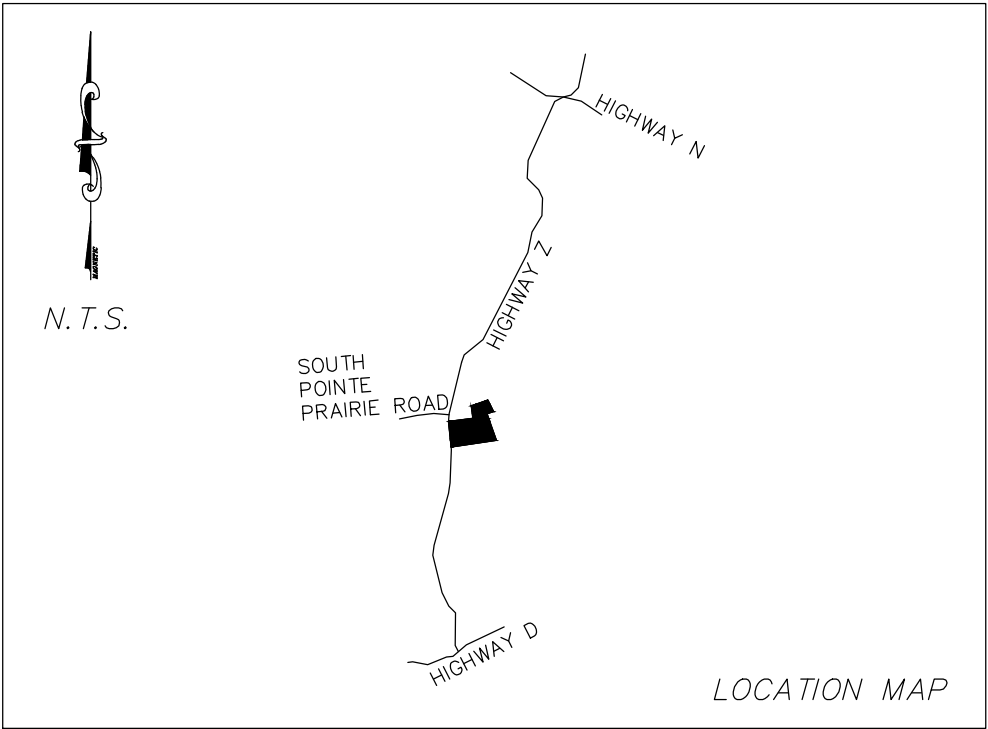


RESUBDIVISION OF LOT 1 OF GRAPENTHIN FARMS
A TRACT OF LAND BEING ALL OF LOT 1 OF "GRAPENTHIN FARMS"-DOC.#2022R-039838,
WITHIN U.S. SURVEY 738, TOWNSHIP 46 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED AND SHOWN ON THIS MINOR SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "RESUBDIVISION OF LOT 1 OF GRAPENTHIN FARMS".

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT AS FILED FOR RECORD IN DOCUMENT# 2022R-039839 AND ANY AMENDMENTS THERETO, IN THE ST.CHARLES COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____ 20__.

MICHAEL L. GRAPENTHIN-MANAGER

STATE OF MISSOURI)
COUNTY OF _____) SS:

ON THIS ____ DAY OF _____, 20__ BEFORE ME PERSONALLY APPEARED, MICHAEL L. GRAPENTHIN, TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR 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 WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY TERM EXPIRES: _____

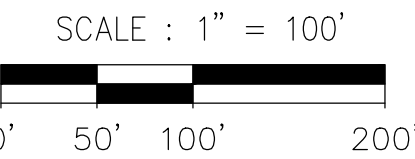
COUNTY CERTIFICATE

THIS MINOR PLAT IS APPROVED FOR RECORDING THIS ____ DAY OF _____, 2022.

DIRECTOR OF THE DIVISION OF PLANNING AND ZONING

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE-GRID NORTH.
2. FEMA FLOOD ZONE INFORMATION SHOWN ACCORDING TO THE FLOOD INSURANCE RATE MAPS OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0385G AND 29183C0405G. LOCATIONS ARE SCALED FROM REFERENCED MAPS AND ARE APPROXIMATE-SUBJECT TO SCALING ERRORS.
3. THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.
THIS PROPERTY IS REFERENCED IN A TILE COMMITMENT ISSUED BY INVESTORS TITLE COMPANY, FILE NO. 731044, DATED MAY 13, 2022 AT 9:00AM. EASEMENTS RECORDED IN B2366 P608 AND B2366 P611 ARE NOT LOCATED ON THE SUBJECT TRACT, B7420 P525 LOCATED AS SHOWN BASED ON EXISTING OVERHEAD UTILITY LINES
4. THIS PLAT CONTAINS 39.22 ACRES.
5. STATE PLANE COORDINATES WERE DETERMINED DURING AUGUST 2020 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION WITH AN ID OF MOOP. PID OF DM4689 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH(Y)=324,131.153(m) AND EAST (X)=232983.488(m). COMBINED GRID FACTOR=0.9999226862 (1 METER=3.28083333 FEET)
6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE VEGETATED BUFFER AREAS EXCEPT AS PERMITTED BY SECTION 405.026 OF THE UNIFIED DEVELOPMENT ORDINANCE OF ST. CHARLES COUNTY, MISSOURI. THE VEGETATED BUFFER ZONE SHOWN HEREON IS A MINIMUM OF 50 FEET FROM THE TOP OF THE CREEK BANK.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER 2022, BY THE ORDER OF MICHAEL GRAPENTHIN AND GRAPENTHIN FARMS, LLC. EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A MINOR SUBDIVISION PLAT ON A TRACT OF LAND BEING ALL OF LOT 1 OF "GRAPENTHIN FARMS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022R-039838 OF THE ST. CHARLES COUNTY RECORDS, AND BEING WITHIN U.S. SURVEY 738, TOWNSHIP 46 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

PRELIMINARY NOT FOR RECORDING

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

MINOR SUBDIVISION



PREPARED FOR:
GRAPENTHIN FARMS, LLC.
2681 WEST PEARCE BLVD.
WENTZVILLE, MO. 63385

DATE: 09/26/22
SCALE: 1"=100'
PROJECT NO.: 22-7606
FILE NAME: 22-7606.DWG

REVISIONS:
REV-1:
REV-2:
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710