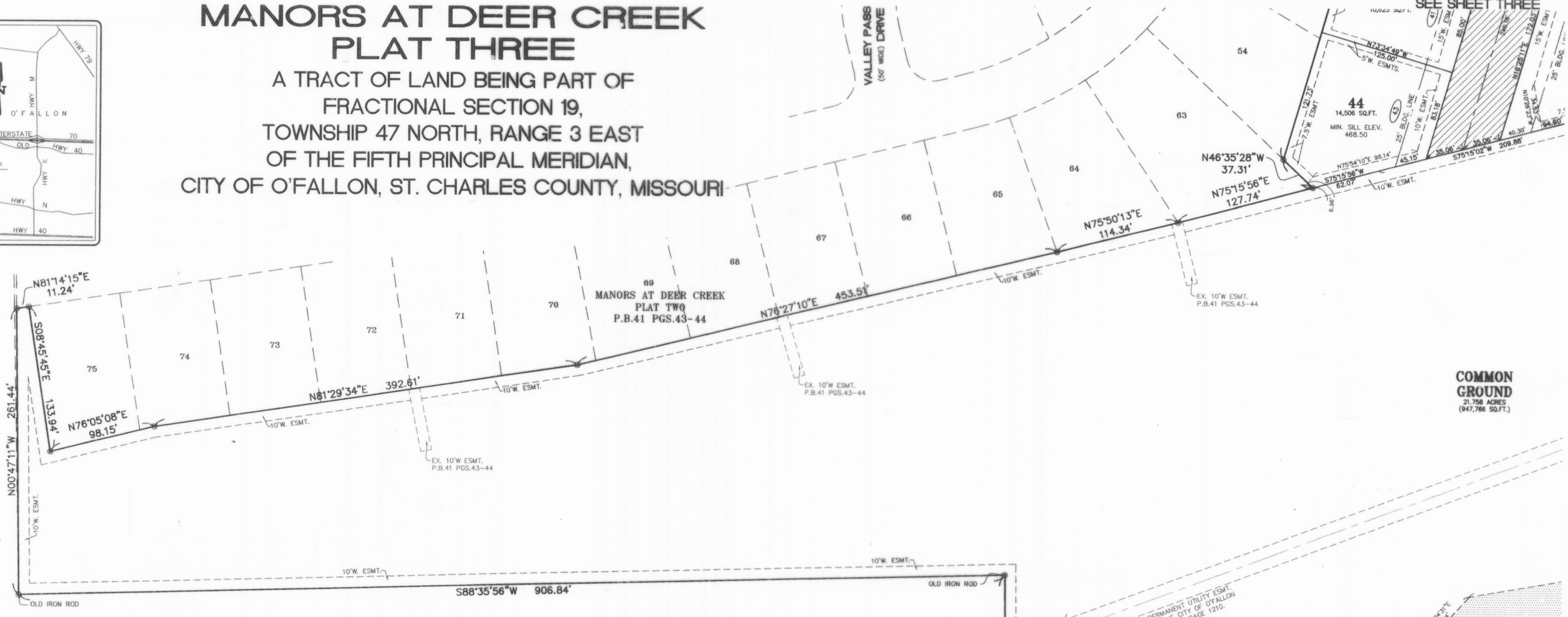
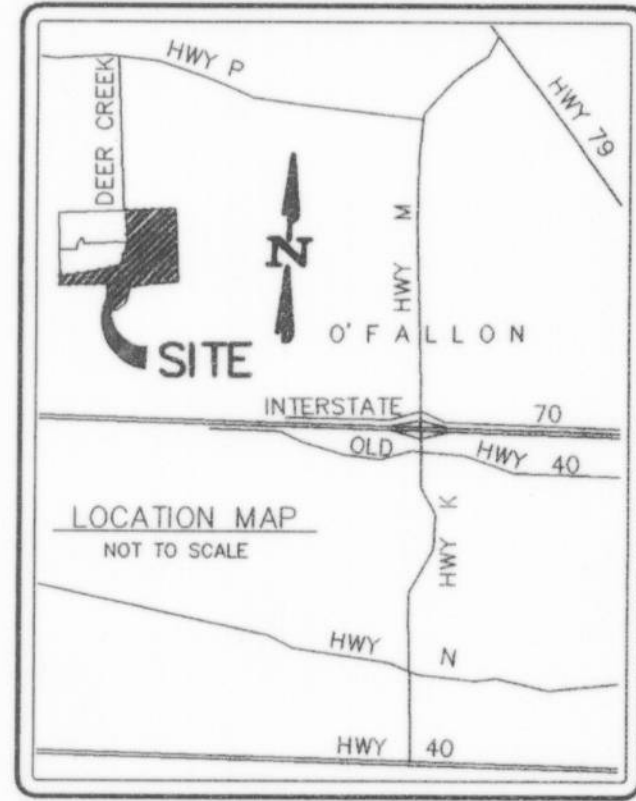


MANORS AT DEER CREEK PLAT THREE

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 THREE

PREPARED FOR:
VANTAGE DEVELOPMENT CO., INC.
P.O. BOX 12770
ST. PETERS, MISSOURI 63376
(636) 240-7662

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated by my seal are limited to the 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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**ENGINEERING
PLANNING
SURVEYING**

1052 South Cloverleaf Drive
St. Peters, MO. 63376-8445
636-928-6552
FAX 928-1718

10-15-04
DATE
95-7357C
PROJECT NUMBER
1 of 3
SHEET OF
7357-REC3.DWG
FILE NAME
EF/HB MEC
DRAWN CHECKED
OCTOBER 2002
DATE DONE IN FIELD

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 THREE".

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), FOGGY MEADOW DRIVE (50 FEET WIDE) AND SHADY TIMBER DRIVE (50 FEET WIDE), AS SHOWN HATCHED HEREON, TOGETHER WITH THE ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-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, AMENUE, LACLEDE GAS COMPANY AND CENTURYLINK 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.

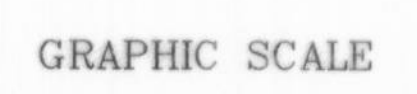
THE UNDERSIGNED HEREBY DESIGNATES THE EASEMENT, SHOWN DOT HATCHED [dotted lines], FOR THE PURPOSE OF AN UNDISTURBED STORM WATER DRAINAGE EASEMENT. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, FOR EMERGENCY USE ONLY. SAID EASEMENT IS NOT TO BE MAINTAINED BY THE CITY OF O'FALLON.

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 THIS PROPERTY HAVE BEEN PAID IN FULL.

VANTAGE DEVELOPMENT CO.
BY: Ted Detmer
PRINT NAME: TED DETMER
TITLE: President
DATE: 10-28-04



NOTARY FOR VANTAGE DEVELOPMENT CO., INC.

STATE OF MISSOURI } SS
COUNTY OF St. Louis }
ON THIS 20th DAY OF October, 2004 BEFORE ME
APPEARED Ted Detmer WHO BEING BY ME DULY SWORN, DID SAY
THAT HE/SHE IS THE President OF Vantage Development Co. 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: 01-11-05
NOTARY PUBLIC: Jeremy Roth
PRINT NAME: Jeremy Roth



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
_____ 20____ 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

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING OCTOBER, 2004 BY THE ORDER OF
VANTAGE DEVELOPMENT CO., 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 BOUNDARY SURVEYS (4-CR-30-16.0) OF THE
MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THIS SURVEY MEETS THE
ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN SURVEY.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED
THE FOREGOING THIS 15th DAY OF October, 2004

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

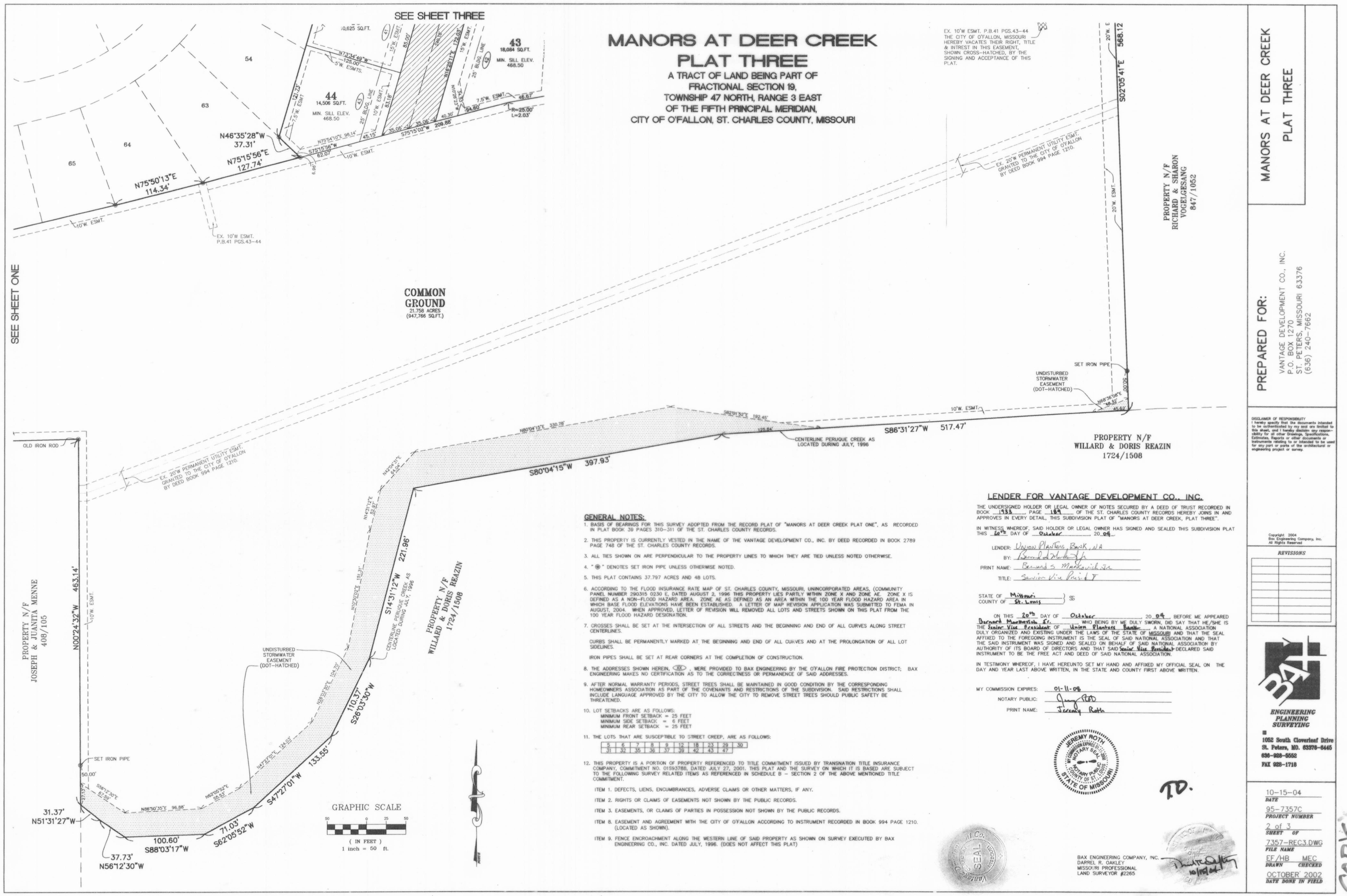
THIS PLAT CONTAINS 37.797 ACRES.

COPY

MANORS AT DEER CREEK PLAT THREE

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

EX. 10'W ESMT. P.B.41 PGS.43-44
THE CITY OF O'FALLON, MISSOURI
HEREBY VACATES THEIR RIGHT, TITLE
& INTEREST IN THIS EASEMENT,
SHOWN CROSS-HATCHED, BY THE
SIGNING AND ACCEPTANCE OF THIS
PLAT.



**COMMON
GROUND**
21.758 ACRES
(947,766 SQ.FT.)

PROPERTY N/F
RICHARD & SHARON
VOGELGESANG
847/1052

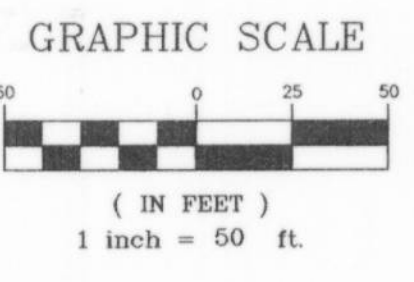
PROPERTY N/F
WILLARD & DORIS REAZIN
1724/1508

PROPERTY N/F
JOSEPH & JUANITA MENNE
408/1105

GENERAL NOTES:

- 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.
- THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE VANTAGE DEVELOPMENT CO., INC. BY DEED RECORDED IN BOOK 2789 PAGE 748 OF THE ST. CHARLES COUNTY RECORDS.
- ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- "@" DENOTES SET IRON PIPE UNLESS OTHERWISE NOTED.
- THIS PLAT CONTAINS 37.797 ACRES AND 48 LOTS.
- 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. A LETTER OF MAP REVISION APPLICATION WAS SUBMITTED TO FEMA IN AUGUST, 2004. WHEN APPROVED, LETTER OF REVISION WILL REMOVE ALL LOTS AND STREETS SHOWN ON THIS PLAT FROM THE 100 YEAR FLOOD HAZARD DESIGNATION.
- 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.
- THE ADDRESSES SHOWN HEREIN, (X), 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.
- 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.
- LOT SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT SETBACK = 25 FEET
MINIMUM SIDE SETBACK = 5 FEET
MINIMUM REAR SETBACK = 25 FEET
- THE LOTS THAT ARE SUSCEPTIBLE TO STREET CREEP, ARE AS FOLLOWS:

5	6	7	8	9	12	18	21	28	30
31	32	35	36	37	38	42	43	47	
- THIS PROPERTY IS A PORTION OF PROPERTY REFERENCED TO TITLE COMMITMENT ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NO. 01593785, 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 4. EASEMENT AND AGREEMENT WITH THE CITY OF O'FALLON ACCORDING TO INSTRUMENT RECORDED IN BOOK 994 PAGE 1210. (LOCATED AS SHOWN).
ITEM 5. FENCE ENCROACHMENT ALONG THE WESTERN LINE OF SAID PROPERTY AS SHOWN ON SURVEY EXECUTED BY BAX ENGINEERING CO., INC. DATED JULY, 1996. (DOES NOT AFFECT THIS PLAT)



LENDER FOR VANTAGE DEVELOPMENT CO., 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 THREE".
IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 20th DAY OF October, 2004.

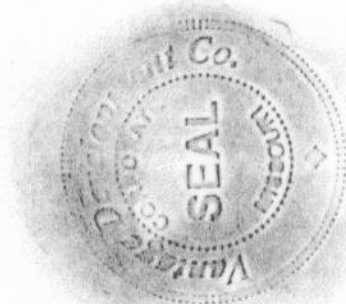
LENDER: Union Planters Bank, N/A
BY: Bernard Mackovich Jr.
PRINT NAME: Bernard Mackovich Jr.
TITLE: Senior Vice President

STATE OF Missouri SS
COUNTY OF St. Louis

ON THIS 20th DAY OF October, 2004, BEFORE ME APPEARED Bernard Mackovich Jr., WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Senior Vice President OF Union Planters Bank, A NATIONAL ASSOCIATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID NATIONAL ASSOCIATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID NATIONAL ASSOCIATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Senior Vice President DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID 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: 01-11-09
NOTARY PUBLIC: Jerry Roth
PRINT NAME: Jerry Roth



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

MANORS AT DEER CREEK
PLAT THREE

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

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REVISIONS

NO.	DATE	DESCRIPTION



**ENGINEERING
PLANNING
SURVEYING**
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-6562
FAX 928-1718

10-15-04
DATE
95-7357C
PROJECT NUMBER
2 of 3
SHEET OF
7357-REC3.DWG
FILE NAME
EF/HB MEC
DRAWN CHECKED
OCTOBER 2002
DATE DONE IN FIELD

COPY

MANORS AT DEER CREEK PLAT THREE

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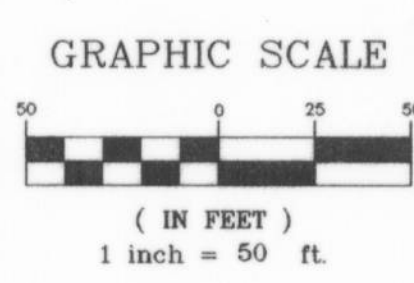
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PROPERTY N/F
RICHARD & SHARON VOGELGESANG
847/1052



Handwritten initials: R.D.



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



SEE SHEET TWO