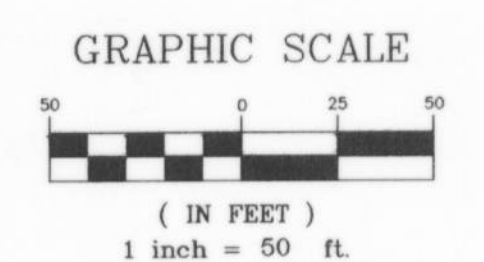
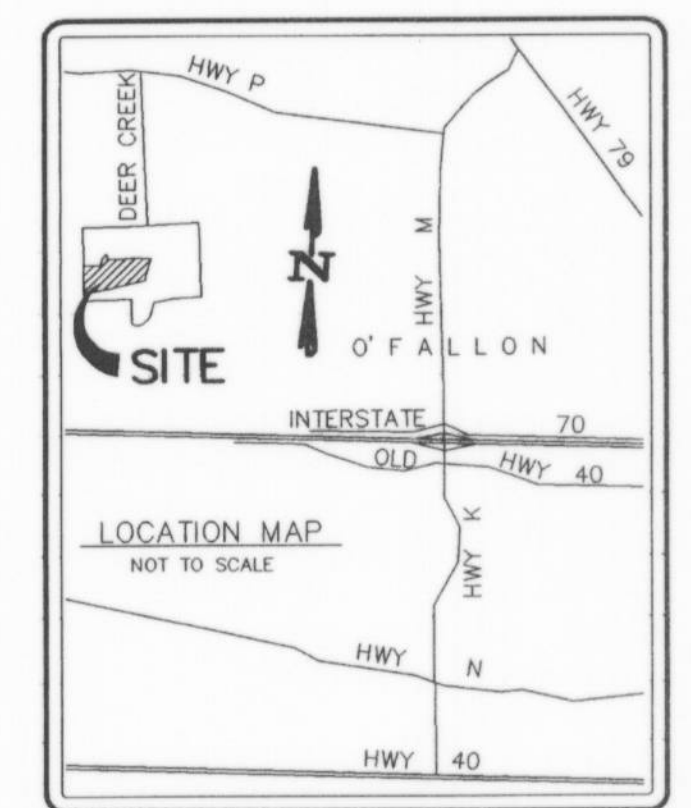
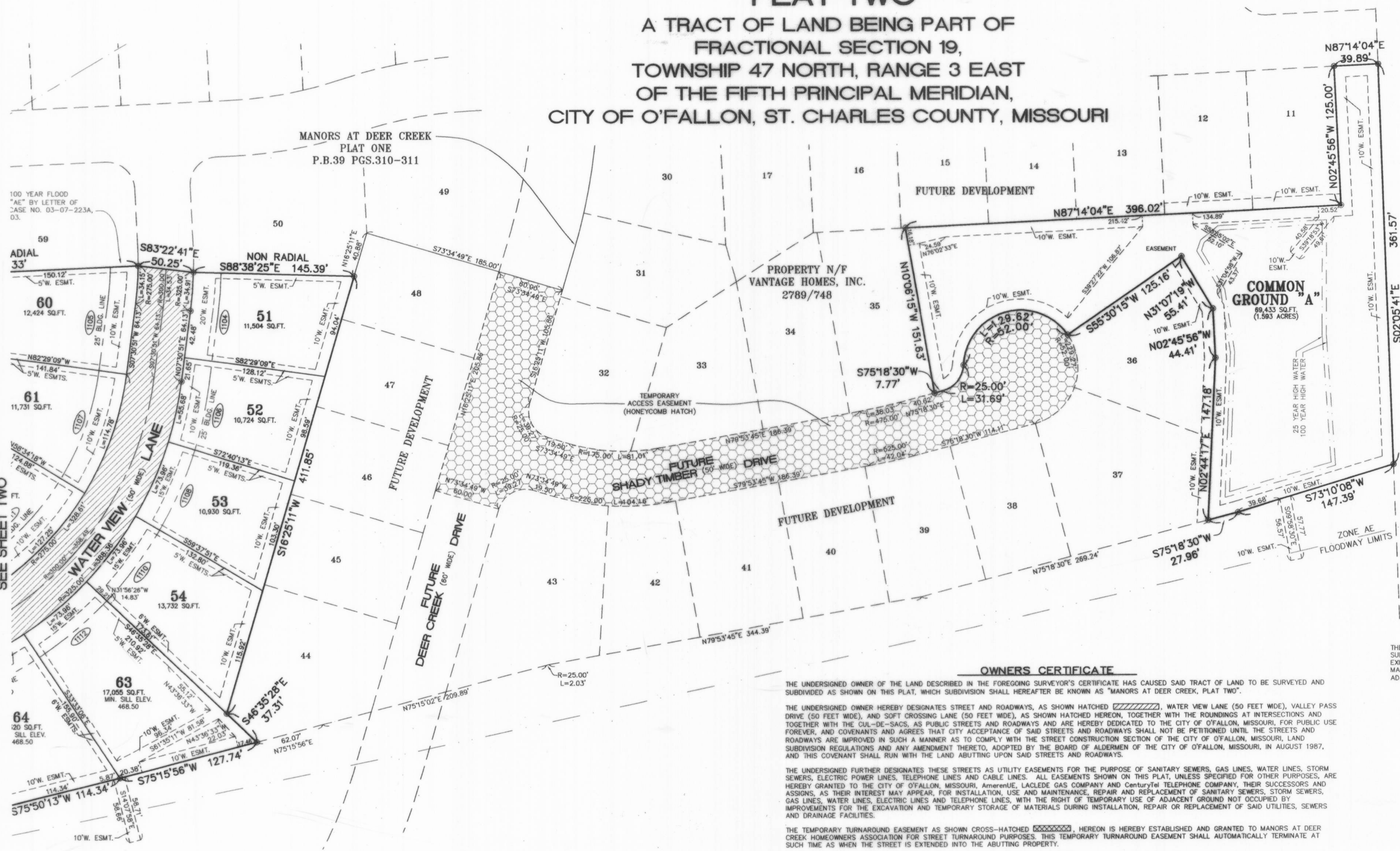


MANORS AT DEER CREEK PLAT TWO

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



MANORS AT DEER CREEK
PLAT TWO

PROPERTY N/F
RICHARD & SHARON
VOGELGESANG
847/1052

PREPARED FOR:
VANTAGE HOMES, INC.
P.O. BOX 1270
ST. PETERS, MISSOURI 63376
(636) 240-7662

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to the sheet, and I hereby disclaim any responsibility for all other drawings, specifications, calculations, 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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REVISIONS



1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

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 TWO".

THE UNDERSIGNED OWNER HEREBY DESIGNATES STREET AND ROADWAYS, AS SHOWN HATCHED [diagonal lines], WATER VIEW LANE (50 FEET WIDE), VALLEY PASS DRIVE (50 FEET WIDE), AND SOFT CROSSING LANE (50 FEET WIDE), AS SHOWN HATCHED [dotted lines], TOGETHER WITH THE ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CURB-DE-SACS, 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 THERETO, 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 CenturyTel 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 IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE TEMPORARY TURNAROUND EASEMENT AS SHOWN CROSS-HATCHED [cross-hatch], HEREON IS HEREBY ESTABLISHED AND GRANTED TO MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION FOR STREET TURNAROUND PURPOSES. THIS TEMPORARY TURNAROUND EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS WHEN THE STREET IS EXTENDED INTO THE ABUTTING PROPERTY.

THE TEMPORARY ACCESS EASEMENT AS SHOWN HONEY-COMB HATCHED [honey-comb], HEREON IS HEREBY ESTABLISHED AND GRANTED TO MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO THE COMMON GROUND & DETENTION BASIN. THIS TEMPORARY ACCESS EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS WHEN THE STREET IS ESTABLISHED AS PUBLIC RIGHT OF WAY.

THE TEMPORARY STORMWATER DETENTION EASEMENT SHOWN WITHIN LOTS 83, 84, 89, AND 90 AS ESTABLISHED ON THE PLAT OF THE MANORS AT DEER CREEK, PLAT ONE RECORDED IN PLAT BOOK 39 PAGES 310 AND 311 SHALL TERMINATE UPON EXECUTION AND RECORDING OF THIS PLAT.

THE UNDERSIGNED OWNER, BEING VANTAGE HOMES INC. OF THE FUTURE DEVELOPMENT AREA AS SHOWN ON THIS PLAT DOES HEREBY GRANT TO THE MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION THE RIGHT TO DRAIN SURFACE WATER FROM PLATS ONE AND TWO OF THE MANORS AT DEER CREEK ACROSS AND OVER THE FUTURE DEVELOPMENT AREA TO COMMON GROUND "A".

THE OWNERS OF LOTS ABUTTING THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION DO NOT HAVE THE RIGHT TO REMOVE OR REPLACE THE EXISTING OLD WIRE FENCES SHOWN WITHOUT AUTHORIZATION FROM THE MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION, INC., AND THE ADJOINING OFFSITE PROPERTY OWNERS (MISSOURI STATUTES CHAPTER 272).

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 TO MANORS AT DEER CREEK 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 PROTECTIVE COVENANTS OF MANORS AT DEER CREEK AS SET FORTH BELOW. SAID COMMON GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

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 3292 PAGE 1326 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 THE PROPERTY HAVE BEEN PAID IN FULL.

THE OWNERS OF LOTS ABUTTING THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION DO NOT HAVE THE RIGHT TO REMOVE OR REPLACE THE EXISTING OLD WIRE FENCES SHOWN WITHOUT AUTHORIZATION FROM THE MANORS AT DEER CREEK HOMEOWNERS ASSOCIATION, INC., AND THE ADJOINING OFFSITE PROPERTY OWNERS (MISSOURI STATUTES CHAPTER 272).

CITY CERTIFICATE

I, _____, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENDOSE 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 _____, 20____, AND AS ORDINANCE DIRECTED, I HEREBY ENDOSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

CITY CLERK OF O'FALLON MISSOURI

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 2004, BY THE ORDER OF VANTAGE HOMES, INC., EXECUTED A BOUNDARY SURVEY AND 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 SURVEYS (4-CR-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 4th DAY OF May, 2004.

WILLIAM S. KANKOLENSKI
MISSOURI PROFESSIONAL
LAND SURVEYOR #2197

NOTARY FOR VANTAGE HOMES, INC.

STATE OF MISSOURI }
COUNTY OF St. Louis } SS

ON THIS 4th DAY OF May, 2004, BEFORE ME APPEARED Ted Dettaer, who being by me duly sworn, did say that he/she is the President of Vantage 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 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: 01-11-2008

NOTARY PUBLIC: Jeremy Roth

PRINT NAME: Jeremy Roth



VANTAGE HOMES, INC.
BY: Ted Dettaer
PRINT NAME: TED DETTAER
TITLE: PRESIDENT
DATE: 5-4-04



THIS PLAT CONTAINS 15.648 ACRES

Manors @ Deer Creek Plat 2 Book 41 Pg. 43

COPY

MANORS AT DEER CREEK PLAT TWO

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

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "MANORS AT DEER CREEK PLAT ONE", AS RECORDED IN PLAT BOOK 39 PAGES 310-311 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. "⊙" DENOTES SET IRON PIPE UNLESS OTHERWISE NOTED.
5. THIS PLAT CONTAINS 15.648 ACRES AND 39 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. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
IRON PIPES SHALL BE SET AT REAR CORNERS AT THE COMPLETION OF CONSTRUCTION.
8. THE ADDRESSES SHOWN HEREIN, (⊙), 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.
9. AFTER NORMAL WARRANTY PERIODS, STREET 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 STREET TREES SHOULD PUBLIC SAFETY BE THREATENED.
10. LOT SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT SETBACK = 25 FEET
MINIMUM SIDE SETBACK = 6 FEET
MINIMUM REAR SETBACK = 25 FEET
11. THE LOTS THAT ARE SUSCEPTIBLE TO STREET CREEP, ARE AS FOLLOWS:

51	52	53	54	55	56	57	58	59	60	61	62	63
64	65	66	67	68	69	70	71	72	73	74	75	76

12. THE TEMPORARY DETENTION BASIN EASEMENT, SHOWN DOT-HATCHED, ESTABLISHED BY MANORS AT DEER CREEK PLAT ONE, PLAT BOOK 39 PAGES 310-311 OF THE ST. CHARLES COUNTY RECORDS, WILL REVERT BACK TO BUILDING LOTS UPON COMPLETION OF THE PERMANENT DETENTION BASIN AS PER CONSTRUCTION DRAWING PLANS.
13. THIS PROPERTY IS A PORTION OF REFERENCED TO TITLE COMMITMENT ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NO. 01983788, 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.
 - ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - ITEM 2. RIGHTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - ITEM 3. EASEMENTS, OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - ITEM 8. EASEMENT AND AGREEMENT WITH THE CITY OF O'FALLON ACCORDING TO INSTRUMENT RECORDED IN BOOK 994 PAGE 1210. DOES NOT AFFECT THIS PLAT.
 - ITEM 9. FENCE ENCROACHMENT ALONG THE WESTERN LINE OF SAID PROPERTY AS SHOWN ON SURVEY EXECUTED BY BAX ENGINEERING CO., INC. DATED JULY, 1996.

LENDER FOR VANTAGE HOMES, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 1933 PAGE 189 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "MANORS AT DEER CREEK, PLAT TWO".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 5th DAY OF May 2004.

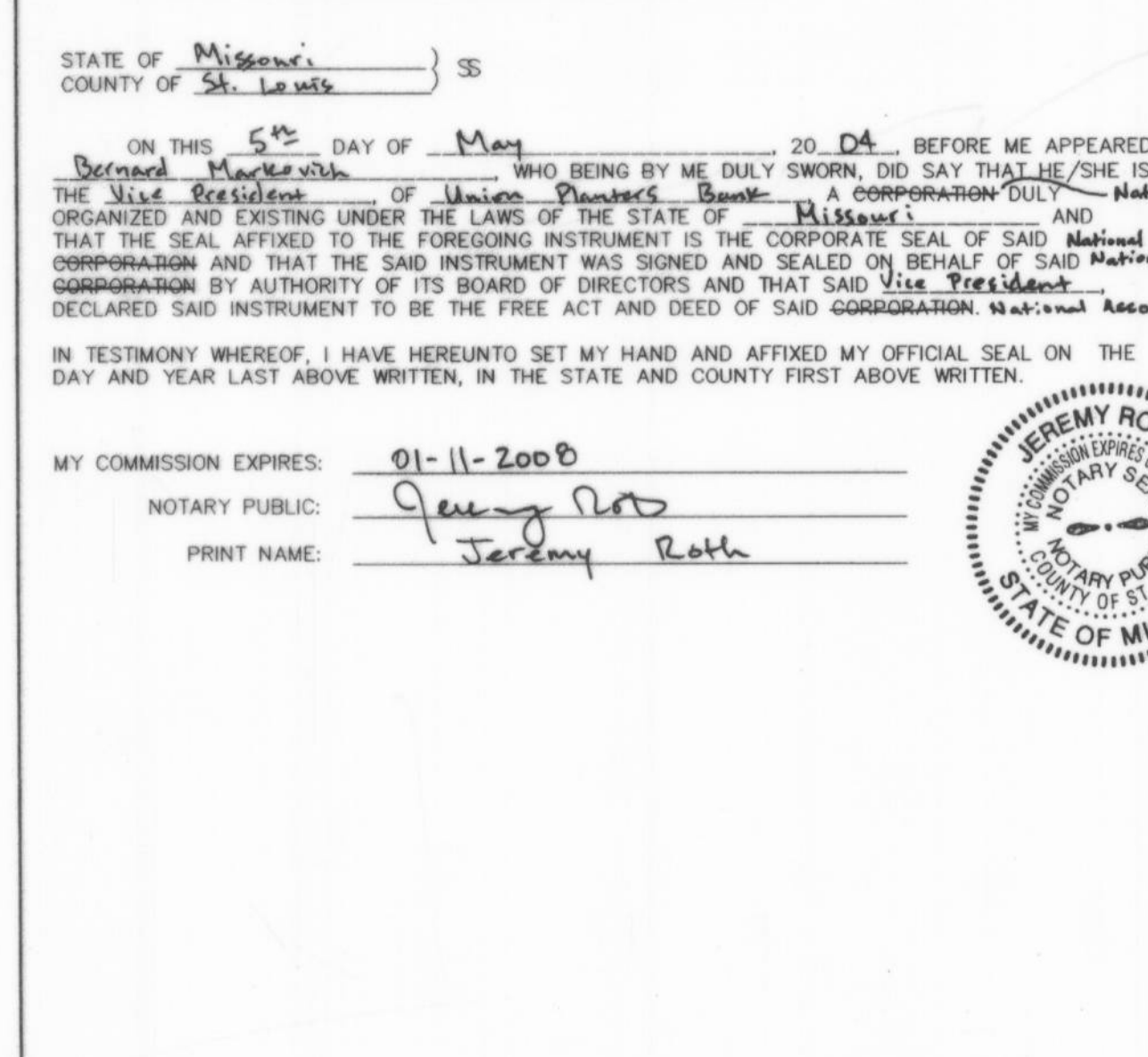
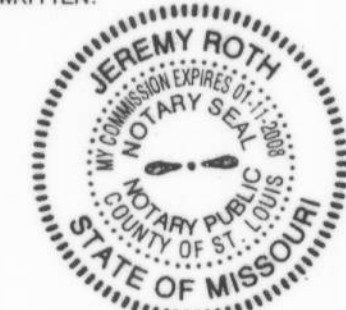
LENDER: Union Planters Bank, NA
BY: Bernard S. McDaniel, Jr.
PRINT NAME: Bernard S. McDaniel, Jr.
TITLE: Senior Vice President

STATE OF Missouri)
COUNTY OF St. Charles)

ON THIS 5th DAY OF May 2004, BEFORE ME APPEARED Bernard S. McDaniel, Jr. WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Vice President OF Union Planters Bank, NA 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 National Association CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID National Association CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Vice President DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION National Association.

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: 01-11-2008
NOTARY PUBLIC: Jeremy Roth
PRINT NAME: Jeremy Roth



PROPERTY N/F DOUGLAS & MARY PRIZE 1212/1505
PROPERTY N/F JOSEPH & JUANITA MENNE 408/105
PROPERTY N/F VANTAGE HOMES, INC. 2789/748



MANORS AT DEER CREEK
PLAT TWO

PREPARED FOR:
VANTAGE HOMES, INC.
P.O. BOX 1270
ST. PETERS, MISSOURI 63376
(636) 240-7662

SEE SHEET ONE

REVISIONS



ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-0445
636-928-5552
FAX 928-1718

5-4-04
DATE
95-7357C
PROJECT NUMBER
2 of 2
SHEET OF
7357-REC2.DWG
FILE NAME
TL/HB MEC
DRAWN CHECKED
October 2002
DATE DONE IN FIELD

COPY

Manors@DeerCreekPlat2 Book 91 Pg 44