A RECORD PLAT OF
WESTGLEN VILLAGE PLAT 7 RESUBDIVISION

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST CITY OF BALLWIN, ST LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "WESTGLEN VILLAGE PLAT 7 RESUBDIVISION".

TAXES DUE ON PROPERTY HAVE BEEN PAID IN FULL

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF RESTRICTIONS AND INDENTURE RECORDED IN BOOK 8906, PAGE 2419 AND AMENDED IN BOOK _____, PAGE _____ OF THE ST LOUIS COUNTY, MISSOURI RECORDS.

IN WITNESS HEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2014.

WESTGLEN VILLAGE L L C THE BUCK COMPANIES

BY:_____
KENN GRASSE
CEO THE BUCK COMPANIES LLC

STATE OF MISSOURI)SS
COUNTY OF ST LOUIS)

ON THIS _____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED KENN GRASSE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

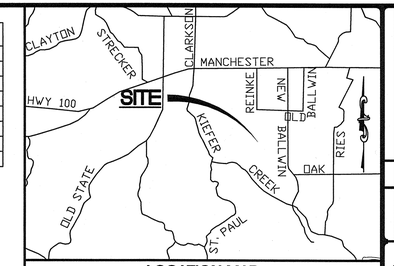
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

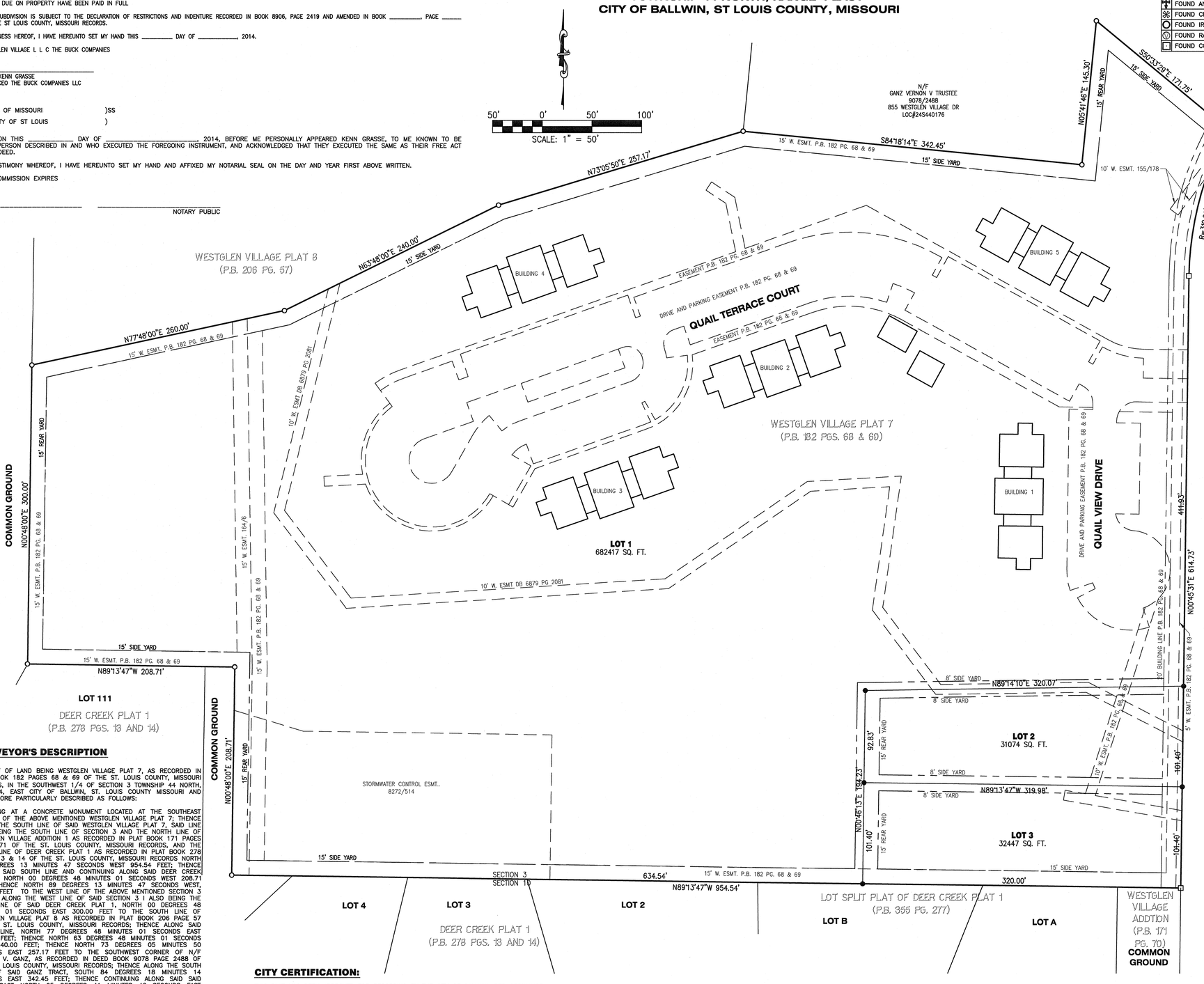
_____ _____
NOTARY PUBLIC

LEGEND

- SET RE-BAR W/CAP COLE
- SET PERMANENT SURVEY MONUMENT
- FOUND RE-BAR
- FOUND ANCHOR
- FOUND CROSS
- FOUND IRON PIPE
- FOUND RAIL ROAD SPIKE
- FOUND CONCRETE MONUMENT



LOCATION MAP
NOT TO SCALE



SURVEYOR'S DESCRIPTION

A TRACT OF LAND BEING WESTGLEN VILLAGE PLAT 7, AS RECORDED IN PLAT BOOK 182 PAGES 68 & 69 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, IN THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 44 NORTH, RANGE 4, EAST CITY OF BALLWIN, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED WESTGLEN VILLAGE PLAT 7; THENCE ALONG THE SOUTH LINE OF SAID WESTGLEN VILLAGE PLAT 7, SAID LINE ALSO BEING THE SOUTH LINE OF SECTION 3 AND THE NORTH LINE OF WESTGLEN VILLAGE ADDITION 1 AS RECORDED IN PLAT BOOK 171 PAGES 70 &, 71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE NORTH LINE OF DEER CREEK PLAT 1 AS RECORDED IN PLAT BOOK 278 PAGES 13 & 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS NORTH 89 DEGREES 13 MINUTES 47 SECONDS WEST 954.54 FEET; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID DEER CREEK PLAT 1, NORTH 00 DEGREES 48 MINUTES 01 SECONDS WEST 208.71 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 47 SECONDS WEST, 208,71 FEET TO THE WEST LINE OF THE ABOVE MENTIONED SECTION 3 THENCE ALONG THE WEST LINE OF SAID SECTION 3 I ALSO BEING THE WEST LINE OF SAID DEER CREEK PLAT 1, NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST 300.00 FEET TO THE SOUTH LINE OF WESTGLEN VILLAGE PLAT 8 AS RECORDED IN PLAT BOOK 206 PAGE 57 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 77 DEGREES 48 MINUTES 01 SECONDS EAST 260.00 FEET; THENCE NORTH 63 DEGREES 48 MINUTES 01 SECONDS EA.ST 240.00 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 257.17 FEET TO THE SOUTHWEST CORNER OF N/F VERNON V. GANZ, AS RECORDED IN DEED BOOK 9078 PAGE 2488 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF SAID GANZ TRACT, SOUTH 84 DEGREES 18 MINUTES 14 SECONDS EAST 342.45 FEET; THENCE CONTINUING ALONG SAID SAID GANZ TRACT NORTH 05 DEGREES 41 MINUTES 46 SECONDS EAST 145.30 FEET; THENCE SOUTH 50 DEGREES 33 MINUTES 29 SECONDS EAST 171,74 FEET TO THE WEST RIGHT OF WAY LINE OF WESTGLEN VILLAGE (60' WIDE) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 310.00 FEET. AN ARC LENGTH OF 153.48 FEET AND A CHORD BEARING SOUTH 14 DEGREES 55 MINUTES 19 SECONDS WEST; THENCE SOUTH 00 DEGREES 45 MINUTES 31 SECONDS WEST 614.73 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 17.12 ACRES AND IS SUBJECT TO ALL EASEMENTS RESTRICTION, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

CITY CERTIFICATION:

THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE CITY OF BALLWIN, PER ORDINANCE NUMBER _____ ON THIS _____ DAY OF _____, 2014.

BY: _____
TIM POGUE, MAYOR

BY: _____
MARRIE CLARK, CITY CLERK

_____
DATE

LAND DESCRIPTION (DEED BOOK 12538 PAGE 1142):

UNITS 361–A, 361–C, 373–F, 373–O, 369–A THROUGH 369–F, INCLUSIVE. 365–A THROUGH 365–F, INCLUSIVE, IN BUILDING 1. UNITS 942–A, 942–C, 930–B, 930–D, 934–A THROUGH 934–F, INCLUSIVE. 938–A THROUGH 938–F, INCLUSIVE, IN BUILDING 2. UNITS 962–A, 962–C, 950–B, 950–D, 954–A THROUGH 954–F, INCLUSIVE, 958–A THROUGH 958–F, INCLUSIVE, IN BUILDING 3. UNITS 951–A, 951–C. 963–B, 963–D. 955–A THROUGH 955–F, INCLUSIVE, 959–A THROUGH 959–F, INCLUSIVE. IN BUILDING 4 AND UNITS 905–A. 905–C, 918–B, 918–D, 909–A THROUGH 909–F, INCLUSIVE, 915–A THROUGH 915–F IN BUILDING 5 OF THE WESTGLEN VILLAGE CONDOMINIUMS, ACCORDING TO THE PLAT THEREOF RECORDED N PLAT BOOK 302 PAGES 68 AND 69, TOGETHER WITH THE UNDIVIDED SHARE OF COMMON ELEMENTS AND APPURTENANCE, THERETO BELONGING, ALL ACCORDING TO AND MORE PARTICULARLY DESCRIBED AND SHOWN IN THE WESTGLEN VILLAGE CONDOMINIUMS DECLARATION OF CONDOMINIUM AND BY LAWS RECORDED IN BOOK 8906 PAGE 2419.

MORTGAGEE CONSENT

THE UNDERSIGNED, _____, IS THE BENEFICIARY OF A DEED OF TRUST RECORDED IN DEED BOOK _____ PAGE _____ IN THE ST LOUIS COUNTY, MISSOURI RECORDS ENCUMBERING THE ABOVE DESCRIBED PROPERTY, HEREBY CONSENTS TO AND APPROVES OF THIS RECORD PLAT, AS OF THIS _____ DAY OF _____, 2014.

BY:_____

NAME:_____

TITLE:_____

STATE OF _____)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT PERSON IS A _____ OF _____, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

_____ _____
NOTARY PUBLIC

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. BASIS OF BEARING: A BEARING OF NORTH 89 DEGREES 13 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 3, ALSO BEING THE SOUTH LINE OF WESTGLEN VILLAGE PLAT 7 AS RECORDED IN PLAT BOOK 182 PAGES 68 & 69 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND ALSO BEING THE NORTH LINE OF DEER CREEK PLAT 1 RECORDED IN PLAT BOOK 278 PAGES 13 & 14 OF THE ST LOUIS COUNTY, MISSOURI RECORDS.
3. TOTAL AREA OF BOUNDARY = 17.12 ACRES
4. CORNER OF RECORD: CONCRETE MONUMENT LOCATED AT THE MOST SOUTHEASTERN MOST CORNER OF WESTGLEN VILLAGE PLAT 7, AS RECORDED IN PLAT BOOK 182,, PAGES 68 & 69 OF THE ST LOUIS COUNTY, MISSOURI RECORDER'S OFFICE.
5. SOURCE OF TITLE: WARRANTY DEED RECORDED BY DEED IN BOOK 12538, PAGE 1142 OF THE ST LOUIS COUNTY, MISSOURII RECORDER'S OFFICE.
6. A CURRENT TITLE REPORT OR ABSTRACT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT. NO RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, THAT MAY AFFECT THE SUBJECT TRACT, IF ANY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO:
WESTGLEN VILLAGE L L C THE BUCK COMPANIES

THAT AT THEIR REQUEST DURING THE MONTH OF NOVEMBER 2013, COLE & ASSOCIATES INC. HAS PREPARED A RECORD PLAT OF THE ABOVE DESCRIBED TRACT. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY COLE & ASSOCIATES INC. THIS RECORD PLAT AND THE SURVEY ON WHICH IT IS BASED WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS.

COLE & ASSOCIATES INC. L.S. 266–D

PROJECT NO. 13–0099

_____
DANIEL J. HUCK, PLS
MISSOURI CERT. NO. L.S. 2008000723
DATED: 11/3/2014

STATE OF MISSOURI
DANIEL J. HUCK
NUMBER PLS2008000723
PROFESSIONAL LAND SURVEYOR

NO	REVISION DESCRIPTION	DATE
2	REVISE PER CITY COMMENTS	03–03–2014
1	CHG FROM 4 LOT SUB TO 3 LOTS	01–03–2014

DEVELOPER/OWNER:
WESTGLEN VILLAGE L L C
THE BUCK COMPANIES
920 QUAIL TERRACE CT
BALLWIN, MO 63021

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS RESPONSIBILITY FOR ANY OTHER PLANS, DOCUMENTS, REPORTS, OR PAPERS NOT BEARING HIS ORIGINAL OR FACSIMILE SEAL AND SIGNATURE. SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

WESTGLEN VILLAGE PLAT 7
RESUBDIVISION
QUAIL TERRACE CT.
ST. LOUIS COUNTY, MISSOURI

RECORD PLAT

cole
+ ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314-588-9387 ref/
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

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CHECKED BY	TDW
DRAWING SCALE	1" = 50'
DATE	11/19/2013
Job Number	13-0099
Sheet Number	1 of 1

USER: Steve Bogmann TIME: 2:25 PM
DATE: March 03, 2014 FILE: 13-0099 RP.dwg
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