

WYNDGATE VILLAGE C PLAT TWO

A TRACT OF LAND BEING PART OF U.S. SURVEY 61,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

The undersigned Summit Pointe, L.C. being the owner and developer of the tract of land described in the surveyor's certificate shown hereon, 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 "WYNDGATE VILLAGE C - PLAT TWO"

The undersigned declares all streets shown hatched hereon, Harvestwynd Court (50' wide), Wyndgate Lake Court (50'W) and Victorywynd Court (50'W) together with their 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 all public utilities, as their interests may appear.

All easements shown on this plat are hereby granted to the City of O'Fallon, Mo., Duckett Creek Sanitary District, St. Charles Gas Company, Cuivre River Electric Co-op., Public Water Supply District No. 2, CenturyTel, 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, provided any such cable communication provider shall not be entitled to initially install any cable or equipment in this subdivision except upon prior written authorization by the undersigned developer.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Wyndgate, said Declaration is filed in Book 4371, Page 1800 of the St. Charles County, Missouri Recorder's Office.

The Common Ground areas shown hereon, are not intended for the use of the general public, but are hereby established for the use and enjoyment of the property owners of Wyndgate Homeowners Association, as more fully provided in aforementioned Declaration of Covenants, Conditions, and Restrictions. Said common ground is to be conveyed to, and maintained by said Association.

The undersigned hereby grants the "Special Easement" shown hereon, to the City of O'Fallon, Missouri, for the purpose of constructing, maintaining, and repairing storm sewers.

The building lines shown hereon are hereby established.

All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned have set their hands this _____ day of _____, 20____.

SUMMIT POINTE, L.C.

By: _____
Thomas R. Hughes
Please Print Name
Managing Member
Title

STATE OF MISSOURI)
) SS.
COUNTY OF)

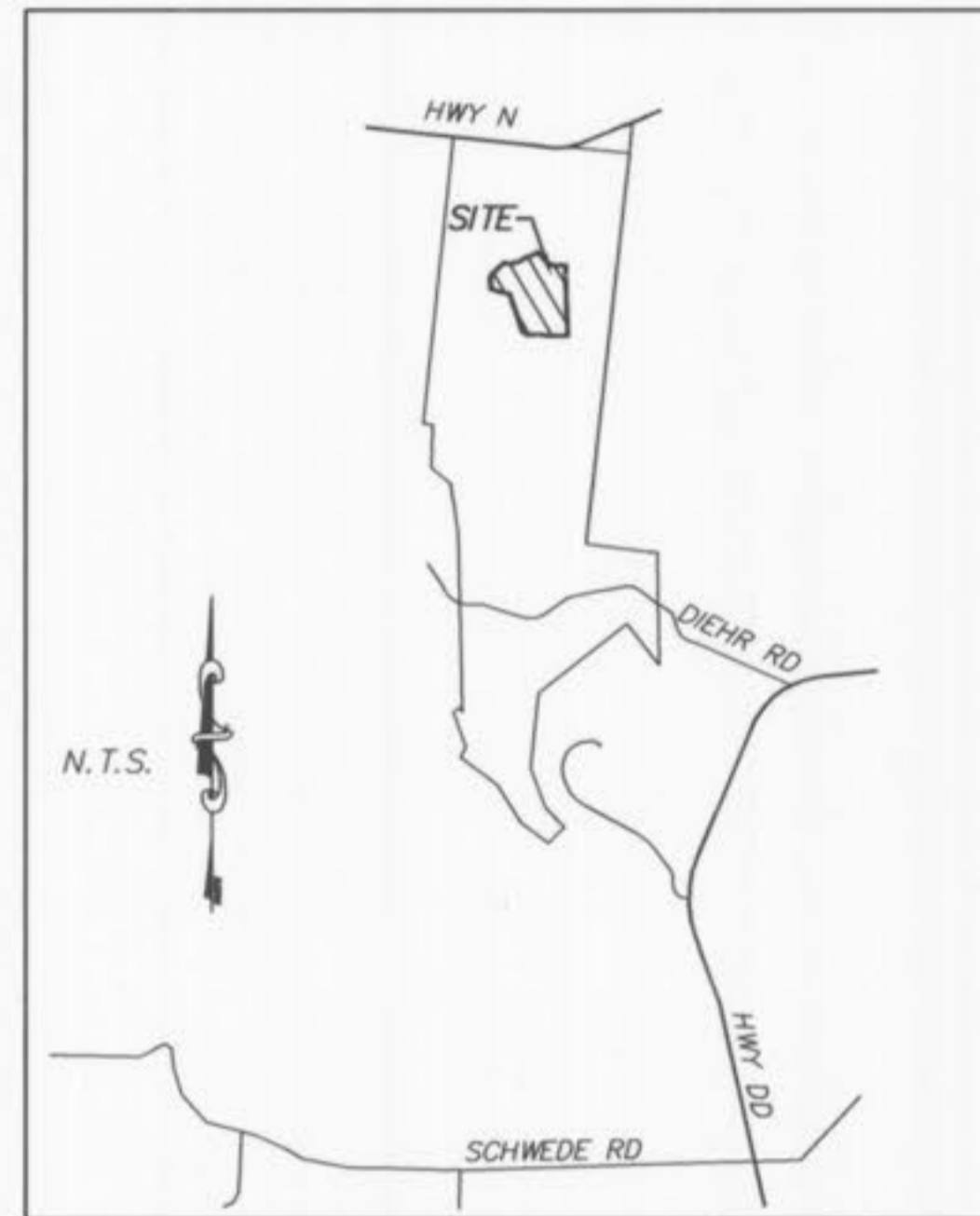
On this _____ day of _____, 20____, before me appeared Thomas R. Hughes, to me personally known, who being by me duly sworn, did say that he is the Managing Member of Summit Pointe L.C. a limited liability company organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its members and that said Thomas R. Hughes declared said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

Please Print Name _____

My Commission Expires: _____



LOCATION MAP

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book 3958, Page 1752 of the St. Charles County, Missouri Recorder's Office hereby joins in and approves in every detail, this subdivision plat of "WYNDGATE VILLAGE C - PLAT TWO"

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this _____ day of _____, 20____.

Lender: Regions Bank

By: _____

Please Print Name _____

Title _____

STATE OF MISSOURI)
) SS.
COUNTY OF)

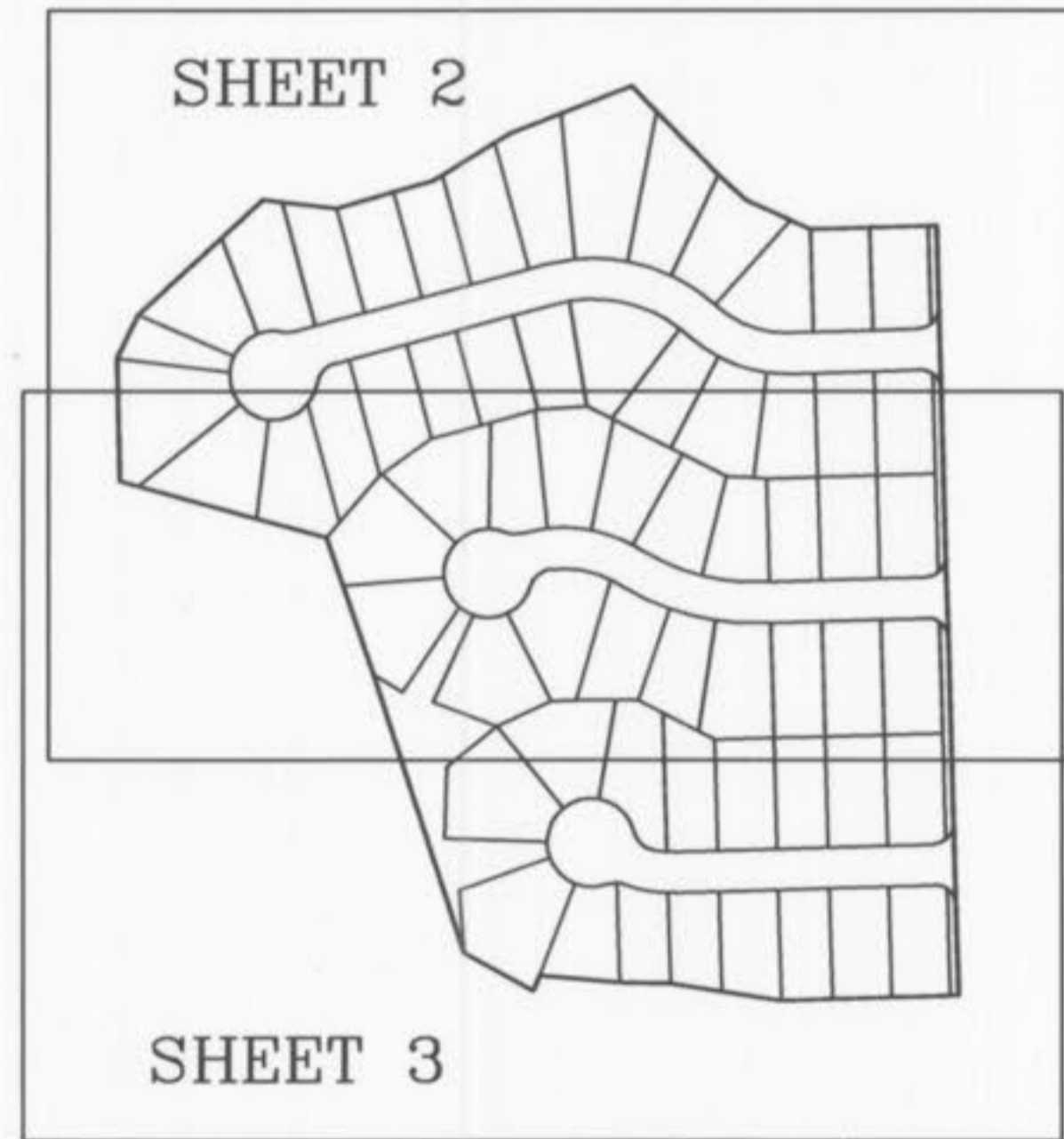
On this _____ day of _____, 20____, before me appeared _____ to me personally known, who being by me duly sworn, did say that he is the _____ of _____ a Corporation of the State of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said _____ 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 in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

Please Print Name _____

My Commission Expires: _____



KEY MAP

GENERAL NOTES

- This plat was prepared from items furnished Pickett, Ray & Silver by Transnation Title Insurance Company, Commitment No. 00586210, dated March 14, 2002.
- Basis of bearing for this survey is the eastern line of Flintlock Estates Subdivision per Plat Book 18 Pages 45 & 46.
- Class of Property - Urban
- Total area of this plat 17.97 acres.
- This plat contains 62 Lots.
- indicates permanent survey monument to be set which meets or exceeds the requirements for monumentation for each block created in a new subdivision.

Crosses "+" to be cut on the prolongation of the side lot lines on the concrete curb within a reasonable time after curb construction is complete.

- All front property line easements are 10' wide unless noted.
- All side property line easements are 5' wide unless noted.
- All rear property line easements are 10' wide unless noted.
- All front building lines are 25' unless otherwise noted, and are measured from the proposed right of way lines.
- Minimum side yard is 6.0'.
- Minimum rear yard setback 15'.
- Minimum lot width at building line 62'.
- Minimum lot size 6,820 square feet.
- 1860 Denotes address (typical)
- The addresses shown hereon were furnished by the Wentzville Fire Protection District to Pickett, Ray & Silver, who makes no certification as to their correctness or permanence; any future changes to the addresses shall not be the responsibility of Pickett, Ray & Silver, Inc.
- See Sheets 4 and 5 for overall boundary information.
- All houses are to be accessed through interior subdivision streets.
- This property lies within Zone X Unshaded (areas determined to be outside 500 year Flood Plain) per LOMR dated December 27, 2006 Flood Insurance Rate Map Community Panel No. 29183C0220F
- Survey monuments will be set at rear lot corners within one year after the recording of the plat.
- Prior to the issuance of building permits for more than 30% of the total units, building permits for all of the recreational amenities shall be pulled. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
- After normal warranty periods, 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 trees should public safety be threatened.
- Lots 222 thru 227, 236 thru 246, 254, 255, 256, 262 thru 266, and 272 thru 275, are susceptible to street movement

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 _____, 20____.

By: _____

Please Print Name _____

We, Pickett, Ray & Silver, Inc., have, at the request of Mr. Bernie Bax, during the months of November and December, 2002, executed a boundary survey from actual field data and record information in accordance with the Current Minimum Standards 4 CSR 30-16., and during the month of August, 2005, by order of Summit Pointe L.C. prepared this subdivision plat of a tract of land being part of U.S. Survey 61, Township 46 North, Range 2 East, St. Charles County, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16, and the results are shown hereon.

By: DAVID FRANCIS SKORNIJA, P.L.S. #2124
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

PICKETT RAY & SILVER

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

WYNDGATE VILLAGE C
PLAT TWO

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9300

Prepared For:
SUMMIT POINTE, L.C.

REVISIONS
NO. 1
DATE 02-02-07
DESCRIPTION REVISED PER CITY COMMENTS

DRAWN W.D.S. DATE 12-28-06

CHECKED DATE

PROJECT # 01267.SUP0.175
TASK # 7 FIELD BOOK 838

WYNDGATE VILLAGE C
PLAT TWO

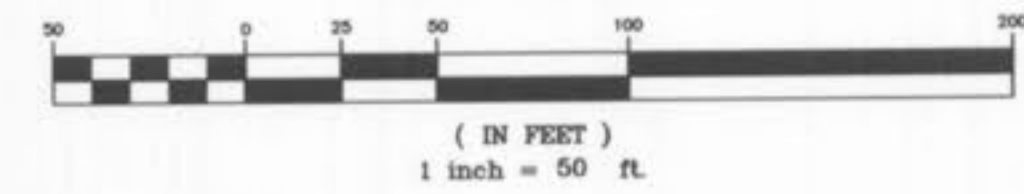
SHEET 1 OF 5

© Copyright 2006 by Pickett, Ray & Silver Inc.

WYNDGATE VILLAGE C PLAT TWO

A TRACT OF LAND BEING PART OF U.S. SURVEY 61,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

GRAPHIC SCALE



SEE SHEET 3 OF 5

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

305 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone (636) 397-1211
Fax (636) 397-1104

**WYNDGATE VILLAGE C
PLAT TWO**

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9300

REVISIONS NO.	DATE	DESCRIPTION

DRAWN	W.D.S.	DATE	12-28-06
CHECKED		DATE	
PROJECT #	01267.SUPO.17S	TASK #	7
FIELD BOOK	838		

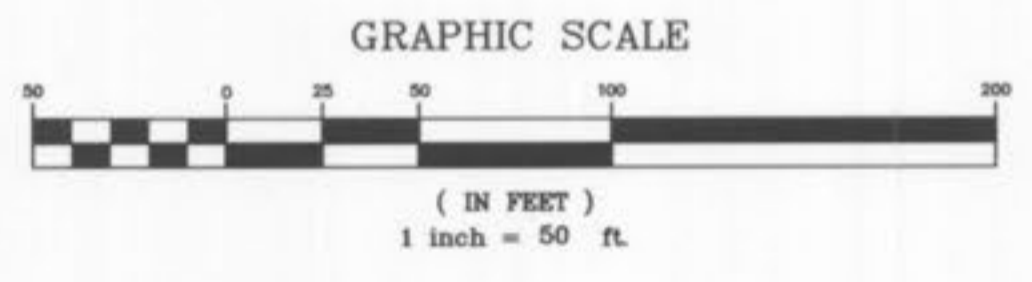
WYNDGATE VILLAGE C
PLAT TWO
SHEET **2** OF **5**
© Copyright 2006 by Pickett, Ray & Silver Inc.

01267REP/01267REP-C-2

WYNDGATE VILLAGE C PLAT TWO

A TRACT OF LAND BEING PART OF U.S. SURVEY 61,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

SEE SHEET 2 OF 5



PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 927-1411
Fax (636) 927-1104

**WYNDGATE VILLAGE C
PLAT TWO**

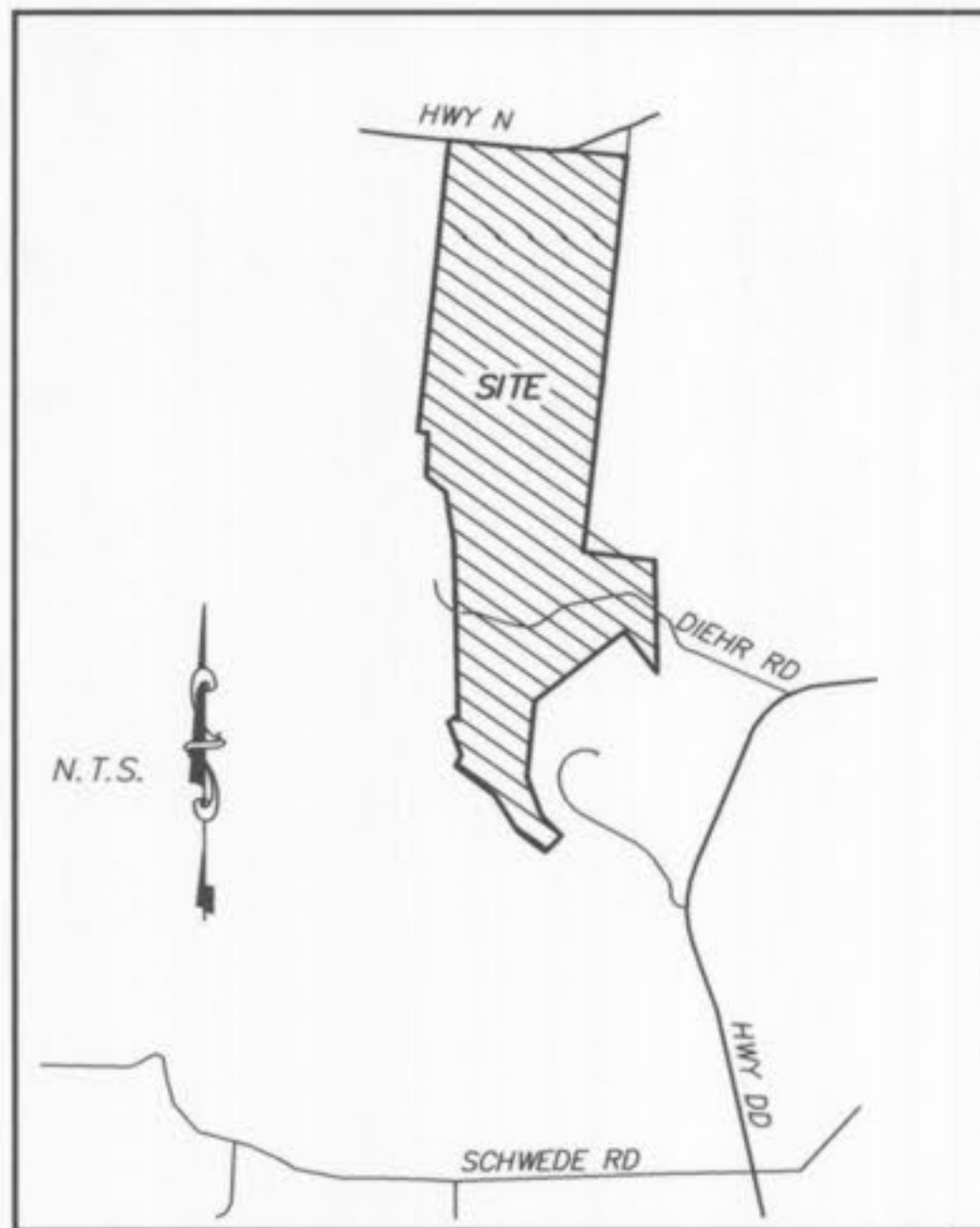
Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9500

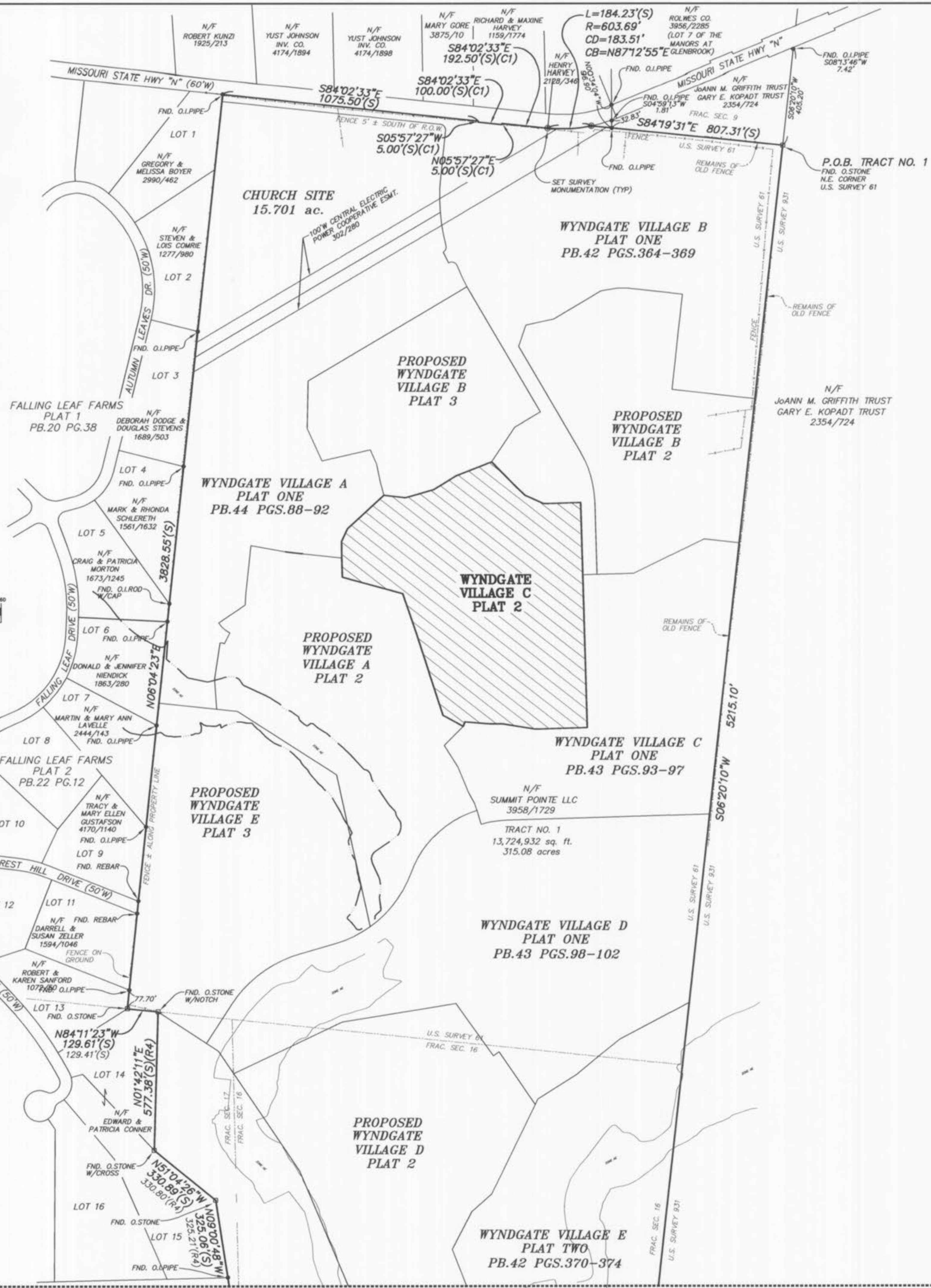
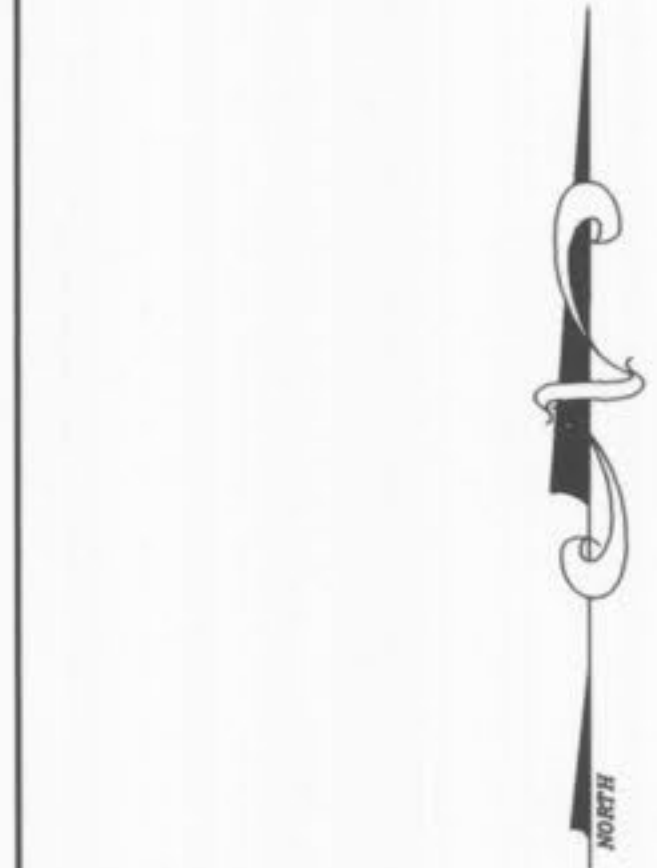
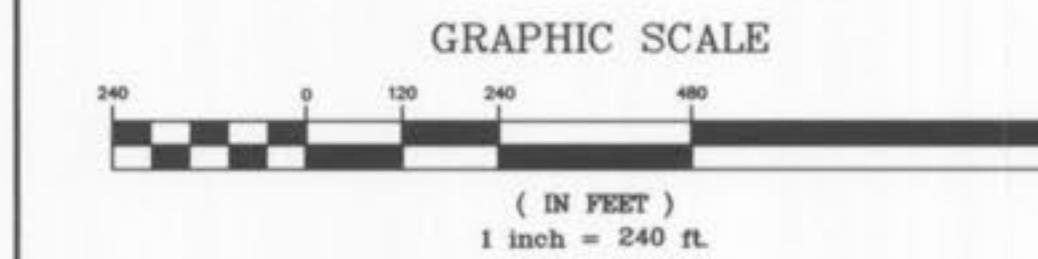
REVISIONS NO.	DATE	DESCRIPTION
1.	02-02-07 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS

DRAWN	W.D.S.	DATE	12-28-06
CHECKED		DATE	
PROJECT #	01267.SUP0.175	FIELD BOOK	838
TASK #	7	FIELD BOOK	

WYNDGATE VILLAGE C
PLAT TWO
SHEET 3 OF 5
© Copyright 2006 by Pickett, Ray & Silver Inc.



LOCATION MAP



TRACTS OF LAND BEING PART OF FRACTIONAL SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

- GENERAL NOTES
- This plat was prepared from items furnished Pickett, Ray & Silver by Transation Title Insurance Company, Commitment No. 00586210, dated March 14, 2002.
 - Basis of bearing for this survey is the eastern line of Flintlock Estates Subdivision per Plat Book 18 Pages 45 & 46.
 - Class of property - Urban.
 - (S) Survey distance
(C1) Calculated distance per Highway N Plans.
(R1) Record distance per Plat Book 34 Pages 304-305A.
(R2) Record distance per Deed Book 1872 Page 771.
(R3) Record distance per Deed Book 1249 Page 1590.
(R4) Record distance per Plat Book 22 Page 12.
(R5) Record distance per Deed Book 1779 Page 1946.
(R6) Record distance per Survey Record Book recorded in the Department of Natural Resources records for Lincoln County, Microfilm Location 113 1065 A.
(R7) Record distance per Deed Book 585 Page 890.
(R8) Record distance per Deed Book 939 Page 222.
(R9) Record distance per Deed Book 1711 Page 1107.
(R10) Record distance per Survey Record Book 8 Page 109.
 - The exceptions to this parcel are the deed conveyed to the State of Missouri for highway purposes per Deed Book 324 page 155, which is the south 30' of existing Highway N.
 - This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16, and the results are shown hereon.

TRANSATION TITLE INSURANCE COMPANY
COMMITMENT NO. 00586210
EFFECTIVE DATE MARCH 14, 2002

- SCHEDULE B - SECTION 2
- Items 1-6 Standard exceptions.
 - Item 7 Not a survey related item.
 - Item 8 Easement granted to Central Electric Power Cooperative per instrument recorded in Book 302, Page 280. (plotted)
 - Item 9 Easement granted to Public Water Supply Distric #2 per instrument recorded in Book 2309, Page 1349. (plotted)
 - Item 10-11 Not a survey related items.

MATCHLINE SEE SHEET 5 OF 5

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

BOUNDARY SURVEY
TRACTS OF LAND BEING PART OF FRACTIONAL SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-8977

REVISIONS NO.	DATE	DESCRIPTION
1	08-08-07	REVISED PER CITY COMMENTS

DRAWN	W.D.S.	DATE	08-17-05
CHECKED		DATE	
PROJECT #	01267.SUP0.175	FIELD	838
TASK #	1	BOOK	

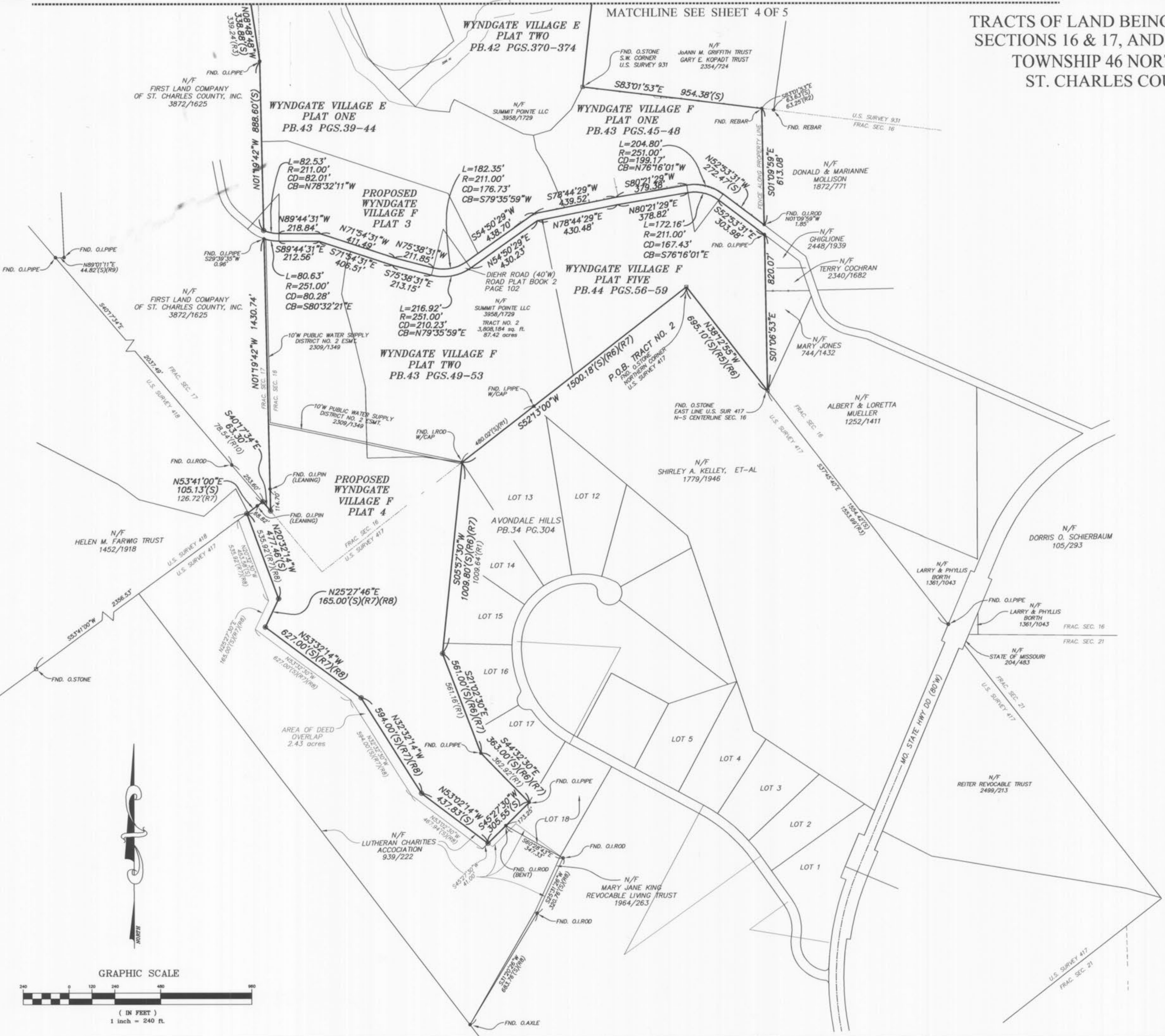
WYNDGATE OVERALL BOUNDARY SURVEY INFORMATION

SHEET 4 OF 5

© Copyright 2004 by Pickett, Ray & Silver Inc.

01267RP/01267RP-C-2

TRACTS OF LAND BEING PART OF FRACTIONAL SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

BOUNDARY SURVEY
 TRACTS OF LAND BEING PART OF FRACTIONAL SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 940-8977

REVISIONS NO.	DATE	DESCRIPTION
1.	02-02-07	REVISED PER CITY COMMENTS

DRAWN	W.D.S.	DATE	08-17-05
CHECKED		DATE	
PROJECT #	01267.SUP0.17S	FIELD BOOK	838
TASK #	1	FIELD BOOK	838
WYNDGATE OVERALL BOUNDARY SURVEY INFORMATION			
SHEET 5 OF 5			
© Copyright 2006 by Pickett, Ray & Silver Inc.			

01267SUP/01267SUP-C-2