# HERITAGE POINTE
PLAT ONE

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER
AND THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13,
TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI

34054

STATE OF MISSOURI
COUNTY OF ST CHARLES
FILED FOR RECORD

MAR 10 2003

By _Barbara J. Hall_
Time _12:13 pm_
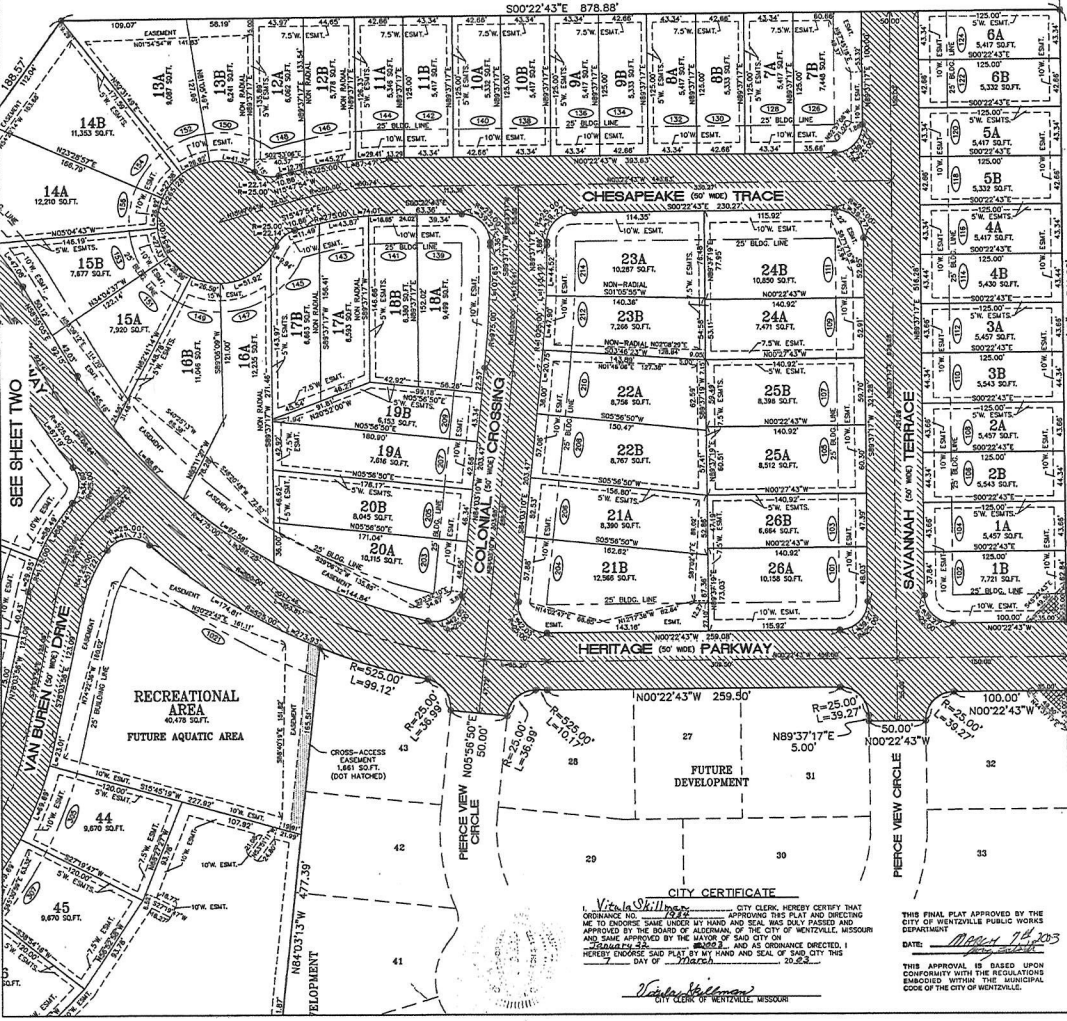
LOCATION MAP
NOT TO SCALE

THIS PLAT CONTAINS 46.004 ACRES

FUTURE DEVELOPMENT

SEE SHEET TWO

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HERITAGE POINTE, PLAT ONE".

THE UNDERSIGNED HEREBY DEDICATES HERITAGE PARKWAY (50'/60' WIDTH), SAVANNAH TERRACE (50' WIDE), CHESAPEAKE TRACE (50' WIDE), COLONIAL CROSSING (50' WIDE), VAN BUREN DRIVE (50' WIDE), PETERSBURG PLACE (50' WIDE), ADMIRAL WAY (50' WIDE) AND MAYFLOWER DRIVE (50' WIDE), TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE, MISSOURI, FOR PUBLIC USE FOREVER.

(additional dedication text)

PEARCE DEVELOPMENT, L.L.C.
BY: _____
PRINT NAME: Royce L. Vust
TITLE: Member
DATE: March 6th 2003

AMERICAN HERITAGE HOMES, L.L.C.
BY: _____
PRINT NAME: Sean M. Flower
TITLE: Chief Operating Officer
DATE: 3/3/03

NOTARY FOR AMERICAN HERITAGE HOMES, L.L.C.
STATE OF MISSOURI
COUNTY OF St. Louis

ON THIS 3rd DAY OF March 2003 BEFORE ME APPEARED Sean M. Flower...

MY COMMISSION EXPIRES: 2-17-04
NOTARY PUBLIC: Mary A. Johns
PRINT NAME: Mary A. Johns

Mary A. Johns
Notary Public Notary Seal
State of Missouri
St. Louis County
My Commission Expires Feb. 17, 2004

NOTARY FOR PEARCE DEVELOPMENT, L.L.C.
STATE OF MISSOURI
COUNTY OF St Charles

ON THIS 6th DAY OF March 2003 BEFORE ME APPEARED...

MY COMMISSION EXPIRES: 1-30-2004
NOTARY PUBLIC: Stacey Beth Jakiel
PRINT NAME: Stacey Beth Jakiel

Stacey Beth Jakiel
Notary Public - Notary Seal
STATE OF MISSOURI
WARREN COUNTY
MY COMMISSION EXP. JAN. 30, 2004

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

CHESAPEAKE TRACE
SAVANNAH TERRACE (50' WIDE)
COLONIAL CROSSING (50' WIDE)
HERITAGE (50' WIDE) **PARKWAY**
WENTZVILLE PARKWAY
VAN BUREN DRIVE (60' WIDE)
PIERCE VIEW CIRCLE

RECREATIONAL AREA
40,478 SQ.FT.
FUTURE AQUATIC AREA

CROSS-ACCESS EASEMENT
1,661 SQ.FT.
(DOT HATCHED)

COMMERCIAL OUTLOT
10.67 ACRES

COMMERCIAL OUTLOT
4.94 ACRES

ENTRANCE MONUMENT EASEMENT "A"
612 SQ.FT.
(CROSSHATCHED)

ENTRANCE MONUMENT EASEMENT "B"
612 SQ.FT.
(CROSSHATCHED)

FUTURE DEVELOPMENT

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 annexed instrument of writing was filed for record in my office on the 10th day of MAR A.D. 2003 at 12:13 o'clock P.M. and is truly Recorded in Book 39 Page 307
Witness my hand and official seal on the day and year aforesaid
Barbara J. Hall Recorder of Deeds
Phyllis Rich Deputy

CITY CERTIFICATE
I, _Vitula Stillman_, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _1924_ APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF WENTZVILLE, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON January 22 ...
Vitula Stillman
CITY CLERK OF WENTZVILLE, MISSOURI

THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT
DATE: March 7th 2003
THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS EMBODIED WITHIN THE MUNICIPAL CODE OF THE CITY OF WENTZVILLE.

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY THAT WE HAVE DURING DECEMBER, 2001, BY ORDER OF TOM JOHNSON CONSTRUCTION COMPANY, EXECUTED A BOUNDARY SURVEY AND DURING FEBRUARY, 2003, BY ORDER OF PEARCE PARTNERS, L.L.C. PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI...

BAX ENGINEERING COMPANY, INC.
WILLIAM S. KANKOLENSKI
MISSOURI PROFESSIONAL LAND SURVEYOR #2197

restrictions 3403/1495

PREPARED FOR:
PEARCE PARTNERS, L.L.C.
631 AVONDALE DRIVE
ST. PETERS, MISSOURI 63376
(636) 978-9200

B+H
ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

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REVISIONS

DATE: 3-3-03
PROJECT NUMBER: 97-9411
SHEET: 1 of 3
FILE NAME: 9411-REC1.DWG
DRAWN: TLHB
CHECKED: MEC
DATE DONE IN FIELD

PROPERTY N/F
KENNETH W. THIELMANN AND CAROL MAE WILLIAMS
1997/1281

SECTION 13
SECTION 24
SECTION 14

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HERITAGE POINTE, PLAT TWO".

THE UNDERSIGNED HEREBY DEDICATES CHANCELLORSVILLE DRIVE (50' WIDTH), CLARK COVE COURT (50' WIDE), AND PIERCE VIEW CIRCLE (50' WIDE), TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE, MISSOURI FOR PUBLIC USE FOREVER.

THE ABOVE SAID STREETS AND ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WENTZVILLE (WATER AND SEWER), AMERENUE (GAS & ELECTRIC), CENTURYTEL TELEPHONE COMPANY AND CHARTER CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES, SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE AREA OF LAND DESIGNATED HEREON AS "COMMON GROUND AND RETENTION BASIN" IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHED AND GRANTED TO THE HERITAGE POINTE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS MORE FULLY PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF HERITAGE POINTE AS SET FORTH BELOW. SAID COMMON GROUND AND RETENTION LAKE ARE TO BE MAINTAINED BY SAID ASSOCIATION. NO STRUCTURES OTHER THAN STREET LIGHTS AND PUBLIC UTILITIES MAY BE CONSTRUCTED OR INSTALLED WITHOUT AUTHORIZATION BY THE CITY OF WENTZVILLE, MISSOURI.

ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT FILED IN BOOK 3403 PAGE 1495 IN ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, ST. CHARLES COUNTY, MISSOURI.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.
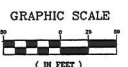
PEARCE DEVELOPMENT L.L.C.
BY:
PRINT NAME: Royce Les Fust
TITLE: PARTNER
DATE: MARCH 24, 2004

NOTARY FOR PEARCE DEVELOPMENT, L.L.C.

STATE OF MISSOURI) SS
COUNTY OF St.Charles)

ON THIS 24th DAY OF March 20.04 BEFORE ME APPEARED Royce Les Fust WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF PEARCE DEVELOPMENT, L.L.C., A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THAT Royce Les Fust 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.

MY COMMISSION EXPIRES: 1-30-2008
NOTARY PUBLIC: Stacey Beth Jakul
PRINT NAME: Stacey Beth Jakul

Stacey Beth Jakul
Notary Public - Notary Seal
STATE OF MISSOURI
Warren County
My Commission Expires: Jan. 30, 2008

HERITAGE POINTE
PLAT TWO

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI

LOCATION MAP
NOT TO SCALE
SITE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

HERITAGE POINTE
PLAT TWO

LENDER FOR PEARCE DEVELOPMENT, L.L.C.

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

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS ___ DAY OF MARCH 20.04.

LENDER: First Bank
BY:
PRINT NAME: Lee Koch
TITLE: Vice President

STATE OF MO)
COUNTY OF St.Charles)

ON THIS ___ DAY OF Mar 20.04, BEFORE ME APPEARED Lee Koch WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE ___ OF THE CORPORATION, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ___, 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 ___ DECLARED SAID INSTRUMENT TO BE 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: 11/6/04
NOTARY PUBLIC: Jeanne M. Thole-Wilson
PRINT NAME: Jeanne M. Thole-Wilson

Jeanne M. Thole-Wilson
Notary Public Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Nov. 6, 2004

PREPARED FOR:
PEARCE PARTNERS, L.L.C.
42 CHAUNTON COURT
ST. PETERS, MISSOURI 63376
(636) 978-9200

REVISIONS

BAX
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING DECEMBER, 2001, BY ORDER OF TOM JOHNSON CONSTRUCTION COMPANY, EXECUTED A BOUNDARY SURVEY AND DURING MARCH, 2004, BY ORDER OF PEARCE DEVELOPMENT, L.L.C. PREPARED A SUBDIVISION PLAT ON "A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WENTZVILLE, 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 (4-CSR-30-16.0) OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS ___ DAY OF ___ 20.04.

BAX ENGINEERING COMPANY, INC.
DARREL R. OAKLEY
MISSOURI PROFESSIONAL
LAND SURVEYOR #2265

CITY CERTIFICATE

I, Nikula Shillman CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 2026 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMAN, OF THE CITY OF WENTZVILLE, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON FEBRUARY 18, 2004, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 13 DAY OF April 20.04.

Nikula Shillman
CITY CLERK OF WENTZVILLE, MISSOURI

SEAL
CITY OF WENTZVILLE
INCORPORATED
MARCH 5, 1872
ST. CHARLES COUNTY

THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT
DATE: 4-9-04

THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS EMBODIED WITHIN THE MUNICIPAL CODE OF THE CITY OF WENTZVILLE.

THIS PLAT CONTAINS 21.857 ACRES.

SEE SHEET TWO

HERITAGE POINTE PLAT ONE
P.B.39 PGS.307-309

HERITAGE (50' WIDE) PARKWAY
(DEDICATED BY P.B.39 PGS.307-309)

HERITAGE (60' WIDE) PARKWAY

RECREATIONAL AREA

COMMON GROUND & RETENTION LAKE A

PIERCE VIEW CIRCLE

COMMERCIAL OUTLOT
4.94 ACRES
(NOT PART OF THIS PLAT)

PROPOSED CRYSTAL CREEK

FUTURE DEVELOPMENT

SECTION 13
SECTION 14

3-16-04
DATE
97-9411
PROJECT NUMBER
1 of 2
SHEET OF
9411-REC2.DWG
FILE NAME
TL/HB   MEC
DRAWN   CHECKED
DATE DONE IN FIELD