

A RECORD PLAT OF

BLUFF MANOR SUBDIVISION

A TRACT OF LAND BEING PART OF LOTS 7 AND 8 IN BLOCK 4 OF EVANS SURVEY OF THE ST. CHARLES COMMONFIELDS, IN U.S. SURVEY 204, TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 1998, BY ORDER OF GERALD O. CORRIVEAU, EXECUTED A SUBDIVISION AND SURVEY OF "A TRACT OF LAND BEING PART OF LOTS 7 AND 8 IN BLOCK 4 OF EVANS SURVEY OF THE ST. CHARLES COMMONFIELDS, IN U.S. SURVEY 204, TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, MISSOURI", AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4-CSS-30-16.0) OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THIS SURVEY MEETS THE REQUIREMENTS SET FORTH FOR URBAN PROPERTY.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 29th DAY OF May 1998

NEAL JOHN NIEWALD
MO. REG. L.S. #2117

STATE OF MISSOURI)
CITY OF ST. CHARLES)
COUNTY OF ST. CHARLES)
I, LINDA E. MEDLOCK, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 29-264 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON 07/19/98 AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 12th DAY OF July 1998

Linda E. Medlock
CITY CLERK OF ST. CHARLES, MISSOURI

GERALD O. CORRIVEAU
P.O. BOX 0958
ST. CHARLES, MO 63302

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized 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 architectural or engineering project or survey.

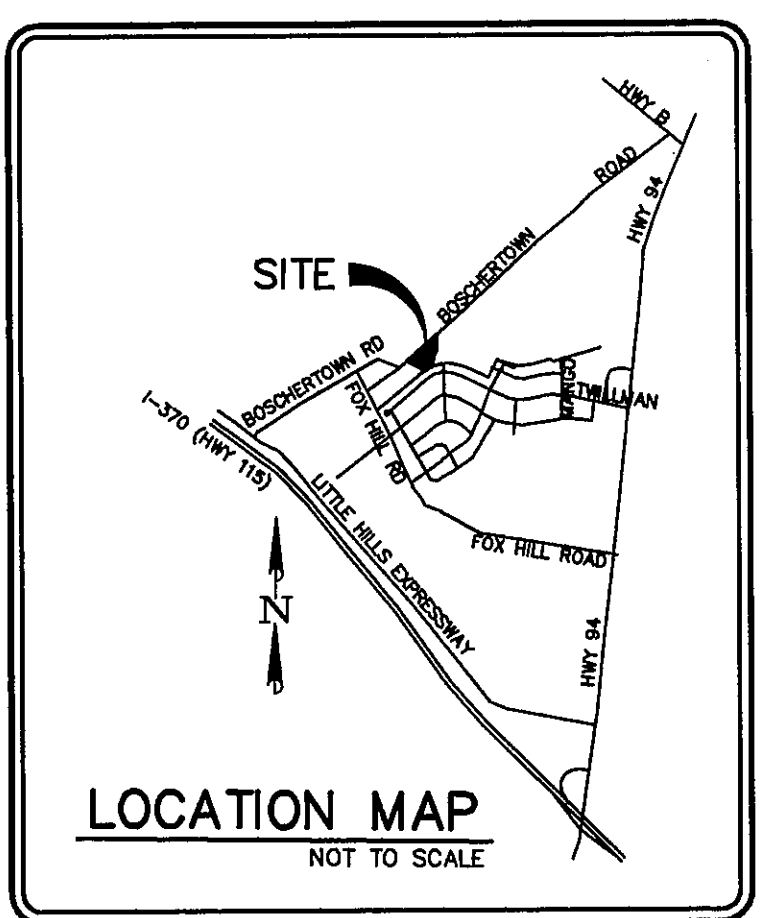
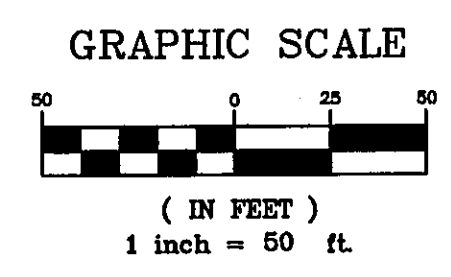
STATE OF MISSOURI
County of St. Charles
I, the undersigned, Recorder of Deeds for said County and State, do hereby certify that the foregoing and enclosed instrument of writing was filed for record in my office on the 29th day of May, A. D. 1998, at 4:30 o'clock P. M. and is truly and lawfully recorded in Book 35, Page 108.

REVISIONS

NO.	DATE	CITY COMMENTS
5-5-98		

ENGINEERING PLANNING SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

4-27-98
DATE
94-5370C
PROJECT NUMBER
1 of 1
SHEET OF
5370CREC.DWG
FILE NAME
MTS NUN
DRAWN CHECKED



OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AND SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BLUFF MANOR SUBDIVISION".

THE UNDERSIGNED OWNER HEREBY ESTABLISHES THAT AREA SHOWN CROSS HATCHED ON LOTS 1 THRU 6 AS A DRIVEWAY EASEMENT FOR A COMMON DRIVE AND TURN AROUND AREA FOR THE ADJOINING LOTS.

THE COMMON GROUND UTILITY EASEMENT AND ALL OTHER EASEMENTS, UNLESS OTHERWISE SPECIFIED, SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF ST. CHARLES, MISSOURI, CITY OF ST. CHARLES WATER, ST. CHARLES GAS COMPANY, UNION ELECTRIC COMPANY, SOUTHWESTERN BELL TELEPHONE COMPANY, DUCKETT CREEK SEWER DISTRICT, AND THE CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES AND TELEPHONE LINES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

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 TRUSTEES OF BLUFF MANOR SUBDIVISION FOR THE USE AND ENJOYMENT OF SAID TRUSTEES, THEIR SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE TRUST AGREEMENT AND INDENTURE OF RESTRICTIONS OF BLUFF MANOR SUBDIVISION AS SET FORTH BELOW SAID COMMON GROUND TO BE MAINTAINED BY SAID TRUSTEES.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO TRUST AGREEMENT AND INDENTURE OF RESTRICTIONS OF BLUFF MANOR SUBDIVISION, AS SET FORTH IN AN INSTRUMENT FILED IN BOOK 2095 PAGE 1640 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 29th DAY OF May 1998

Gerald O. Corriveau
GERALD O. CORRIVEAU
Diane B. Corriveau
DIANE B. CORRIVEAU

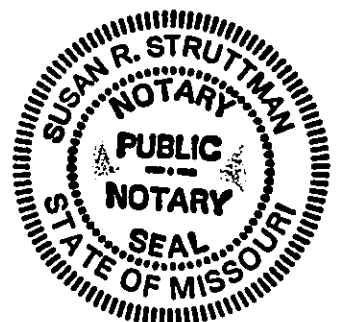
STATE OF MISSOURI)
COUNTY OF ST. CHARLES)

ON THIS 29th DAY OF May 1998, BEFORE ME PERSONALLY APPEARED, GERALD O. AND DIANE B. CORRIVEAU, 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 SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-10-2000

NOTARY PUBLIC: *Susan A. Struttman*
PRINT NAME: SUSAN A. STRUTTMAN



LENDERS CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2089 PAGE 1215 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "BLUFF MANOR SUBDIVISION".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 10th DAY OF June 1998

BY: *Charles G. Brown*
PRINT NAME: CHARLES G. BROWN
TITLE: Regional President

STATE OF MISSOURI)
COUNTY OF St. Charles)

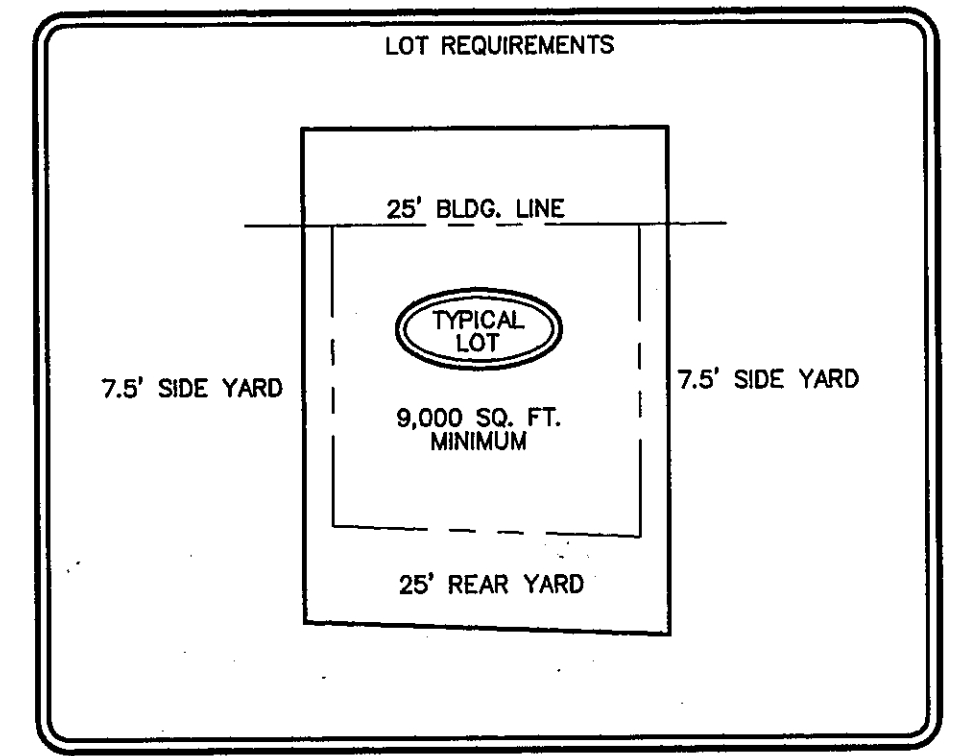
ON THIS 10th DAY OF June 1998, BEFORE ME APPEARED *Charles G. Brown*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE Regional President OF First Bank of St. Charles, a CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND HE IS 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: 10/27/01

NOTARY PUBLIC: *Vicki L. Chadduck*
PRINT NAME: Vicki L. Chadduck

VICKI L. CHADDUCK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Oct. 27, 2001



51609
STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD
JUL - 1 1998
By *Susan A. Struttman*
Time 12:13 P.M.

THIS PLAT CONTAINS 4.953 ACRES.

- GENERAL NOTES:
- BEARING SYSTEM FOR THIS SURVEY ADOPTED FROM THE PLAT OF "STABLE RIDGE ESTATES PLAT ONE", RECORDED IN PLAT BOOK 32 PAGES 240-241.
 - THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 5-080-S020-00-8.1 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
 - THIS TRACT OF LAND IS REFERENCED TO A TITLE COMMITMENT BY TRANSACTION TITLE INSURANCE COMPANY COMMITMENT NO. 98575384 - DATED APRIL 9, 1998 AND IS SUBJECT TO THE FOLLOWING EXCEPTIONS OF SAID COMMITMENT.
 - DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - RIGHT-OF-WAY OF BOSCHERTOWN ROAD OVER THAT PART OF SAID PROPERTY EMBRACED THEREIN.
 - EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 336 PAGE 39. (TO VAGUE TO PLOT, IT IS TO OUR ATTENTION THAT IT DOES NOT AFFECT THIS PLAT.)
 - EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY INSTRUMENT RECORDED IN BOOK 1717 PAGE 1489 AND BOOK 1717 PAGE 1484. (AS SHOWN ON PLAT.)
 - EASEMENT GRANTED TO LACLEDE GAS COMPANY BY INSTRUMENT RECORDED IN BOOK 1789 PAGE 1063 AND BOOK 1793 PAGE 149. (AS SHOWN ON PLAT.)
 - THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF GERALD O. AND DIANE B. CORRIVEAU BY DEED RECORDED IN BOOK 1096 PAGE 521 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI (PANEL NUMBER 290318 0280 E DATED AUGUST 2, 1996) THIS PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
 - THE ADDRESS SHOWN HEREON WERE PROVIDED TO BAX ENGINEERING BY THE CLIENT. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
 - DRIVEWAYS FOR LOTS 1 THRU 6 MUST ACCESS THRU THE COMBINED DRIVEWAY ACCESS EASEMENTS ONLY.
 - *@* DENOTES SET IRON PIPE.