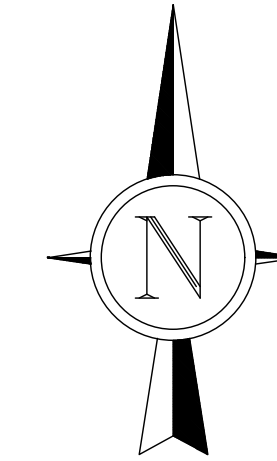


# WOODLAND HEIGHTS

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 22, T47N, R2W OF THE 5TH P.M. IN THE CITY OF WARRENTON, WARREN COUNTY, MISSOURI



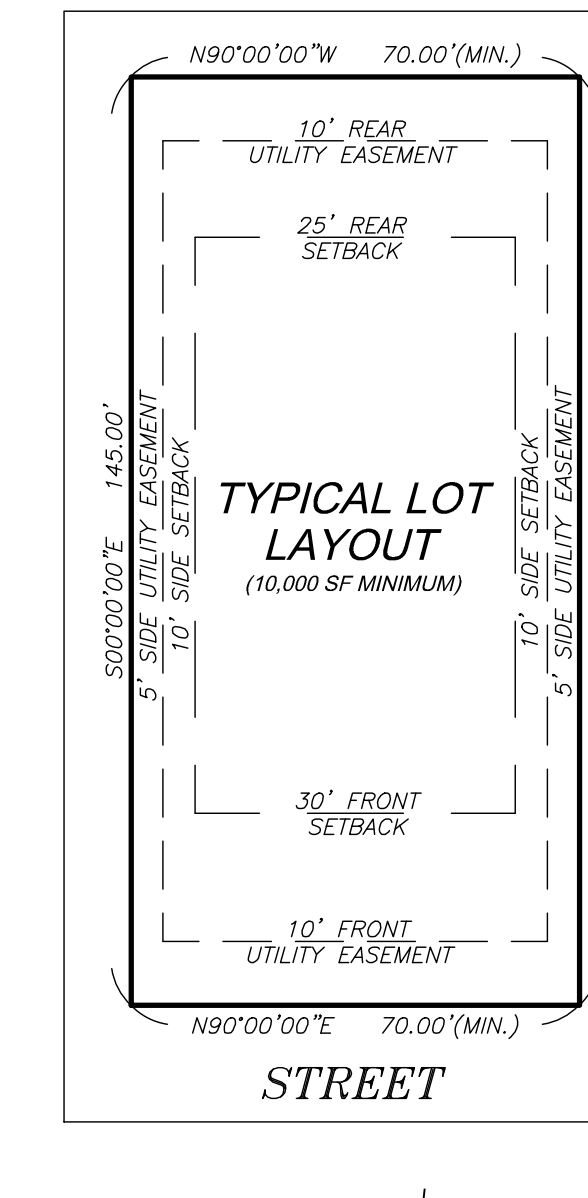
Property Owner:  
Warrenton Creekside Apartments, LLC.  
P.O. Box 1052 Union, MO 63084

● = FOUND MONUMENT  
SET 1/2" IRON ROD AT LOT CORNERS  
U.E. = UTILITY EASEMENT  
S.D.E. = STORM DRAINAGE EASEMENT  
(M) = MEASURED BEARING AND/OR DISTANCE  
(R) = RECORDED BEARING AND/OR DISTANCE  
ACCURACY STANDARD = RURAL PROPERTY

DEED REFERENCE DOC. #201800904  
BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

ZONED "R-2"  
SETBACKS (PER R-2):  
FRONT: 30'  
REAR: 25'  
SIDE: 10'  
EASEMENTS:  
FRONT: 10'  
REAR: 10'  
SIDE: 5'

**NOTE:**  
LOT 23, 24, 25, AND 26 ARE SUBJECT TO CHAPTER 415, FLOODPLAIN MANAGEMENT REGULATIONS, OF CITY OF WARRENTON ZONING CODE.  
LOT 11, 36, 65, AND 66 LOWEST FINISHED FLOOR TO BE 2 FEET ABOVE NEAREST ADJACENT ROADWAY LOW POINT OF SHALLOW WATER DRIVE.



### NOTES:

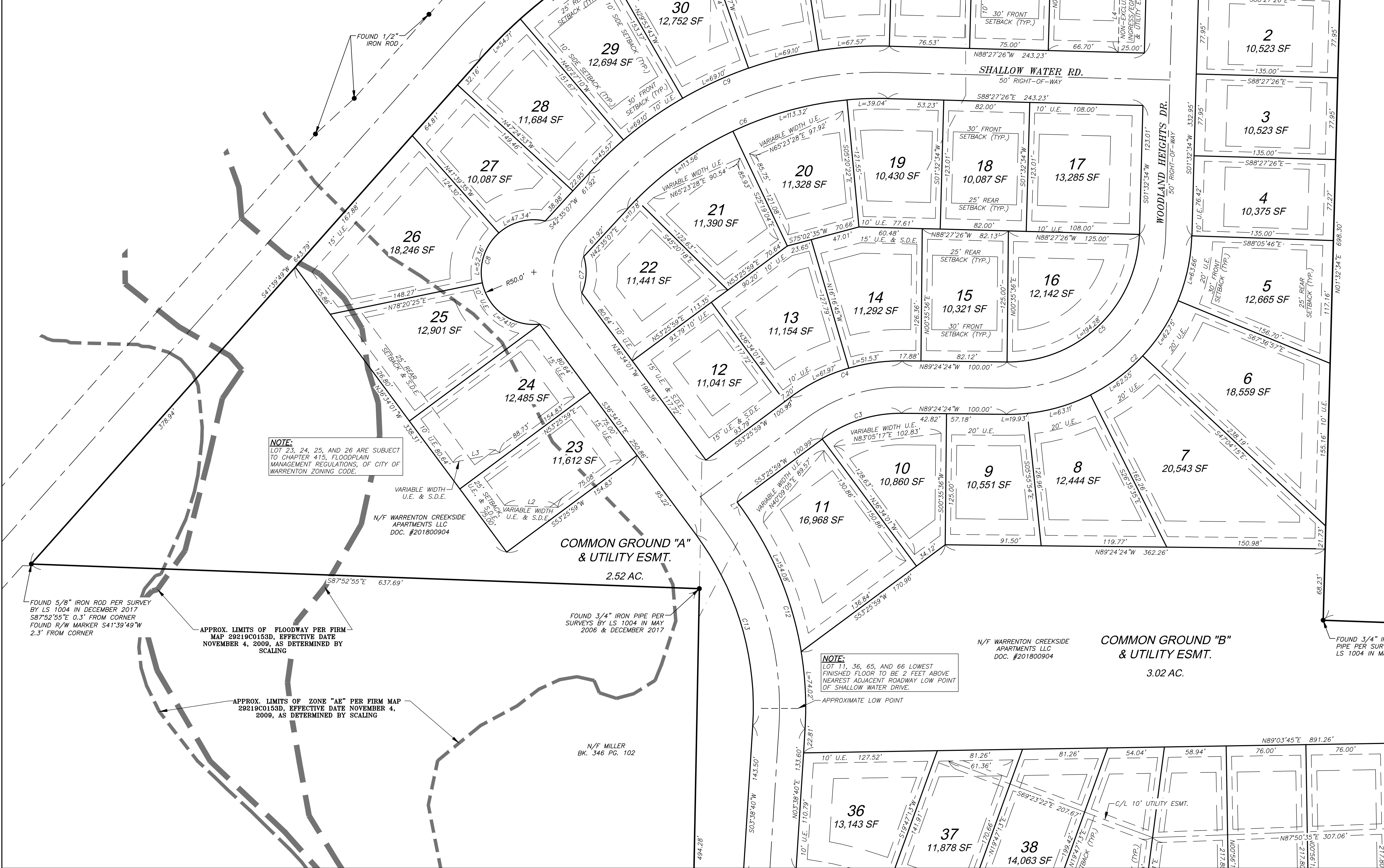
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Conveyance by deed shall follow recordation of plot to change ownership.  
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### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 36°34'01" W	2.50
L2	N 87°52'55" W	50.91
L3	N 78°14'15" E	45.28
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L5	S 88°27'26" E	25.00
L6	N 49°08'56" E	8.58
L7	S 79°26'16" E	37.18
L8	N 89°14'27" E	26.44

### CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 89°20'48" W	11.90	5698.65	11.90
C2	N 46°04'05" E	245.43	175.00	271.99
C3	S 72°00'48" W	79.66	125.00	81.07
C4	N 72°00'48" E	111.52	175.00	113.50
C5	S 46°04'05" W	175.31	125.00	194.28
C6	S 67°03'50" W	269.33	325.00	277.70
C7	N 03°00'33" E	34.90	50.00	35.65
C8	S 03°00'33" W	98.61	50.00	173.79
C9	N 67°03'50" E	310.77	375.00	320.43
C10	S 81°41'38" W	234.50	1205.59	234.87
C11	S 54°59'49" W	224.47	486.67	226.51
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C21	N 67°15'49" E	129.97	175.00	133.16
C22	N 69°39'03" E	83.09	125.00	84.70
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**WOODLAND HEIGHTS**

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 22, T47N, R2W OF THE 5TH P.M. IN THE CITY OF WARRENTON, WARREN COUNTY, MISSOURI

SCALE: 1"=50'  
JOB: 32406  
DATE: 12-28-2023  
SC: RC  
DWN: NM  
S: 32406/PLATS

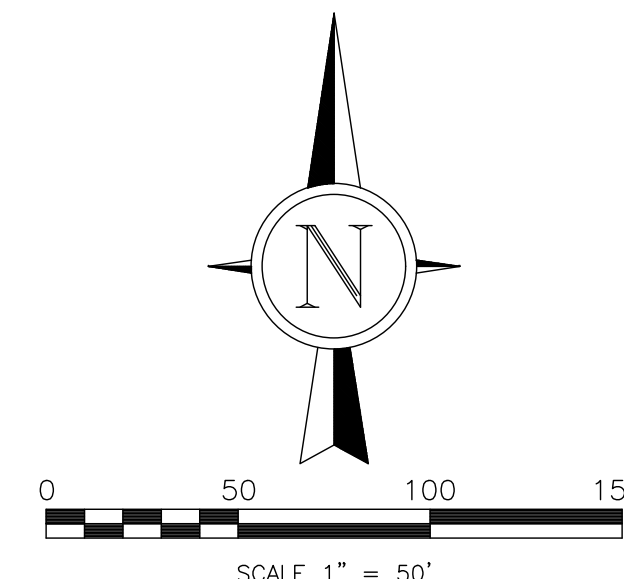
REVISIONS:

REV:	
REV:	
REV:	

SHEET  
**1 OF 3**

# WOODLAND HEIGHTS

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Property Owner:  
Warrenton Creekside Apartments, LLC.  
P.O. Box 1052 Union, MO 63084

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U.E. = UTILITY EASEMENT  
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**NOTES:**

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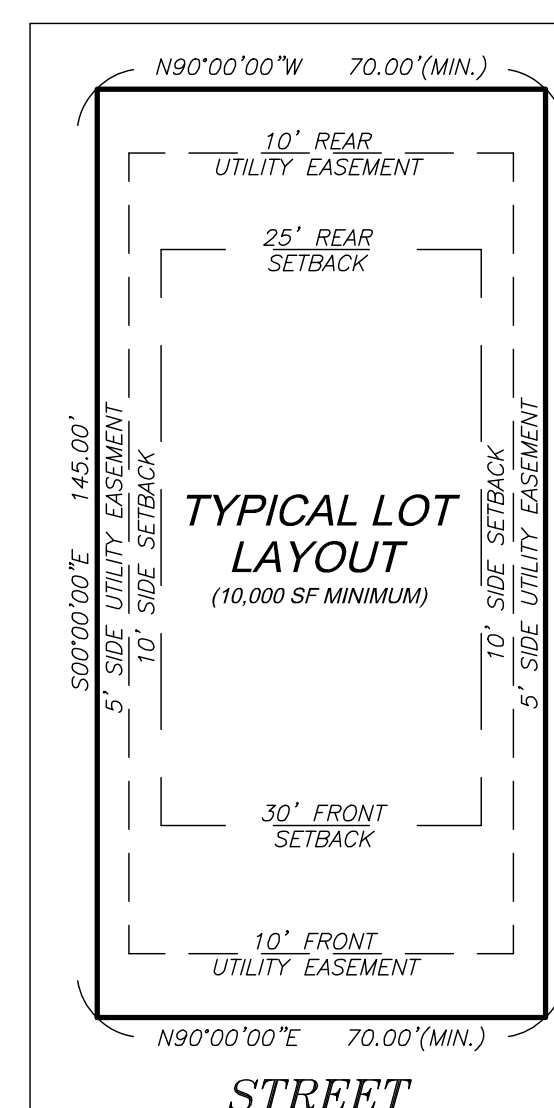
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**WSE**  
**WUNDERLICH**  
SURVEYING & ENGINEERING INC.  
512 EAST MAIN STREET UNION, MO 63084  
(636) 583-8400  
MISSOURI STATE CERTIFICATE OF AUTHORITY:  
CIVIL ENGINEERING: 001086  
LAND SURVEYING: 000253

**WOODLAND HEIGHTS**

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SCALE: 1"=50'  
JOB: 32406  
DATE: 12-28-2023  
SC: RC  
DWN: NM  
S/32406/PLATS

SHEET  
REV:  
REV:  
REV:

**2 OF 3**



**NOTE:**  
LOT 11, 36, 65, AND 66 LOWEST FINISHED FLOOR TO BE 2 FEET ABOVE NEAREST ADJACENT ROADWAY LOW POINT OF SHALLOW WATER DRIVE.  
APPROXIMATE LOW POINT

**NOTE:**  
FOUND 3/4" IRON PIPE PER SURVEY BY LS 1004 IN MAY 2006

**NOTE:**  
LOT 11, 36, 65, AND 66 LOWEST FINISHED FLOOR TO BE 2 FEET ABOVE NEAREST ADJACENT ROADWAY LOW POINT OF SHALLOW WATER DRIVE.

**COMMON GROUND "A" & UTILITY ESMT.**  
2.52 AC.

**COMMON GROUND "B" & UTILITY ESMT.**  
3.02 AC.

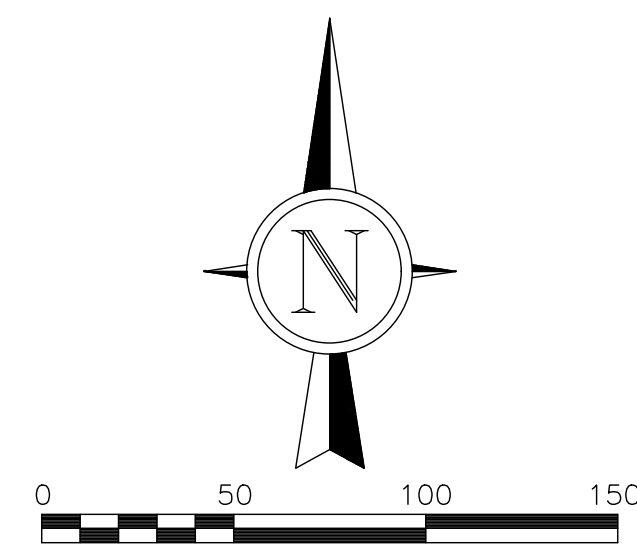
**COMMON GROUND "C" & UTILITY ESMT.**  
2.94 AC.

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BEARINGS BASED ON MISSOURI STATE PLANE  
COORDINATE SYSTEM, EAST ZONE(GRID NORTH)

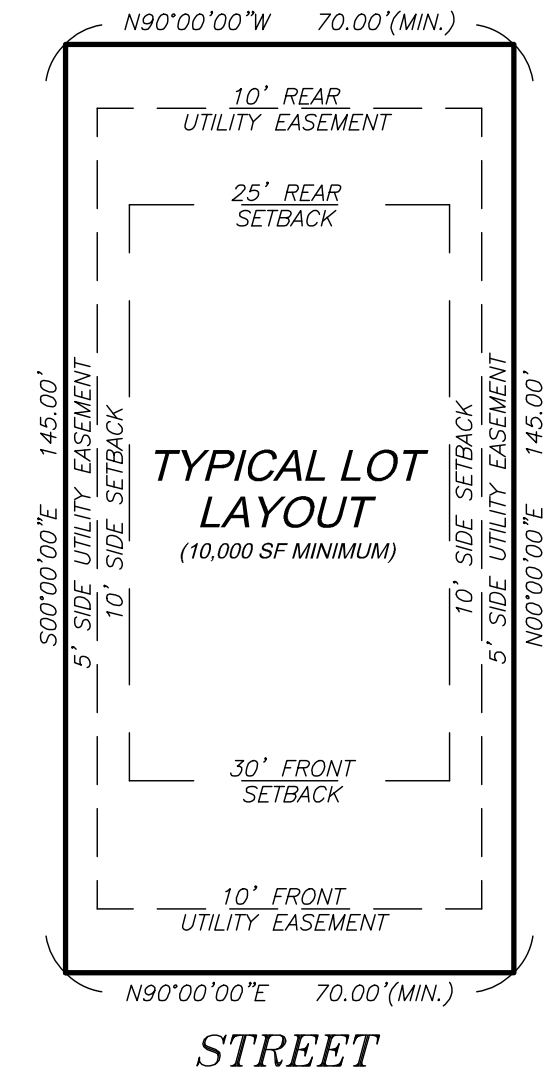
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CITY OF WARRENTON, WARREN COUNTY, MISSOURI

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**CERTIFICATES:**  
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 "WOODLAND HEIGHTS", and hereby dedicates to the City of Warrenton, Missouri, the streets, roadways, sidewalks, and street lights as shown hereon, 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, and this covenant shall run with the land abutting upon said streets, roadways sidewalks and street lights.  
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, telecommunication lines, and equipment related thereto, and for drainage purposes. Said utility easements, are hereby dedicated to the City of Warrenton, Missouri, its successors and assigns, Union Electric Company, d/b/a Ameren, AT&T Corp., Falcon Telecable, a California limited partnership, d/b/a Charter Communications, and Local Gas Company, 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, d/b/a Ameren, AT&T Corp., Centurylink, Gateway Fiber, LLC, and Falcon Telecable, a California limited partnership, d/b/a Charter Communications are hereby granted the right to survey, stake, construct, reconstruct, place, keep, operate, 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 utility easements, sanitary sewers, gas lines, water lines, storm sewers, electric power lines, cable television lines, and 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 sight distance easement shown on Lots 31-35 (inclusive) as shown hatched (////) hereon is hereby dedicated to MoDOT for unobstructed sight looking west from Woodland Heights Drive.  
The area of land designated hereon as "COMMON GROUND" is not dedicated hereby for use by the general public, but is hereby established and granted to homeowners association for the use and enjoyment of said association, its successors and assigns, as more fully provided for in the conditions, restrictions and protective covenants of said association, no structures other than street lights and public utilities may be constructed or installed on the common ground without authorization by the City of Warrenton, Missouri.  
The stormwater detention easements shown hereon are hereby granted to the City of Warrenton, Missouri, for the purpose of improving, constructing, maintaining, replacing and repairing of all stormwater management and drainage facilities, 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.  
The undersigned designates the entrance monument easements, as shown cross hatched (XXXX) for better identification on this plat, for the purpose of entrance monuments fixtures only. This easement is hereby granted to the City of Warrenton, Missouri, its successors and assigns, for the installation, use, maintenance, repair and replacement of entrance monument fixtures, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and temporary storage of materials during installation, repair or replacement of said entrance monument fixtures.  
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 \_\_\_\_\_, as set forth in an instrument dated \_\_\_\_\_, 20\_\_\_\_, and filed for record in book \_\_\_\_\_, page \_\_\_\_\_ 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.

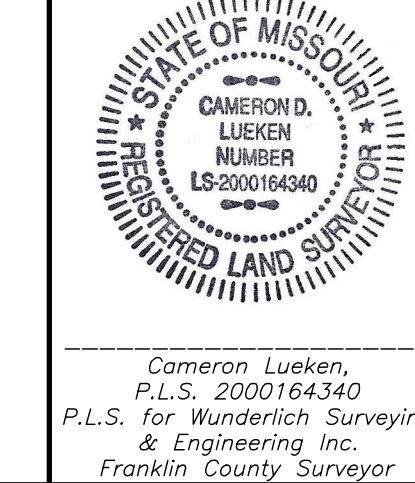
Edward Schmelz  
\_\_\_\_\_, its \_\_\_\_\_  
STATE OF MISSOURI  
COUNTY OF WARREN  
On this \_\_\_\_\_ day of \_\_\_\_\_, before me appeared Edward Schmelz, to me personally known who, being by me duly sworn, said that he is a member of WARRENTON CREEKSIDE APARTMENTS, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company with full authority to do so and said Edward Schmelz acknowledges said instrument to be the free act and deed of said Limited Liability Company.  
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 above written.  
\_\_\_\_\_  
Notary Public  
THIS PLAT is hereby approved by the City council of the City of Warrenton, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Eric Schleuter, Mayor  
Melody Rugh, City Clerk

**NOTES:**  
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FOUND 1/2" IRON ROD PER SURVEY BY LS 1004 IN SEPTEMBER 2004 & MAY 2006  
N88°47'42" W 20.5' FROM CORNER

N/W WARRENTON CREEKSIDE APARTMENTS LLC  
DOC. #20180904  
LOT 38  
CREEKSIDE APARTMENTS PLAT 3

I, Cameron Lueken, hereby certify to Edward Schmelz that this survey was completed under my direct supervision; and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property boundary surveys of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CFR 2030-16.0) as set forth therein.



**WUNDERLICH**  
SURVEYING & ENGINEERING INC.  
512 EAST MAIN STREET UNION, MO 63084  
MISSOURI STATE CERTIFICATE OF AUTHORITY:  
CIVIL ENGINEERING: 001086  
LAND SURVEYING: 000253

**WOODLAND HEIGHTS**  
A TRACT OF LAND BEING PART OF THE NORTH  
HALF OF SECTION 22, T47N, R2W OF THE 5TH  
P.M. IN THE CITY OF WARRENTON, WARREN  
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SCALE: 1"=50'  
JOB: 32406  
DATE: 12-28-2023  
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