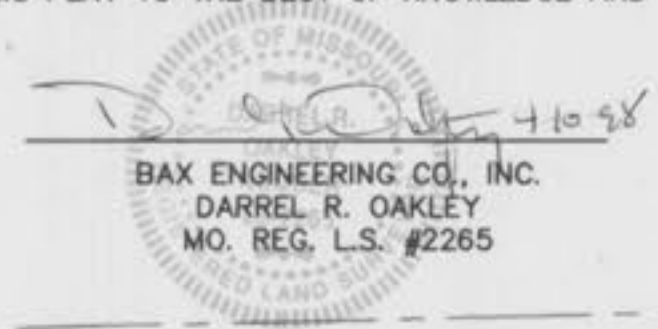
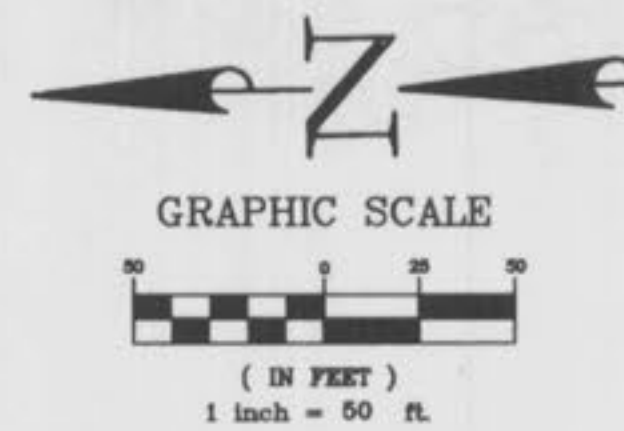


WATER MAIN, SANITARY SEWERS AND STORM SEWERS AS-BUILT PLANS FOR THE MANORS AT ROYALLSPRINGS PLAT TEN

A TRACT OF LAND BEING PART U.S. SURVEYS 3180 AND 67,
TOWNSHIP 46 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 MARCH, 1998, BY ORDER OF MLS HOMES, INC., EXECUTED AN AS-BUILT SURVEY OF THE EXISTING SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES WITHIN "THE MANORS AT ROYALL SPRINGS PLAT 10" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK _____ PAGE _____ OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS THAT ARE SHOWN WERE TAKEN FROM INFORMATION SUPPLIED TO BAX ENGINEERING BY THE CONTRACTOR, THEREFOR THEIR LOCATION IS ASSUMED APPROXIMATE. ALL SEWERS SHOWN ARE WITHIN THE EASEMENTS AS SHOWN ON SAID SUBDIVISION PLAT UNLESS OTHERWISE NOTED. WATER LINE SHOWN BASED ON PROPOSED SITE PLAN. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF KNOWLEDGE AND BELIEF.

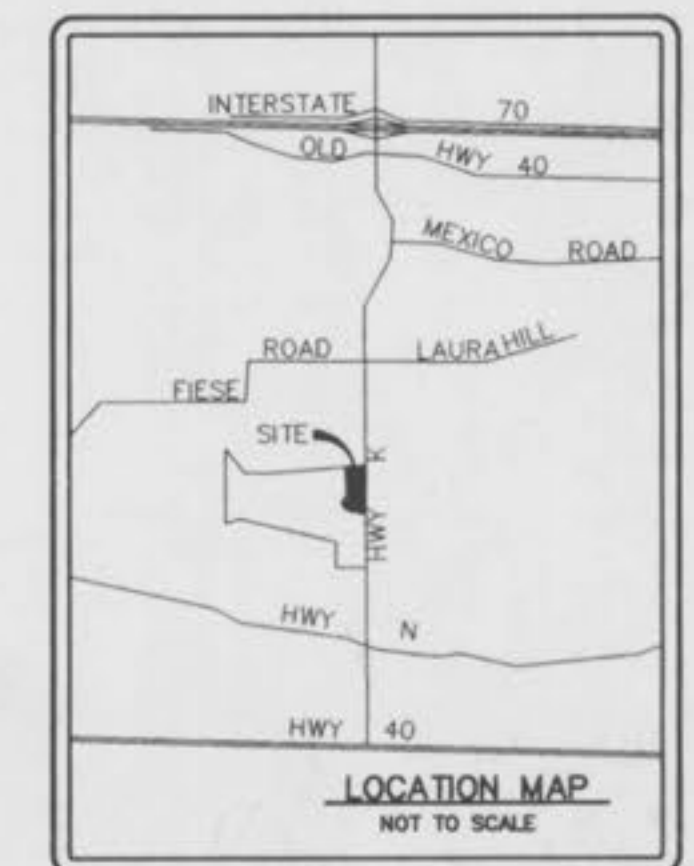


- GENERAL NOTES:**
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE RECORD PLAT OF "ROYALLSPRINGS PLAT ONE" AS RECORDED IN PLAT BOOK 31 PAGES 70 & 71.
 - A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - THE ADDRESSES SHOWN HEREIN WERE PROVIDED TO BAX ENGINEERING BY THE FIRE DEPARTMENT. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 20' MINIMUM
SIDE YARD: 6' MINIMUM
REAR YARD: 25' MINIMUM
 - MONUMENTS 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 THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION.
 - SIDEWALKS ARE TO BE CONSTRUCTED 7' BEHIND THE BACK OF CURB.
 - THIS PLAT CONTAINS 9.830 ACRES.
 - ALL HOUSES ARE TO BE ACCESSED THROUGH INTERIOR SUBDIVISION STREETS.
 - ALL STREETS TO BE 26' WIDE CONCRETE.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF O'FALLON, MISSOURI (COMMUNITY - PANEL NUMBER 29183 C 0239 E DATED 8-2-96), EXCEPT AS SHOWN, THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
 - * * * INDICATES IRON PIPE SET.
 - THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP:

108	104	93
107	103	118
106	102	119
105	101	
 - AN ELEVATION CERTIFICATE WILL BE NEEDED ON LOTS 104-107, UPON THE COMPLETION OF THE HOUSES.

SHEET INDEX

1	OF 5	COVER & PLAT PLAN
2-5	OF 5	SEWER PROFILES



PREPARED FOR:
MLS Homes, Inc.
11443 St. Charles Rock Road
Bridgeton, MO 63044
314/7739-2110

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents attached to be distributed by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments existing or intended to be used for any part or parts of the architectural or engineering project or survey.

Copyright 1997
Bax Engineering Company, Inc.
All Rights Reserved

REVISIONS

BAX
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

3-9-98
DATE
94-3774
PROJECT NUMBER
1 OF 5
SHEET OF
3774AS10.DWG
FILE NAME
SAP DRO
DRAWN CHECKED

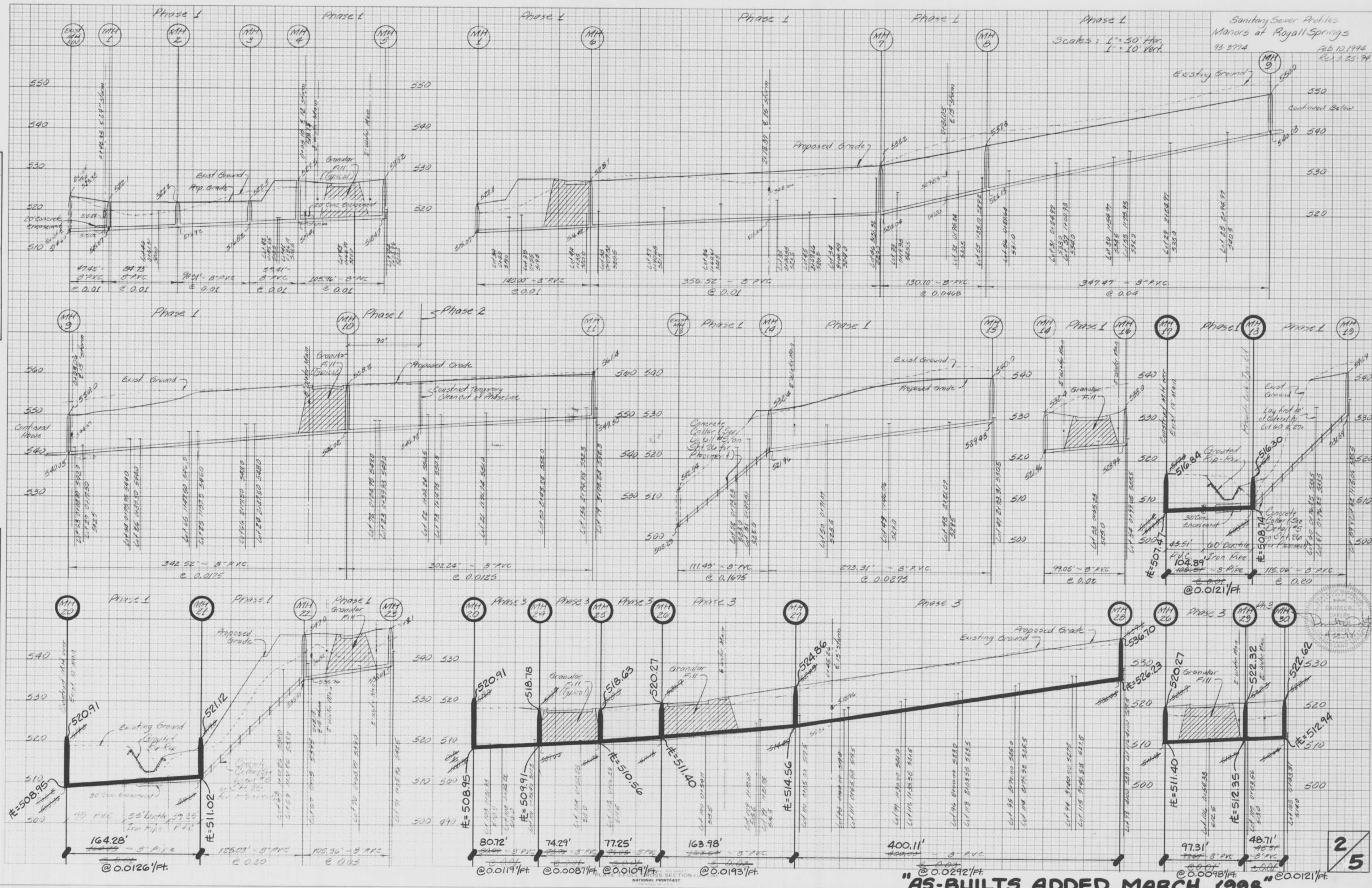
AS-BUILTS ADDED MARCH, 1998.

*The Manors @ Royall Springs Plat 10
As-Built*

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

DATE: _____ BY: _____
ORIGINAL SURVEY FACILITY: _____
NOTE BOOK: _____
NO. _____

DATE: _____ BY: _____
ORIGINAL SURVEY FACILITY: _____
NOTE BOOK: _____
NO. _____



"AS-BUILTS ADDED MARCH, 1998"

2/5

DATE: _____ BY: _____
 ORIGINAL SURVEY: _____
 REVISIONS: _____
 NOTE BOOK: _____
 NO. _____
 CHECKED: _____

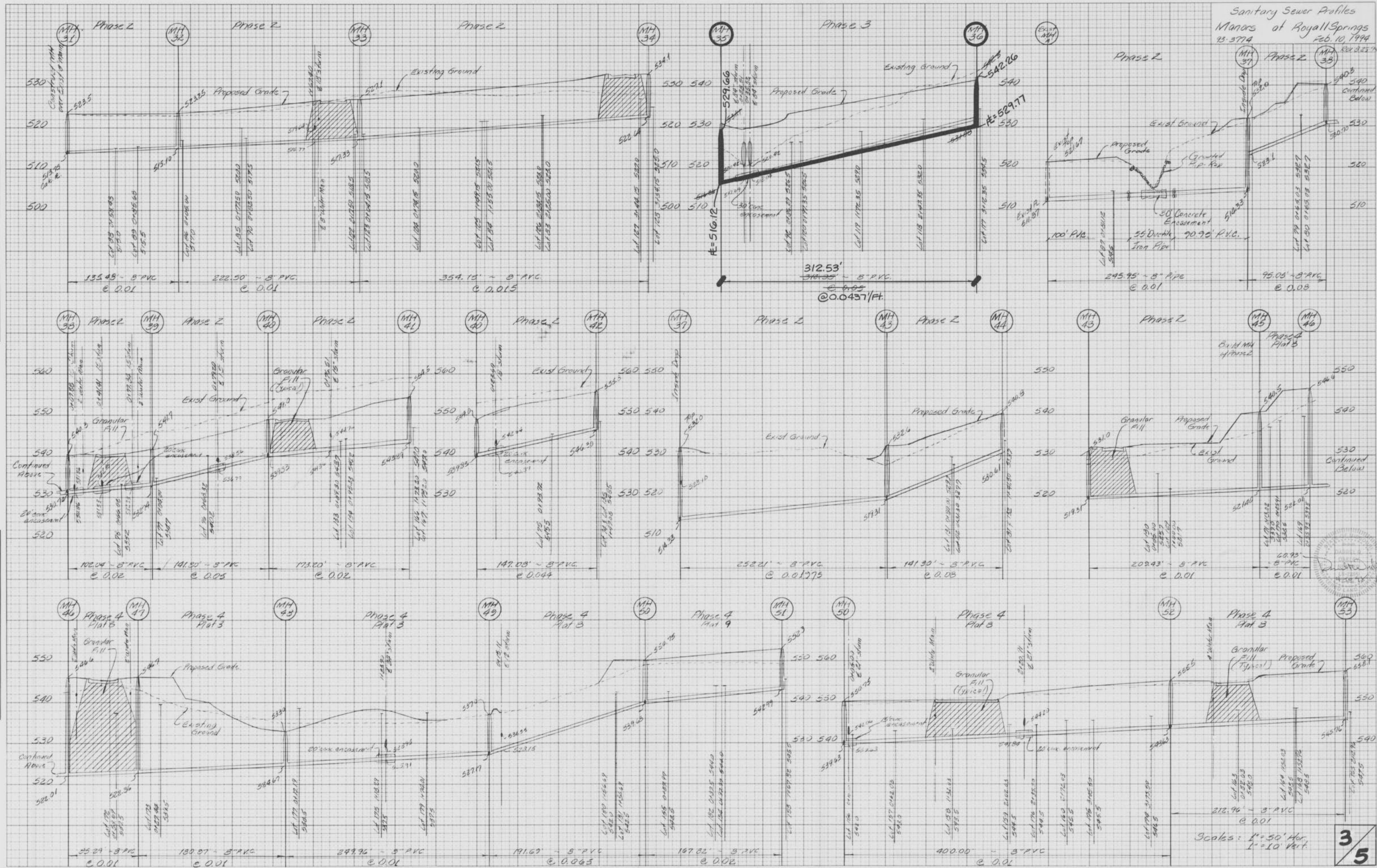


PLATE 3-FULL CROSS SECTION FULL LINE
 NATIONAL PRINTFAST

"AS-BUILTS ADDED MARCH, 1998"

3/5

Sanitary Sewer Profiles
Manors at Royal Springs
93-3774

FINAL SURVEY PLOTTED
NOTE BOOK NO. AREAS CHECKED

ORIGINAL SURVEY PLOTTED
NOTE BOOK NO. AREAS CHECKED

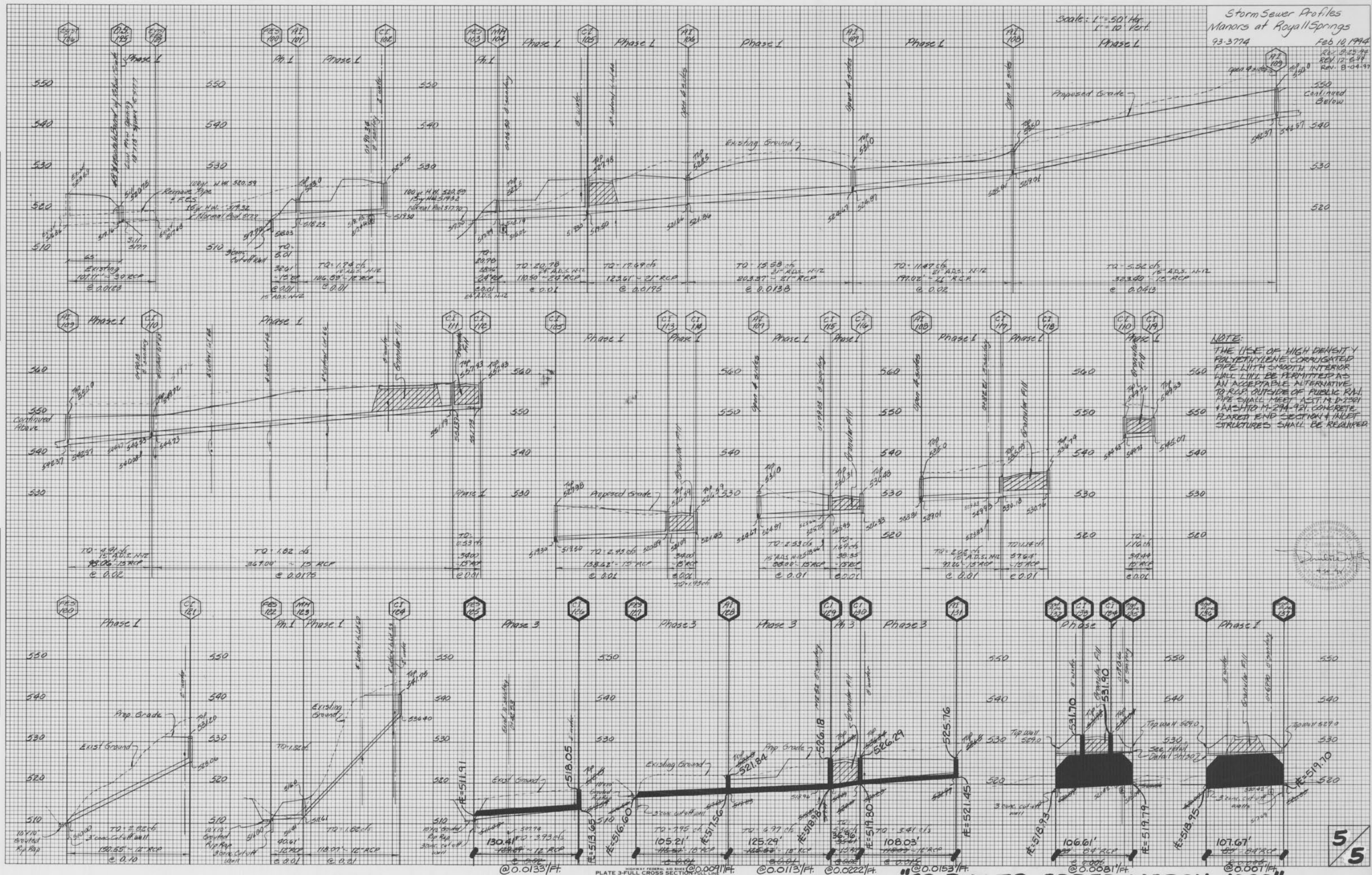


Scales: 1" = 50' Hor.
1" = 10' Vert.

4/5

Storm Sewer Profiles
Manors at Royall Springs
93-3774
Feb 10, 1994
REV. 8-25-94
REV. 12-6-94
REV. 8-04-97

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



DATE: _____
BY: _____
MARKED: _____
SURVEY: _____
NOTE BOOK: _____
FLAT: _____
TEMP: _____
AREAS: _____
CHECKED: _____

DATE: _____
BY: _____
MARKED: _____
SURVEY: _____
NOTE BOOK: _____
FLAT: _____
TEMP: _____
AREAS: _____
CHECKED: _____



AS-BUILTS ADDED MARCH, 1998

The manors @ Royall Springs
Plat 10 As-Built