

CEDARSTONE

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

The undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Cedarstone".

The undersigned owner hereby designates Cedarstone Drive, 50 feet wide, Cedarstone Court, 50 feet wide, together with all cul-de-sacs and roundings located at street intersections and the 18.5 foot wide strip along the West line of Post Road, which for better identification are shown hachured on this plat, as public streets and roadways which are hereby dedicated to the City of Dardenne Prairie, Missouri (the "City"), for public use forever, and covenants and agrees that City acceptance of said street and/or roadways shall not be petitioned until the streets and roadways are improved in such manner as to comply with the street construction provision and land subdivision regulations of the City of Dardenne Prairie 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.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated as perpetual, non-exclusive utility easements to the City of Dardenne Prairie, Missouri, Duckett Creek Sanitary District, Public Water Supply District No. 2, Ameren UE, Spire Missouri, Inc., CenturyLink and Charter Communications, their successors and assigns, as their interests may appear, for the purpose of improving, installing, constructing, replacing, maintaining, and repairing public utilities including gas lines, water lines, electric lines, communication lines, sanitary sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements (limited, however, to five feet on either side of said easement) for the excavation and storage of materials during improvement, installation, construction, maintenance, repair, or replacement of said public utilities and the right to trim, control, cut and remove any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches and other obstructions that adversely impact the function or ability to maintain the public utilities. Any provider of public utilities that causes damage to the property shall be responsible to restore the disturbed area as nearly as possible to its prior former condition.

Lot owners of laterals that cross onto other lots or within common ground areas shall have the right to repair, replace and maintain laterals that are covered by general utility easements.

The Sight Distance Triangles as shown on this plat are hereby dedicated to the City of Dardenne Prairie, Missouri, its successors and assigns, wherein nothing shall be erected, placed, planted, or allowed to grow in such manner as to materially impede vision between a height of three (3) feet and fifteen (15) feet above grade. Additionally, nothing shall be erected, placed, planted, or allowed to grow in a manner to materially impede the line of sight necessary for vehicular travel on Cedarstone Drive and Post Road.

The Entrance Monument Easement shown hereon is hereby dedicated to the Cedarstone Homeowners Association, its successors and assigns, for the purpose of erecting, maintaining, repairing, irrigating, lighting, replacing and improving subdivision signs/monuments and landscape maintenance, and becomes the sole ownership, maintenance and responsibility of the Association, and its successors and assigns.

The 10 foot wide Trail Easement shown hereon is hereby dedicated to the City of Dardenne Prairie for the purpose of improving, construction, repairing, replacing, and maintaining a 10 foot wide walking path.

The Landscape Buffer Easement shown hereon is hereby dedicated to the Trustees of the aforementioned subdivision to install, build and maintain landscaping and trees and to use such additional space adjacent to the Landscape Buffer Easement so granted as may be required for working room during installation, maintenance and repair of the aforementioned landscaping and trees.

The Mailbox Easement shown hereon is hereby dedicated to the Trustees of the aforementioned subdivisions to install, maintain, repair, and replace the Community Mailbox and any necessary appurtenances thereto within the Easement Area.

Building lines as shown on this plat are hereby established.

This subdivision is subject to the Declaration of Covenants, Easements and Restrictions for Cedarstone. Said Declaration is filed in Document No. _____ of the St. Charles County, Missouri, Recorder's Office.

The common ground shown on this plat shall be conveyed forever to the Cedarstone Homeowners Association, its successors and assigns, by Special Warranty Deed recorded on even date herewith, recorded in the St. Charles County Records, for the use and enjoyment of the Association and the lot owners, as more fully provided for the Indentures. Said common ground shall be maintained by the Association as aforementioned.

Two permanent monuments for each block created (indicated as ▲) and semi-permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.090 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

It is hereby certified that there are no delinquent taxes outstanding.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2024.

Cedarstone Development, LLC
A Missouri limited liability company

Signature

Print Name

STATE OF MISSOURI)
) SS
COUNTY OF ST CHARLES)

On this _____ day of _____, 2024, before me personally appeared _____, who being by me duly sworn did say that (s)he an Authorized Agent of Cedarstone Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said Authorized Agent acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

WHEREAS, Triad Bank by a deed of trust, dated January 22, 2024, and recorded in the Recorder's office, in and for the County of St. Charles and State of Missouri, as Document Number 2024R-003739 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does here by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the 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 the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2024.

TRIAD BANK _____
Matthew Kiehne, Senior Vice President

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On this _____ day of _____, 2024, before me personally appeared **Matthew Kiehne**, who being by me duly sworn did say that he is the **Senior Vice President of Triad Bank**, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said **Senior Vice President** acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

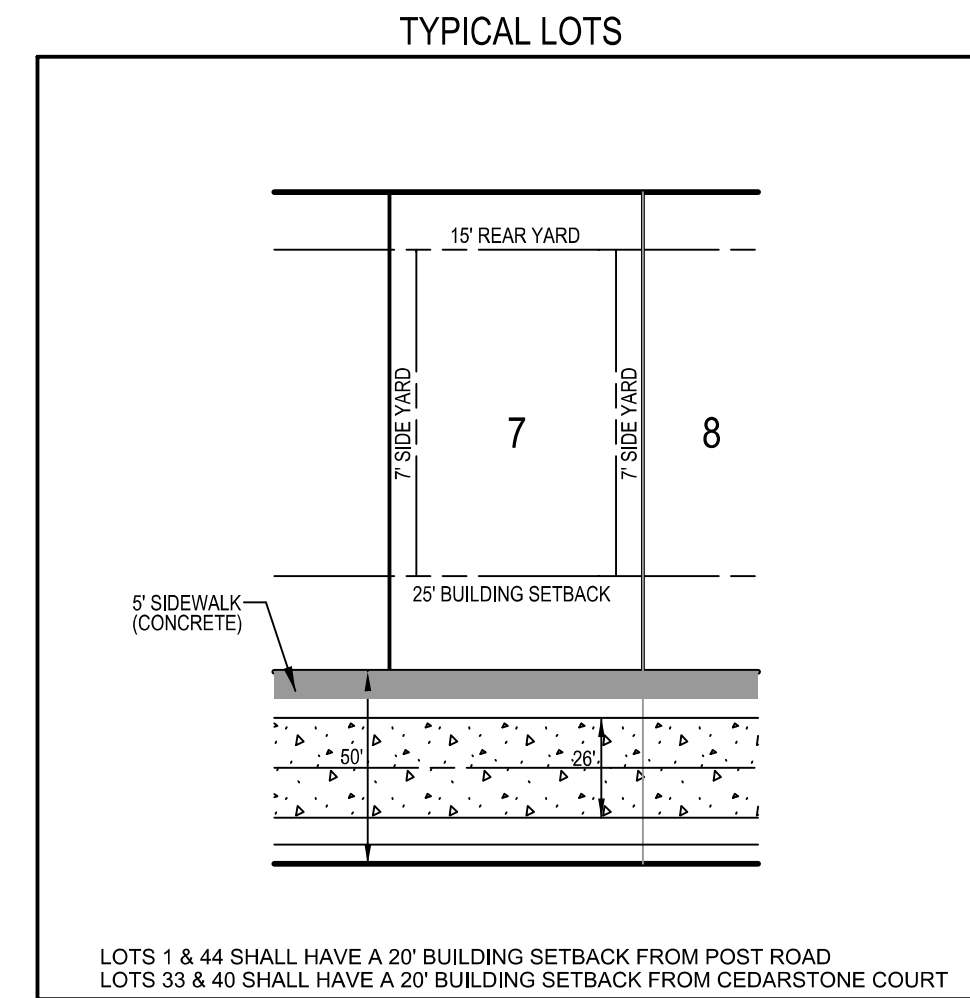
This is to certify that the above Plat of "Cedarstone" has been approved by the City of Dardenne Prairie, Missouri this _____ day of _____, 2024.

PLANNING & ZONING COMMISSION _____ CITY ENGINEER

PRINT NAME _____ PRINT NAME

MAYOR _____ CITY CLERK

PRINT NAME _____ PRINT NAME



Property Description:

A tract of land being part of the Northeast Quarter of the Southeast Quarter of said Section 11, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of said Southeast Quarter of Section 11 with the West line of Post road, 30 feet wide, as recorded in Road Plat Book 1 page 9 of the St. Charles County records; thence Southwardly along said West line the following courses and distances: South 03 degrees 07 minutes 35 seconds East 462.66 feet, South 00 degrees 59 minutes 24 Seconds East 379.42 feet, South 00 degrees 22 minutes 55 seconds East 296.90 feet and South 00 degrees 57 minutes 28 seconds West 77.62 feet to a point; thence leaving said West line North 89 degrees 02 minutes 32 seconds West 161.47 feet to a point; thence North 62 degrees 20 minutes 33 seconds West 140.77 feet to a point; thence North 36 degrees 13 minutes 40 seconds West 546.71 feet to a point; thence along a curve to the left whose radius point bears South 53 degrees 46 minutes 20 seconds West 1,850.00 feet from the last mentioned point, a distance of 216.94 feet to a point; thence North 42 degrees 02 minutes 59 seconds West 59.72 feet to a point; thence North 35 degrees 17 minutes 04 seconds West 66.81 feet to a point; thence North 27 degrees 11 minutes 25 seconds West 256.20 feet to a point; thence North 01 degrees 48 minutes 13 seconds East 116.38 feet to a point; thence North 44 degrees 28 minutes 26 seconds East 151.34 feet to the North line of said Southeast Quarter of Section 11; thence Eastwardly along said North line, South 89 degrees 11 minutes 02 seconds East 800.98 feet to the point of beginning and containing 18,240 acres according to survey by Volz Inc. during November 2024.

First American Title Insurance Company National Commercial Services
Commitment Number NCS-1115186A-STLO

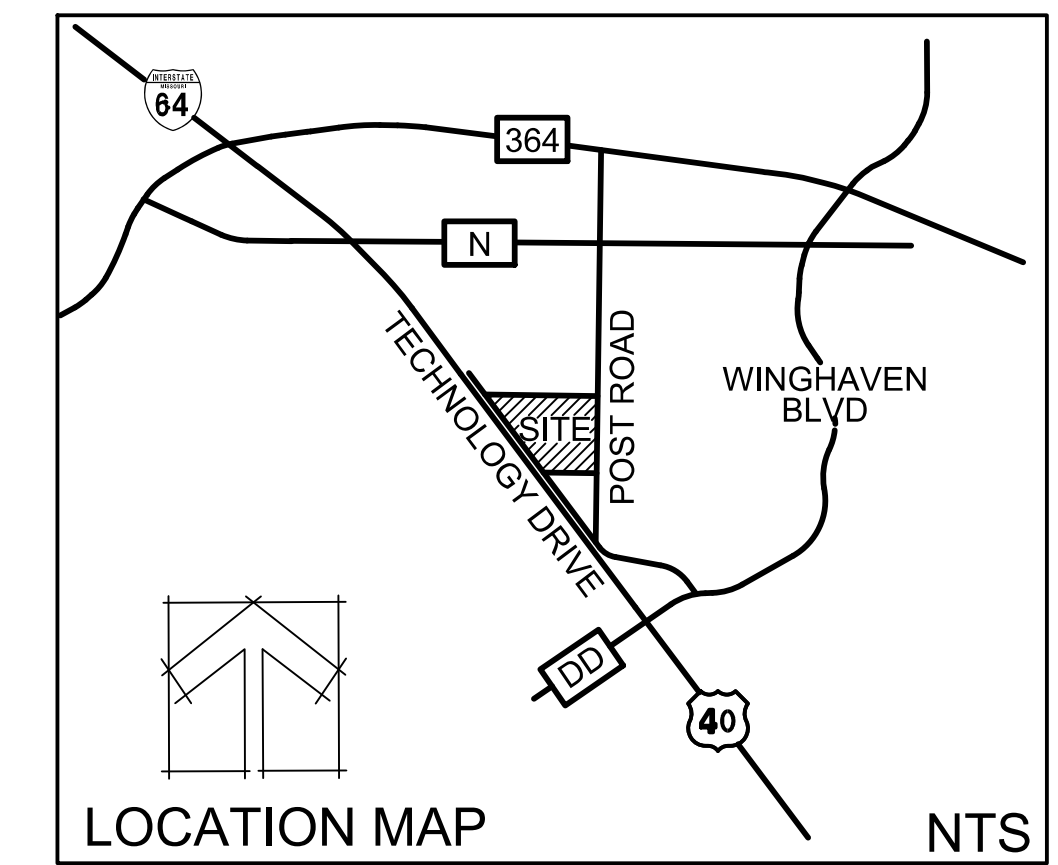
Effective Date: February 28, 2023
Schedule B Section II

The above referenced commitment was relied upon to disclose all easement and restrictions of record.
[Note: Surveyor's Comments in Brackets]

9. Easement granted Missouri Edison Company according to instrument recorded in Book 252, Page 505. [Easement plots on Tract 2. Shown.]

10. Limitations of abutter's rights of direct access to State Highway 40TR according to the instrument recorded in Book 461, Page 73. [Instrument limits the direct access to the Highway to be located between highway stations 274+32 & 274+62 for Tract 2. Shown.]

11. Easement granted Duckett Creek Sanitary District according to instrument recorded in Book 1777, Page 1666. [Easement plots on Tract 1. Shown.]



General Notes:

- The bearing system was established from Grid North of the "Missouri Coordinate System of 1983" by utilizing Trimble R10 GPS instrumentation and the MoDOT GPS RTK Network.
- Total Area being platted: 18.239 Acres
- Total Lots being platted: 44
- We have determined the horizontal location of this tract of land in the St. Charles County, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Charles County, Missouri and Incorporated Areas, ", Panel 220 of 525, Map Number 29183C0220G with effective date of January 20, 2016. By express reference to the map and its legend, this tract is indicated to be within Zone X unshaded area, Zone X shaded Area and Zone AE. The evaluation provided in this note is confined 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 has been conducted or consulted 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." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein. This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.
- Lot control will be set at the front and rear corners and at the prolongation of the side property lines.

We, Volz Incorporated, have during February 2024, by order of Cedarstone Development, LLC, prepared a Subdivision Plat of "A tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 46 North - Range 3 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri" and the results are represented hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

Eric J. Kirby, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #2005000074

PRELIMINARY FOR REVIEW & COMMENT

VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
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WWW.VOLZINC.COM

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2025 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2025 - ENGINEERING

Sheet 1 of 1
23204-0

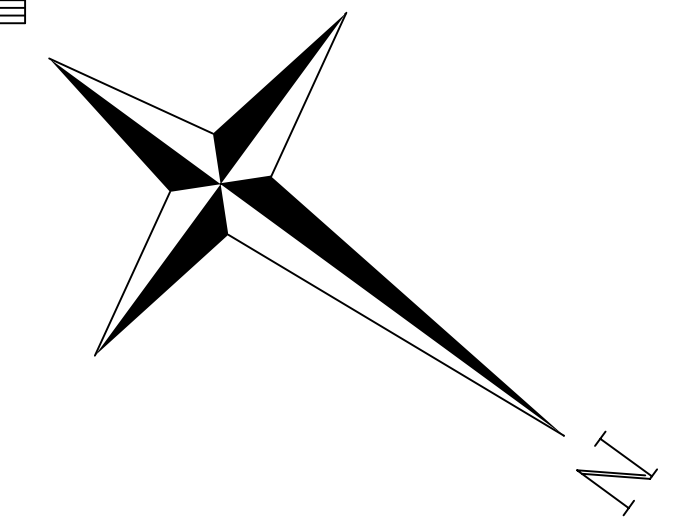
PROPERTY N/F OF
GLOBAL SIGNAL ACQUISITIONS IV LLC
4963/655

PROPERTY N/F OF
WALMAR INVESTMENT COMPANY
1589/1445

PROPERTY N/F OF
DARDENNE TECH LLC
5549/401



Scale in Feet
Scale: 1"=50'



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