

# THE ENCLAVE AT STRAWBERRY RIDGE

A SUBDIVISION OF LOT 3 OF GLATT FARM RECORDED IN PLAT BOOK 197, PAGE 9A  
IN THE NORTHEAST QUARTER OF SECTION 36, T 43 N, R 5 E,  
JEFFERSON COUNTY, MISSOURI,

N/F  
UNION ELECTRIC DBA AMEREN UE  
DB.475, PG.456

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 "THE ENCLAVE AT STRAWBERRY RIDGE". STRAWBERRY RIDGE DRIVE, (40' WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HAQUURED WITH DOTTED LINES ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI, FOR PUBLIC USE FOREVER.

ALL EASEMENTS AND ROADS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO ALL PUBLIC UTILITIES INCLUDING AND NOT LIMITED TO THE CITY OF ARNOLD, MISSOURI, JEFFERSON COUNTY PUBLIC WATER SUPPLY DISTRICT C1, SPIRE GAS COMPANY, AMEREN UE COMPANY, SOUTHWESTERN BELL TELEPHONE COMPANY, ROCK CREEK PUBLIC SEWER DISTRICT, ALL CABLE AND OTHER TELECOMMUNICATIONS COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, INSPECTING AND REPAIRING OF PUBLIC UTILITIES, INCLUDING SEWER AND DRAINAGE FACILITIES. SUCH EASEMENTS SHALL INCLUDE 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. IN THE EVENT THAT ADDITIONAL UTILITY EASEMENTS BECOME NECESSARY, COMMON GROUND IS HEREBY DEDICATED FOR SUCH USE.

ALL COMMON GROUNDS, SUCH AS CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS OR MEDIAN STRIPS, STORM WATER FACILITIES OUTSIDE OF RIGHT OF WAY, AND A 5-FOOT WIDE EASEMENT FOR SIDEWALK PURPOSES ADJACENT TO THE STREET RIGHT-OF-WAYS, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION OF THE AFOREMENTIONED SUBDIVISION FOR INGRESS AND EGRESS BY THE HOMEOWNERS ASSOCIATION, ITS MEMBERS, GUEST AND INVITEES, AND TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ENCLAVE AT STRAWBERRY RIDGE RECORDED IN THE REAL ESTATES RECORDERS OFFICE FOR JEFFERSON COUNTY, MISSOURI AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

THE ENTRANCE MONUMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION OF THE AFOREMENTIONED SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ERECTING SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPE MAINTENANCE, AND BECOME THE SOLE OWNERSHIP AND MAINTENANCE, RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED TO THE HOMEOWNERS ASSOCIATION OF THE AFOREMENTIONED SUBDIVISION BY SPECIAL WARRANTY DEED RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS DAILY # \_\_\_\_\_ IN THE JEFFERSON COUNTY RECORDS.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER:

BY: \_\_\_\_\_

PRINT: \_\_\_\_\_

STATE OF MISSOURI }  
JEFFERSON COUNTY } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

WHEREAS, \_\_\_\_\_ BY A DEED OF TRUST, DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF JEFFERSON AND THE STATE OF MISSOURI IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ CONVEYED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN TRUST OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN FULLY PAID AND SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES BY HEREBY REMISE, AND QUIT-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID 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 \_\_\_\_\_, 20\_\_\_\_

BANK: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF MISSOURI }  
JEFFERSON COUNTY } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS 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 SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

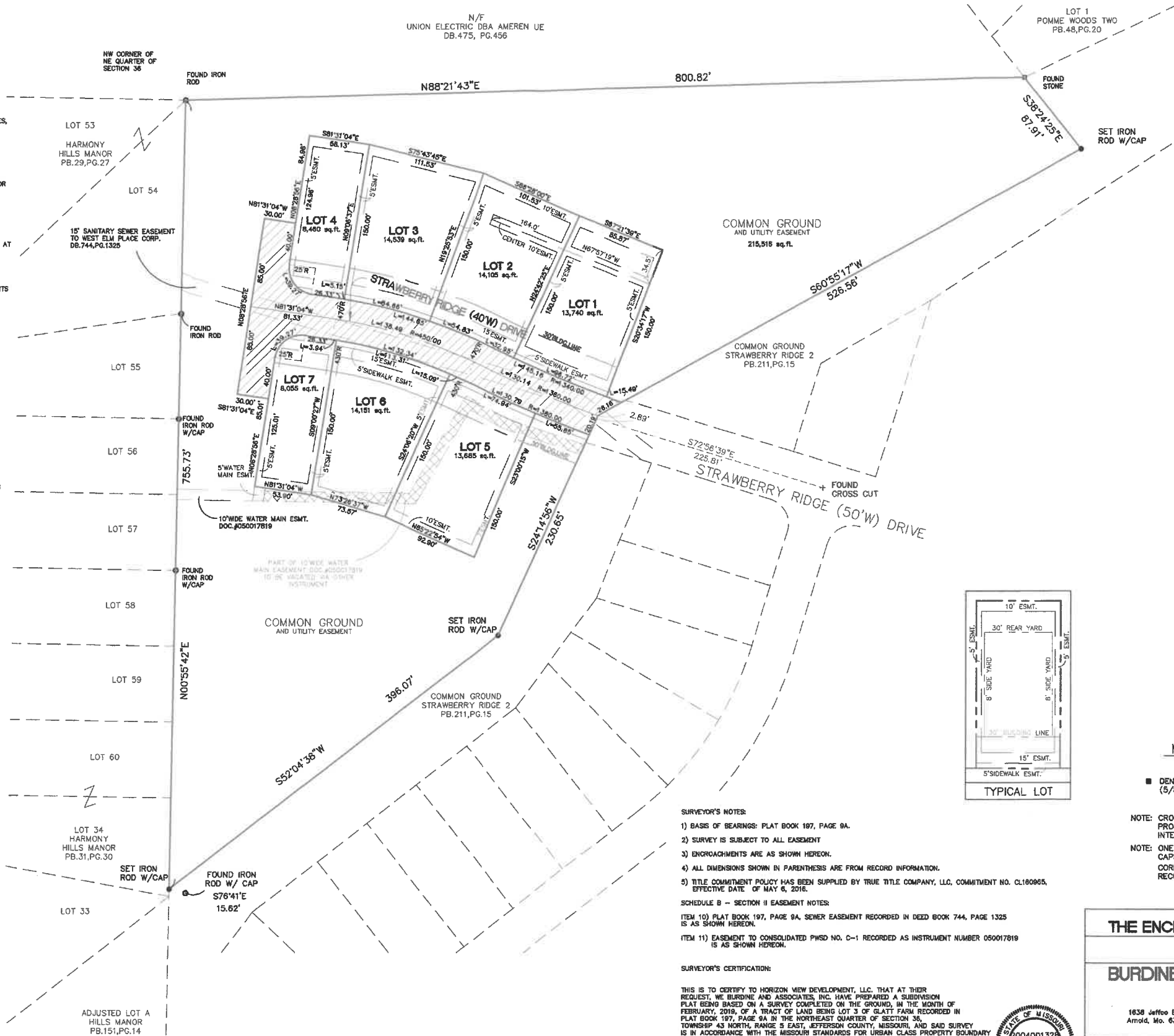
THIS IS TO CERTIFY THAT THE PLAT OF "THE ENCLAVE AT STRAWBERRY RIDGE" AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY OF ARNOLD, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TAMMI CASEY, CITY CLERK

CURRENT TAX STATUS

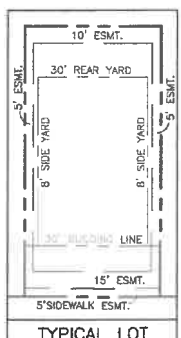
WE FIND FROM THE COLLECTORS OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON PARCEL NUMBER 02-7-362-1-001-006.02 LAST ASSESSED IN THE NAME(S) OF HORIZON VIEW DEVELOPMENT, L.L.C.

DAVID B. BOOKLESS, AICP  
COMMUNITY DEVELOPMENT DIRECTOR  
DATE: \_\_\_\_\_



N/F  
FOUR COUNTY HOLDINGS, L.L.C.  
DOC.#2016-016063

SITE AREA  
320,574 sq.ft.  
7.36 acres



### MONUMENT LEGEND

- DENOTES: PERMANENT MONUMENT TO BE SET. (5/8" IRON PIN W/ ALUMINUM CAP)
- NOTE: CROSSES WILL BE CUT IN STREETS AT THE PROJECTION OF ALL LOT LINES, WITH THE INTERSECTION OF THE CENTER OF THE RIGHT-OF-WAY.
- NOTE: ONE HALF INCH IRON PINS WITH PLASTIC CAPS WILL BE SET AT THE REAR OF ALL LOT CORNERS WITHIN (12) MONTHS AFTER THE RECORDING DATE OF RECORDED.

- SURVEYOR'S NOTES:**
- 1) BASIS OF BEARINGS: PLAT BOOK 197, PAGE 9A.
  - 2) SURVEY IS SUBJECT TO ALL EASEMENT
  - 3) ENCROACHMENTS ARE AS SHOWN HEREON.
  - 4) ALL DIMENSIONS SHOWN IN PARENTHESIS ARE FROM RECORD INFORMATION.
  - 5) TITLE COMMITMENT POLICY HAS BEEN SUPPLIED BY TRUE TITLE COMPANY, L.L.C. COMMITMENT NO. CL180865, EFFECTIVE DATE OF MAY 6, 2016.
- SCHEDULE B - SECTION II EASEMENT NOTES:**
- ITEM 10) PLAT BOOK 197, PAGE 9A, SEWER EASEMENT RECORDED IN DEED BOOK 744, PAGE 1325 IS AS SHOWN HEREON.
- ITEM 11) EASEMENT TO CONSOLIDATED PWSO NO. C-1 RECORDED AS INSTRUMENT NUMBER 050017819 IS AS SHOWN HEREON.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY TO HORIZON VIEW DEVELOPMENT, L.L.C. THAT AT THEIR REQUEST, WE BURDINE AND ASSOCIATES, INC. HAVE PREPARED A SUBDIVISION PLAT BEING BASED ON A SURVEY COMPLETED ON THE GROUND, IN THE MONTH OF FEBRUARY, 2019, OF A TRACT OF LAND BEING LOT 3 OF GLATT FARM RECORDED IN PLAT BOOK 197, PAGE 9A IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND SAID SURVEY IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE.

David D. Burdine  
DAVID D. BURDINE, P.L.S. 2004001328  
BURDINE AND ASSOCIATES, INC. 218-D

02/28/2019  
DATE

<b>THE ENCLAVE AT STRAWBERRY RIDGE</b>		
<b>RECORD PLAT</b>		
<b>BURDINE AND ASSOCIATES, INC.</b>		
Registered Land Surveyors 636-282-1600		
1636 Jeffco Blvd. Arnold, Mo. 63010	Located on Jeffco Blvd. South of Church Rd.	
FIELDWORK BY: _____	CHECKED BY: <i>DDB</i>	PROJECT NO.: _____
DRAWN BY: <i>DRZ</i>	DATE: <i>FEB 26 2019</i>	<b>18066</b>
		SHEET NO: _____ OF _____

