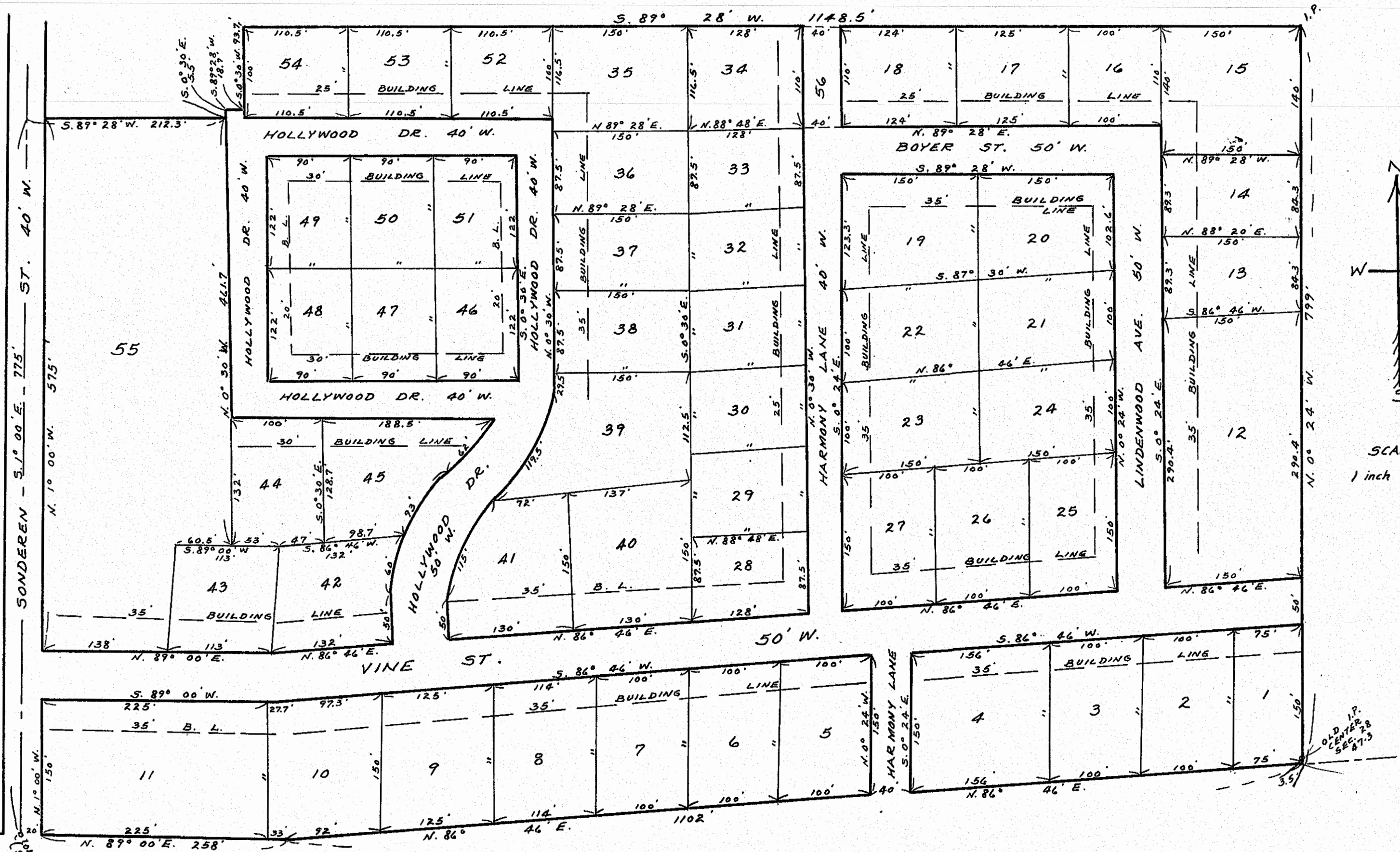


PATTON SUBDIVISION

Part of
S.E. 1/4 of N.W. 1/4 of Section
No. 28, Twp. 47 N., R. 3 E.
City of O'Fallon, Mo.



U. S. HWY.

NO. 40

This is to certify that at the request of Richard C. Patton and Rose E. Patton, I have surveyed and subdivided a tract of land being part of the southeast 1/4 of the northwest 1/4 of Section No. 28, Twp. 47 N., R. 3 E., City of O'Fallon, Mo., more particularly described as follows: Beginning at an old stone marking the southern City Limits Line of said Town of O'Fallon, Mo., with the centerline of Sanderen St. thence N. 89 degrees 00' E. 20 feet to an iron pipe on the northern right of way line of Hwy. No. 40 thence continuing along the northern right of way line of said Hwy. No. 40, N. 89 degrees 00' E. 228 feet and N. 86 degrees 46' E. 100 feet to an iron pipe; thence N. 89 degrees 00' E. 199 feet to an iron pipe; thence S. 89 degrees 28' W. 18.7 feet, thence S. 89 degrees 28' W. 192.3 feet to an iron pipe; thence S. 89 degrees 28' W. 192.3 feet to the centerline of Sanderen St.; thence along the centerline of Sanderen St. S. 1 degree 00' E. 775 feet to the point of beginning, and that the results of said survey and subdivision are correctly represented upon the above plat.

Edwin Diering
Surveyor
(L. S.)

I, Francis E. Saalk, the duly qualified and acting City Clerk of the City of O'Fallon, Missouri, do hereby certify that the foregoing plat was, on the 15th day of November, 1956, approved by an ordinance duly passed by the Common Council of the City of O'Fallon, Missouri, and that said Ordinance was, on the 15th day of November, 1956, duly approved by the Honorable Paul A. Westhoff Sr., Mayor of the City of O'Fallon, Missouri.
Witness my hand and the official seal of the City of O'Fallon, Missouri, the 15th day of November, 1956.
Francis E. Saalk
City Clerk
(SEAL)

Certificate of Owners

RICHARD C. PATTON AND ROSE E. PATTON, husband and wife, hereby certify that they are the owners of the real estate shown on this plat, except Lots Nos. 1, 2, 3, 4, 6, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 46, 47, 48, 49, 50, 51, 40, 41, 42, 43; that as such owners they have caused the same to be surveyed and subdivided in the manner shown on the above plat, which subdivision shall hereafter be known as "PATTON SUBDIVISION" and acknowledge said Plat thereof to be correct and adopt the same and hereby dedicate for public use the streets, avenues and driveways and the undersigned hereby set over and transfer over to the City of O'Fallon, Missouri, all of their interest in and to all the water mains and lines and all appurtenances to the water system located within said Patton Subdivision in the City of O'Fallon, Missouri. This plat is made subject to the following reservations, exceptions and conditions, to-wit:

1. That no dwelling or main building to be used as a residence, shall be erected upon said lots, the ground floor area of which shall contain less than 528 square feet, exclusive of open porches and attached garages.
2. No noxious activity shall be carried on upon said premises, nor the sale of alcoholic beverages, nor shall anything be done thereon which may become a nuisance to the neighborhood.
3. No trailer, basement, tent or other type structure erected on said premises shall be used as a residence, at any time, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. The outside exterior walls of all structures shall be constructed of materials, sightly, and of good workmanship, and if the exterior be of wood the same shall be painted. All buildings shall be brick, wood siding or asbestos shingles, excepting the building foundation, and no building shall have an exterior of roll tarpaper.
5. The front of all residences shall be constructed at approximate right angles to side lot lines. No building or part thereof shall be constructed or maintained less than building line as shown on the above plat; and no building shall be constructed or maintained less than five (5) feet from the side lot lines, except that buildings on the corner lots shall not be erected less than twenty (20) feet from the corner side lot lines, except Lot No. 39.
6. Said premises may not be used for or shall have erected thereon any slaughter house, commercial blacksmith shop, forge, foundry or any factory or plant for the preparation or treatment of skins, hides, or leather, glue factory, junk yard or automobile salvage yard, mortuary, funeral home or crematory or cemetery.
7. The foregoing restrictions and each of them shall remain and be in force and effect for a period of forty (40) years from the date hereof unless sooner terminated by at least seventy five per cent (75%) of the total number of owners of said subdivision.
8. That each of the said above covenants in this indenture expressed shall attach to and run with said tracts of land hereinabove referred to, and to and with all titles, interest and estate in the same and be binding upon every owner or occupant of said tract of land or parcel of same, and if any person or persons claiming under them, shall at any time violate or attempt to violate, or shall omit to perform or observe any one of the foregoing restrictions and conditions, it shall be lawful for any person or persons owning a lot, lots or parcels of same, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

Invalidation of any one of these covenants by judgment of Court shall in no wise affect any of the other provisions which shall remain in full force and effect.
In Witness Whereof, We have hereunto set our hands this 15th day of June, 1956.

Richard C. Patton
Richard C. Patton
Rose E. Patton
Rose E. Patton

See entries to City of O'Fallon
Blk 1271 pg 1035 Blk Lot 29 Blk 1271 pg 1043 lot 35
1271-1038 lot 30 1271-1044 lot 37
1271-1039 lot 31 1271-1045 lot 38
1271-1040 lot 32 1271-1046 lot 39
1271-1041 lot 33 1271-1047 lot 39
1271-1042 lot 34 1271-1048 lot 40

State of Missouri }
County of St. Charles } s.s.

On this 15th day of June, 1956, before me personally appeared RICHARD C. PATTON AND ROSE E. PATTON, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of St. Charles, Missouri, the day and year first above written.
My term expires 12/31/56.

See Cont. Lot 41 Blk 1052 pg 1508
Lot 40 Blk 1052 pg 1512
Lot 89 9 Blk 1273 pg 241 4243
Lot 28 Blk 1273 pg 249
Lot 8 Blk 1273 pg 1546
SEE ESMT. LOT 42 Blk. 2222 pg 4716
SEE ESMT. Lot 8 Blk. 2052/1520

STATE OF MISSOURI (L. S.)
COUNTY OF ST. CHARLES
FILED FOR RECORD
NOV 16 1956
Charlotte O. Buettner
Notary Public within and for said
County and State