

MANORS AT DEER CREEK PLAT ONE

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 19,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI



MANORS AT DEER CREEK
PLAT ONE

"DEER CREEK ESTATES"
P.B.19 PG.146

NATHAN E. ROSE
& MICHELLE A. MOLANER
2402/1385

PROPERTY N/F
KIRSTEN K. MORTON
& MICHAEL L. STEWARD
2382/893



"FOREST GREEN ESTATES"
PLAT TWO
P.B.119 PG.35

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MANORS AT DEER CREEK, PLAT ONE".

THE UNDERSIGNED OWNER HEREBY DESIGNATES STREET AND ROADWAYS, AS SHOWN HATCHED [diagonal lines], DEER CREEK DRIVE (60 FEET WIDE), HUNTERS MEADOW DRIVE (50 FEET WIDE), VALLEY PASS DRIVE (50 FEET WIDE), FOGGY MEADOW DRIVE (50 FEET WIDE), WATER VIEW LANE (50 FEET WIDE) AND SOFT AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE FOREVER, AND COVENANTS AND AGREES THAT CITY 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 STREET CONSTRUCTION SECTION OF THE CITY OF O'FALLON, MISSOURI, LAND SUBDIVISION REGULATIONS AND ANY AMENDMENT THERE TO, ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF O'FALLON, MISSOURI, IN AUGUST 1987, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS.

THE UNDERSIGNED FURTHER DESIGNATES THESE STREETS AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATER LINES, STORM SEWERS, ELECTRIC POWER LINES, TELEPHONE LINES AND CABLE LINES. ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS SPECIFIED FOR OTHER PURPOSES, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, AMERENUE, LACLEDE GAS COMPANY AND GRIFFIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES AND TELEPHONE LINES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE UNDERSIGNED DESIGNATES THE ENTRANCE MONUMENT AND LANDSCAPE EASEMENT, AS SHOWN CROSS-HATCHED [cross-hatch], FOR THE PURPOSE OF AN ENTRANCE MONUMENT AND LANDSCAPE EASEMENT. THIS EASEMENT IS HEREBY GRANTED TO MANORS AT DEER CREEK 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 UNDERSIGNED DESIGNATES THE WALL MAINTENANCE EASEMENT, AS SHOWN DOT-HATCHED [dots], FOR THE PURPOSE OF MAINTENANCE OF THE WALLS. THIS EASEMENT IS HEREBY GRANTED TO MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE WALLS, 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 WALLS ITEMS.

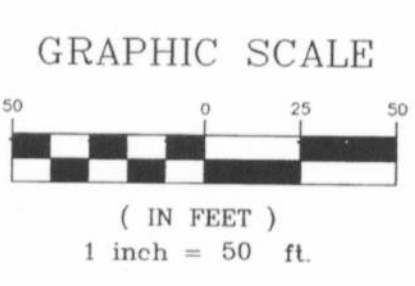
THE UNDERSIGNED DESIGNATES THE TEMPORARY DETENTION BASIN EASEMENT, AS SHOWN HONEYCOMB-HATCHED [honeycomb], IS HEREBY ESTABLISHED AND GRANTED TO MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER DETENTION. THE DESIGNATED AREA WILL REVERT BACK TO BUILDING LOTS UPON COMPLETION OF THE PERMANENT DETENTION BASIN AS PER CONSTRUCTION DRAWING PLANS.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF MANORS AT DEER CREEK, AS SET FORTH IN AN INSTRUMENT FILED IN BOOK _____ PAGE _____ IN THE RECORDER OF DEEDS OFFICE OF ST. CHARLES COUNTY, MISSOURI.

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

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

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



VANTAGE HOMES
BY: *[Signature]*
PRINT NAME: TED DETTMER
TITLE: PRESIDENT
DATE: 2-04-03

NOTARY FOR VANTAGE HOMES

STATE OF MISSOURI
COUNTY OF St. Charles SS

ON THIS 4th DAY OF FEBRUARY 2003 BEFORE ME APPEARED Ted Dettmer, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE President OF Vantage Homes CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Ted Dettmer 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: 4-17-04
NOTARY PUBLIC:
PRINT NAME: Angela J. Bonono
Angela J. Bonono

LENDER CERTIFICATE FOR VANTAGE HOMES

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 1992 PAGE 124 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "MANORS AT DEER CREEK, PLAT ONE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 4th DAY OF February 2003.

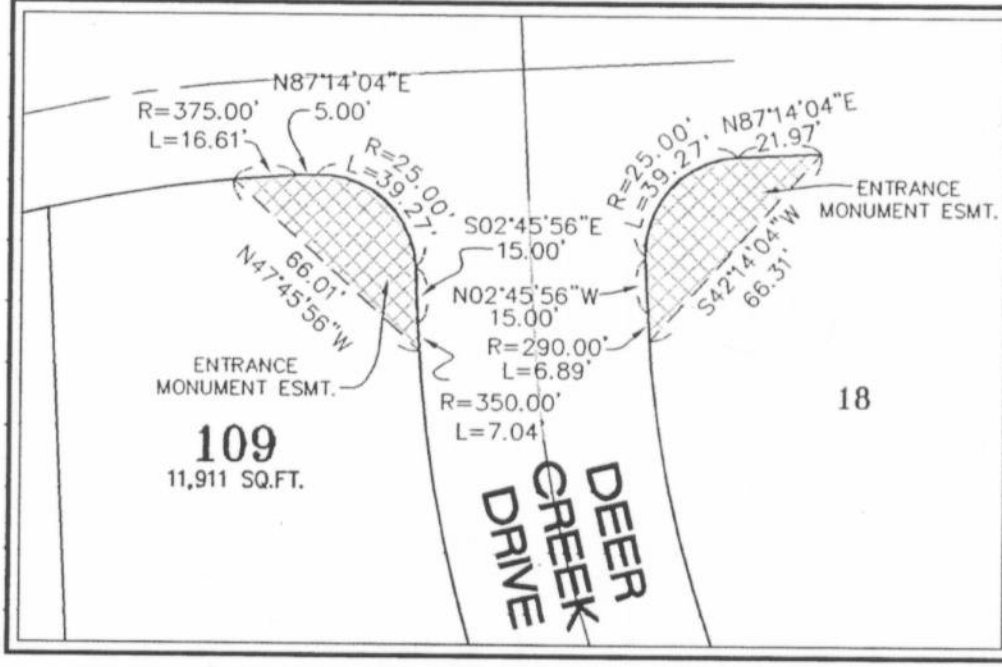
LENDER: Union Planters Bank, N.A.
BY: Bernard S. Markovitz
PRINT NAME: Bernard S. Markovitz
TITLE: Senior Vice President

STATE OF MISSOURI
COUNTY OF ST. CHARLES SS

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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: 4-17-04
NOTARY PUBLIC:
PRINT NAME: Angela J. Bonono
Angela J. Bonono



DETAIL 'A'
SCALE: 1"=50'

CITY CERTIFICATE

I, _____ CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON _____ AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____ 20____.

CITY CLERK OF O'FALLON, MISSOURI

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING OCTOBER 2001, BY THE ORDER OF VANTAGE HOMES, EXECUTED A BOUNDARY SURVEY AND DURING FEBRUARY, 2003, PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 19, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4-CSS-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 2 DAY OF February 2003.

DARREL R. OAKLEY
MISSOURI PROFESSIONAL LAND SURVEYOR #265

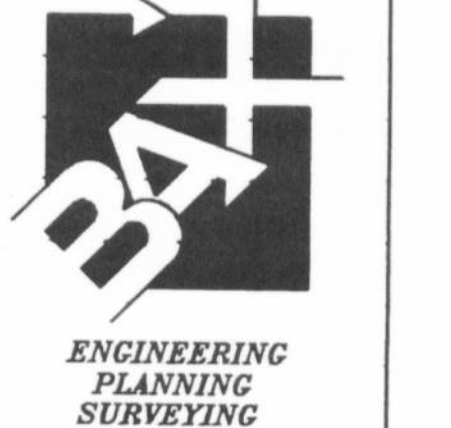


PREPARED FOR:
VANTAGE HOMES
P.O. BOX 1270
ST. PETERS, MISSOURI
(636) 240-7662

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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636-928-5552
FAX 928-1718

2-3-03
DATE
95-7357C
PROJECT NUMBER
1 of 2
SHEET OF
7357-REC1.DWG
FILE NAME
TL/HB MEC
DRAWN CHECKED
DECEMBER 2002
DATE DONE IN FIELD

THIS PLAT CONTAINS 21.486 ACRES

MANORS AT DEER CREEK BOOK 39 P 310/11

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "COUNTRY OAK ESTATES", AS RECORDED IN PLAT BOOK 20 PAGE 62 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE VANTAGE HOMES, INC. BY DEED RECORDED IN BOOK 2789 PAGE 748 OF THE ST. CHARLES COUNTY RECORDS.
3. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
4. "O" DENOTES SET IRON PIPE UNLESS OTHERWISE NOTED.
5. THIS PLAT CONTAINS 21.486 ACRES AND 51 LOTS.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS, (COMMUNITY PANEL NUMBER 290315 0230 E, DATED AUGUST 2, 1996 THIS PROPERTY LIES PARTLY WITHIN ZONE X AND ZONE AE. ZONE X IS DEFINED AS A NON-FLOOD HAZARD AREA. ZONE AE AS DEFINED AS AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED.

7. THIS PROPERTY IS A PORTION OF REFERENCED TO TITLE COMMITMENT ISSUED BY TRANSCATION TITLE INSURANCE COMPANY, COMMITMENT NO. 01593788, DATED JULY 27, 2001. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - RIGHTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - FENCE ENCROACHMENT ALONG THE WESTERN LINE OF SAID PROPERTY AS SHOWN ON SURVEY EXECUTED BY BAX ENGINEERING CO., INC. DATED JULY, 1996.
8. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
9. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
10. IRON PIPES SHALL BE SET AT REAR CORNERS AT THE COMPLETION OF CONSTRUCTION.
11. THE ADDRESSES SHOWN HEREIN, (XXX) WERE PROVIDED TO BAX ENGINEERING BY THE O'FALLON FIRE PROTECTION DISTRICT. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
12. AFTER NORMAL WARRANTY PERIODS, TREES SHALL BE MAINTAINED IN GOOD CONDITION BY THE CORRESPONDING HOMEOWNERS ASSOCIATION AS PART OF THE COVENANTS AND RESTRICTIONS OF THE SUBDIVISION. SAID RESTRICTIONS SHALL INCLUDE LANGUAGE APPROVED BY THE CITY TO ALLOW THE CITY TO REMOVE TREES SHOULD PUBLIC SAFETY BE THREATENED.
13. LOT SETBACKS ARE AS FOLLOWS:
 - MINIMUM FRONT SETBACK = 25 FEET
 - MINIMUM SIDE SETBACK = 5 FEET
 - MINIMUM REAR SETBACK = 25 FEET
14. THE LOTS THAT ARE SUSCEPTIBLE TO STREET CREEP, ARE AS FOLLOWS:

49	50	94	95	96	97	98	99	105	106	107	108	109
110	111	121	122	123	124	131	136	137	138			

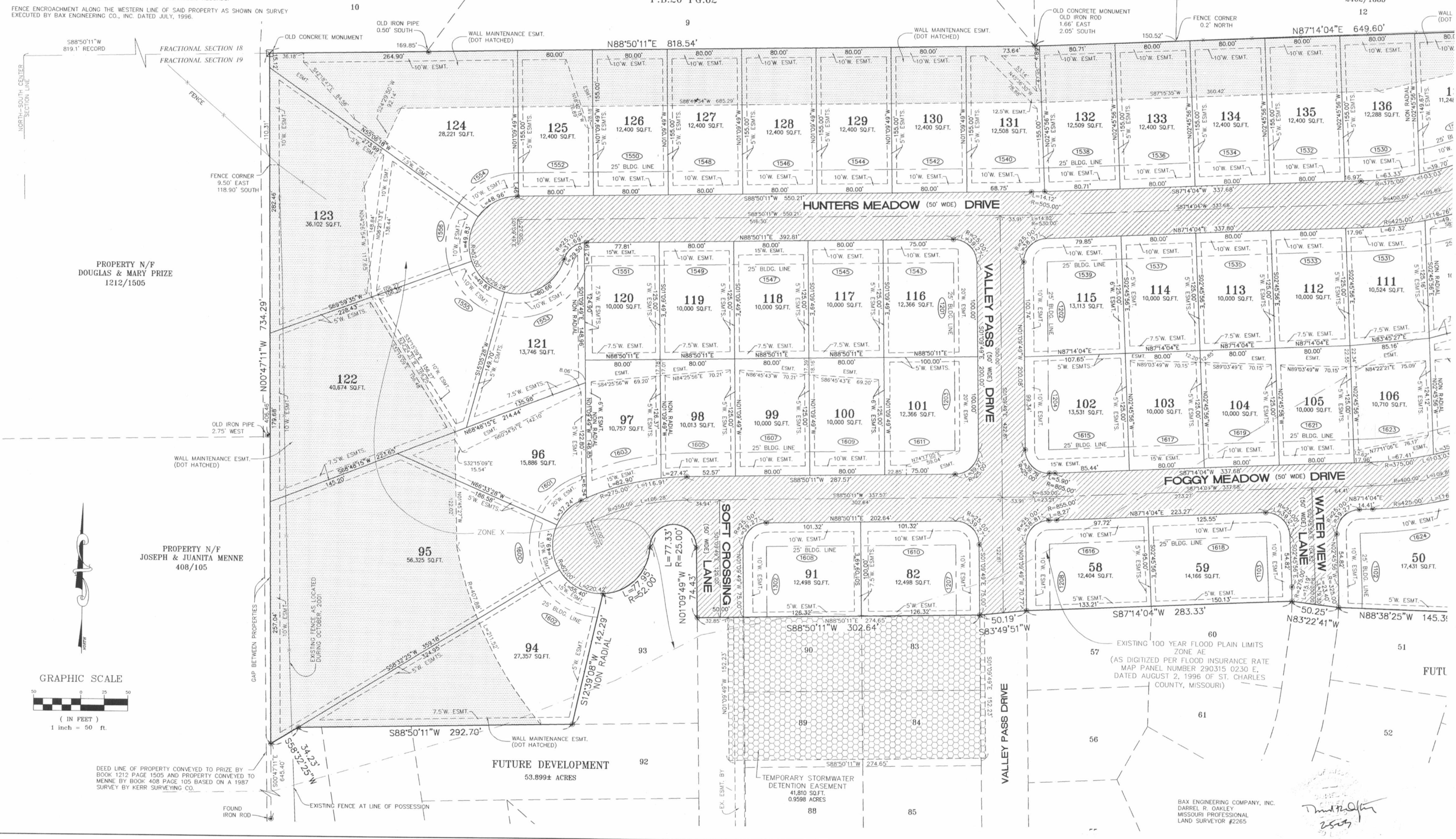
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"DEER CREEK ESTATES"
P.B.19 PG.146

NATHAN E. ROSE
& MICHELLE A. MOLANER
2402/1385

"COUNTRY OAK ESTATES"
P.B.20 PG.62



MANORS AT DEER CREEK
PLAT ONE

PREPARED FOR:
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DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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