

# COUNTRY OAK ESTATES

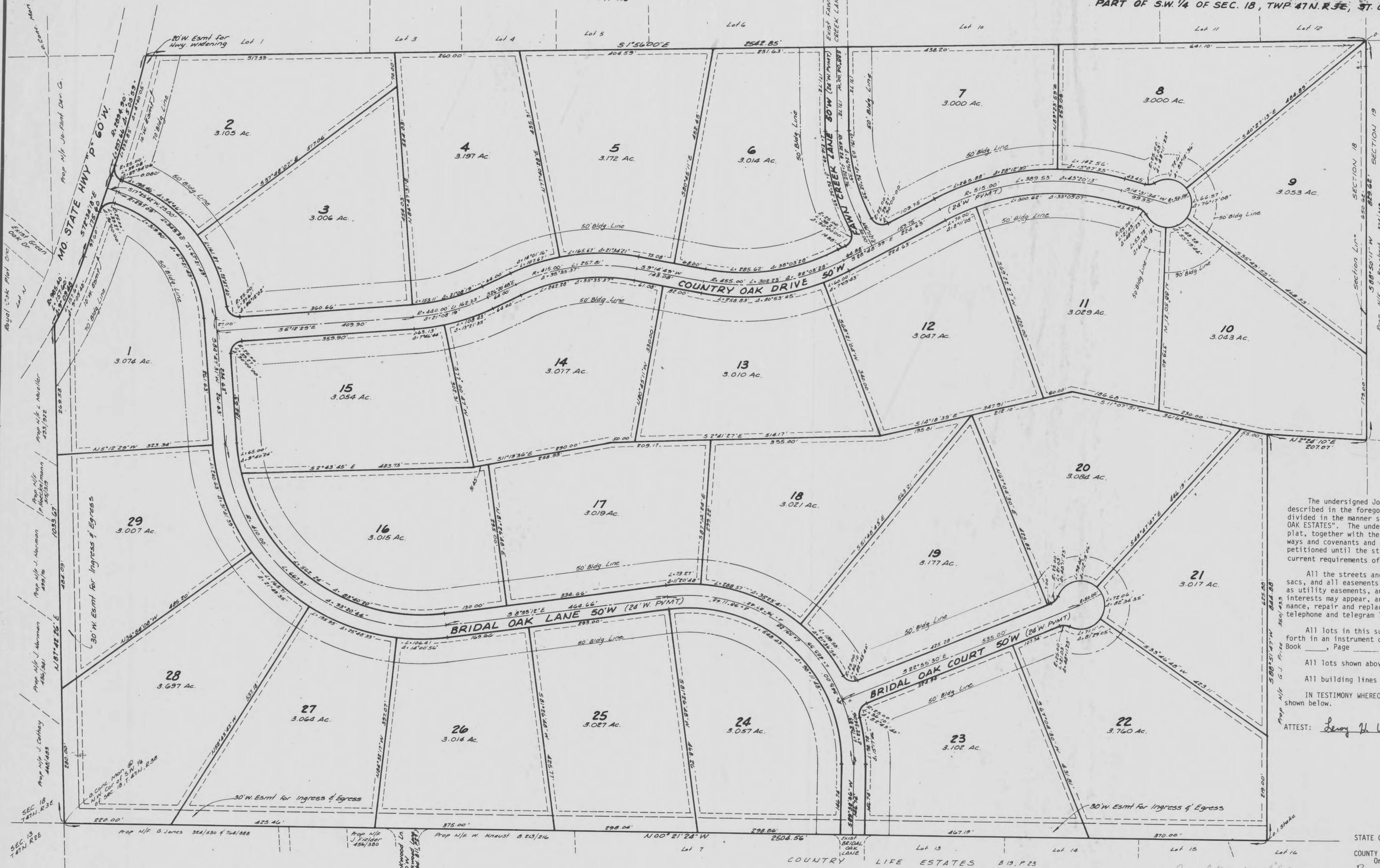
813

PART OF S.W. 1/4 OF SEC. 18, TWP. 47 N. R. 35 E., ST. CHARLES CO., MO.

NORTH  
Scale 1"=100'

DEER CREEK ESTATES  
B. 19, P. 146

STATE OF MISSOURI  
RECORDS & CLERK  
FILED FOR RECORD  
NOV 16 1977  
10:08 AM



NOTES:  
All easements along property lines are 10 feet wide, unless otherwise noted.  
All front building lines are 50 feet from front property line, unless otherwise noted.  
Platted area of "COUNTRY OAK ESTATES" is 96.46 acres.  
This is to certify that at the request of Jo-Flint Development Co., Inc., I have surveyed and subdivided a tract of land being part of Southwest Quarter of Section 18, Township 47 North, Range 3 East, St. Charles County, Missouri and the results of said survey and subdivision are correctly represented upon this plat.  
Surveyed during the month of October, 1977.

Richard D. Metts  
Richard D. Metts L.S. 1113

This Final Plat approved only upon conditions as set forth by the Planning & Zoning Commission



APPROVED

ST. CHARLES COUNTY PLANNING & ZONING COMMISSION

DATE December 7, 1977

SECY. *[Signature]*

THIS FINAL PLAT APPROVED BY THE ST. CHARLES COUNTY COURT.

Date 16 Jan 78

*[Signature]*  
Presiding Judge

The undersigned Jo-Flint Development Co., Inc., being the owner of the tract of land described in the foregoing surveyor's certificate, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "COUNTRY OAK ESTATES". The undersigned owner hereby designates the streets and roadways as shown on this plat, together with their roundings at intersections and cul-de-sacs, as public streets and roadways and agrees that county 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 current requirements of the County of St. Charles.

All the streets and roadways, together with their roundings at intersections, and cul-de-sacs, and all easements shown on the above plat of "COUNTRY OAK ESTATES" are hereby designated as utility easements, and are hereby dedicated to the various utility companies as their interests may appear, and to their successors and assigns, for the installation, use, maintenance, repair and replacement of storm and sanitary sewers, water lines, gas lines and electric, telephone and telegram lines, along, over and under said easements.

All lots in this subdivision shall be subject to the conditions and restrictions as set forth in an instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 1977, and filed for record in Book \_\_\_\_\_, Page \_\_\_\_\_ in the Office of the Recorder of Deeds, St. Charles County, Missouri.

All lots shown above are hereby designated for single family dwelling purposes. All building lines as shown on this plat are hereby established.

IN TESTIMONY WHEREOF, we the undersigned have hereunto set our hands on the day and year shown below.

ATTEST: *[Signature]* *[Signature]*  
Officer

The undersigned Boatmen's Bank of O'Fallon, owner and legal holder of note secured by Deed of Trust dated Dec. 15, 1977, and recorded in Book 785, Page 152 of the St. Charles County Recorder's Office, in consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, hereby releases from the lien created thereby, all the streets and roadways shown on this plat, together with their roundings at intersections and cul-de-sacs and all the easements and building lines, where said streets, easements, and building lines are within the area to which said Deed of Trust applies, and further hereby subordinates said Deed of Trust to this subdivision plat and to the conditions and restrictions as set forth in an instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 1977, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the Office of the Recorder of Deeds, St. Charles County, Missouri.

The undersigned hereby join in and approve all details of the subdivision hereon platted.  
IN TESTIMONY WHEREOF, we have hereunto set our hands and affixed our Corporate Seal this 17 day of NOV 1977.

Attest: *[Signature]*  
BOATMEN'S BANK OF O'FALLON  
*[Signature]*

STATE OF MISSOURI }  
COUNTY OF ST. CHARLES } SS.  
On this 17th day of NOVEMBER, 1977, before me appeared C. DENTON to me personally known, and who, being by me duly sworn, did say that he is PRESIDENT of Boatmen's Bank of O'Fallon, a Corporation duly organized under the laws of the State of Missouri, and that the seal attached 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 C. DENTON did acknowledge said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year first above written.  
My Term Expires: 6/1/81

*[Signature]*  
Richard B. Sali  
Notary Public

*[Handwritten note]*  
See Affidavit filed on correction of Corporation name in Book 787 page 669.  
*[Handwritten note]*  
See acceptance of streets Ch. 817 p. 100

STATE OF MISSOURI }  
COUNTY OF ST. CHARLES } SS.  
On this 17th day of NOVEMBER, 1977, before me appeared Paul A. Rothermich to me personally known, who being by me duly sworn, did say that he is PRESIDENT of Jo-Flint Development Co., 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 in behalf of said Corporation, by authority of its Board of Directors and said Paul A. Rothermich 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 in the County of ST. CHARLES, State of MISSOURI the day and year first above written.  
My Term Expires 6/1/81

*[Signature]*  
Richard B. Sali  
Notary Public

RECEIVED  
NOV 17 1977  
ST. CHARLES COUNTY  
PLANNING & ZONING

**METTS**  
SURVEYING & ENGINEERING CO.  
421 TERRA LANE WEST 272-6680  
O'FALLON, MISSOURI 63366  
Surveyed by \_\_\_\_\_ Dwn. by \_\_\_\_\_ Job order 3884