

AS-BUILTS FOR SANITARY SEWERS, STORM SEWERS,  
WATER VALVES, WATER METERS AND FIRE HYDRANTS

A RESUBDIVISION OF LOTS B AND C  
OF PINewood PLACE ALSO KNOWN AS

# LAKESIDE MANOR

A TRACT OF LAND IN THE  
NORTHEAST QUARTER OF FRACTIONAL SECTION 21,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON,  
ST. CHARLES COUNTY, MISSOURI

This is to certify that we have during the month of December, 1995, by order of Doyle S. Shockey, executed a survey and subdivision of a tract of land being part of the Northeast Quarter of Fractional Section 21, Township 47 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri, and the results of said survey and subdivision are correctly plotted hereon. This survey was executed in compliance with the minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Surveys.

IN TESTIMONY WHEREOF, it has signed and sealed the foregoing this 13th day of December, 1995.

BAX ENGINEERING CO., INC.  
Neal John Newald, M.S., Reg. L.S. #2117

The undersigned owners of the tract of land described in the above surveyors certificate have caused said tract to be surveyed and subdivided in the manner shown, which subdivision shall hereafter be known as LAKESIDE MANOR. The streets and roadways shown hereon are hereby dedicated as public streets and roadways and covenant and agree that acceptance of said streets and roadways shall not be petitioned until said streets and roadways are built to the standards of the City of O'Fallon, and further designate these streets and roadways as easements for public utilities. The easements as shown are hereby dedicated as public utility easements for sanitary sewers, storm sewers, water lines, gas lines, telephone lines, electric lines, cable television and drainage, and are hereby granted to the City of O'Fallon, their successors and assigns, as their interests may appear and the respective utility companies, and their successors and assigns. The building lines are hereby established as shown. Easements, covenants and restrictions for LAKESIDE MANOR are recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Charles County Records.

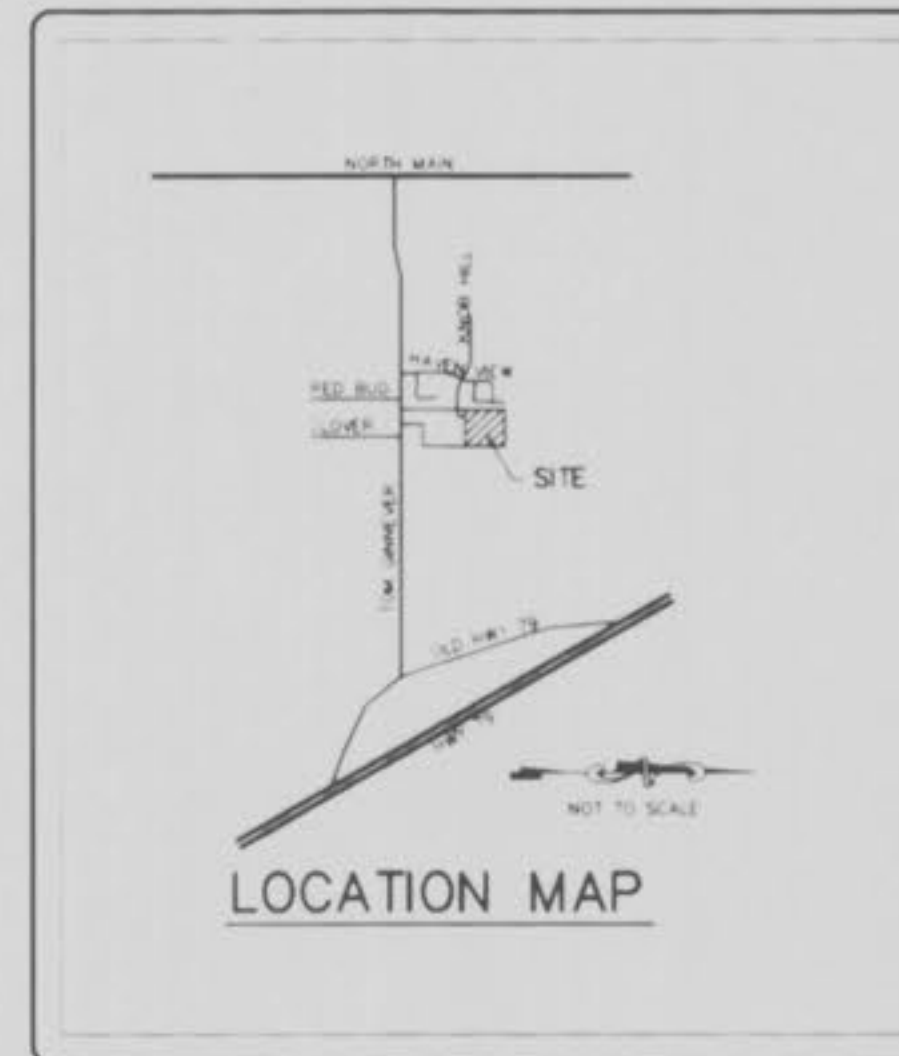
The area shown as "Common Ground and Storm Water Detention Area" on this plan is hereby established as Common Ground for Lot C and a Storm Water Detention Area for the use and benefit of the present and future owners of Lots A, B & C. The Common Ground shall be maintained by the present and future owners of Lot C.

IN TESTIMONY WHEREOF, it has signed and sealed the foregoing this 13th day of December, 1995.

NEAL JOHN NEWALD  
REG. L.S. #2117



NEAL JOHN NEWALD  
REG. L.S. #2117



**NOTE**

1. 1/4 SECTION - MINIMUM FRONT YARD - 25 FEET  
MINIMUM SIDE YARD - 6 FEET  
MINIMUM REAR YARD - 10 FEET

2. TOTAL AREA OF TRACT - 8.02 ACRES

3. BOUNDARY BEARING -  
THE EN. VEAT PLAT BOOK 14 PAGE 14

4. ALL RECORDS TO THE ALLEN INSURANCE ESTATE MAP OF THE CITY OF O'FALLON, MISSOURI, MAP NUMBER 10871, DATED DECEMBER 19, 1984, THIS PROJECT IS A RESUBDIVISION OF LOTS B AND C OF PINWOOD PLACE, A TRACT OF LAND AS SHOWN ON SAID MAP.

5. THE PRESENT PLAN OF THIS TRACT IS THE NAME OF THE TRACT AS SHOWN ON THE ALLEN INSURANCE ESTATE MAP OF THE CITY OF O'FALLON, MISSOURI, MAP NUMBER 10871, DATED DECEMBER 19, 1984.

6. THE TRACT IS BOUNDARY BEARING TO THE NORTH AND EAST BY THE CITY OF O'FALLON, MISSOURI, MAP NUMBER 10871, DATED DECEMBER 19, 1984.

**SHEET INDEX**

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE PLAN
- SHEET 3 - SANITARY PROFILES
- SHEET 4 - STORM PROFILES

THIS IS TO CERTIFY THAT WE HAVE, DURING MARCH, 1996, BY ORDER OF DOYLE S. SHOCKLEY, EXECUTED AN AS-BUILT SURVEY OF THE EXISTING SANITARY SEWERS, STORM SEWERS, WATER VALVES, WATER METERS AND FIRE HYDRANTS WITHIN "PINWOOD PLACE", ALSO KNOWN AS "LAKESIDE MANOR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS, IF ANY, WERE NOT VERIFIED ON THIS AS-BUILT SURVEY. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



The undersigned holder or legal owner of notes secured by deed of trust recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Charles County Recorder's Office, does hereby sign and approve in every detail this plat of LAKESIDE MANOR.

LENDER \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

State of Missouri  
County of St. Charles

On this \_\_\_\_\_ day of \_\_\_\_\_, 1996, before me personally appearing \_\_\_\_\_ who being by me duly sworn did say that he is the \_\_\_\_\_ of \_\_\_\_\_ a corporation duly organized and existing under the laws of the United States of America, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that he further acknowledges said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

My Commission Expires \_\_\_\_\_

Notary Public



State of Missouri  
County of St. Charles

\_\_\_\_\_ Clerk hereby certifies that I am approving this plat and directing me to endorse same under my hand and seal as duly passed and approved by the City Council of the City of O'Fallon, Missouri, and same approved by the Mayor of said City on \_\_\_\_\_, 1996, and as Ordinance No. \_\_\_\_\_ hereby enacted so long as the City of O'Fallon, Missouri, shall exist on the day of this recording of this plat.

\_\_\_\_\_ hereby certifies that I am approving this plat and directing me to endorse same under my hand and seal as duly passed and approved by the City Council of the City of O'Fallon, Missouri, and same approved by the Mayor of said City on \_\_\_\_\_, 1996, and as Ordinance No. \_\_\_\_\_ hereby enacted so long as the City of O'Fallon, Missouri, shall exist on the day of this recording of this plat.

\_\_\_\_\_ Secretary of the City

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

- 1. CLAIMS OF RECORD EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 3. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS OF ANY KIND.

AS-BUILTS ADDED: MARCH 18, 1996

PREPARED FOR:  
DOYLE W. SHOCKLEY  
501 FIRST CAPITOL DRIVE  
ST. CHARLES, MO. 63301

DISCLAIMER OF RESPONSIBILITY:  
I hereby certify that the documents attached to be submitted to my seal are correct to the best of my knowledge and belief, 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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**REVISIONS**

DATE	REVISIONS
2-23-96	CITY COMMENTS
3-11-96	STREET NOTE

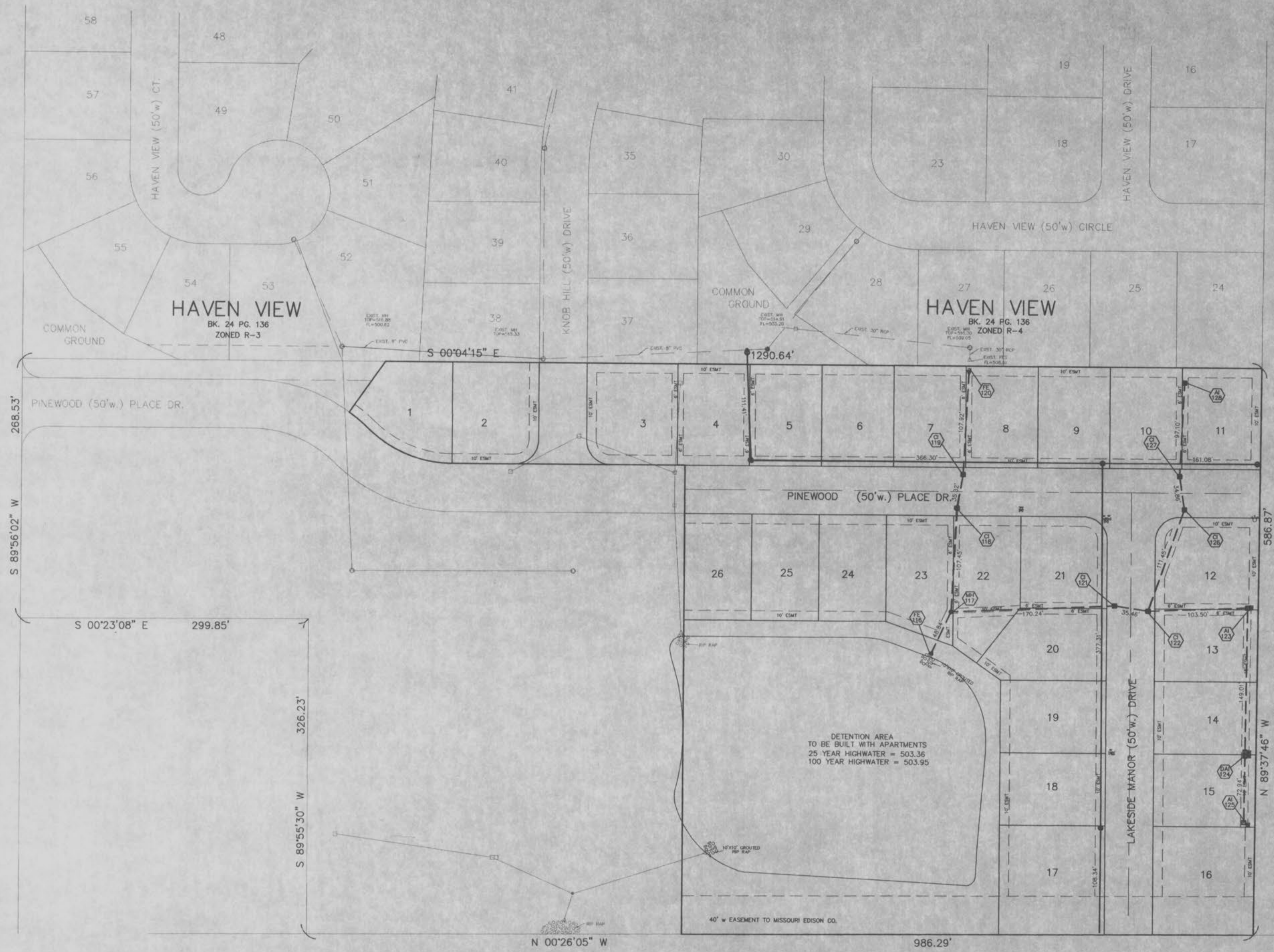


221 Point West Boulevard  
St. Charles, MO. 63301  
314-946-6586  
314-724-3330  
FAX 947-9182

2-6-96  
DATE  
93-4757  
PROJECT NUMBER  
1 OF 4  
SHEET OF  
4757AREC.DWG  
FILE NAME  
DAK  
DRAWN CHECKED

3/21/96 AS-BUILTS ADDED: MARCH 18, 1996  
Office of Lakeside Manor was Pinned Est. 1/4 AS-BUILTS 93-1296





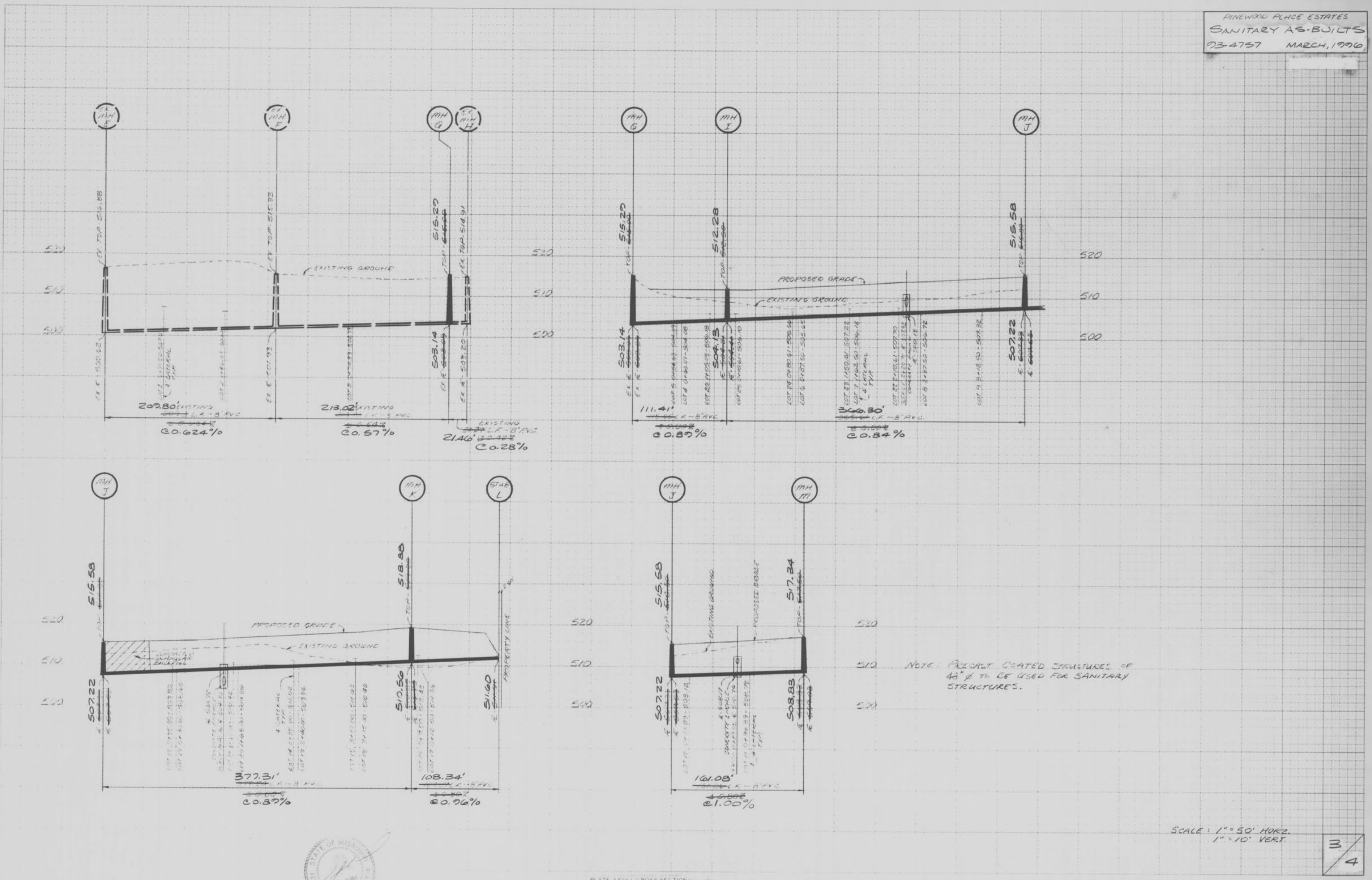
3/21/96  
 CR Lakeside Manor  
 was Pinewood Est 7/1 AS-BUILTS

C:\DWG\4757ASB2 Mod Map 18 08 29 1996



FINAL SURVEY

ORIGINAL SURVEY



NOTE: PRECAST COATED STRUCTURES OF 48" Ø TO BE USED FOR SANITARY STRUCTURES.

SCALE: 1" = 50' HORIZ.  
 1" = 10' VERT.

3/4



PLATE 3 FULL CROSS SECTION NATIONAL PRINTFAST

3/19/90 CK Lakeside Manor was Pinewood Est 3/4 AS-BUILTS



