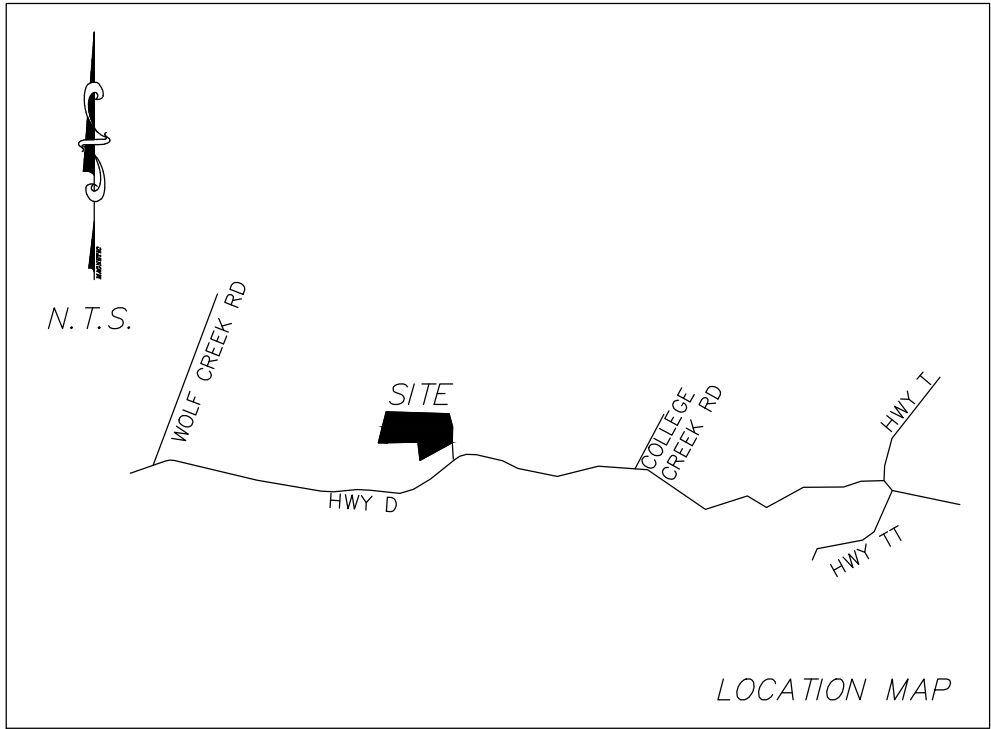
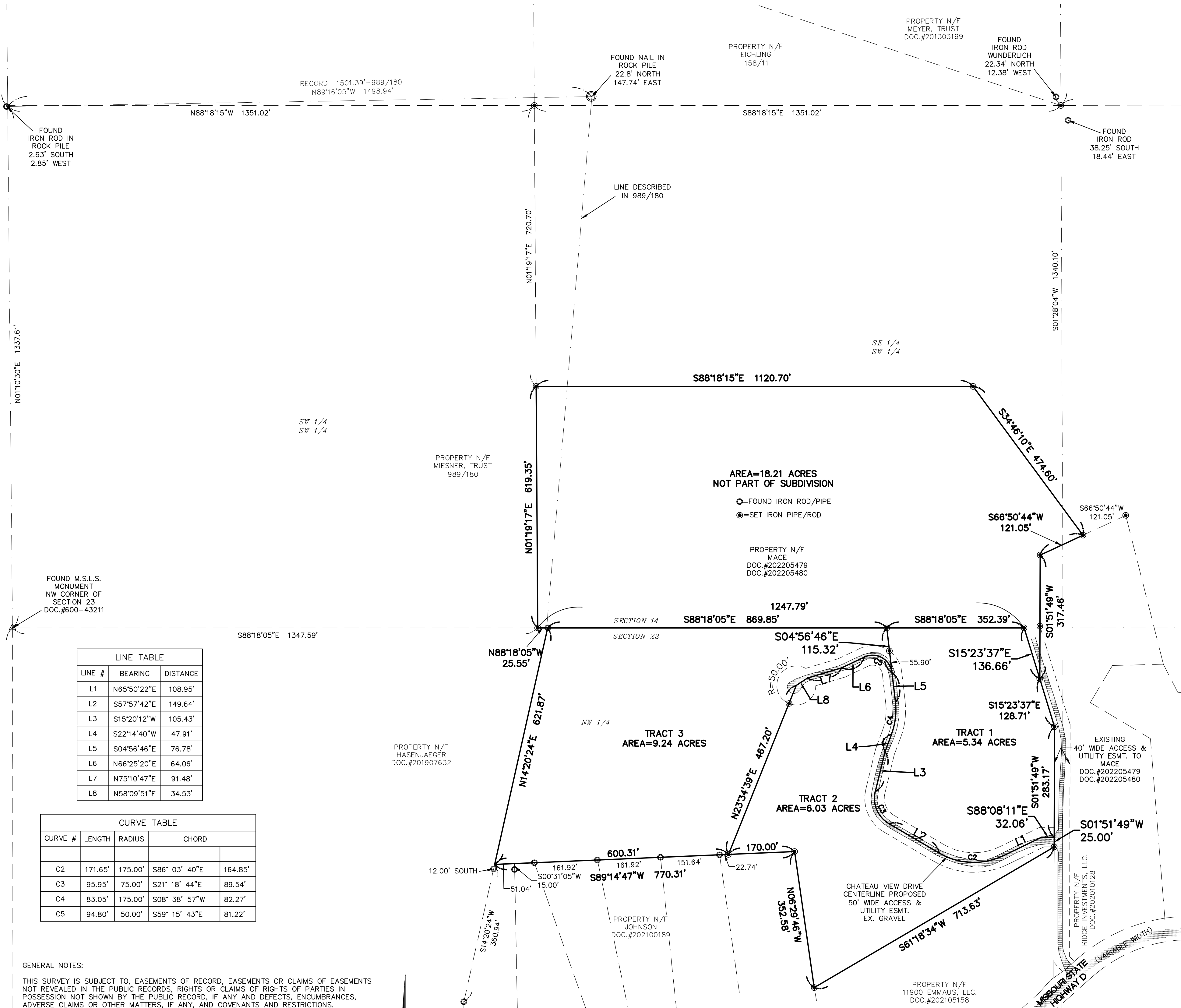


CHATEAU VIEW ACRES

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23 AND
PART OF THE SOUTH HALF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN 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 SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "CHATEAU VIEW ACRES".

THE UNDERSIGNED FURTHER DESIGNATES THE 50 FOOT WIDE ACCESS AND UTILITY EASEMENT IS NOT DEDICATED FOR PUBLIC USE AND IS HEREBY DEDICATED FOR THE PRIVATE USE OF THE OWNERS OF TRACTS 1, 2, AND 3 AND THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PROPOSE OF INGRESS AND EGRESS AND UTILITY INSTALLATION. ROAD MAINTENANCE WILL BE SHARED EQUALLY BETWEEN TRACT OWNERS.

THIS PLAT IS SUBJECT TO THE RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT RECORDED IN DOC.#202205479 AND DOC.#202205480 IN THE OFFICE OF THE RECORDERS WARREN COUNTY, MISSOURI.

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

JAMES MACE

JILL MACE

STATE OF MISSOURI)

COUNTY OF _____)

ON THIS ____ DAY OF ____ 20____ BEFORE ME PERSONALLY APPEARED, JAMES MACE AND JILL MACE TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER 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: _____

GENERAL NOTES:

EACH TRACT WILL BE SERVED BY ITS OWN PRIVATE WATER AND SEWER SYSTEM. ENTIRE SITE IS WOODED EXCEPT THE EXISTING GRAVEL ROAD.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY 2021 AND JULY 2023, BY THE ORDER OF JAMES MACE EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTH HALF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

PRELIMINARY NOT FOR RECORDING

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.#200800391



PREPARED FOR:
JAMES AND JILL MACE
2601 HORSE CREST COURT
WASHINGTON, MO. 63090

DATE: 07/03/23
SCALE: 1"=150'
PROJECT NO.: 20-6690-CHAT
FILE NAME: 20-6690.DWG

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 200800391

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

1 OF 1
SHEET