14, 2005, AND AS ORDINANCE DIRECTED. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 17 DAY OF January 2006.

[signature]
CITY CLERK OF WENTZVILLE, MISSOURI

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

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING JANUARY 2006, BY ORDER OF BURKEMPER HOMES, INC., EXECUTED A BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT OF "TRACTS OF LAND IN FRACTIONAL SECTION 9, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS OF SAID SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY SECTION 445.2-109, RSMo. 1998. 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 6th DAY OF January 2006.

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

THIS PLAT CONTAINS 28.452 ACRES.

VILLAGES AT PRAIRIE BLUFFS
PLAT ONE

PREPARED FOR:
BURKEMPER HOMES
1155 WENTZVILLE PARKWAY, SUITE 139
WENTZVILLE, MISSOURI 63385
(636) 332-0456

REVISIONS

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FAX 928-1718

1-5-06
DATE

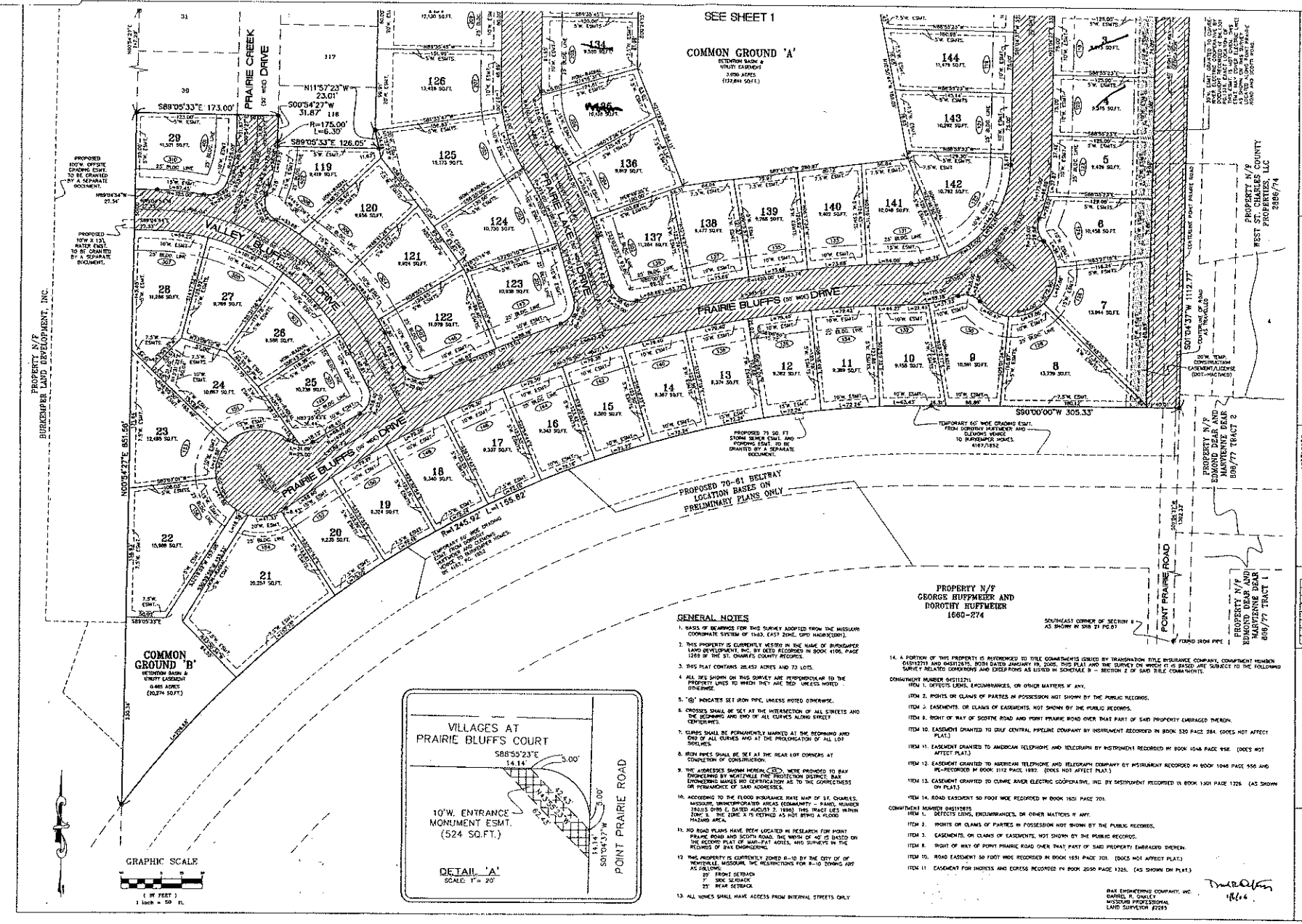
04-12955
PROJECT NUMBER

1 of 2
SHEET OF

12955-REC1.DWG
FILE NAME

SAZ HWB/DRO
DRAWN CHECKED

DATE DONE IN FIELD



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NAD83(2011).
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF BURKEMPER LAND DEVELOPMENT, INC. BY DEED RECORDED IN BOOK 4106, PAGE 1269 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 28.452 ACRES AND 73 LOTS.
4. ALL LOT LINES SHOWN ON THIS SURVEY ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. "@" INDICATES SET IRON PIPE, UNLESS NOTED OTHERWISE.
6. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
7. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
8. IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION.
9. THE ADDRESSES SHOWN HEREON, (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.
10. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY - PANEL NUMBER 290315 0195 C, DATED AUGUST 2, 1988) THIS TRACT LIES WITHIN ZONE X. THE ZONE X IS DEFINED AS NOT BEING A FLOOD HAZARD AREA.
11. NO ROAD PLANS HAVE BEEN LOCATED IN RESEARCH FOR POINT PRAIRIE ROAD AND SCOTTS ROAD. THE WIDTH OF 40' IS BASED ON THE RECORD PLAT OF MAR-PAT ACRES, AND SURVEYS IN THE RECORDS OF BAX ENGINEERING.
12. 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
13. ALL HOMES SHALL HAVE ACCESS FROM INTERNAL STREETS ONLY
14. A PORTION OF THIS PROPERTY IS REFERENCED TO TITLE COMMITMENTS ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 045112711 AND 045112675, BOTH DATED JANUARY 19, 2005. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B – SECTION 2 OF SAID TITLE COMMITMENTS.

COMMITMENT NUMBER 045112711
- ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, OR OTHER MATTERS 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. RIGHT OF WAY OF SCOTTS ROAD AND POINT PRAIRIE ROAD OVER THAT PART OF SAID PROPERTY EMBRACED THEREIN.
- ITEM 10. EASEMENT GRANTED TO GULF CENTRAL PIPELINE COMPANY BY INSTRUMENT RECORDED IN BOOK 520 PAGE 284. (DOES NOT AFFECT PLAT.)
- ITEM 11. EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH BY INSTRUMENT RECORDED IN BOOK 1048 PAGE 956. (DOES NOT AFFECT PLAT.)
- ITEM 12. EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED IN BOOK 1048 PAGE 956 AND RE-RECORDED IN BOOK 1112 PAGE 1882. (DOES NOT AFFECT PLAT.)
- ITEM 13. EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 1301 PAGE 1326. (AS SHOWN ON PLAT.)
- ITEM 14. ROAD EASEMENT 50 FOOT WIDE RECORDED IN BOOK 1651 PAGE 701.

COMMITMENT NUMBER 045112675
- ITEM 1. DEFECTS LIENS, ENCUMBRANCES, OR OTHER MATTERS 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. RIGHT OF WAY OF POINT PRAIRIE ROAD OVER THAT PART OF SAID PROPERTY EMBRACED THEREIN.
- ITEM 10. ROAD EASEMENT 50 FOOT WIDE RECORDED IN BOOK 1651 PAGE 701. (DOES NOT AFFECT PLAT.)
- ITEM 11. EASEMENT FOR INGRESS AND EGRESS RECORDED IN BOOK 2050 PAGE 1325. (AS SHOWN ON PLAT.)

BAX ENGINEERING COMPANY, INC.
DARREL R. ONKLEY
MISSOURI PROFESSIONAL LAND SURVEYOR #2285

PREPARED FOR:
BURKEMPER HOMES
1135 WENTZVILLE PARKWAY, SUITE 139
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(636) 332-0456

VILLAGES AT PRAIRIE BLUFFS
PLAT ONE

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1-5-06 DATE
04-12955 PROJECT NUMBER
2 of 2 SHEET OF
12955-REC1.DWG FILE NAME
SAZ HWB/DRO DRAWN CHECKED
DATE DONE OF FIELD

43