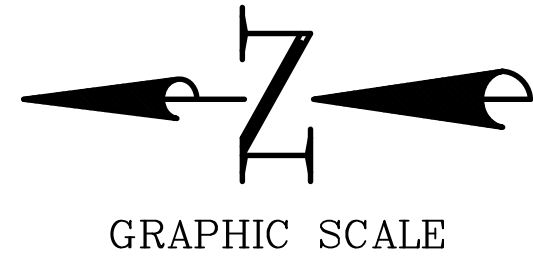
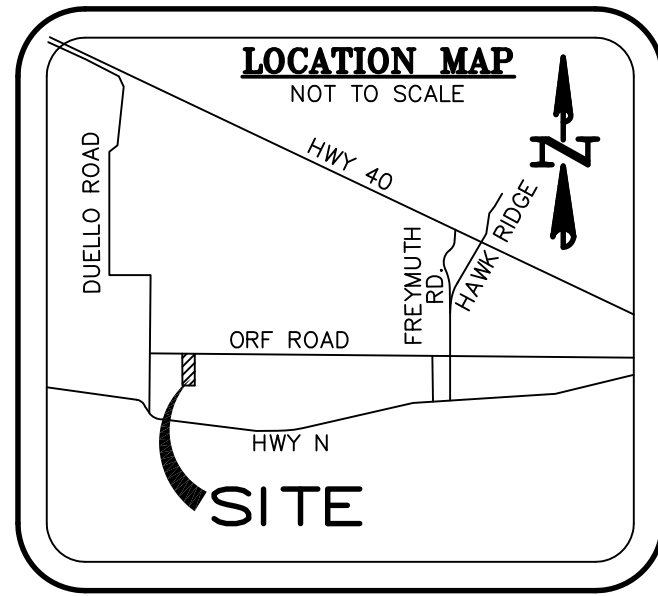


EAGLE ESTATES

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS PLAT ADOPTED FROM THE PLAT OF "MASON GLEN PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 44, PAGES 40-42 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAMES OF RATIONAL INVESTMENTS, L.L.C., BY DEED RECORDED IN BOOK 6367, PAGE 1554 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PLAT CONTAINS 8.996 ACRES 20 LOTS AND COMMON GROUND.
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, (XXX), WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DEPARTMENT OF DISPATCH AND ALARM; BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
7. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI", PANEL 215 OF 525, MAP NUMBER 29183C0215 F (COMMUNITY PANEL NUMBER, ST. CHARLES COUNTY, 290315 0215 F, WITH AN EFFECTIVE DATE OF MARCH 17, 2003). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT PHYSICAL HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL OF THIS PROPERTY TO BE SUSCEPTIBLE TO FLOODING OR SUBJECT TO ANY FLOOD HAZARD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS FIRM WHICH INCLUDES A NOTE THAT, "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS."
8. THIS PROPERTY IS CURRENTLY ZONED "R-10" BY ST. CHARLES COUNTY, MISSOURI. THE SETBACK RESTRICTIONS FOR "R-10" ZONING ARE AS FOLLOWS:
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7'
MINIMUM REAR YARD: 25'
MINIMUM LOT WIDTH: 80'
9. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
10. IRON PIPES SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION.
11. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.

CITY CERTIFICATE

THIS FINAL PLAT APPROVED BY THE CITY OF LAKE SAINT LOUIS.

DATE: _____ MAYOR
 PRINT NAME: _____
 DATE: _____
 BY: _____ CITY CLERK
 PRINT NAME: _____
 DATE: _____

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ORF ROAD (WIDTH VARIES), ALSO BEING THE NORTH LINE OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT BEING NORTH 00 DEGREES 03 MINUTES 03 SECONDS EAST 30.00 FEET FROM THE NORTHEAST CORNER OF COMMON GROUND "A" OF "MASON GLEN, PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44 PAGES 40-42 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE DIRECT NORTHWARD PROLONGATION OF THE WEST LINE OF SAID COMMON GROUND "A", ALONG THE WEST LINE OF COMMON GROUND "A" AND ALONG THE WEST LINES OF LOT 30, LOT 31 AND LOT 32 OF AFORESAID "MASON GLEN, PLAT ONE", SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST 979.62 FEET TO A POINT IN A NORTH LINE OF PROPERTY CONVEYED TO ROWLES DEVELOPMENT, L.L.C. BY DEED RECORDED IN DEED BOOK 6267 PAGE 136 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE OF THE ROWLES DEVELOPMENT, L.L.C. PROPERTY, NORTH 89 DEGREES 13 MINUTES 57 SECONDS WEST 400.00 FEET TO A POINT IN AN EAST LINE OF THE AFORESAID ROWLES DEVELOPMENT, L.L.C. PROPERTY; THENCE NORTHWARDLY ALONG SAID EAST LINE OF THE ROWLES DEVELOPMENT, L.L.C. PROPERTY AND ALONG THE EAST LINE OF PROPERTY CONVEYED TO TITAN REAL PROPERTY DEVELOPERS, L.L.C., NORTH 00 DEGREES 03 MINUTES 03 SECONDS EAST 979.84 FEET TO THE AFORESAID CENTERLINE OF ORF ROAD (WIDTH VARIES), ALSO BEING THE NORTH LINE OF SAID FRACTIONAL SECTION 8; THENCE EASTWARDLY ALONG SAID CENTERLINE OF ORF ROAD (WIDTH VARIES), SOUTH 89 DEGREES 12 MINUTES 06 SECONDS EAST 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 391,862 SQUARE FEET OR 8.996 ACRES.

OWNERS CERTIFICATION

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

THE UNDERSIGNED OWNER HEREBY DESIGNATES THE STREETS AND ROADWAYS, EAGLE ESTATES DRIVE (40' WIDE) AND ORF ROAD DEDICATION STRIP (30' WIDE), AS SHOWN HATCHED HEREON, TOGETHER WITH THE ROUNDINGS AT INTERSECTIONS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF LAKE SAINT LOUIS, 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 LAKE SAINT LOUIS, MISSOURI LAND SUBDIVISION REGULATIONS AND ANY AMENDMENT THERETO.

"THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY 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 PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, CUIVRE RIVER ELECTRIC COMPANY, LACLEDE GAS, CENTURYLINK, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, TOGETHER WITH THE WYNDMERE ESTATES HOMEOWNERS ASSOCIATION WITH RIGHTS TO GRANT UTILITY EASEMENT RIGHTS TO A THIRD PARTY, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY 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 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, ROCK, 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 ABOVE CROSS-HATCHED ~~XXXXXXXXXXXXXXXXXXXX~~ SIGHT DISTANCE EASEMENT, IS HEREBY GRANTED TO THE EAGLE ESTATES HOMEOWNERS ASSOCIATION, FOR THE PURPOSE OF SIGHT DISTANCE. NOTHING IS TO BE BUILT OR PLANTED IN THIS SIGHT DISTANCE EASEMENT.

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 EAGLE ESTATES 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 EAGLE ESTATES AS SET FORTH BELOW. SAID COMMON GROUND TO BE MAINTAINED BY SAID ASSOCIATION.

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

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

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS FOR "EAGLE ESTATES", AS SET FORTH IN AN INSTRUMENT FILED IN BOOK _____ PAGE _____ IN THE OFFICE OF THE RECORDED OF DEEDS, ST. CHARLES COUNTY, MISSOURI.

RATIONAL INVESTMENTS, L.L.C.

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

NOTARY FOR RATIONAL INVESTMENTS, L.L.C.

STATE OF _____ SS
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF RATIONAL INVESTMENTS, L.L.C., A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THAT SAID _____ 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: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING JANUARY 2016, BY ORDER OF KAPB, L.L.C., EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, 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

EAGLE ESTATES

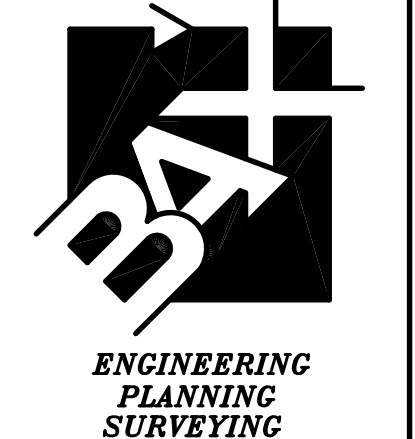
PREPARED FOR:

KAPB, L.L.C.
 410 CRESTVIEW DRIVE
 O'FALLON, MISSOURI 63366
 (636) 282-5495

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.

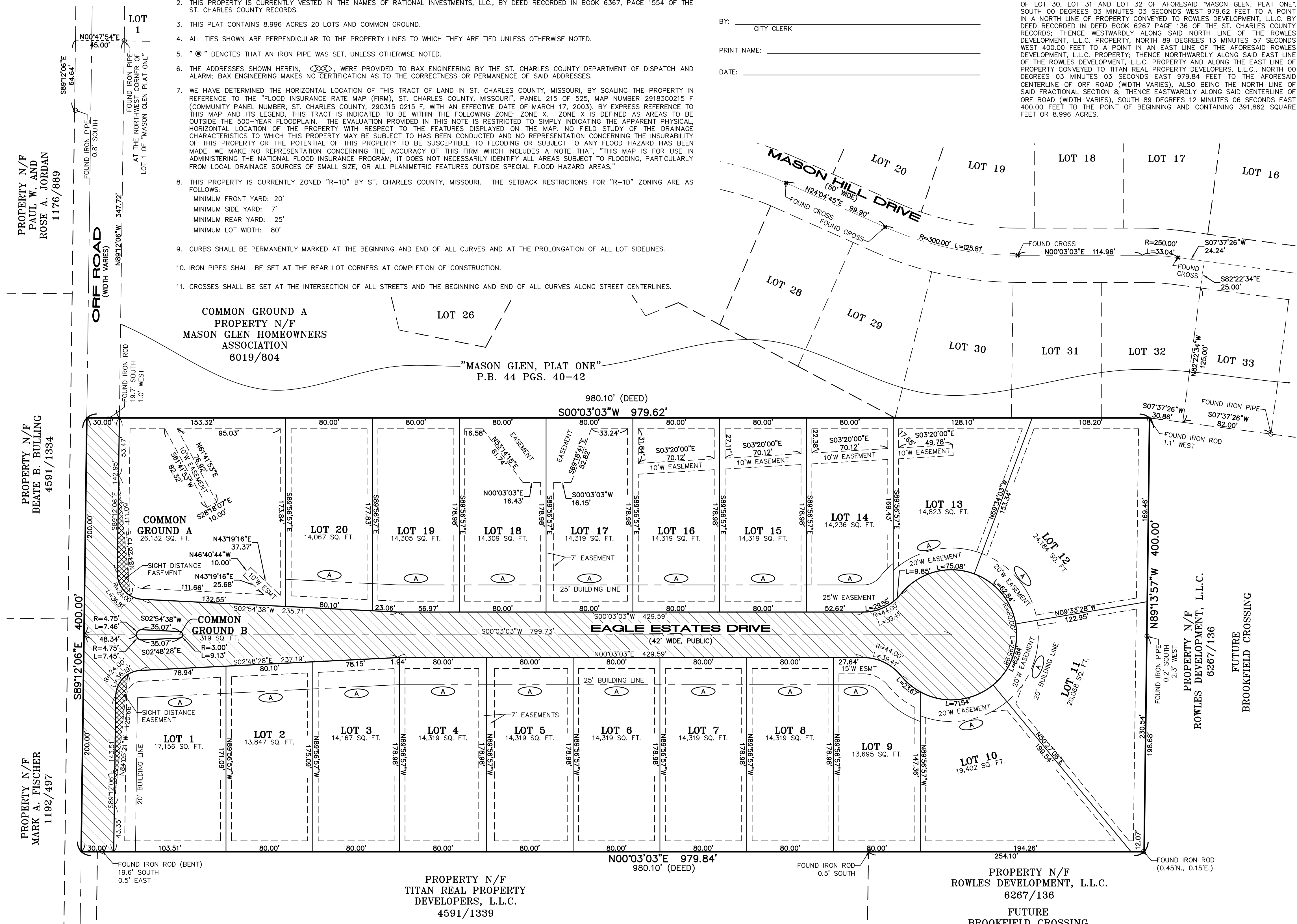
REVISIONS

NO.	DATE	DESCRIPTION



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

02/12/2016
 DATE
 04-12838M
 PROJECT NUMBER
 1 of 1
 SHEET OF
 12838M_REC
 FILE NAME
 JLH MEC
 DRAWN CHECKED
 01/2016
 DATE DONE IN FIELD



THIS PLAT CONTAINS 8.996 ACRES.