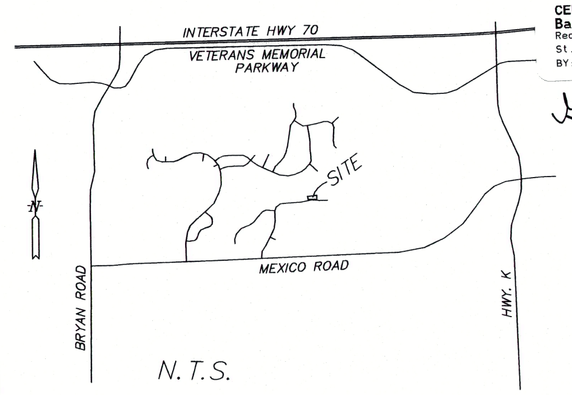
COMMON GROUND OFF CYPRESS POINT

Boundary Adjustment Plat of Part of Turtle Creek Plat Six and A Tract of Land Being Part of Fractional Section 32, in Township 47 North - Range 3 East, City of O'Fallon, St. Charles County, Missouri.

LOCATION MAP



2015110500073780 PLAT
Bk:PL48 Pg:244
11/06/2015 03:52:19 PM 1/1
CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:GREQUETTE $66.00

Ginger Bequette

OWNERS CERTIFICATE

The undersigned owners have caused Property to be adjusted in land area in the manner shown on this Boundary Adjustment Plat which shall hereinafter be known as "Boundary Adjustment Plat of Part of Turtle Creek Plat Six and A Tract of Land Being Part of Fractional Section 32 in Township 47 North – Range 3 East, St. Charles County, Missouri."

All easements within the subdivision limits, along with all areas shown heron as "common ground" are hereby granted to the City of O'Fallon, Missouri, St. Charles County Water Dist. #2, Laclede Gas Company, Union Electric Co. G.T.E. Telephone Co., and to the cable company, their successors and assigns, as their interests any appear for the purpose of constructing, maintaining and repairing of public utilities and sewer and drainage facilities with the right of temporary use of adjacent ground not accupied by improvements for the excavation of and storage of materials during installation, repair or replacement of said utilities, sewers, and drainage facilities.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions for Turtle Creek Subdivision as filed in Book 1722, Page 109 of the St. Charles County Missouri Recorder's Office, and as amended from time to time.

The building lines shown hereon are hereby established.

The "common ground" shown hereon shall be conveyed to the Turtle Creek Subdivision Association in accordance with the provisions of the aforementioned covenants, conditions, and restrictions.

All taxes due payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned has set his hands this 17TH day of SEPT., 2015

MISSOURI NATIONAL GOLF LINKS, L.P.

BY: Edward Schultz TITLE: GENERAL PARTNER

EDWARD SCHULTZ
Please Print Name:

STATE OF MISSOURI)
COUNTY OF St Louis) SS.

On this 17 day of September, in the year 2015, before me Christine K Holland, a Notary Public in and for said state, personally appeared Edward Schultz, of Missouri National Golf Links LP, known to me to be the person who executed the within _____ in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

Christine K Holland
Notary Public Notary Seal
State of Missouri County of Jefferson
My Commission Expires 07/11/2019
Commission # 15473928

My Commission Expires: 7/11/19

MISSOURI NATIONAL GOLF LINKS, L.P.

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book 4496, Page 1269 of the St. Charles County, Missouri Recorder's Office hereby join in and approves in every detail, this Boundary Adjustment Plat.

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this 17th day of September, 2015.

Lender: Enterprise Bank

By: Nick Overkamp

Nick Overkamp
Please Print Name

Vice President
Title

STATE OF MISSOURI)
COUNTY OF St Louis) SS.

On this 17 day of September, in the year 2015, before me Christine K Holland, a Notary Public in and for said state, personally appeared Nick Overkamp, _____ known to me to be the person who executed the within _____ in behalf of said corporation and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

Christine K Holland
Notary Public Notary Seal
State of Missouri County of Jefferson
My Commission Expires 07/11/2019
Commission # 15473928

My Commission Expires: 7-11-19

IN WITNESS WHEREOF, the undersigned has set his hands this 16th day of September, 2015.

TURTLE CREEK HOMEOWNERS ASSOCIATION

BY: _____ TITLE: TRUSTEE & PRESIDENT

JOE SCHILLIGO
Please Print Name:

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

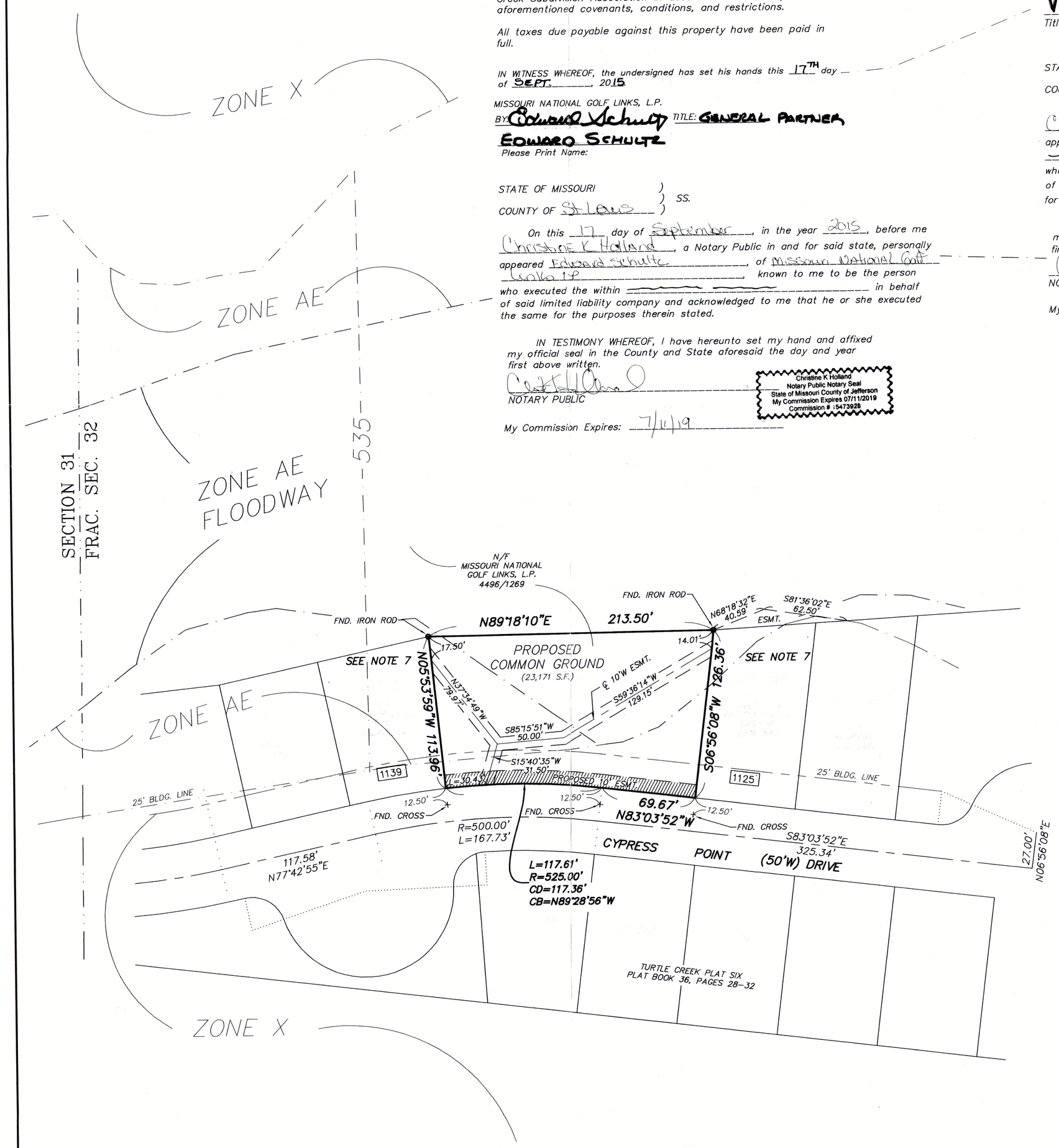
On this 16th day of September, 2015, before me personally appeared Joe Schilligo to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: November 7, 2016

NOTARY PUBLIC SEAL STATE OF MISSOURI
JENNA BALLARD
My Commission Expires
November 7, 2016
St. Charles County
Commission #12412114



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DESCRIPTION OF PROPERTY TO BE CONVEYED

A Tract of Land Being Part of Fractional Section 32 in Township 47 North – Range 3 East, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the most Northern corner of Lot 269 of Turtle Creek Plat Six, a subdivision according to the plat thereof recorded in Plat Book 36, Page 28 of the St. Charles County Records; thence South 06 degrees 56 minutes 08 seconds West, a distance of 126.36 feet along the West line of said Lot 269 to the Southwest corner thereof, said point being on the North right-of-way line of Cypress Point Drive, 50.00 feet wide; thence North 83 degrees 03 minutes 52 seconds West, a distance of 69.67 feet and along a curve to the left having a radius of 525.00 feet, an arc length of 117.61 feet, a chord which bears North 89 degrees 28 minutes 56 seconds West, a chord distance of 117.36 feet along said North right-of-way line to the Southeast corner of Lot 271 of said Turtle Creek Plat Six; thence North 05 degrees 53 minutes 59 seconds West, a distance of 113.96 feet along the East line of said Lot 271 to the Northeast corner thereof; thence North 89 degrees 18 minutes 10 seconds East, a distance of 213.50 feet to the Point of Beginning and containing 23,171 square feet or 0.53 acres more or less.

This plat has been reviewed by The City of O'Fallon, Missouri Director of Planning and Development and City Engineer and is in compliance with Ordinance No. 5831 of The City of O'Fallon, Missouri.

David Woods
Director of Planning and Development

Dale Montgomery
City Engineer

I, Pamela L. Clement, City Clerk, Hereby certify that Ordinance No. 5831 approving this plat and directing me to endorse the same under my hand and seal was duly passed and approved by the City Council of The City of O'Fallon, Misouri and same approved by the Mayor of said city on December 13, 2012, and as ordinance directed, I hereby endorse said plat by my hand and seal of said city this 5 day of October, 2015.

Pamela L. Clement
City Clerk of O'Fallon, Missouri

GENERAL NOTES

1. The easements shown on this survey unless otherwise noted are taken from the recorded subdivision plat of Turtle Creek Plat Six recorded in Plat Book 36, Pages 28-32 of the St. Charles County Records.
2. Basis of bearing for this survey is the recorded subdivision plat of Turtle Creek Plat Six recorded in Plat Book 36, Pages 28-32 of the St. Charles County Records.
3. Class of property – Urban.
4. (S) Survey distance
   (R) Record distance
5. This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16. and the results are shown hereon.
6. Per the National Insurance Program Flood Insurance Rate Map, Map Number 29183C0237E dated August 2, 1996 Community Number 290316, this Common Ground Area is within the 100-Year Flood Hazard Boundary, and is designated as an area Zone AE Floodway, AE, X.
7. Lot 269 and Lot 271 have been removed from the 100 Year Flood Plain by a Letter of Map Revision Dated December 01, 1999 and are designated as existing in a Flood Zone X unshaded per FEMA Case No. 99-07-902A

We, Pickett, Ray & Silver, Inc., have, during the month of February, 2011, executed a boundary survey and prepared this Boundary Adjustment Plat during May, 2015 from actual field data and record information on a tract of land being Part of Turtle Creek Plat Six and A Tract of Land Being Part of Fractional Section 32 in Township 47 North – Range 3 East, St. Charles County, Missouri.." and said survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16. and the results are shown hereon.

STATE OF MISSOURI DAVID FRANCIS SKORNIA NUMBER PLS-2124 PROFESSIONAL LAND SURVEYOR

9/11/15

By: _____
DAVID FRANCIS SKORNIA, P.L.S. #2124
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

(1)

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

Boundary Adjustment Plat of Part of Turtle Creek Plat Six and A Tract of Land Being Part of Fractional Section 32, in Township 47 North - Range 3 East, City of O'Fallon, St. Charles County, Missouri.

Prepared For:
The Falls Golf Club

Mr. Brad Hadett
1 Turtle Creek Drive
O'Fallon, Missouri 63368
636-240-4653
636-281-8840

REVISIONS NO.	DATE	DESCRIPTION

DRAWN RGA/MGV	DATE 9-1-15
CHECKED	DATE
PROJECT # 89204.FAGO.03S	
TASK # 1	FIELD BOOK 479L

BOUNDARY ADJUSTMENT PLAT

SHEET 1 OF 1

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