

This is to certify that we have during the month of May, 1993, by order of MLS Homes, Inc., executed a survey and subdivision of a tract of land in U.S. Survey 1696 and Fractional Sections 9 and 16, Township 46 North, Range 3 East, 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 day of _____, 1994.

BAX ENGINEERING COMPANY, INC.
Neal J. Niewald, Mo. Reg. L.S. #2117

The undersigned owners of the tract of land described in the above survey's certificate have caused said tract to be surveyed and subdivided in the manner shown, which subdivision shall hereafter be known as The Villages of Pheasant Point Plat Four. The streets and roadways shown hatched are hereby dedicated as public streets and roadways and covenant and agreed 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 designates these streets and roadways as easements for public utilities. The easements as shown on this plat 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. Indentures, covenants and restrictions for The Villages of Pheasant Point Plat Four are recorded in Book _____ Page _____ of the St. Charles County Records.

IN TESTIMONY WHEREOF, it has signed and sealed the foregoing this day of _____, 1994.

MLS HOMES, INC.
HERBERT M. LESSER
PRESIDENT

State of Missouri
County of St. Charles) S.S.

On this _____ day of _____, 1994 before me personally appeared Herbert M. Lesser who is being by me duly sworn did say that he is the President of MLS Homes, Inc., 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 on behalf of said MLS Homes, Inc., 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 the day and year last above written.

My Commission Expires: _____
Notary Public: _____

The undersigned holder or legal owner of notes secured by deed of trust recorded in Deed Book _____ Page _____ of the St. Charles County Records Office, do hereby join in and approve in every detail this plat of "The Villages of Pheasant Point Plat Four".

State of Missouri
County of St. Charles) S.S.

On this _____ day of _____, 1994 before me personally appeared _____, who being by me duly sworn did say that he is the _____ of a corporation organized and existing under the laws of the United States of America, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and _____ 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
City of O'Fallon
County of St. Charles) S.S.

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 _____, 1994, and an Ordinance directed, I hereby endorse said plat by my hand and seal of said City this _____ day of _____, 1994.

CITY CLERK OF O'FALLON, MISSOURI

State of Missouri
County of St. Charles) S.S.

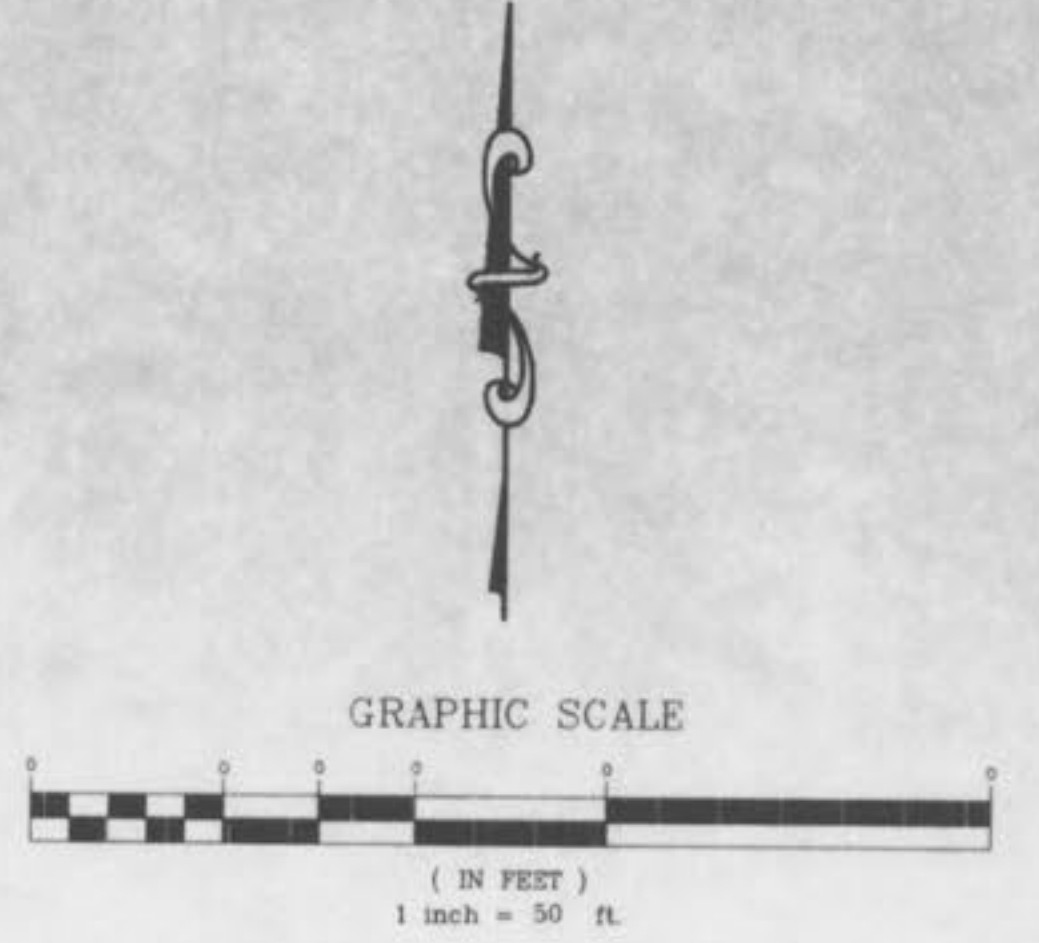
I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the _____ day of _____, A.D., 1994 at _____ o'clock _____ m. and is truly recorded in Book _____ Page _____ Witness my hand and official seal on the day and year aforesaid.

Deputy Recorder of Deeds

THE VILLAGES OF PHEASANT POINT PLAT FOUR

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1696 AND FRACTIONAL SECTIONS 9 AND 16
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

SANITARY AND STORM SEWER AS-BUILTS



LOCATION MAP

N.T.S.

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.
● - DENOTES IRON PIPE
①②③ - DENOTES STREET ADDRESSES
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 20' MINIMUM
SIDE YARD: 6' MINIMUM
REAR YARD: 25' MINIMUM
CROSSES "X" SHOWN AT P.C.'S & P.T.'S AND AT INTERSECTIONS OF CENTERLINES WILL BE SET WITHIN REASONABLE TIME AFTER CONCRETE PAVEMENT IS INSTALLED.

BENCHMARK:
ELEVATION = 487.65 (N.C.V.D.)
CHISLED SQUARE ON NORTHWEST WINGWALL OF STATE HIGHWAY "K" BRIDGE NO. L-15 OVER DARDENNE CREEK.

EMMONS TITLE INSURANCE COMPANY
COMMITMENT NO. 21289
BASIS OF BEARINGS PER SURVEY BY
EDGAR RAPP JR. P.B.9 PG.136
THIS TRACT SHOWN IN DISTRICT 2
PAGES 114 AND 126 OF THE
ST. CHARLES COUNTY ACCESSORS
OFFICE PARCEL NUMBER 12.0 AND 12.00067

THIS PLAT CONTAINS 3.665 ACRES

SANITARY & STORM SEWER AS-BUILTS FOR
THE VILLAGES OF PHEASANT POINT PLAT FOUR
ADDED BY BAX ENGINEERING DURING OCTOBER, 1994.



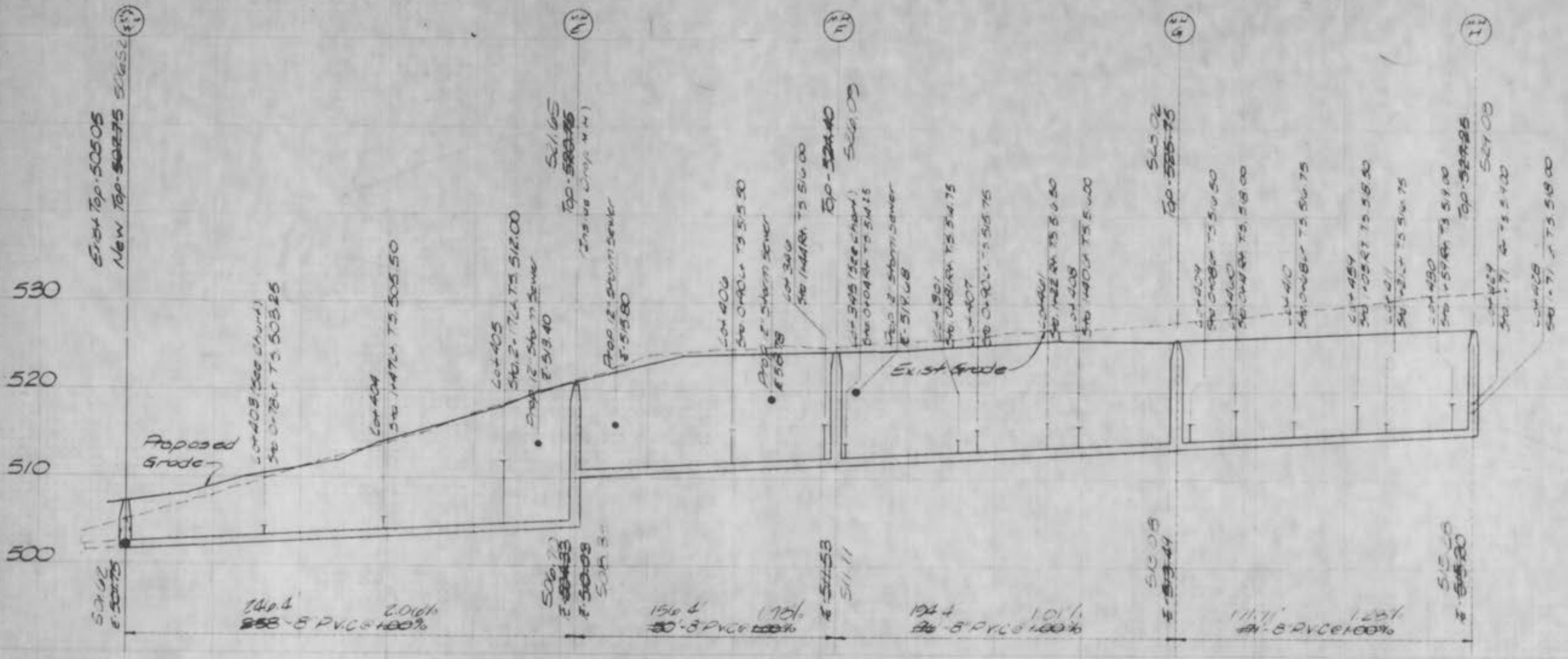
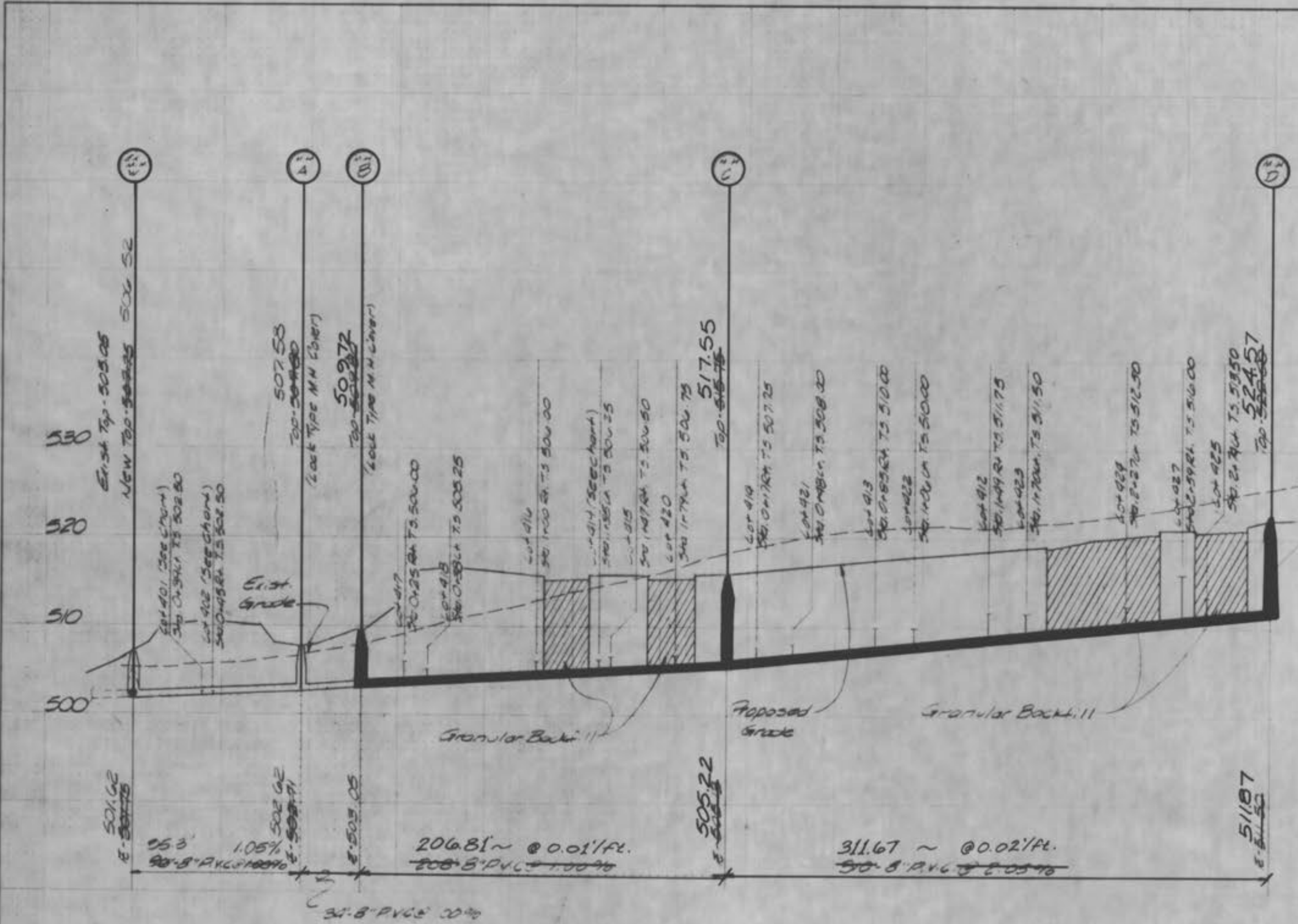
AS-BUILTS ADDED OCTOBER, 1994

	ENGINEERING	MAY, 1993	REVISIONS
	PLANNING	314-946-0588 314-724-3330	93-3875
	SURVEYING	221 Point West Boulevard St. Charles, MO. 63301 Fax 947-9162	PROJECT NUMBER
		1 OF 1	SHEET

As Built! Pheasant Point Plat Four
Pheasant Point Plat 4

FINAL SURVEY PLOTTED TEMPLATE NO. CHECKED

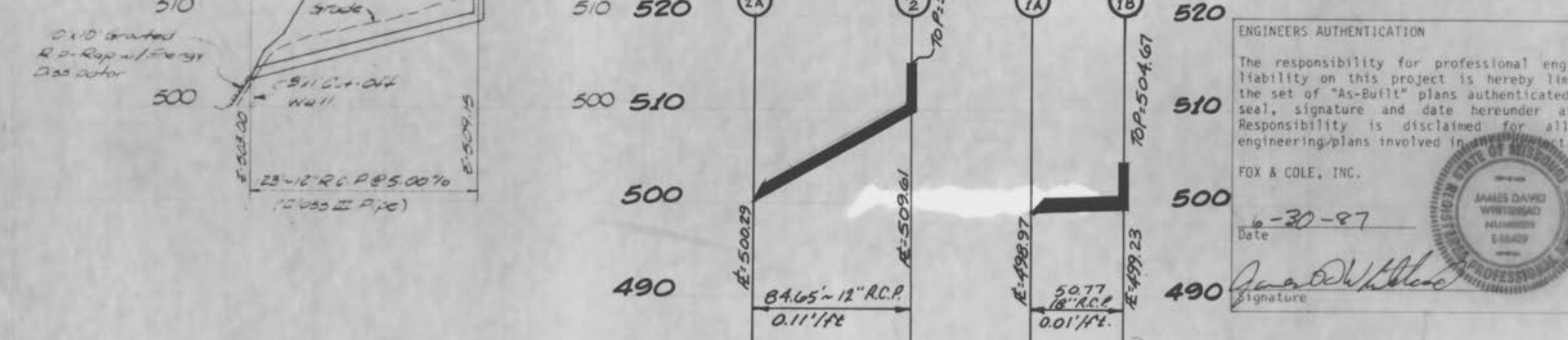
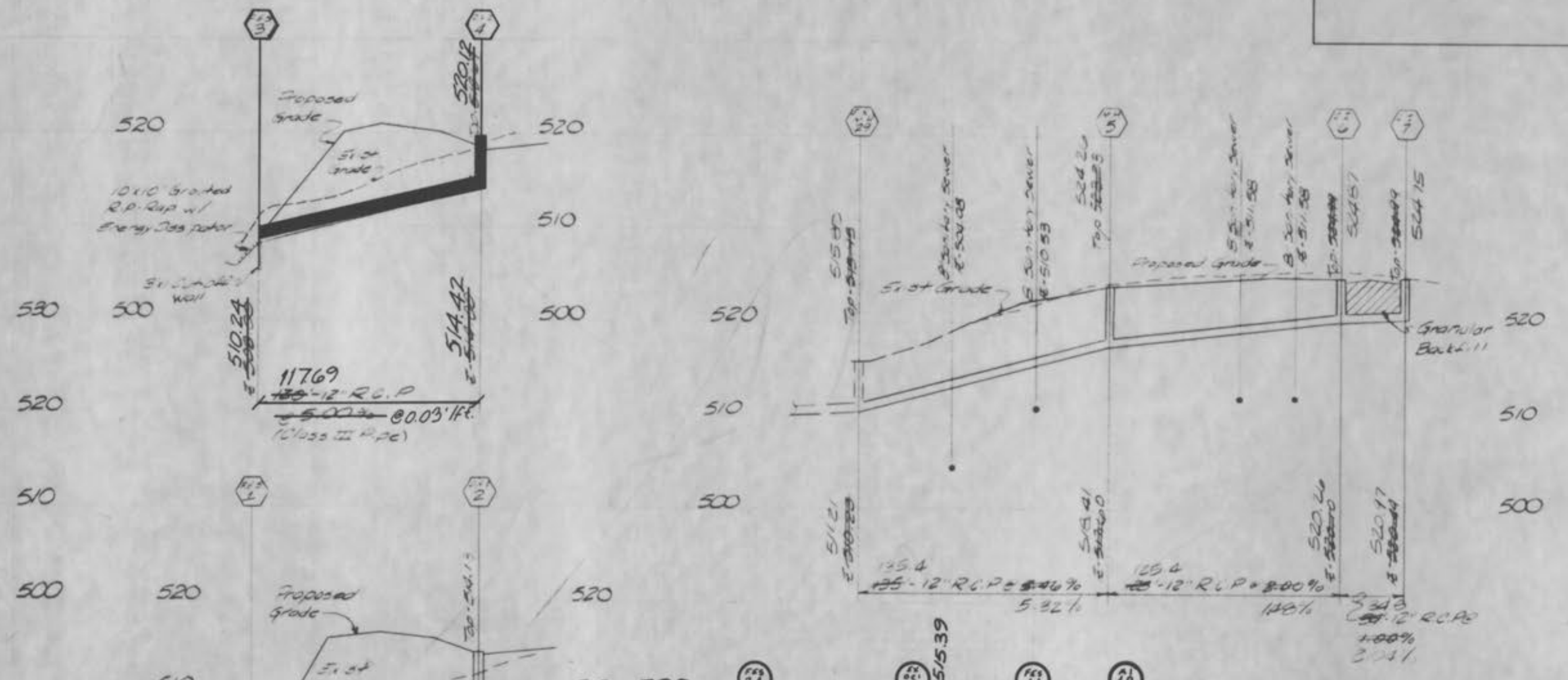
ORIGINAL SURVEY PLOTTED TEMPLATE NO. CHECKED



Sanitary Sewer Profiles

SPECIAL LOTS		NON-TYPICAL TAILSTAGES	
LOT 334	9' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	
LOT 345	9' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	
LOT 403	9' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	
LOT 402	9' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	
LOT 419	10' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	
LOT 403	9' DEPTH FROM HOUSE CONNECTION	9' DEPTH FROM HOUSE CONNECTION	

PLATE 3-FULL CROSS SECTION-FULL DOT



ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project.
 FOX & COLE, INC.
 Date: 6-30-87
 Signature: James D. Whitehead

PLAT FOUR AS-BUILTS

SURVEYORS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project.
 BAX ENGINEERING CO., INC.
 OCTOBER 31, 1994
 Signature: Phil Wald
 REGISTERED LAND SURVEYOR

UTILITIES HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

THE VILLAGES OF PHEASANT POINT

STORM / SANITARY PROFILES



Drawn By P.B.S.	Checked By R.M.S.	Project Number 84-006	Sheet Number 4 OF 10
Date 3/06/87	Revisions 3-17-87 202-87		

5000 Cedar Plaza Parkway • Suite 301 • St. Louis, MO 63128 • (314) 849-6900