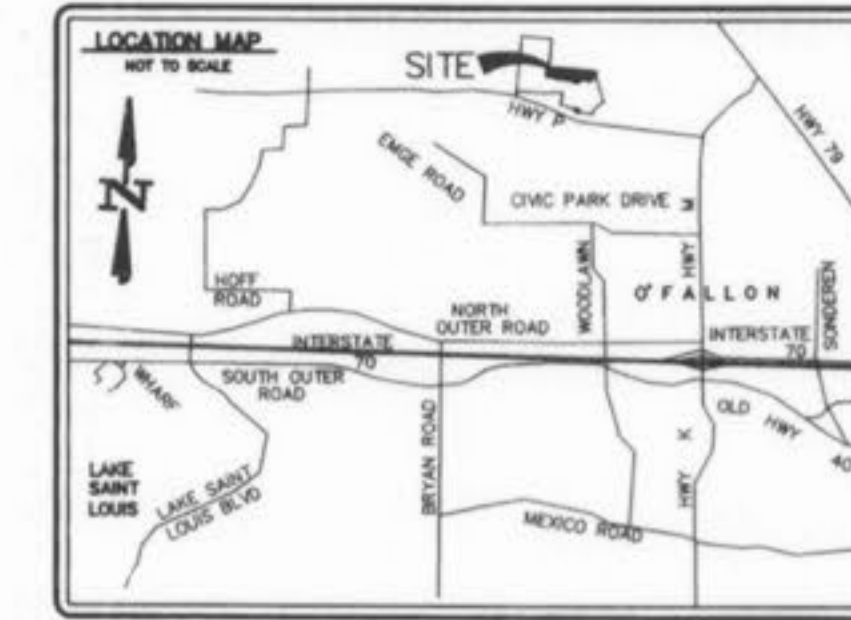
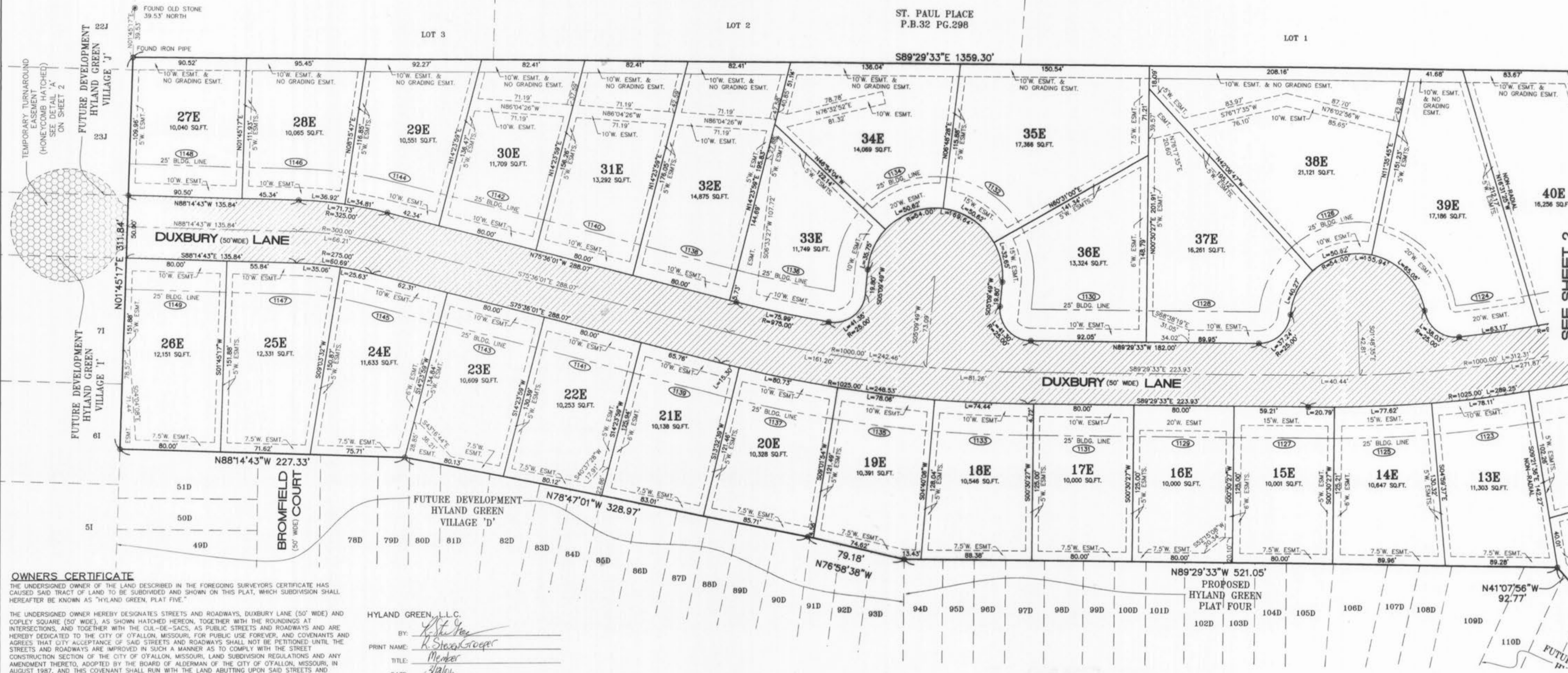
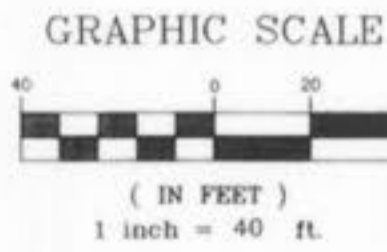


# HYLAND GREEN PLAT FIVE

A TRACT OF LAND BEING  
PART OF FRACTIONAL SECTION 17, AND PART OF SECTION 18,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



HYLAND GREEN  
PLAT FIVE



SEE SHEET 2

**OWNERS CERTIFICATE**

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AND SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HYLAND GREEN, PLAT FIVE."

THE UNDERSIGNED OWNER HEREBY DESIGNATES STREETS AND ROADWAYS, DUXBURY LANE (50' WIDE) AND COPLEY SQUARE (50' WIDE), AS SHOWN HATCHED HEREON, TOGETHER WITH THE ROUNDINGS AT INTERSECTIONS, AND TOGETHER WITH THE CURB-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 ALDERMAN 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 THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATER LINES, STORM SEWERS, ELECTRIC LINES, CABLE LINES AND TELEPHONE LINES. THE EASEMENTS SHOWN ON THIS PLAT, UNLESS SPECIFIED FOR OTHER PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, LAND SUBDIVISION REGULATIONS AND ANY AMENDMENT THERETO, ADOPTED BY THE BOARD OF ALDERMAN 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 TEMPORARY TURNAROUND EASEMENT AS SHOWN HONEY-COMB HATCHED HEREON IS HEREBY ESTABLISHED AND GRANTED TO THE HYLAND GREEN FIRST ADDITION HOMEOWNERS ASSOCIATION AND THE CITY OF O'FALLON, MISSOURI FOR STREET TURNAROUND PURPOSES. THIS TEMPORARY TURNAROUND EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS WHEN THE STREET IS EXTENDED INTO THE ADJUTING PROPERTY.

THE AREA OF LAND DESIGNATED HEREON AS "COMMON GROUND" IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHED AND GRANTED TO THE HYLAND GREEN FIRST ADDITION HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS OF HYLAND GREEN, PLAT FIVE AS SET FORTH BELOW. SAID COMMON GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE INDENTURES OF TRUST AND RESTRICTIONS OF HYLAND GREEN, PLAT FOUR AS SET FORTH IN AN INSTRUMENT FILED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI.

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.  
ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

BY: *[Signature]*  
PRINT NAME: *[Name]*  
TITLE: *[Title]*  
DATE: *[Date]*

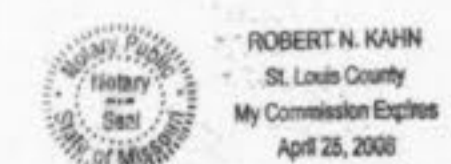
**NOTARY FOR HYLAND GREEN, L.L.C.**

STATE OF MISSOURI  
COUNTY OF ST. CHARLES

ON THIS 20th DAY OF MARCH 2006, BEFORE ME APPEARED *[Name]*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF HYLAND GREEN, L.L.C., A LIMITED LIABILITY COMPANY DULY 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 *[Name]* DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 4-25-2008  
NOTARY PUBLIC: *[Signature]*  
PRINT NAME: ROBERT N. KAHN



**CITY CERTIFICATE**

I, \_\_\_\_\_, CITY CLERK, HEREBY CERTIFY THAT APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AND AS ORDAINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

CITY CLERK OF O'FALLON MISSOURI  
PAMELA L. SMITH

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT WE HAVE DURING DECEMBER 2003, BY ORDER OF HYLAND GREEN, L.L.C., EXECUTED A BOUNDARY SURVEY AND DURING MARCH, 2006, PREPARED A SUBDIVISION PLAT ON "A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 17 AND PART OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4-CR-30-16.0) OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 1st DAY OF March 2006.

*[Signature]*  
BAX ENGINEERING COMPANY, INC.  
DARREL R. OAKLEY  
MISSOURI PROFESSIONAL LAND SURVEYOR #2265

THIS PLAT CONTAINS 17.572 ACRES.

PREPARED FOR:  
HYLAND GREEN, L.L.C.  
248 CAMELOT  
ST. CHARLES, MISSOURI 63304

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

NO.	REVISIONS

**BAX**

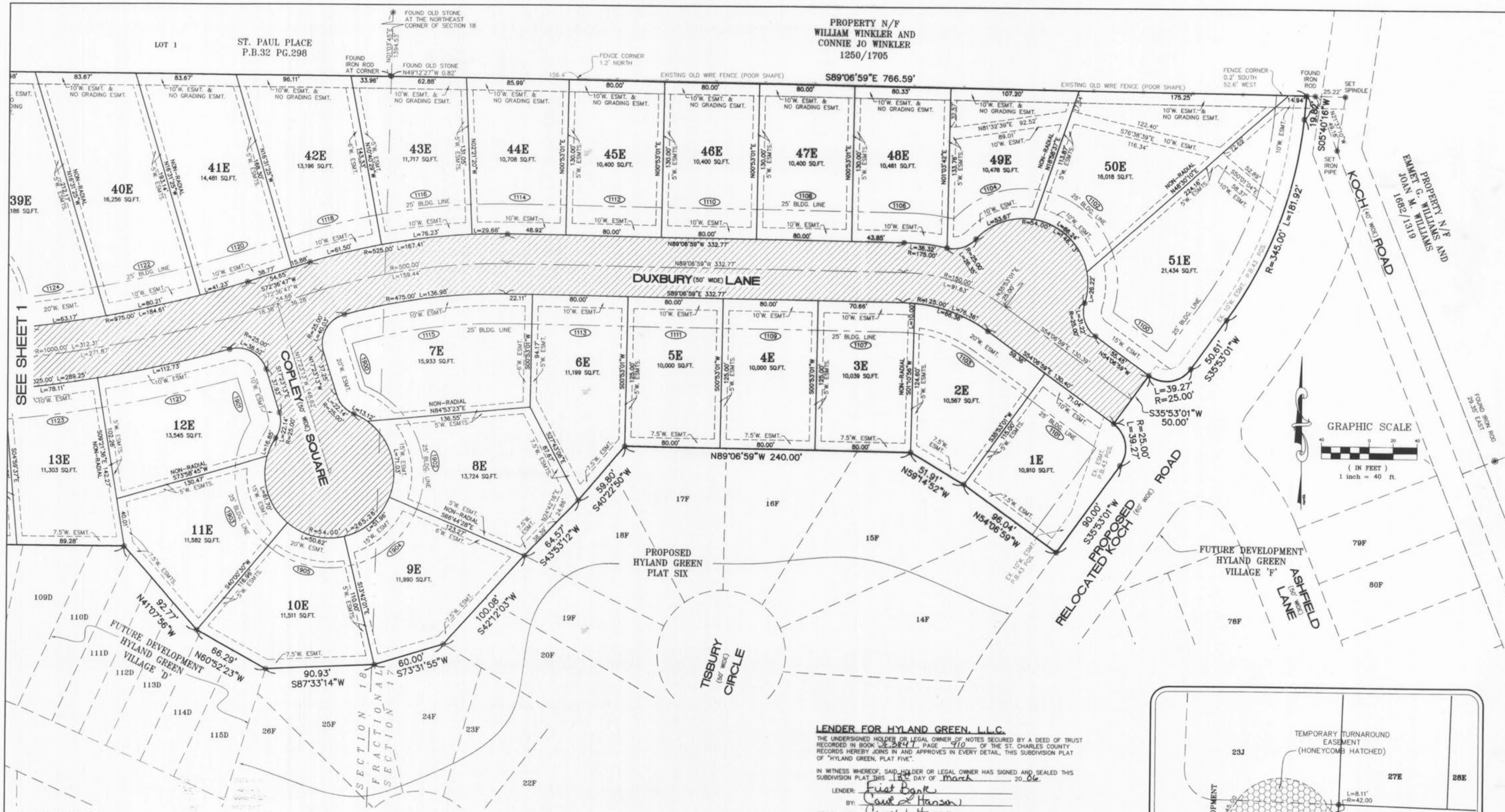
**ENGINEERING  
PLANNING  
SURVEYING**

221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5662  
FAX 928-1718

3-10-06  
DATE  
98-10293A  
PROJECT NUMBER  
1 of 2  
SHEET OF  
10293E-REC5  
FILE NAME  
SAZ HWB/DRO  
DRAWN CHECKED  
DATE DONE IN FIELD

B-43  
P-17A COPY  
Hyland Green Plat 5





**GENERAL NOTES**

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "THE ESTATES AT DAMES PARK PLAT TWO" AS RECORDED IN PLAT BOOK 38 PAGE 111 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAMES OF HYLAND GREEN, L.L.C. BY DEED RECORDED IN BOOK 3945 PAGE 1364 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 17.572 ACRES AND 51 LOTS.
4. ALL TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS OTHERWISE NOTED.
5. "⊙" DENOTES THAT AN IRON PIPE WAS SET, UNLESS OTHERWISE NOTED.
6. THE ADDRESSES SHOWN HEREIN, ⊙, WERE PROVIDED TO BAX ENGINEERING BY THE OTALLON FIRE PROTECTION DISTRICT. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
7. THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP.
 

2E	7E	8E	9E	10E	11E	12E
13E	14E	18E	19E	20E	24E	25E
26E	29E	33E	34E	35E	36E	37E
38E	39E	40E	41E	42E	43E	44E
48E	49E	50E	51E			
8. THIS PROPERTY IS CURRENTLY ZONED "R-1" (PUD) BY THE CITY OF OTALLON, MISSOURI. THE SETBACK RESTRICTIONS FOR "R-1 PUD" ZONING ARE AS FOLLOWS:  
 FRONT YARD: 25 FEET  
 SIDE YARD: 6 FEET W/ 15' AGGREGATE  
 REAR YARD: 25 FEET  
 MINIMUM SQ. FT.: 10,000
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE ST. CHARLES COUNTY, MISSOURI, (COMMUNITY PANEL NUMBER 29183C0230F DATED MARCH 17, 2003. THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS A NON FLOOD HAZARD AREA.

**GENERAL NOTES CONTINUED**

10. 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.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
11. AFTER NORMAL WARRANTY PERIODS, STREET 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 STREET TREES SHOULD PUBLIC SAFETY BE THREATENED.
12. 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 UNITS, ALL RECREATIONAL AMENITIES SHALL BE OPEN FOR USE.
13. A PORTION OF THIS PROPERTY REFERENCED BY A TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NUMBER 330-450-A-000, DATED FEBRUARY 11, 2003. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
  - ITEM 2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
  - ITEM 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  - ITEM 5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
  - ITEM 13. EASEMENT GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 278 PAGE 31. DOES NOT AFFECT THIS PROPERTY.
  - ITEM 14. EASEMENT GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 398 PAGE 283. DOES NOT AFFECT PLAT. EASEMENT COVERS A 200' TRANSMISSION LINE EAST OF THIS TRACT.
  - ITEM 15. EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOP RECORDED IN BOOK 834 PAGE 514. DOES NOT AFFECT PLAT. EASEMENT COVERS A 100' TRANSMISSION LINE EAST OF THIS TRACT.
  - ITEM 16. EASEMENT GRANTED TO CITY OF OTALLON RECORDED IN BOOK 1004 PAGE 822 OF THE ST. CHARLES COUNTY RECORDS. LOCATED AS SHOWN ON THIS SURVEY DRAWING.

THIS PLAT IS SUBJECT TO ANY ADDITIONAL EASEMENTS, CLAIMS AND RIGHTS CREATED SINCE THE DATE OF ABOVE SAID TITLE COMMITMENT, IF ANY.

**LENDER FOR HYLAND GREEN, L.L.C.**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 3844 PAGE 910 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HYLAND GREEN, PLAT FIVE".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 13th DAY OF March 20 06

LENDER: First Bank  
 BY: Carol L. Hanson  
 PRINT NAME: Carol L. Hanson  
 TITLE: Senior Vice President

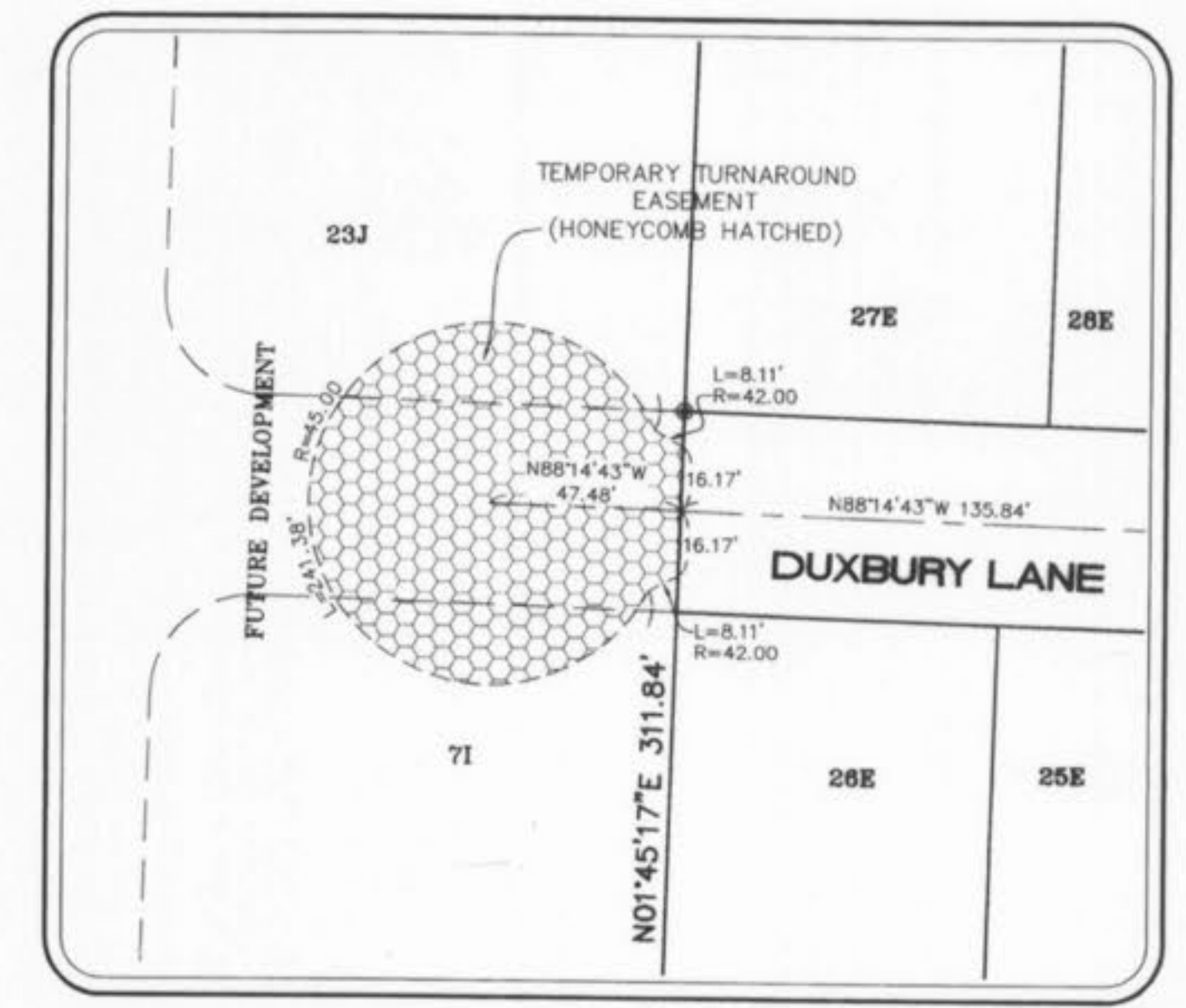
STATE OF Missouri )  
 COUNTY OF St. Louis )

ON THIS 13th day of March, 2006 BEFORE ME APPEARED Carol L. Hanson WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Senior Vice Pres. OF First 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 THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Carol L. Hanson DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3-17-09  
 NOTARY PUBLIC: Connie Mueller  
 PRINT NAME:

CONNIE MUELLER  
 Notary Public - Notary Seal  
 State of Missouri  
 Franklin County  
 My Commission Expires Mar. 17, 2009  
 Commission # 08402150



DETAIL 'A'  
SCALE: 1"=40'

BAX ENGINEERING COMPANY, INC.  
 DARREL R. OAKLEY  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2265

Darrel R. Oakley  
 3/16/06

HYLAND GREEN  
PLAT FIVE

PREPARED FOR:  
HYLAND GREEN, L.L.C.  
248 CAMELOT  
ST. CHARLES, MISSOURI 63304

DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be indicated 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 relating to or intended to be used for any part or parts of the architecture or engineering project or survey.

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REVISIONS




221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718

3-10-06  
DATE  
98-10293A  
PROJECT NUMBER  
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10293E-REC5  
FILE NAME  
SAZ\_HWB/DRO  
DRAWN CHECKED  
DATE DONE IN FIELD

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Hyland Green Plat 5