

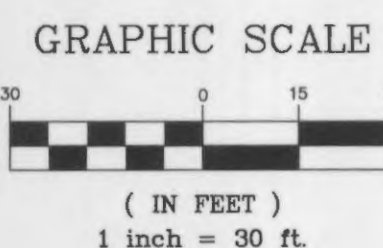
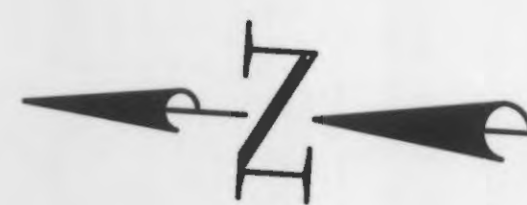
BOUNDARY ADJUSTMENT OF LOTS 194A THROUGH 197B OF MAGNOLIA VILLAGE B

A TRACT OF LAND BEING ALL OF LOTS 194A THROUGH 197B OF "MAGNOLIA VILLAGE B" PLAT BOOK 41, PAGES 346-347, BEING PART OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

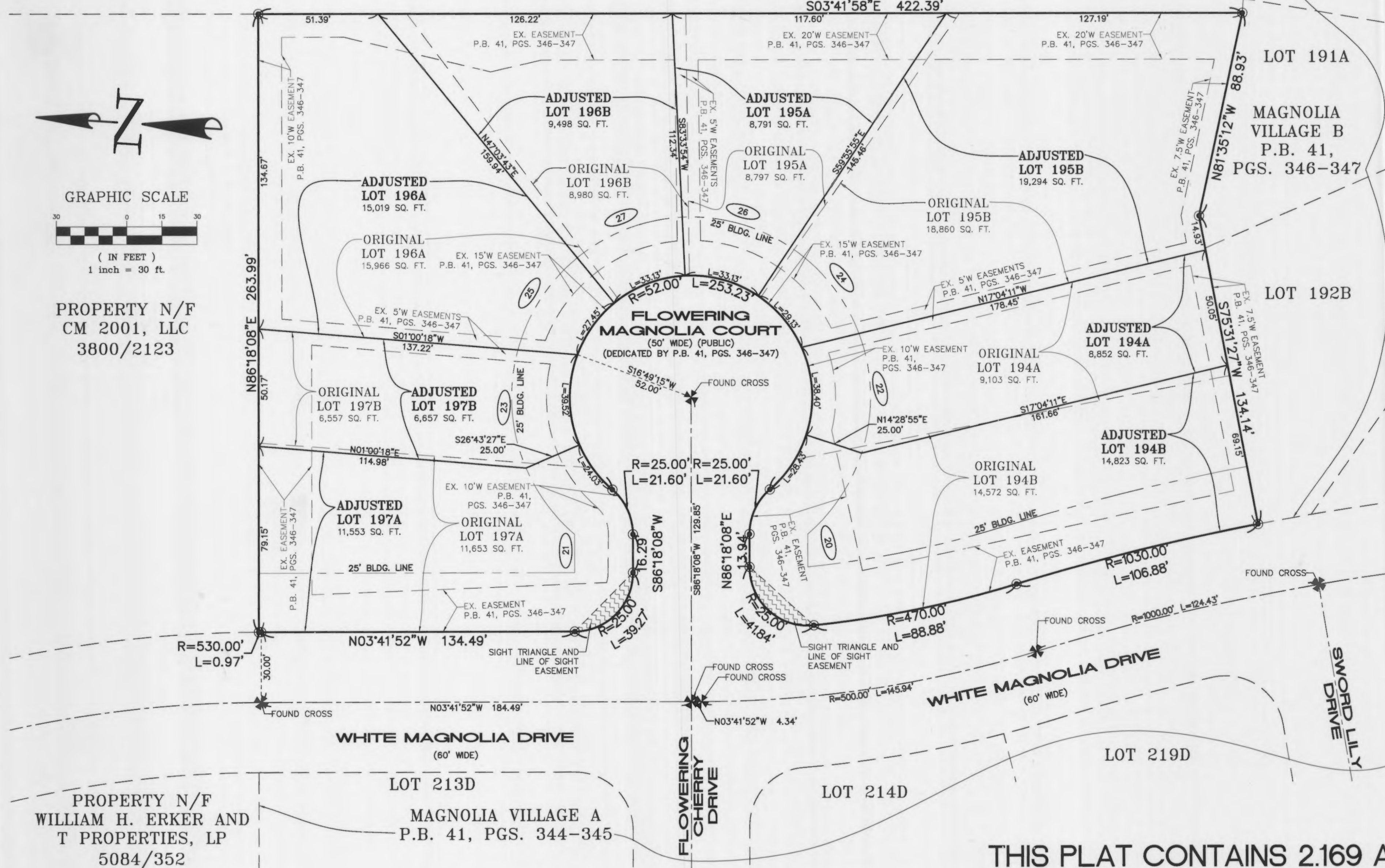
GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "MAGNOLIA VILLAGE B" AS RECORDED IN PLAT BOOK 41 PAGES 346-347 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF BENTON HOMEBUILDERS, INC., BY DEED RECORDED IN BOOK 6186 PAGE 2070 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 2.169 ACRES AND 8 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 AS SHOWN HEREIN, ⊙, 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.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE ST. CHARLES COUNTY, MISSOURI, (COMMUNITY PANEL NUMBER 29183C0240 E DATED AUGUST 2, 1996. THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
8. THIS PROPERTY IS CURRENTLY ZONED "R-1" SINGLE FAMILY BY THE CITY OF O'FALLON, MISSOURI. THE SETBACK RESTRICTIONS FOR "R-1" ZONING ARE AS FOLLOWS:
FRONT YARD: 25 FEET
SIDE YARD: 6 FEET (0 FEET BETWEEN UNITS)
REAR YARD: 25 FEET
9. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS.
A. EASEMENTS OF RECORD, IF ANY.
B. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
C. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
10. ACCORDING TO THE RESTRICTIONS FOR "MAGNOLIA", AS RECORDED IN BOOK 4094, PAGE 1838, THE CONSTRUCTION OF DETACHED UNITS IN VILLAGE B IS PERMITTED.
11. THE FOLLOWING LOTS ARE SUSCEPTIBLE TO STREET MOVEMENT: 194, 195, 196, AND 197.
12. CURBS SHALL BE PERMANENTLY MARKED AT THE PROLONGATION OF ALL LOT SIDELINES AND IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT.
13. THE REQUIREMENTS OF THE SIGHT TRIANGLE AND LINE OF SIGHT EASEMENTS ARE THAT NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THIRTY-SIX (36) INCHES AND FIFTEEN (15) FEET ABOVE THE GRADE AT THE BACK OF THE CURB OF THE INTERSECTING STREETS.
14. THESE LOTS 194A THROUGH 197B SHALL REMAIN "VILLA LOTS" FOR PURPOSES OF THE MAGNOLIA SUBDIVISION INDENTURE OF TRUST AND RESTRICTIONS RECORDED IN BOOK 4094 PAGE 1838. THIS BOUNDARY ADJUSTMENT PLAT SHALL NOT REMOVE THESE LOTS FROM THE MAINTENANCE REQUIREMENTS, ASSESSMENTS, RESTRICTIONS, ETC. OF VILLA LOTS UNDER THE INDENTURES.

PROPERTY N/F
HOWARD R. AND THELMA
SHELLABARGER
5859/2090



PROPERTY N/F
CM 2001, LLC
3800/2123



THIS PLAT CONTAINS 2.169 ACRES.

OWNERS CERTIFICATION

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH BOUNDARY ADJUSTMENT SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT OF LOTS 194A THROUGH 197B OF MAGNOLIA VILLAGE B".

THE UNDERSIGNED DESIGNATES THE SIGHT TRIANGLE AND LINE OF SIGHT EASEMENT, AS SHOWN ZIG-ZAG HATCHED [diagonal lines], FOR THE PURPOSE OF SIGHT DISTANCE AND LINE OF SIGHT. THIS EASEMENT IS HEREBY GRANTED TO THE MAGNOLIA HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. NOTHING IS TO BE BUILT OR PLANTED IN THIS SIGHT TRIANGLE AND LINE OF SIGHT EASEMENT.

THE UNDERSIGNED DECLARES THAT THESE LOTS SHALL STILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF MAGNOLIA VILLAGE B AS SET FORTH IN AN INSTRUMENT FILED IN DEED BOOK 4094, PAGE 1838 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI.

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

BENTON HOMEBUILDERS, INC.

BY: William Levinson

PRINT NAME: William Levinson

TITLE: President

DATE: 7-21-14

NOTARY FOR BENTON HOMEBUILDERS, INC.

STATE OF Missouri

COUNTY OF St. Louis

ON THIS 21st DAY OF July, 2014, BEFORE ME APPEARED William Levinson, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF BENTON HOMEBUILDERS, INC., 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 William Levinson DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO 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: Marsha Minton

PRINT NAME: Marsha Minton

MY COMMISSION EXPIRES: 3/1/16



LENDER FOR BENTON HOMEBUILDERS, INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 6186, PAGE 2072 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "BOUNDARY ADJUSTMENT OF LOTS 194A THROUGH 197B OF MAGNOLIA VILLAGE B".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 21st DAY OF July, 2014.

LENDER: Frontenac Bank

PRINT NAME: Jeff Gilbert

TITLE: Regional Resident

BY: Jeff Gilbert

STATE OF Missouri

COUNTY OF St. Louis

ON THIS 21st DAY OF July, 2014, BEFORE ME APPEARED Jeff Gilbert, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Regional Resident OF Frontenac 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 Jeff Gilbert DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO 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: Marsha Minton

PRINT NAME: Marsha Minton

MY COMMISSION EXPIRES: 3/1/16



CITY CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF O'FALLON, MISSOURI, DIRECTOR OF PLANNING AND DEVELOPMENT AND CITY ENGINEER AND IS IN COMPLIANCE WITH ORDINANCE NO. 5831 OF THE CITY OF O'FALLON, MISSOURI.

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY ENGINEER

PRINT NAME

PRINT NAME

I, _____, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 5831 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 DECEMBER 13, 2012, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

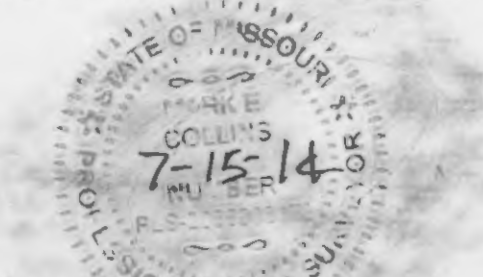
CITY CLERK OF O'FALLON, MISSOURI

PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING MAY, 2014, BY ORDER OF BENTON HOMEBUILDERS, INC., EXECUTED A BOUNDARY SURVEY AND PREPARED A BOUNDARY ADJUSTMENT PLAT ON "A TRACT OF LAND BEING ALL OF LOTS 194A THROUGH 197B OF "MAGNOLIA VILLAGE B" PLAT BOOK 41, PAGES 346-347, BEING PART OF SECTION 30, 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 (20-CSR-2030-16.0) OF THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

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



MAGNOLIA VILLAGE B
BOUNDARY ADJUSTMENT

PREPARED FOR:
BENTON HOMEBUILDERS
1000 EXECUTIVE PARKWAY STE 106
ST. LOUIS, MISSOURI 63141
(314) 336-5555

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 those authenticated by my seal.

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Surveying Authority No. 000144
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REVISIONS



ENGINEERING
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FAX 928-1718

05/19/2014
DATE
05-13290DA
PROJECT NUMBER
1 of 1
SHEET OF
15290DA BAJ
FILE NAME
JLH MEC
DRAWN CHECKED
05/2014
DATE DONE IN FIELD

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