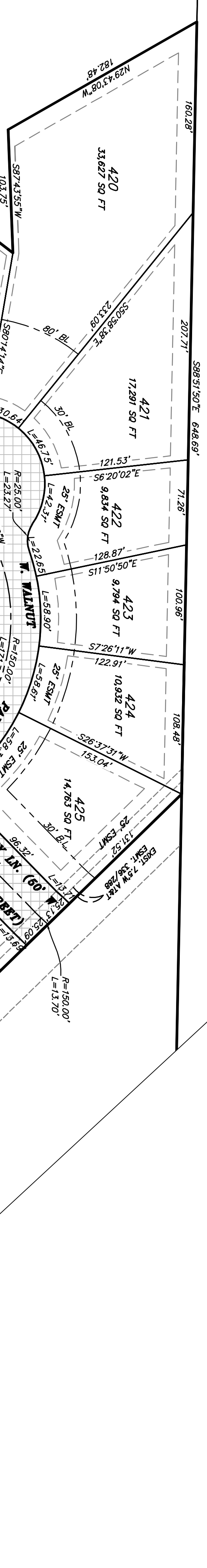
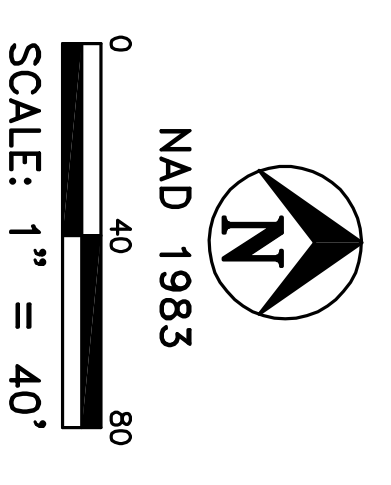


PROPERTY NIF
BRENDA COLEMAN ETAL



MEADOWS AT WALNUT
HOLLOW PLAT 4A
SLIDE F-75 & 76

Line #	BEARING	DISTANCE
L1	N1°46'21"E	53.00'
L2	N1°46'21"E	28.00'
L3	N16°33'17"E	33.71'
L4	N45°42'47"E	44.63'
L5	N45°42'47"E	34.20'
L6	N45°42'47"E	53.35'
L7	N45°42'47"E	23.66'
L8	N45°42'47"E	63.95'
L9	N45°42'47"E	15.09'
L10	N45°42'47"E	69.00'
L11	N45°41'59"E	10.00'
L12	N45°42'47"E	110.00'
L13	N45°42'47"E	68.00'
L14	N45°42'47"E	11.00'
L15	N02°38'38"W	35.78'
L16	N45°42'47"E	42.00'
L17	N45°42'47"E	42.00'
L18	S12°31'01"E	30.88'
L19	S25°38'41"E	37.18'
L20	S44°17'13"E	34.37'



BOUNDARY ADJUSTMENT PLAT
FOR WALNUT VIEW DRIVE AT
THE MEADOWS AT WALNUT HOLLOW
SLIDE D-333&334

(60' W. MINOR PUBLIC STREET)

WALNUT HOLLOW DR. (60' W.
MINOR PUBLIC STREET)

MEADOWS AT WALNUT
HOLLOW PLAT ONE
SLIDE D-85-88

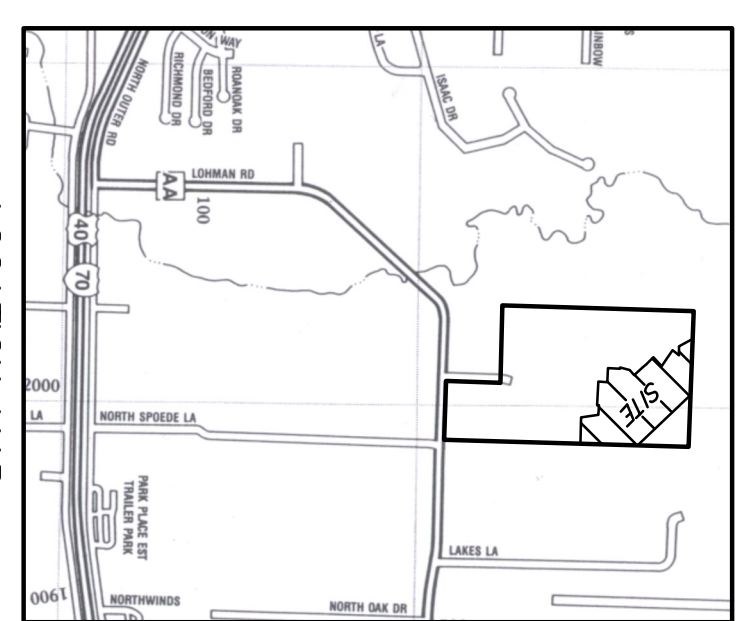
WALNUT GROVE LN. (60' W.
MINOR PUBLIC STREET)

GREENBRIAR ESTATES
PLAT ONE
SLIDE C-206

PROPERTY NIF
MERZ FAMILY TRUST

PROPERTY NIF
ADRIAN FAMILY
REVOCABLE TRUST

A RECORD PLAT FOR:
**THE MEADOWS AT
WALNUT HOLLOW
PLAT 4B**
A TRACT OF LAND BEING PART OF
SECTION 15, TOWNSHIP 47 NORTH, RANGE 2 WEST
CITY OF WARRENTON, WARREN COUNTY MISSOURI



STATE OF MISSOURI)
COUNTY OF _____)

On this _____ day of _____, 2023, before me personally appeared Dana Heath, to me known to be the person described in and who executed the foregoing instrument, and who being by me duly sworn, did say that she is Manager of Emerald Exchange Management, LLC, 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, on the day and year last above written.

My Commission Expires: _____
By: _____
Notary Public

Farmtop Property Management LLC, the undersigned, owner of the land described in the foregoing Surveyor's Certificate, has caused said tract of land to be subdivided as shown on this plat, which subdivision shall hereafter be known as "The Meadows at Walnut Hollow Plat 4B," and hereby dedicates to the City of Warrenton, Missouri, the streets, roadways, sidewalks, and street lights shown and hereinafter on this plat, as public streets, roadways, sidewalks and, street lights and appurtenances, and covenants and agrees that city acceptance for maintenance of said streets, roadways, sidewalks and street lights shall not be petitioned until the streets, roadways, sidewalks and street lights are improved in such a manner as to comply with the current street construction standards of the City of Warrenton, Missouri.

The undersigned does hereby further dedicate the easements shown as utility easements on this plat for the purpose of permitting the construction, operation, and maintenance of sanitary sewers, gas lines, water lines, storm sewers, electric power lines, cable television lines, fiber optic lines, telecommunication lines, and equipment related hereto, and for drainage purposes, said utility easements, are hereby dedicated to the City of Warrenton, Missouri, Union Electric Company (U/E), AmerenUE, A1&T Corp., Warrenton, Missouri, Charter Communications, and their successors and assigns, for the purpose of installing, operating, and maintaining such public utilities and related equipment.

The City of Warrenton, Missouri, Union Electric Company, U/E AmerenUE, A1&T Corp., Charter Communications, Gateway Fiber, LLC, and Falcon Teleable, a California limited partnership, d/b/a Charter Communications are hereby granted the right to survey, stake, construct, reconstruct, place, keep, improve, maintain, inspect, control, add to and relocate at will, at any time and from time to time, in, on, upon, along, over, through and across, the herein described electric power lines, gas lines, water lines, fiber optic lines, telecommunication lines, including any and all equipment and other appurtenances normally associated therewith.

This dedication shall take effect upon its approval by the Board of Aldermen of the City of Warrenton, Missouri.

The utility easements shown herein are hereby granted to the City of Warrenton, Missouri, for the purpose of installing, operating, and maintaining such public utilities and related equipment, with 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 stormwater management and drainage facilities.

All provisions of these dedications, including the benefits and burdens, are deemed to be covenants running with the land and are binding upon and inure to the benefit of the parties named herein, their successors and assigns.

The undersigned further declares that this subdivision shall be subject to the conditions, reservations, restrictions and protective covenants of _____, 2023, as set forth in an instrument dated _____ in the office of the Recorder of Deeds, Warren County, Missouri.

The building lines shown on the above plat are hereby established.

All taxes which are due and payable against said tract of land have been paid in full.

By: Dana Heath, Manager

Parent Deed: Doc. 202208028

RECORD PLAT
CLASS OF SURVEY--URBAN
SUBJECT TO: EASEMENTS OF RECORD

Lewis Bade, Inc.
Professional Land Surveyors
and Professional Engineers
PHONE: (503) 456-2815 FAX: (503) 456-2282

SUBMITTED BY	DATE	SCALE	TITLE
MAX A. COEY	SEPT. 2023	1"=40'	RECORD
DRAWN BY	CHECKED BY		
BRANDON	LARRY		

NOTES:
Building setbacks per Preliminary Plat Approved in April, 2021
30 feet
7 feet (For Lots 70-79 feet wide)
10 feet (For Lots 80+ feet wide)
25 feet
All Lots shall have 15 foot front, 5 foot side and 15 foot rear utility easements unless otherwise designated.

This Plat is hereby approved by the Warrenton Board of Aldermen,
This _____ day of _____, 2023, pursuant to Ordinance No. _____
Meady Rugh, City Clerk

Eric Schlueter, Mayor