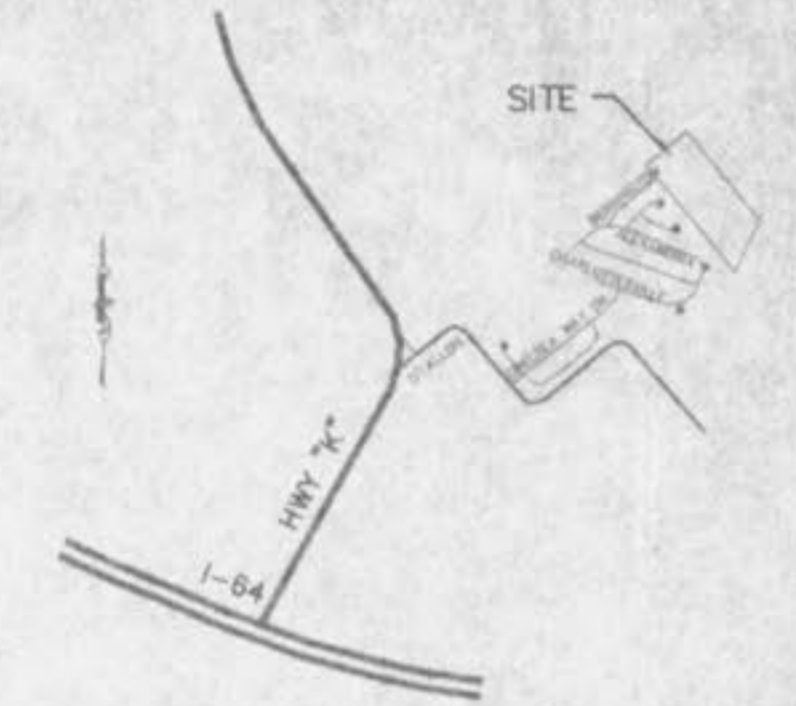


STORM & SANITARY SEWER AS-BUILTS MONTICELLO ESTATES PLAT FOUR

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST., OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
NTS

This is to certify that we have during the month of August, 1994 by order of Harold Burkemper prepared a subdivision of "A Tract of Land Being Part of U.S. Survey 1669, Township 46 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 current standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

IN WITNESS WHEREOF, It has signed and sealed the foregoing this _____ day of _____, 1994.

BAX ENGINEERING CO., INC.
By Neal John Niewald, Mo. Reg. L.S. #2117

The undersigned First St. Charles County Construction Company, being the owner and developer of the tract described in the foregoing surveyor's certificate, has caused said tract to be surveyed, and a subdivision plat to be prepared in the manner shown hereon, which plat shall hereafter be known as "Monticello Estates Plat Four."

The undersigned declares that all streets shown hatched hereon, together with the roundings at intersections, and together with the cul-de-sacs, are hereby designated as public streets and roadways and are hereby dedicated to the City of O'Fallon, Missouri for public use forever.

All easements shown on this plat and all areas shown hereon as "common ground" are hereby granted to the City of O'Fallon, Missouri, Missouri Cities Water, St. Charles Gas Company, Union Electric Company, Southwestern Bell Telephone Company, Duckett Creek Sewer District for sanitary sewers only, and to the cable company, their successors and assigns, as their interests may appear for the purpose of constructing, maintaining and repairing of public utilities and sewer and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair or replacement of said utilities, sewers, and drainage facilities.

The pedestrian easement shown on Lot 416 is not dedicated hereby for use by the general public, but is created and established as a pedestrian walkway easement for each of the lot owners, their families, guest and invitees of Monticello Villages "A", "B", "C", and "D", Monticello Estates Plat One, Two, Three, and Four, and any additional land that shall be subject to Article II of the aforementioned Covenants, Conditions, and Restrictions.

Monticello Commons, as shown, in addition to being in part, subject to the certain Environmental Mitigation Covenant of Dedication, is hereby subjected, as shown hereon, to easements in favor of the various utility companies and to the City of O'Fallon, for the utility purposes described above, and an easement in favor of Monticello Subdivision Association, as utility easements for purposes of maintenance, repair, replacement and improvement of storm water basins, pipes, and appurtenances.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions for Monticello Subdivision as said indenture is filed in Book 1277 Page 1489 of the St. Charles County, Missouri Recorder's Office, and as amended from time to time.

The building lines shown hereon are hereby established. The areas of land shown hereon as "common ground" and "Monticello Commons", as shown hereon are not dedicated hereby for use by the general public, but are hereby created and established as perpetual easements appurtenant to each lot in Monticello Villages "A", "B", "C" and "D", and to each lot in Monticello Estates Plats One, Two and Three and Four, and any additional land that shall be subject to Article II of the aforementioned covenants, conditions and restrictions, said easements being for the private recreational use of the owners of said lots, and their families and their guests, and not for the use of the general public.

The "common ground" shown hereon shall be conveyed to the Monticello Subdivision Association in accordance with the provisions of the aforementioned covenants, conditions, and restrictions.

IN WITNESS WHEREOF, the undersigned have set their hand this _____ day of _____, 1994.

FIRST ST. CHARLES COUNTY CONSTRUCTION COMPANY
Harold W. Burkemper
President

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS

On this _____ day of _____, 1995, before me personally appeared Harold W. Burkemper, who being by me duly sworn did say that he is the President of First St. Charles County Construction Company, a corporation of the State of Missouri, 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 First St. Charles County Construction Company, who further acknowledged 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 on the day and year last above written.

My Commission Expires: _____
Notary Public: _____
Print Name: _____

The undersigned holder or legal owner of notes secured by deed of trust recorded in Book _____ Page _____ of the St. Charles County Records joins in and approves in every detail this plat of "Monticello Estates Plat Four"

MARK TWAIN BANK

(print name)

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS

On this _____ day of _____, 1995, before me personally appeared _____, who being duly sworn did say that he is the _____ of Mark Twain Bank, 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 said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and that said _____ declared 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 on the day and year last above written.

My Commission Expires: _____
Notary Public: _____
(print name)

STATE OF MISSOURI }
City of O'Fallon } SS
COUNTY OF ST. CHARLES }

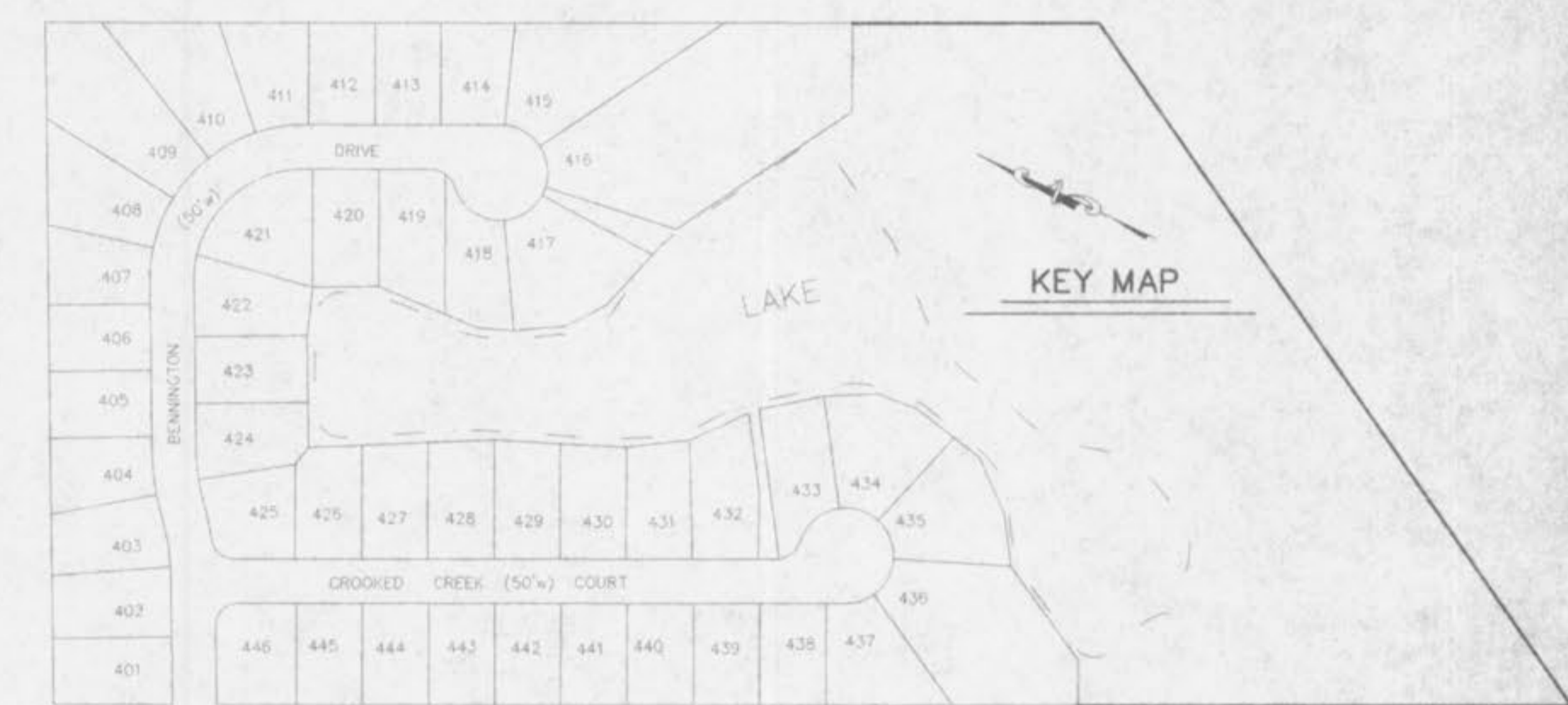
I, _____, City Clerk, hereby certify that Ordinance No. _____ approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the City Council, of the City of O'Fallon, Missouri and same approved by the Mayor of said City on _____, 1995, and as Ordinance directed, I hereby endorse said plat by my hand and seal of said City this _____ day of _____, 1995.

CITY CLERK OF O'FALLON, MISSOURI

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the _____ day of _____, A.D., 1995, at _____ o'clock _____ m. and is truly recorded in Book _____ Page _____ Witness my hand and official seal on the day and year aforesaid.

Deputy Recorder of Deeds



GENERAL NOTES:

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE RECORD PLAT OF "MONTICELLO ESTATES PLAT TWO" AS RECORDED IN PLAT BOOK 31 PAGE 228.
- 2.) SITE BENCHMARK FOR THIS PROJECT IS AS FOLLOWS:
CROSS # CENTERLINE OF BENNINGTON DRIVE
POINT OF CURVATURE STATION 1+48.53
ELEVATION 507.07 USGS DATUM
- 3.) THIS TRACT IS SHOWN AS PARCEL #14 IN DISTRICT 5 PAGE 157-F OF THE ST. CHARLES COUNTY ASSESSORS OFFICE.

TRANSAMERICA TITLE INSURANCE COMPANY
COMMITMENT NO. A61195
DATED: JANUARY 6, 1995
ITEMS CORRESPONDING TO SCHEDULE B-SECTION 2 OF TITLE COMMITMENT

- 1.) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
- 2.) RIGHTS, OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 3.) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- 8.) ENVIRONMENTAL MITIGATION COVENANT OF DEDICATION AS RECORDED IN BOOK 1657 PAGE 1050

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3-4	SEWER PROFILES

**AS-BUILTS ADDED
APRIL 1995.**

This is to certify that following as-built locations were located in the field and are correctly shown herein.

PREPARED FOR:
FIRST ST CHARLES COUNTY
CONSTRUCTION COMPANY
P.O. BOX 176
ST. PETERS, MO 63376
314-928-4988

THIS PLAT CONTAINS 25.744 ACRES

<p>DISCLAIMER OF RESPONSIBILITY</p> <p>I hereby certify that the documents attached to this deed, 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 in any part or parts of the project or in engineering project or survey.</p> <p>Copyright © 1994 Bax Engineering Company, Inc. All rights reserved.</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>D.R.K.</td> <td>1/18/95</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	D.R.K.	1/18/95									<p>1052 SOUTH CLOVERLEAF DRIVE ST. PETERS, MO. 63376-6445 314-928-5552 FAX 928-1718</p>	<p>SEPTEMBER, 1994 DATE</p> <p>93-4896 PROJECT NUMBER</p> <p>- 1 OF 4 SHEET OF</p> <p>4896RFC.DWG FILE NAME</p> <p>D.R.K. M.E.C. DRAWN CHECKED</p>
	D.R.K.	1/18/95											
<p>DATE</p> <p>1994</p>	<p>DATE</p> <p>1994</p>												

MONTICELLO ESTATES PLAT FOUR

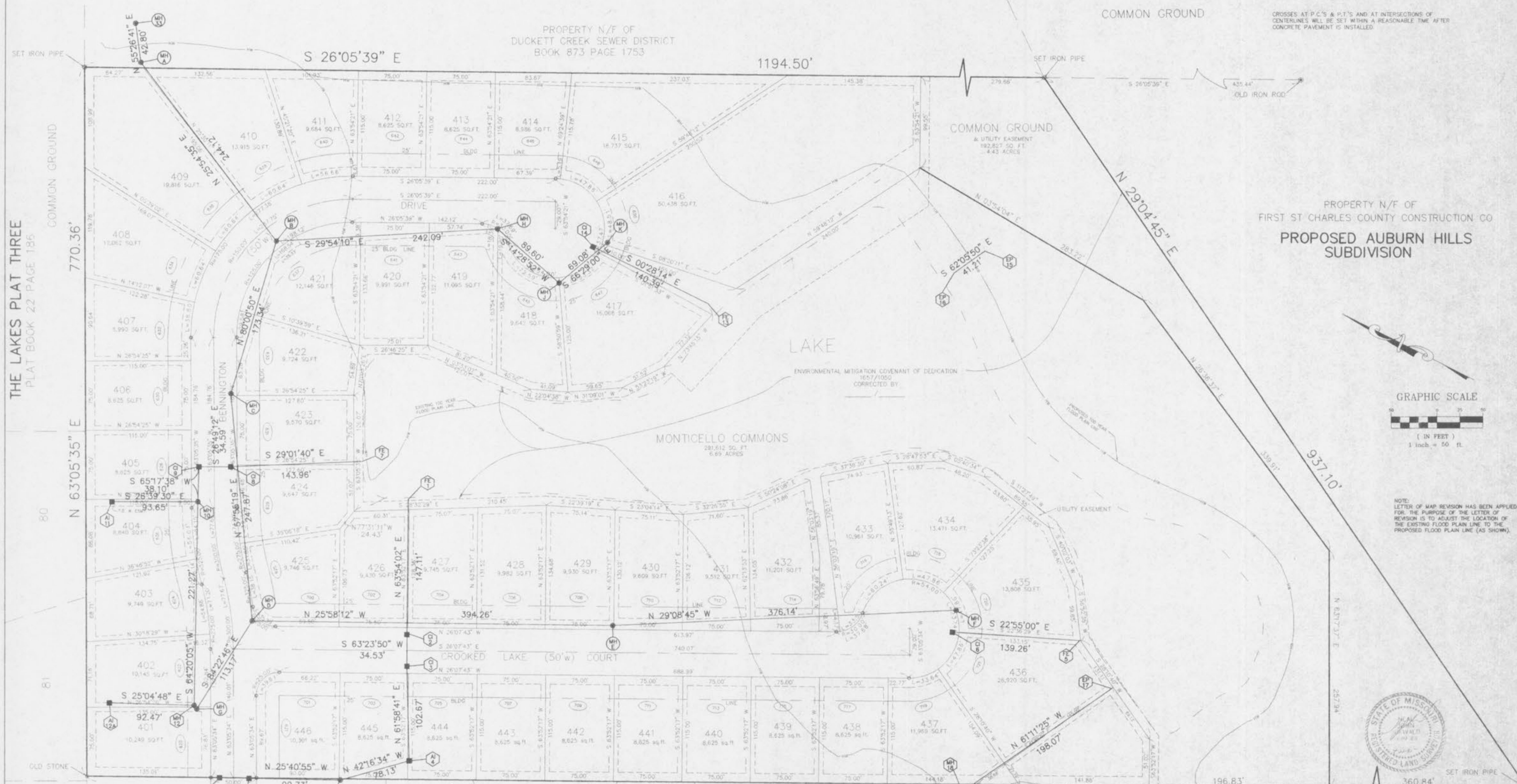
A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST., OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

WATERFORD ESTATES
BOOK 25 PAGES 103 & 104

NOTES:

ALL FRONT YARD EASEMENTS ARE 10' WIDE UNLESS SHOWN OTHERWISE.
ALL SIDE YARD EASEMENTS ARE 5' WIDE UNLESS SHOWN OTHERWISE.
ALL REAR YARD EASEMENTS ARE 7.5' WIDE UNLESS SHOWN OTHERWISE.
ALL EASEMENTS AROUND PERIMETER OF PROPERTY ARE 10' WIDE UNLESS SHOWN OTHERWISE.
⊕ - DENOTES IRON PIPE
①②③ - DENOTES STREET ADDRESSES
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD - 25' MINIMUM
SIDE YARD - 6' MINIMUM
REAR YARD - 25' MINIMUM

CROSSES AT P.C.'S & P.T.'S AND AT INTERSECTIONS OF CENTERLINES WILL BE SET WITHIN A REASONABLE TIME AFTER CONCRETE PAVEMENT IS INSTALLED



PROPERTY N/F OF
FIRST ST CHARLES COUNTY CONSTRUCTION CO
**PROPOSED AUBURN HILLS
SUBDIVISION**



NOTE:
LETTER OF MAP REVISION HAS BEEN APPLIED
FOR THE PURPOSE OF THE LETTER OF
REVISION IS TO ADJUST THE LOCATION OF
THE EXISTING FLOOD PLAN LINE TO THE
PROPOSED FLOOD PLAN LINE (AS SHOWN)

MONTICELLO ESTATES PLAT TWO
PLAT BOOK 31 PAGE 228
AS-BUILTS ADDED APRIL, 1995

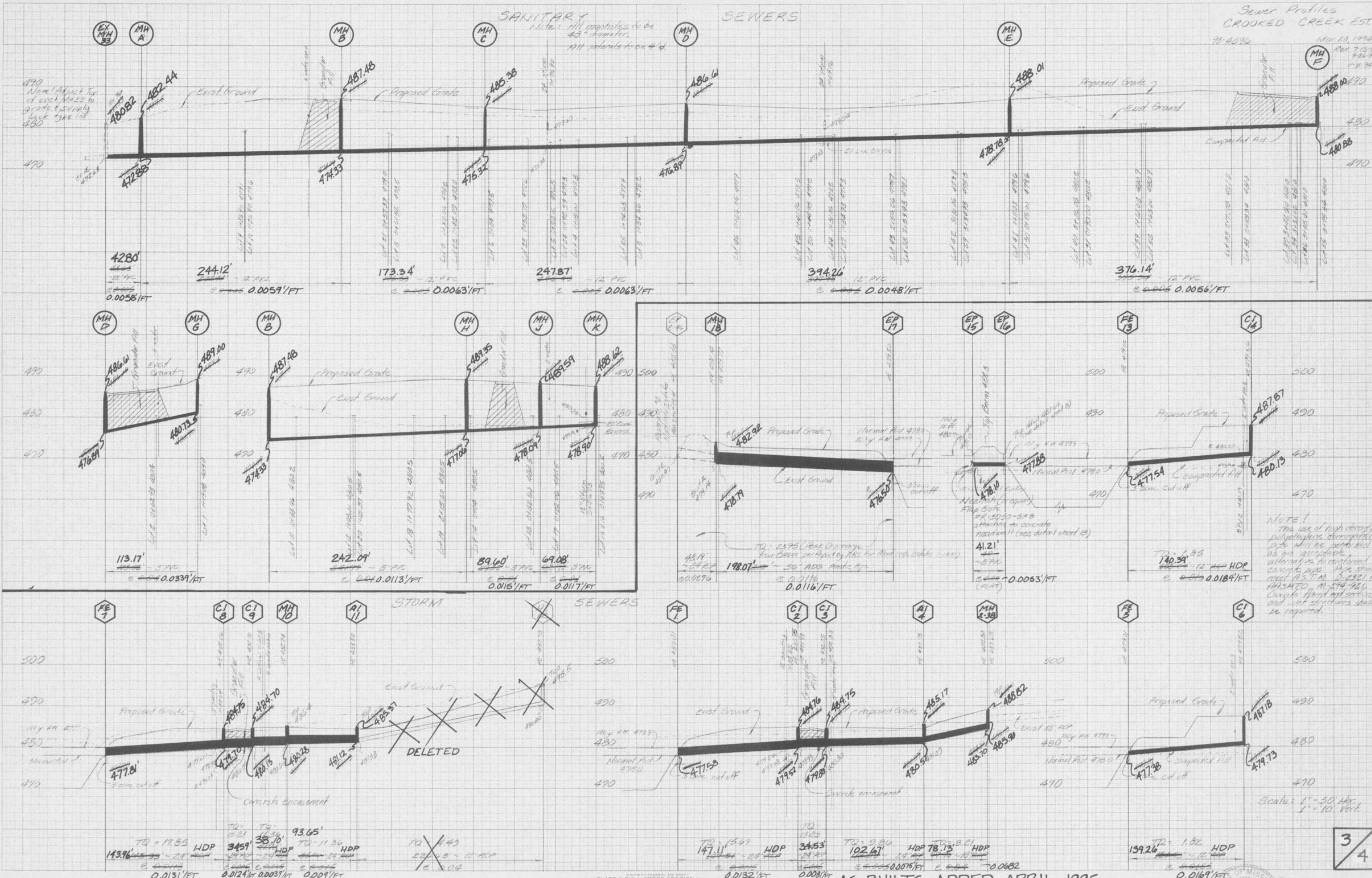
MONTICELLO ESTATES PLAT ONE
PLAT BOOK 31 PAGE 119

B4+
ENGINEERING
PLANNING
SURVEYING

1062 SOUTH CLOVERLEAF DRIVE
ST. PETERS, MO. 63376-6445
314-928-0552
FAX 928-1718

REVISION 1-10-88	FLOOD PLAN
REVISION 2-10-88	EXIST REVISION

SEPTEMBER, 1994
DATE
93-4896
PROJECT NUMBER
2 OF 4
SHEET OF
4896REC.DWG
FILE NAME
D.R.K. M.E.C.
DRAWN CHECKED



SANITARY SEWERS

Sewer Profiles CROOKED CREEK EST.

NOTE:
 The use of high density polyethylene (HDPE) pipe will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. D-2321. Concrete hand and catch basins and lift structures shall be required.

Scale: 1" = 50' Hor.
 1" = 10' Vert.

AS-BUILTS ADDED APRIL, 1995 REVISED JULY, 1995

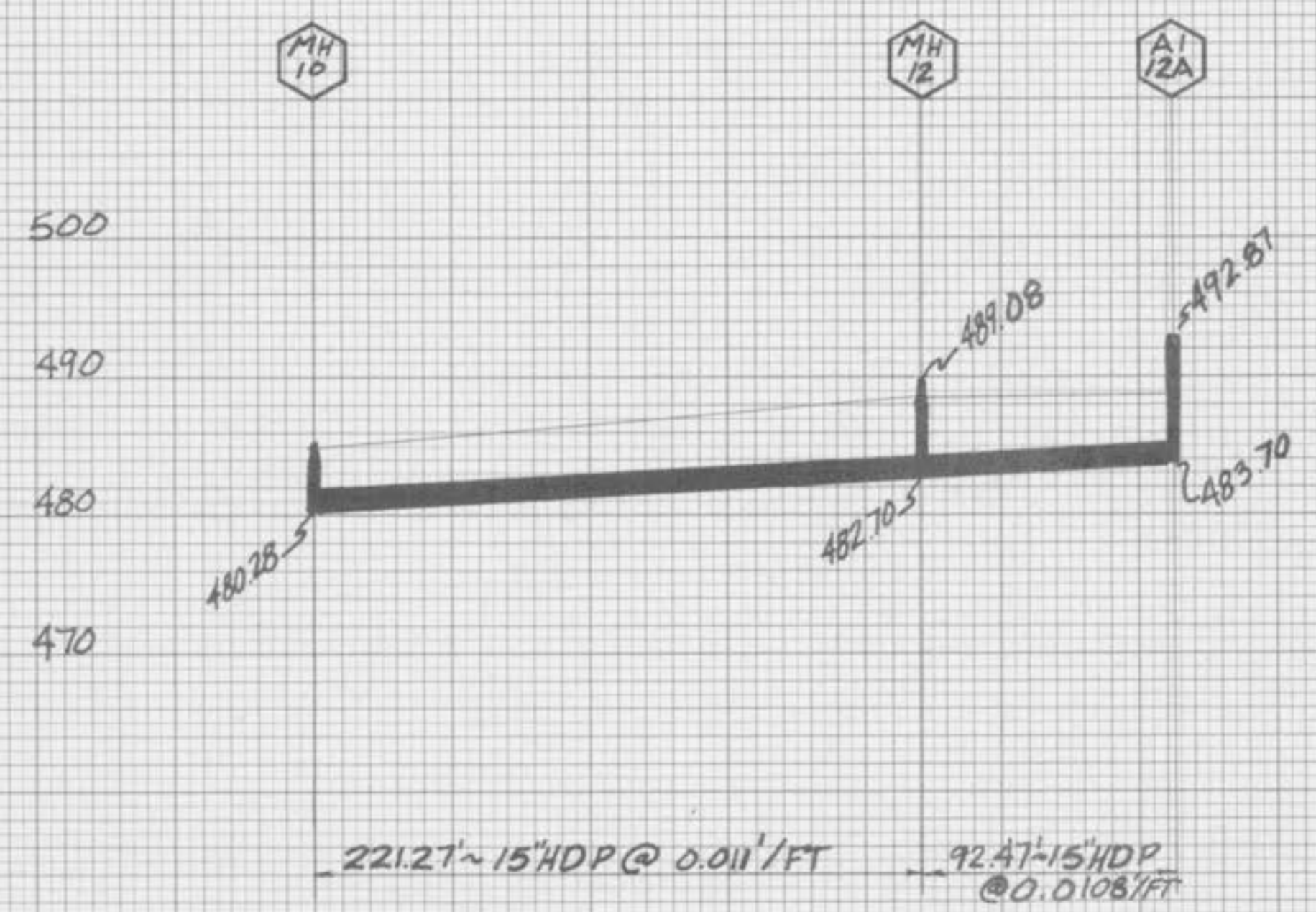


ORIGINAL SURVEY

ORIGINAL SURVEY

FINAL SURVEY
 DATE: _____
 BY: _____
 SURVEYED: _____
 PLOTTED: _____
 NOTE BOOK: _____
 AREA CHECKED: _____

ORIGINAL SURVEY
 DATE: _____
 BY: _____
 SURVEYED: _____
 PLOTTED: _____
 NOTE BOOK: _____
 AREA CHECKED: _____



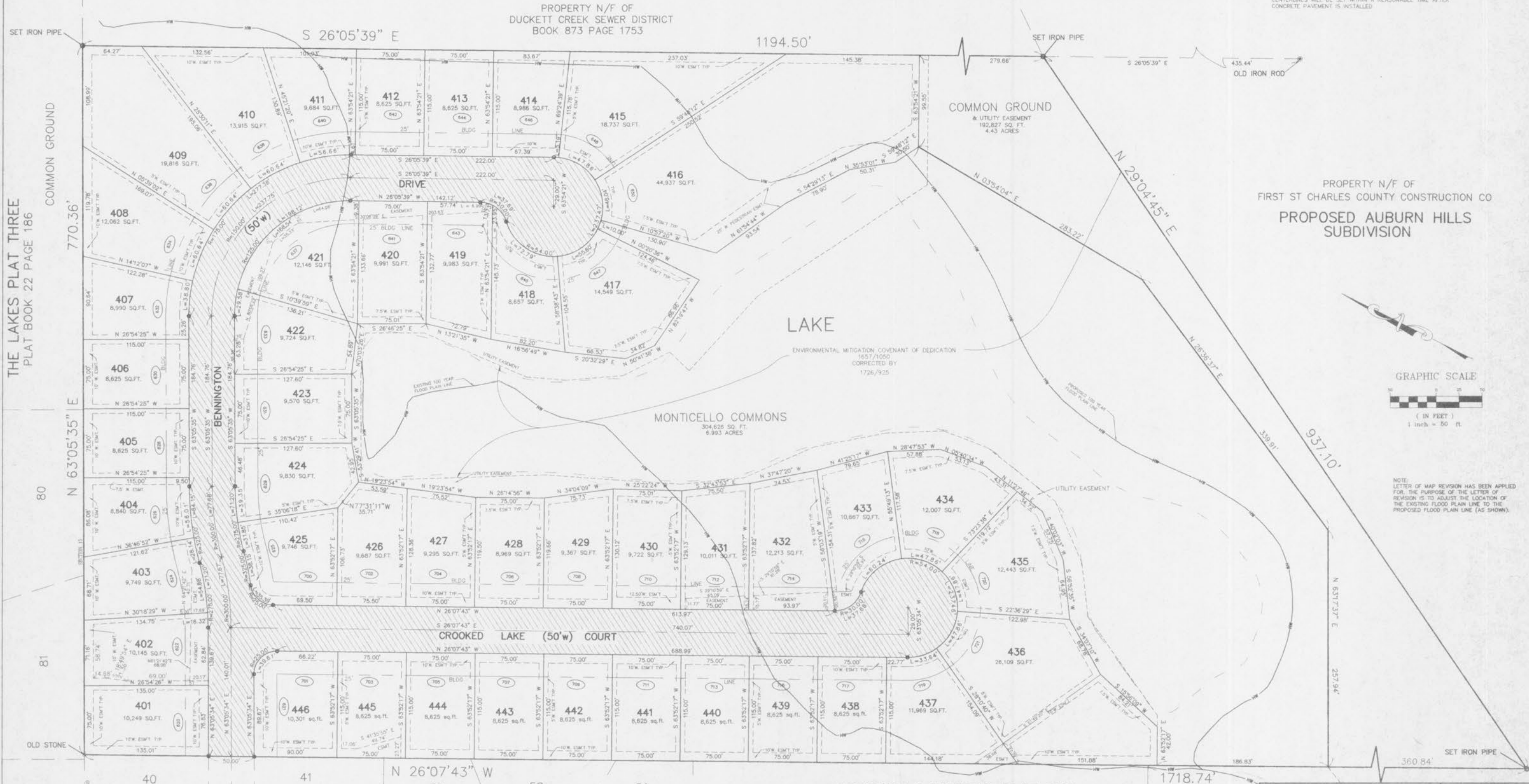
MONTICELLO ESTATES PLAT FOUR

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST., OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

WATERFORD ESTATES
BOOK 25 PAGES 103 & 104

NOTES:

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- ALL REAR YARD EASEMENTS ARE 7.5' WIDE UNLESS SHOWN OTHERWISE
- ALL EASEMENTS AROUND PERIMETER OF PROPERTY ARE 10' WIDE UNLESS SHOWN OTHERWISE
- - DENOTES IRON PIPE
- 123 - DENOTES STREET ADDRESSES
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 25' MINIMUM
SIDE YARD: 6' MINIMUM
REAR YARD: 25' MINIMUM
- CROSSES AT P.C.'S & P.T.'S AND AT INTERSECTIONS OF CENTERLINES WILL BE SET WITHIN A REASONABLE TIME AFTER CONCRETE PAVEMENT IS INSTALLED



THE LAKES PLAT THREE
PLAT BOOK 22 PAGE 186

PROPERTY N/F OF
FIRST ST CHARLES COUNTY CONSTRUCTION CO
PROPOSED AUBURN HILLS
SUBDIVISION

MONTICELLO ESTATES PLAT ONE
PLAT BOOK 31 PAGE 119

MONTICELLO ESTATES PLAT TWO
PLAT BOOK 31 PAGE 228

REVISION	DATE	DESCRIPTION
REVISED 1-28-99		FLOOD PLAN
REVISED 2-10-99		EMT REVISION
REVISED 4-1-99		LOT REVISION
REVISED 4-18-99		LOT REVISION

BAT
ENGINEERING
PLANNING
SURVEYING

1052 SOUTH CLOVERLEAF DRIVE
ST. PETERS, MO 63376-6445
314-928-5552
FAX 928-1718

DATE	SEPTEMBER, 1994
PROJECT NUMBER	93-4896
SHEET OF	2 OF 2
FILE NAME	4896REC.DWG
D.R.K.	M.E.C.
DRAWN	CHECKED

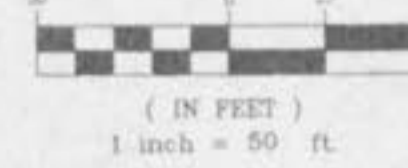
GRADING QUANTITY 92,289 cu.yds.
 (includes 15% shrinkage)

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

IT IS THE INTENTION OF THE ENGINEER FOR THE EARTHWORK TO BALANCE ON SITE. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.

PROPERTY N/F OF
 DUCKETT CREEK SEWER DISTRICT
 BOOK 873 PAGE 1753

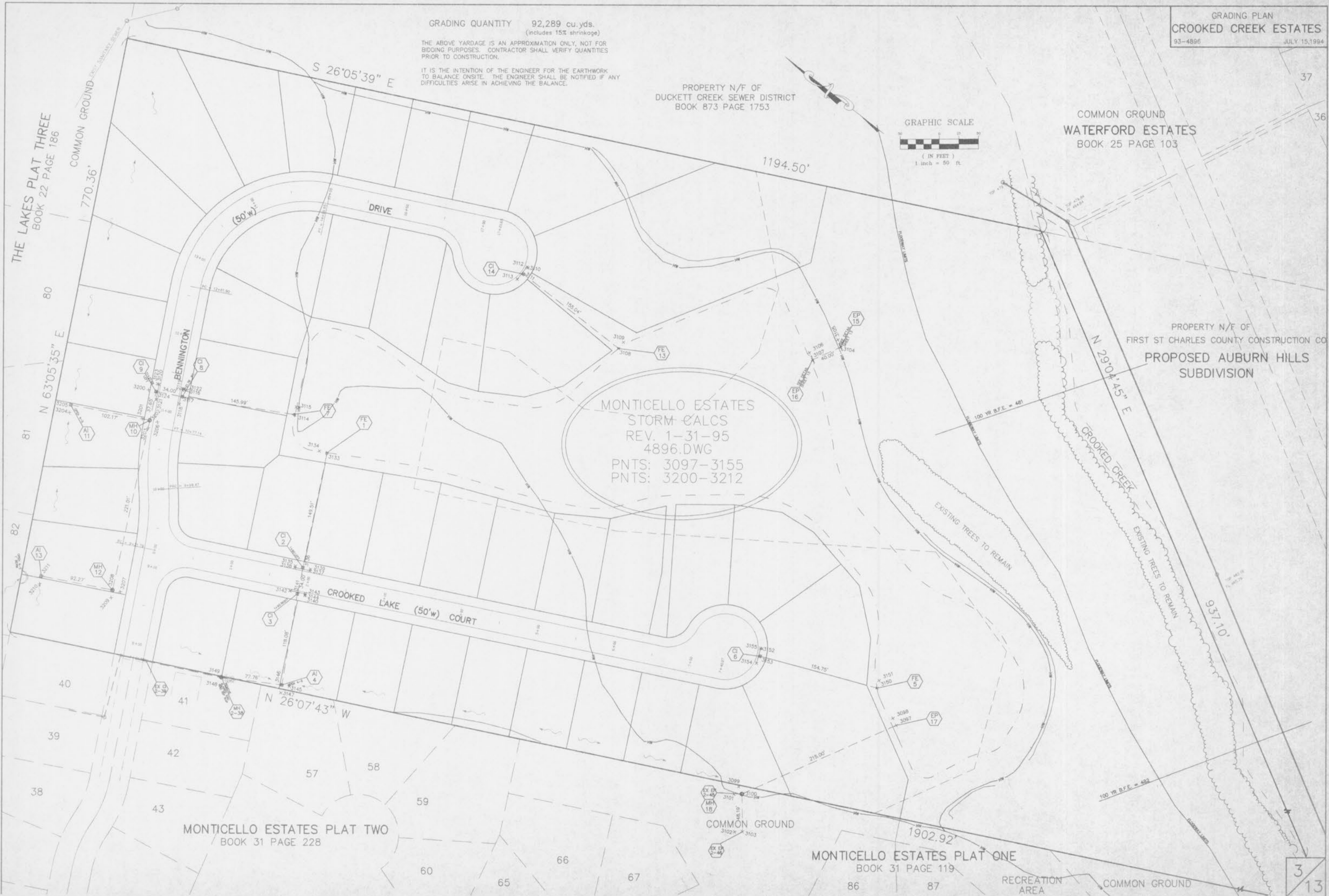
GRAPHIC SCALE



COMMON GROUND
WATERFORD ESTATES
 BOOK 25 PAGE 103

PROPERTY N/F OF
 FIRST ST CHARLES COUNTY CONSTRUCTION CO
**PROPOSED AUBURN HILLS
 SUBDIVISION**

MONTICELLO ESTATES
 STORM CALCCS
 REV. 1-31-95
 4896.DWG
 PNTS: 3097-3155
 PNTS: 3200-3212



MONTICELLO ESTATES PLAT TWO
 BOOK 31 PAGE 228

MONTICELLO ESTATES PLAT ONE
 BOOK 31 PAGE 119

RECREATION
 AREA

COMMON GROUND

GRADING CHECK

PROPERTY N/F OF
DUCKETT CREEK SEWER DISTRICT
BOOK 873 PAGE 1753

GRAPHIC SCALE



COMMON GROUND
WATERFORD ESTATES
BOOK 25 PAGE 103

PROPERTY N/F OF
FIRST ST CHARLES COUNTY CONSTRUCTION CO
PROPOSED AUBURN HILLS
SUBDIVISION

LAKE

THE LAKES PLAT THREE
BOOK 22 PAGE 186

MONTICELLO ESTATES PLAT TWO
BOOK 31 PAGE 228

MONTICELLO ESTATES PLAT ONE
BOOK 31 PAGE 119

RECREATION
AREA

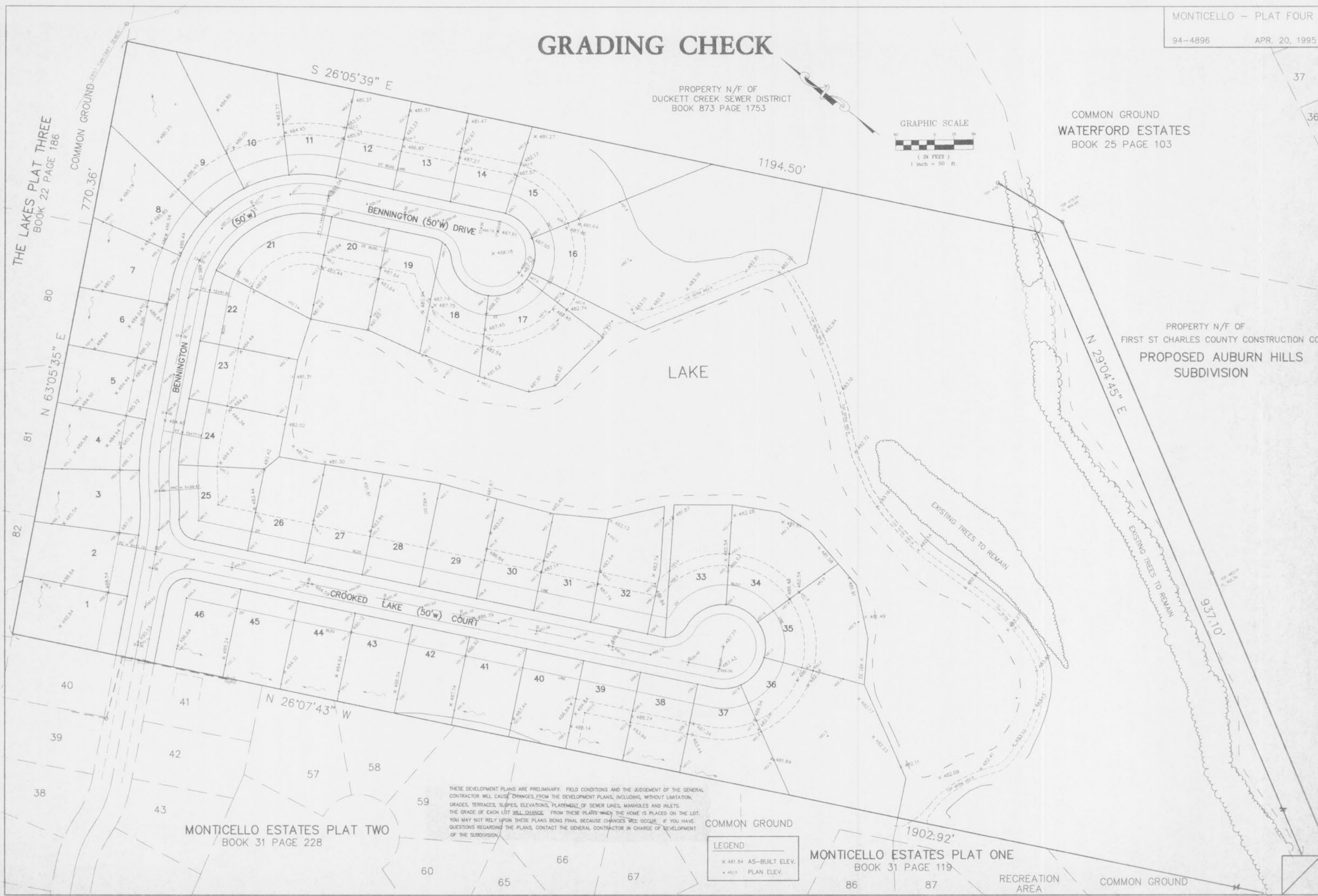
COMMON GROUND

THESE DEVELOPMENT PLANS ARE PRELIMINARY. FIELD CONDITIONS AND THE JUDGEMENT OF THE GENERAL CONTRACTOR WILL CAUSE CHANGES FROM THE DEVELOPMENT PLANS, INCLUDING, WITHOUT LIMITATION, GRADES, TERRACES, SLOPES, ELEVATIONS, PLACEMENT OF SEWER LINES, MANHOLES AND INLETS. THE GRADE OF EACH LOT WILL CHANGE FROM THESE PLANS WHEN THE HOME IS PLACED ON THE LOT. YOU MAY NOT RELY UPON THESE PLANS BEING FINAL BECAUSE CHANGES WILL OCCUR. IF YOU HAVE QUESTIONS REGARDING THE PLANS, CONTACT THE GENERAL CONTRACTOR IN CHARGE OF DEVELOPMENT OF THE SUBDIVISION.

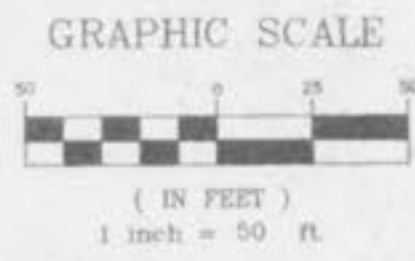
COMMON GROUND

LEGEND

- x 481.84 AS-BUILT ELEV.
- 482.9 PLAN ELEV.



PROPERTY N/F OF
DUCKETT CREEK SEWER DISTRICT
BOOK 873 PAGE 1753



COMMON GROUND
WATERFORD ESTATES
BOOK 25 PAGE 103

PROPERTY N/F OF
FIRST ST CHARLES COUNTY CONSTRUCTION CO
PROPOSED AUBURN HILLS
SUBDIVISION

MONTICELLO ESTATES
LOT CORNER CALCS
5-10-94
4896.DWG
PNTS: 5000-5306

