20190703000337510 PLAT
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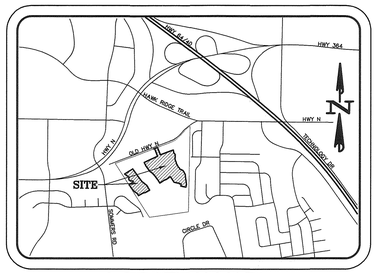
CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY:DOBEL $166.00

Dawn Abel

LEGENDS POINTE PLAT TWO

A TRACT OF LAND BEING ALL OF OUTLOT A AND OUTLOT B OF "LEGENDS POINTE PLAT ONE" PLAT BOOK 50, PAGES 1-5, WITHIN SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

OWNERS CERTIFICATION

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 "LEGENDS POINTE PLAT TWO."

THE UNDERSIGNED OWNER HEREBY DEDICATES KNOB CREEK COURT (50 FEET WIDE), NOAHS MILL DRIVE (50 FEET WIDE) AND AMADOR COURT (50 FEET WIDE) AS SHOWN HATCHED HEREON, TOGETHER WITH THE 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 PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION 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 INTEREST MAY APPEAR.

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, CUIVRE RIVER ELECTRIC CO., SPIRE MISSOURI INC., PUBLIC WATER SUPPLY DISTRICT NO. 2, CENTURYLINK, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS (LIMITED, HOWEVER, TO FIVE (5) FEET ON EITHER SIDE OF SAID EASEMENT) FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, BUSHES, SAPLINGS, TREES, ROOTS, UNDERGROWTH, ROOK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

THE UNDERSIGNED FURTHER DESIGNATES THAT THE RESIDENTIAL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE LEGENDS POINTE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT DATED JANUARY 4, 2018, AND FILED FOR RECORD IN BOOK 6863, PAGE 838 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN "LEGENDS POINTE". LOT A AND B AS SHOWN ON THIS PLAT WILL NOT BE SUBJECT TO THE ABOVE MENTIONED COVENANTS, CONDITIONS, AND RESTRICTIONS.

THE AREA OF LAND DESIGNATED HERON AS COMMON GROUND C, COMMON GROUND D, COMMON GROUND E, COMMON GROUND F AND COMMON GROUND G ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE HEREBY ESTABLISHED AND GRANTED TO THE LEGENDS POINTE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE LEGENDS POINTE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH ABOVE. SAID COMMON GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

COMMON GROUND C, COMMON GROUND D, COMMON GROUND E, COMMON GROUND F AND COMMON GROUND G SHOWN ON THIS PLAT HAVE BEEN CONVEYED FOREVER TO THE LEGENDS POINTE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THEIR MAINTENANCE, BY GENERAL WARRANTY DEED RECORDED IN BOOK DE7100 PAGE 1715 OF THE ST. CHARLES COUNTY RECORDS.

THE SIGHT TRIANGLE EASEMENTS AS SHOWN CROSS HATCHED HEREON, ARE HEREBY ESTABLISHED AND GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SIGHT DISTANCE ONLY. NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE EASEMENTS AS SHOWN ON THIS PLAT. ADDITIONALLY, NO FENCES SHALL BE CONSTRUCTED, AND NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW WITHIN THE SIGHT TRIANGLE EASEMENT, AS SHOWN ON THIS PLAT, IN A MANNER WHICH WOULD MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS ADJACENT TO AND WITHIN THE SIGHT TRIANGLE EASEMENT SHOWN ON THIS PLAT. THE MAINTENANCE OF SAID SIGHT TRIANGLE EASEMENT SHALL BE MAINTAINED BY THE LEGENDS POINTE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS AS SHOWN PLUS SIGN HATCHED HEREON, IS HEREBY ESTABLISHED AND GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF DRAINAGE ONLY. THE EASEMENT IS TO REMAIN UNDISTURBED. NO CLEARING OR GRADING TO BE DONE WITHIN THESE DESIGNATED AREAS. THE MAINTENANCE OF SAID DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE LEGENDS POINTE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE THAT OF THE LEGENDS POINTE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. THE POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE OUTLINED IN THE STORMWATER POST CONSTRUCTION BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT RECORDED IN BOOK 6833 PAGE 101 OF THE ST. CHARLES COUNTY RECORDS.

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS OF LEGENDS POINTE, AS SET FORTH IN AN INSTRUMENT DATED JANUARY 4, 2018, AND FILED FOR RECORD IN BOOK 6863, PAGE 838 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES, MISSOURI.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

KAPB, L.L.C. – PROPERTY SERIES

BY: _____

PRINT NAME: Bill Luetkenhaus

TITLE: Member

DATE: Sept. 27, 2018

CITY CERTIFICATE

I, Pamela L. Clement, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 6518 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE 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 11-15-2018, 2018 AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 19 DAY OF November, 2018.

Pamela L. Clement
CITY CLERK OF O'FALLON, MISSOURI
PAMELA L. CLEMENT

CITY OF O'FALLON · MISSOURI · Official Seal · FOUNDED IN 1856

THIS PLAT CONTAINS 15.046 ACRES.

NOTARY FOR KAPB, L.L.C. – PROPERTY SERIES

STATE OF Missouri)
COUNTY OF St. Charles) SS

ON THIS 27th DAY OF September, 2018, BEFORE ME APPEARED BILL LUETKENHAUS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF KAPB, L.L.C. – PROPERTY SERIES, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THAT SAID MEMBER, 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.

NOTARY PUBLIC: Lisa M. Mills

PRINT NAME: Lisa M. Mills

MY COMMISSION EXPIRES: 5-14-21

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI
LISA M. MILLS
My Commission Expires
May 14, 2021
St. Charles County
Commission #13406847

LENDER FOR KAPB, L.L.C. – PROPERTY SERIES

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 6826, PAGE 1159 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "LEGENDS POINTE PLAT TWO".

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF LEGENDS POINTE PLAT ONE AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. CHARLES AND STATE OF MISSOURI TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT, AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT. TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 27th DAY OF September, 2018.

LENDER: Midwest Bank Centre

PRINT NAME: William Kral

TITLE: Pres.- St. Charles

BY: _____, Pres.

STATE OF Missouri)
COUNTY OF St. Charle) SS

ON THIS 27th DAY OF September, 2018 BEFORE ME APPEARED William Kral, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE President OF St. Charles Midwest Bank Centre 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 President, Pres. 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.

NOTARY PUBLIC: Lisa M. Mills

PRINT NAME: Lisa M. Mills

MY COMMISSION EXPIRES: 5-14-21

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI
LISA M. MILLS
My Commission Expires
May 14, 2021
St. Charles County
Commission #13406847

EAST TRACT LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF OUTLOT B OF "LEGENDS POINTE PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50 PAGES 1–5 OF THE ST. CHARLES COUNTY RECORDS, SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT B OF SAID "LEGENDS POINTE PLAT ONE", THENCE ALONG THE EAST LINE OF SAID LOT B OF "LEGENDS POINTE PLAT ONE", THE FOLLOWING COURSES AND DISTANCES, NORTH 21 DEGREES 17 MINUTES 24 SECONDS WEST 174.07 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 66 DEGREES 17 MINUTES 24 SECONDS WEST 35.36 FEET AND WHOSE RADIUS POINT BEARS 68 DEGREES 42 MINUTES 36 SECONDS WEST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N, VARIABLE WIDTH; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N, NORTH 68 DEGREES 42 MINUTES 36 SECONDS EAST 100.37 FEET; THENCE LEAVING THE SAID SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N, THE FOLLOWING COURSES AND DISTANCES: SOUTH 21 DEGREES 10 MINUTES 52 SECONDS EAST 194.11 FEET; NORTH 68 DEGREES 46 MINUTES 11 SECONDS EAST 332.32 FEET; SOUTH 10 DEGREES 21 MINUTES 05 SECONDS EAST 77.73 FEET; SOUTH 43 DEGREES 14 MINUTES 38 SECONDS EAST 46.67 FEET; SOUTH 01 DEGREES 25 MINUTES 24 SECONDS WEST 117.17 FEET; SOUTH 23 DEGREES 26 MINUTES 10 SECONDS EAST 51.34 FEET; SOUTH 15 DEGREES 11 MINUTES 44 SECONDS EAST 53.70 FEET; SOUTH 28 DEGREES 58 MINUTES 56 SECONDS EAST 54.75 FEET; SOUTH 26 DEGREES 11 MINUTES 35 SECONDS EAST 38.34 FEET; SOUTH 46 DEGREES 50 MINUTES 00 SECONDS EAST 31.16 FEET; SOUTH 23 DEGREES 32 MINUTES 54 SECONDS EAST 31.55 FEET; SOUTH 69 DEGREES 25 MINUTES 27 SECONDS EAST 38.07 FEET; SOUTH 64 DEGREES 50 MINUTES 48 SECONDS EAST 41.08 FEET; SOUTH 42 DEGREES 26 MINUTES 50 SECONDS EAST 27.10 FEET; SOUTH 28 DEGREES 07 MINUTES 00 SECONDS EAST 83.10 FEET; SOUTH 06 DEGREES 11 MINUTES 27 SECONDS EAST 109.34 FEET; SOUTH 11 DEGREES 33 MINUTES 54 SECONDS EAST 43.37 FEET; SOUTH 07 DEGREES 26 MINUTES 00 SECONDS EAST 91.30 FEET; SOUTH 10 DEGREES 56 MINUTES 14 SECONDS WEST 68.21 FEET; NORTH 79 DEGREES 03 MINUTES 46 SECONDS WEST 125.00 FEET; NORTH 10 DEGREES 56 MINUTES 14 SECONDS EAST 49.66 FEET; NORTH 79 DEGREES 03 MINUTES 46 SECONDS WEST 50.00 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 08 DEGREES 46 MINUTES 58 SECONDS EAST 9.40 FEET AND WHOSE RADIUS POINT BEARS NORTH 79 DEGREES 03 MINUTES 46 SECONDS WEST 125.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 9.40 FEET; NORTH 79 DEGREES 03 MINUTES 46 SECONDS WEST 126.92 FEET; NORTH 33 DEGREES 50 MINUTES 36 SECONDS WEST 162.53 FEET; SOUTH 56 DEGREES 09 MINUTES 24 SECONDS WEST 120.00 FEET; SOUTH 69 DEGREES 18 MINUTES 31 SECONDS WEST 51.35 FEET; SOUTH 56 DEGREES 09 MINUTES 24 SECONDS WEST 124.46 FEET; NORTH 32 DEGREES 50 MINUTES 28 SECONDS WEST 96.51 FEET; NORTH 37 DEGREES 25 MINUTES 18 SECONDS WEST 119.74 FEET; NORTH 41 DEGREES 30 MINUTES 14 SECONDS WEST 72.65 FEET; NORTH 54 DEGREES 05 MINUTES 21 SECONDS WEST 87.08 FEET; NORTH 35 DEGREES 30 MINUTES 00 SECONDS WEST 163.40 FEET; NORTH 25 DEGREES 07 MINUTES 07 SECONDS WEST 91.48 FEET; AND NORTH 64 DEGREES 55 MINUTES 46 SECONDS EAST 354.36 FEET TO THE POINT OF BEGINNING, CONTAINING 11.222 ACRES.

WEST TRACT LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF OUT LOT A OF "LEGENDS POINTE PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50 PAGES 1–5 OF THE ST. CHARLES COUNTY RECORDS, SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERN CORNER OF COMMON GROUND A, RETENTION AND UTILITY EASEMENT OF SAID "LEGENDS POINTE PLAT ONE"; THENCE ALONG THE NORTHWEST LINE OF SAID COMMON GROUND A, RETENTION AND UTILITY EASEMENT OF "LEGENDS POINTE PLAT ONE", NORTH 56 DEGREES 28 MINUTES 04 SECONDS EAST 52.64 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES, NORTH 56 DEGREES 28 MINUTES 04 SECONDS EAST 236.02 FEET; SOUTH 36 DEGREES 04 MINUTES 59 SECONDS EAST 324.44 FEET; SOUTH 40 DEGREES 04 MINUTES 54 SECONDS EAST 65.34 FEET; SOUTH 51 DEGREES 22 MINUTES 52 SECONDS EAST 143.57 FEET; SOUTH 30 DEGREES 07 MINUTES 27 SECONDS EAST 127.96 FEET; SOUTH 59 DEGREES 58 MINUTES 35 SECONDS WEST 119.84 FEET; SOUTH 79 DEGREES 54 MINUTES 26 SECONDS WEST 53.19 FEET; SOUTH 59 DEGREES 58 MINUTES 35 SECONDS WEST 125.00 FEET; NORTH 30 DEGREES 01 MINUTES 25 SECONDS WEST 57.63 FEET; NORTH 57 DEGREES 00 MINUTES 45 SECONDS WEST 80.39 FEET; NORTH 46 DEGREES 37 MINUTES 47 SECONDS WEST 55.97 FEET; NORTH 36 DEGREES 04 MINUTES 59 SECONDS WEST 154.60 FEET; NORTH 53 DEGREES 55 MINUTES 01 SECONDS EAST 125.00 FEET; NORTH 36 DEGREES 04 MINUTES 59 SECONDS WEST 16.61 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 73 DEGREES 22 MINUTES 30 SECONDS WEST 30.29 FEET AND WHOSE RADIUS POINT BEARS SOUTH 53 DEGREES 55 MINUTES 01 SECONDS WEST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 32.54 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 37 DEGREES 45 MINUTES 16 SECONDS WEST 103.23 FEET AND WHOSE RADIUS POINT BEARS NORTH 20 DEGREES 40 MINUTES 01 SECONDS WEST 54.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 137.44 FEET; AND NORTH 54 DEGREES 50 MINUTES 30 SECONDS WEST 138.14 FEET TO THE POINT OF BEGINNING, CONTAINING 3.824 ACRES.

GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF KAPB LLC – PROPERTY SERIES BY DEED RECORDED IN BOOK 6809 PAGE 686 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 15.046 ACRES, 54 LOTS AND 5 COMMON GROUND AREAS.
4. ALL TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0220G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0220 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
   - ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
6. A PORTION OF THIS PROPERTY IS CURRENTLY ZONED R-3 GARDEN APARTMENT & CONDO BY THE CITY OF O'FALLON MISSOURI. THE SETBACKS FOR R-3 GARDEN APARTMENT & CONDO ZONING ARE AS FOLLOWS
   FRONT SETBACK 25 FEET
   SIDE SETBACK 6 FEET
   REAR SETBACK 25 FEET
7. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
8. THE ADDRESSES AS SHOWN HEREIN, (XXX), WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
9. " ◉ " DENOTES A SET IRON PIPE UNLESS OTHERWISE NOTED.
10. " ○ " DENOTES A FOUND IRON PIPE UNLESS OTHERWISE NOTED.
11. " ✠ " DENOTES A CROSS CUT IN THE PAVEMENT UNLESS OTHERWISE NOTED.
12. IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER COMES FIRST.
13. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT.
14. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL-DE-SACS WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT.
15. LOTS 95, 96, 97, 98, 99, 100, AND 101 WERE REMOVED FROM ZONE AE BY THE LOMR-F PROCESS, FEMA CASE NUMBER 18-07-0184A, DATED 12/01/2017.
16. THE FOLLOWING LOTS ARE SUSCEPTIBLE TO STREET MOVEMENT: 2, 3, 4, 5, 11, 16, 17, 18, 19, 34, 35, 36, 37, 38, 83, 84, 85, 92, 93, 94, 97, 98, AND 99.

TITLE COMMITMENT NOTES

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY TITLE PARTNERS AGENCY, LLC ON BEHALF OF OLD REPUBLIC NATIONAL INSURANCE COMPANY, COMMITMENT NO. 16-207314-TSM, DATED SEPTEMBER 20, 2016. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B – SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

ITEM 1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.

ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 7. EASEMENT (S) GRANTED TO STATE OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 326 PAGE 336. AFFECTS THE SUBJECT PROPERTY.

ITEM 8. EASEMENT (S) GRANTED TO CENTRAL ELECTRIC POWER ACCORDING TO INSTRUMENT RECORDED IN BOOK 308 PAGE 567. AFFECTS THE SUBJECT PROPERTY. DOCUMENT DOES NOT SPECIFY THE LOCATION OF THE EASEMENT. CANNOT BE PLOTTED.

ITEM 9. EASEMENTS FOR INGRESS AND EGRESS GRANTED ACCORDING TO INSTRUMENT RECORDED IN BOOK 952 PAGE 858, AND BOOK 952 PAGE 862, AND BOOK 1324 PAGE 22, AND BOOK 1391 PAGE 1 AND BOOK 1819 PAGE 568. BOOK 952 PAGE 858 DOES NOT AFFECT THE SUBJECT PROPERTY. BOOK 952 PAGE 862 DOES NOT AFFECT THE SUBJECT PROPERTY. BOOK 1324 PAGE 22 DOES NOT AFFECT THE SUBJECT PROPERTY. BOOK 1391 PAGE 1 DOES NOT AFFECT THE SUBJECT PROPERTY. BOOK 1819 PAGE 568 DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 10. EASEMENT (S) GRANTED TO DUCKETT CREEK SANITARY ACCORDING TO INSTRUMENT RECORDED IN BOOK 4803 PAGE 209. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 11. BOUNDARY ADJUSTMENT PLAT ACCORDING TO INSTRUMENT RECORDED IN PLAT BOOK 47 PAGE 85. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 12. COMMISSIONERS REPORT DUCKETT CREEK SANITARY ACCORDING TO INSTRUMENT RECORDED IN BOOK 3857 PAGE 1673. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 13. EASEMENT (S) GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO 2 ACCORDING TO INSTRUMENT RECORDED IN BOOK 1588 PAGE 19. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 14. EASEMENT FOR INGRESS AND EGRESS GRANTED TO JOHN AND SUSAN YARBROUGH ACCORDING TO INSTRUMENT RECORDED IN BOOK 1782 PAGE 1161. DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 15. EASEMENT (S) GRANTED TO CUIVRE RIVER ELECTRIC COOP ACCORDING TO INSTRUMENT RECORDED IN BOOK 1770 PAGE 1097. AFFECTS THE SUBJECT PROPERTY. DOCUMENT DOES NOT SPECIFY THE LOCATION OF THE EASEMENT. CAN NOT BE PLOTTED. VACATED BY BOOK 6736 PAGE 1020.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, HAVE DURING SEPTEMBER, 2018, BY ORDER OF KAPB, L.L.C. – PROPERTY SERIES, PREPARED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING ALL OF OUTLOT A AND OUTLOT B OF "LEGENDS POINTE PLAT ONE" PLAT BOOK 50, PAGES 1–5, WITHIN SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 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 (20-CSR-90-60) OF THE MISSOURI DEPARTMENT OF AGRICULTURE. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

9-26-18
MISSOURI MARK E. COLLINS NUMBER PLS-2006000173 PROFESSIONAL LAND SURVEYOR

LEGENDS POINTE PLAT TWO

PREPARED FOR:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
O'FALLON, MO 63366
636-272-4200

DISCLAIMER OF RESPONSIBILITY
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 architectural or engineering project or survey other than these authenticated by my seal.

REVISIONS

08/27/18	CITY COMMENTS

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

Bax Engineering Company, Inc.
Missouri State Certificate of Authority Engineering #000655
Missouri State Certificate of Authority Surveying #000144

09/26/2018
DATE

12-15470B
PROJECT NUMBER

1 of 3
SHEET OF

15470B REC2
FILE NAME

JNW JLH
DRAWN CHECKED

DATE DONE IN FIELD

201907030003576 10 2/3
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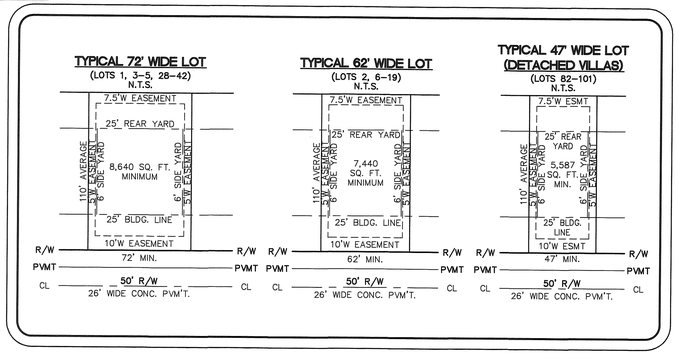

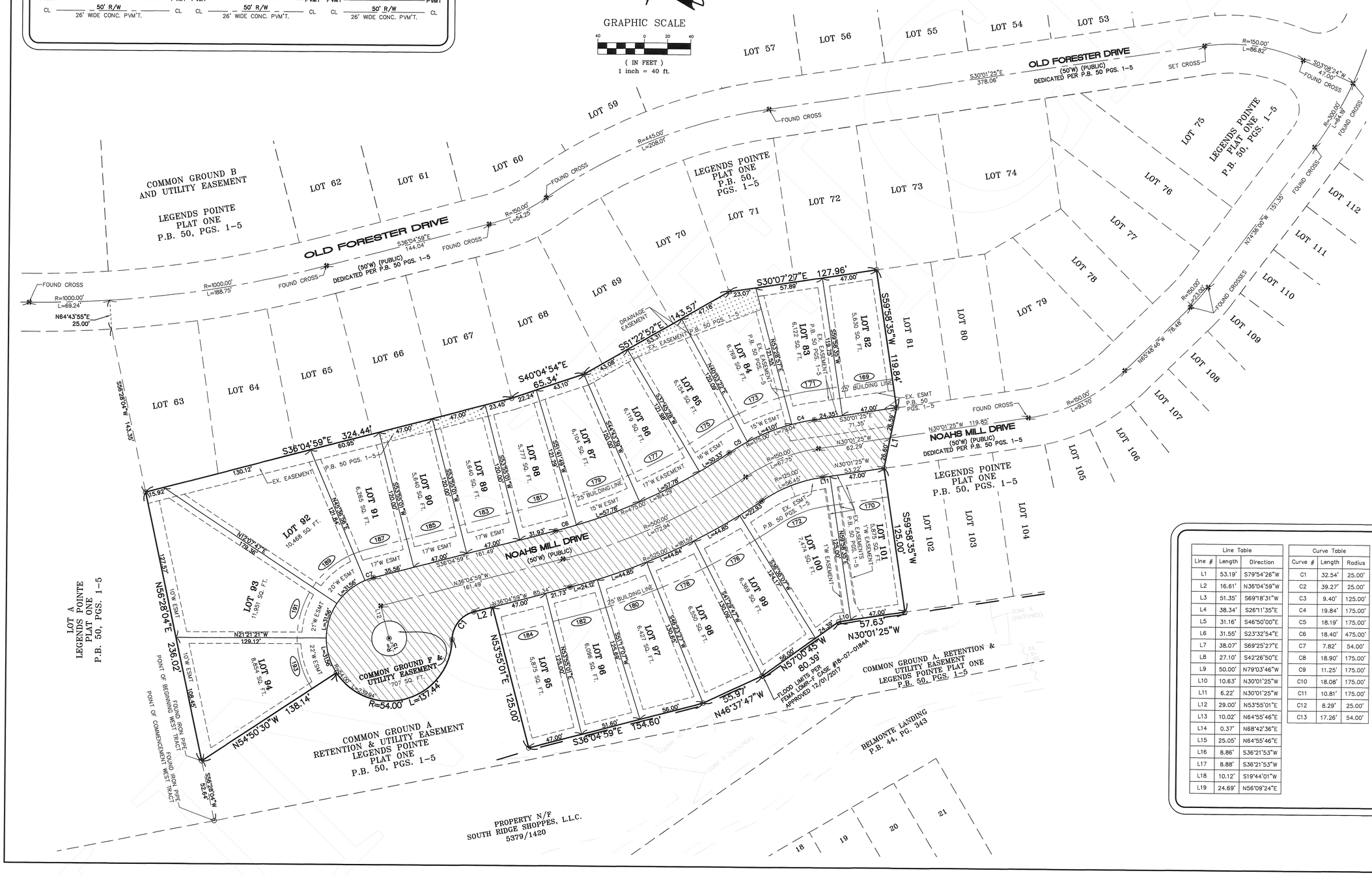

Line Table		
Line #	Length	Direction
L1	53.19'	S79°54'26"W
L2	16.61'	N36°04'59"W
L3	51.35'	S69°18'31"W
L4	38.34'	S26°11'35"E
L5	31.16'	S46°50'00"E
L6	31.55'	S23°32'54"E
L7	38.07'	S69°25'27"E
L8	27.10'	S42°26'50"E
L9	50.00'	N79°03'46"W
L10	10.63'	N30°01'25"W
L11	6.22'	N30°01'25"W
L12	29.00'	N53°55'01"E
L13	10.02'	N64°55'46"E
L14	0.37'	N68°42'36"E
L15	25.05'	N64°55'46"E
L16	8.86'	S36°21'53"W
L17	8.88'	S36°21'53"W
L18	10.12'	S19°44'01"W
L19	24.69'	N56°09'24"E

Curve Table		
Curve #	Length	Radius
C1	32.54'	25.00'
C2	39.27'	25.00'
C3	9.40'	125.00'
C4	19.84'	175.00'
C5	18.19'	175.00'
C6	18.40'	475.00'
C7	7.82'	54.00'
C8	18.90'	175.00'
C9	11.25'	175.00'
C10	18.08'	175.00'
C11	10.81'	175.00'
C12	8.29'	25.00'
C13	17.26'	54.00'

LEGENDS POINTE PLAT TWO

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Bax Engineering Company, Inc.
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Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

09/26/2018
DATE
12-15470B
PROJECT NUMBER
2 of 3
SHEET OF
15470B REC 2
FILE NAME
JLH MEC
DRAWN CHECKED
DATE DONE IN FIELD

201807030033761O 3/3
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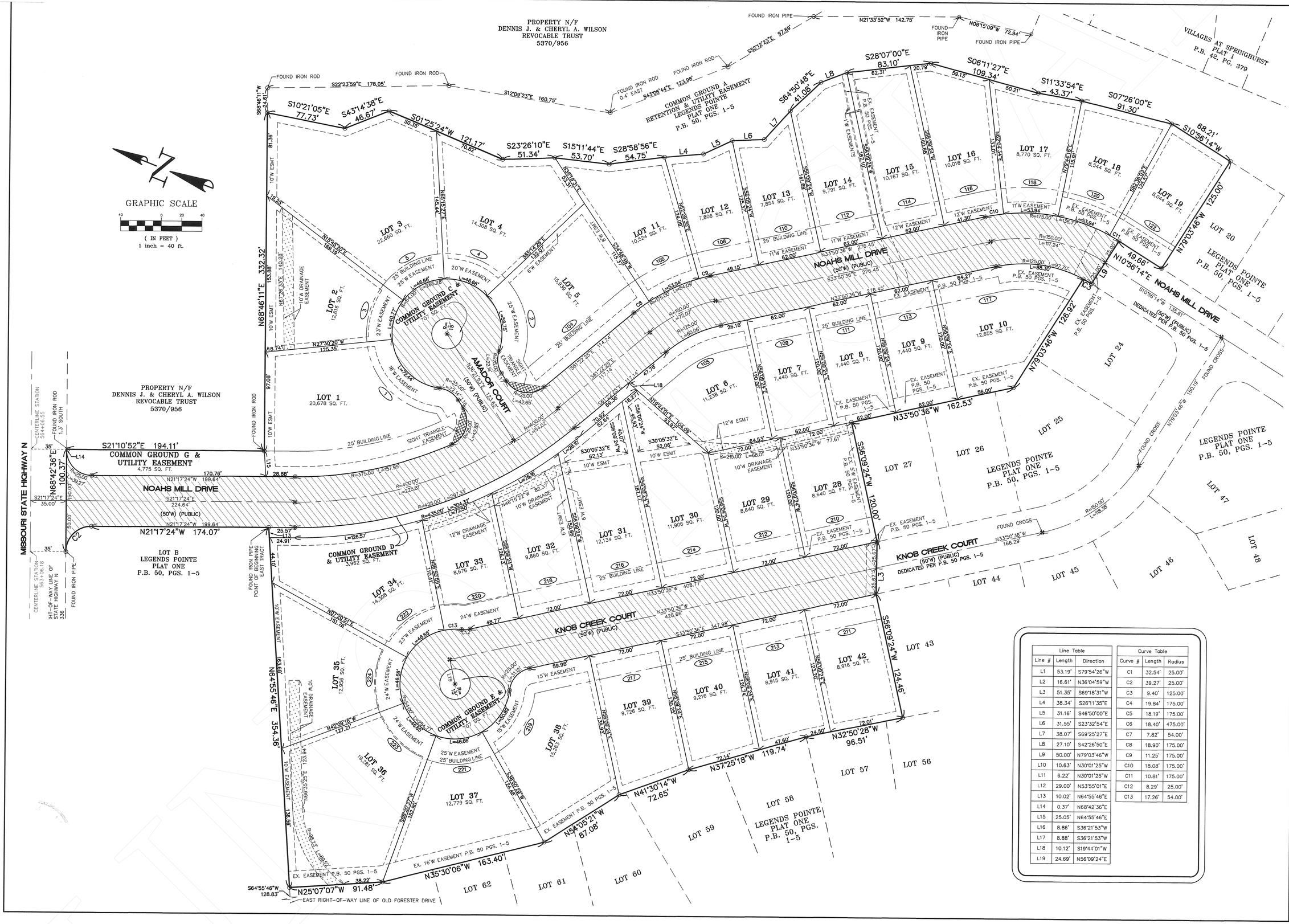

LEGENDS POINTE PLAT TWO

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Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
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