

2/5-1



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Bk:DE4400 Pg:1336  
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**CERTIFIED-FILED FOR RECORD**  
**Barbara J. Hall**  
Recorder of Deeds  
St. Charles County, MO  
BY: Karen Porterfield

**CLARIFICATION OF PROPERTY SUBJECT TO DECLARATIONS  
OF COVENANTS AND RESTRICTIONS OF WEST HAMPTON WOODS  
RECORDED IN BOOK 4044 PAGES 907 to 928**

This Clarification is made and entered into this 17<sup>th</sup> day of JANUARY, 2006, by and between Renaissance Partnership, a Missouri partnership consisting of DRAKE DEVELOPMENT, LP, and STAN SIEGFRIED CONSTRUCTION, INC., hereinafter called "Developer".

WHEREAS, previously there have been recorded "West Hampton Woods Declaration of Covenants, Conditions, and Restrictions" at Book DE 4044, Pages 907 to 928; and

WHEREAS, the West Hampton Woods Declaration of Covenants, Conditions and Restrictions refers to a plat, recorded in Plat Book 41, Page 294, that was subject to the attached legal description, which legal description is greater than the recorded plat and, in fact, includes a Plat Two, which is recorded in Plat Book 42, Page 174.

NOW, THEREFORE, is the Developer's intention that Plat Two is, therefore, included and bound by the West Hampton Woods Declaration of Covenants, Conditions and Restrictions, referred to in Book DE4044, Pages 907 to 928.

IN WITNESS WHEREOF, the Developer has caused this Clarification of Property Subject to Declarations of Covenants and Restrictions for West Hampton Woods to be recorded the date first above-written.

Renaissance Partnership

BY: Stan Siegfried  
Stan Siegfried, Pres.  
Stan Siegfried Construction, Inc.

FREDERICK W DRAKESMITH  
ATTORNEY AT LAW  
201 FIRST CAPITOL DRIVE SUITE 2  
SAINT CHARLES, MO 63301

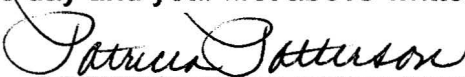
RECORD AS IS

STATE OF MISSOURI            )  
  )  
COUNTY OF ST. CHARLES    )

On this 17<sup>th</sup> day of January, 2006, before me appeared Stan Siegfried, President of Stan Siegfried Construction, Inc. and Partner of Renaissance Partnership, to me personally known, who, being by me duly sworn, did state that the facts contained in the above and foregoing Clarification of Property Subject to Declarations of Covenants and Restrictions for West Hampton Woods are true and correct according to his best knowledge, information and belief and that he signed said Clarification as his free act and deed.

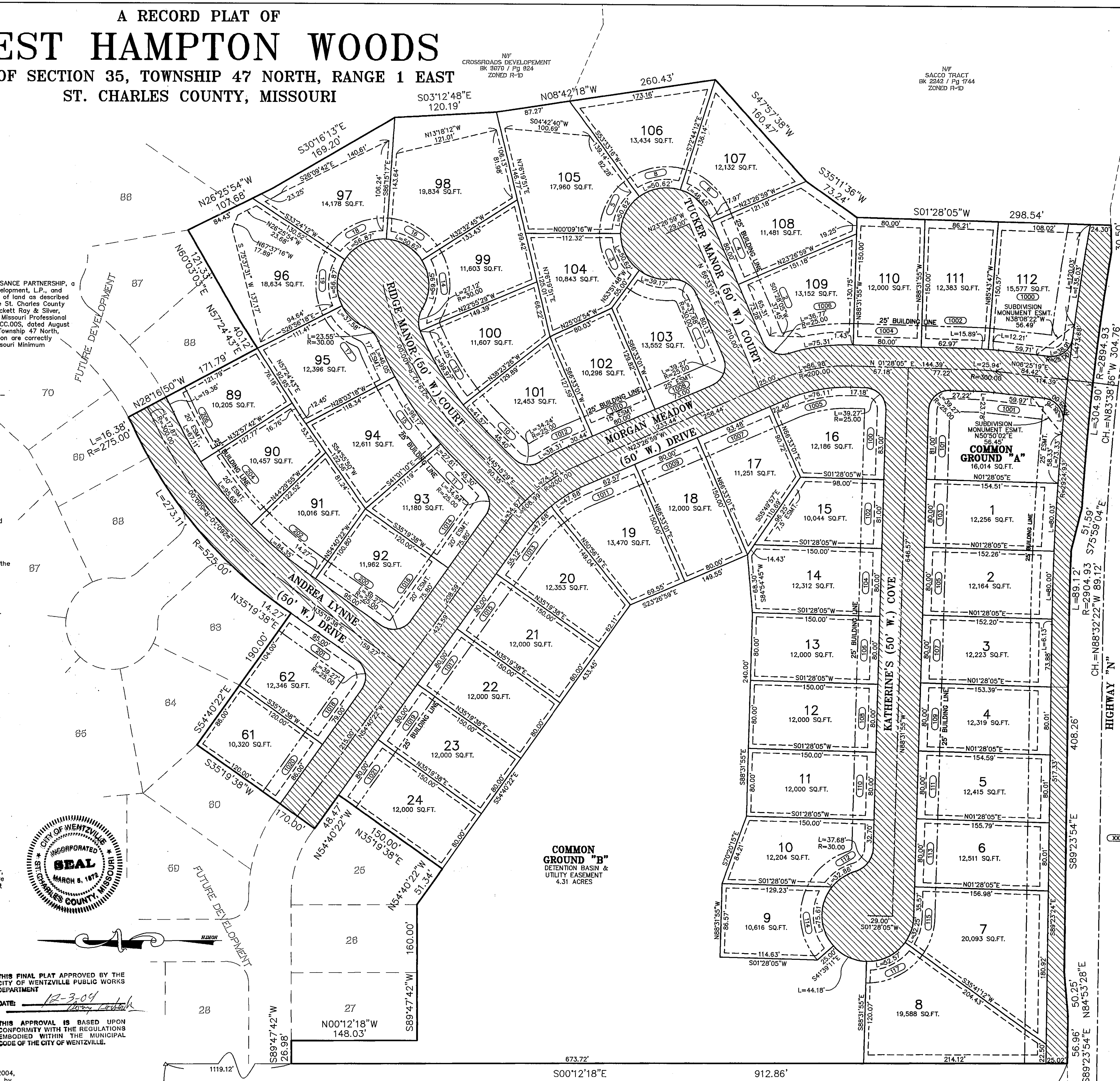
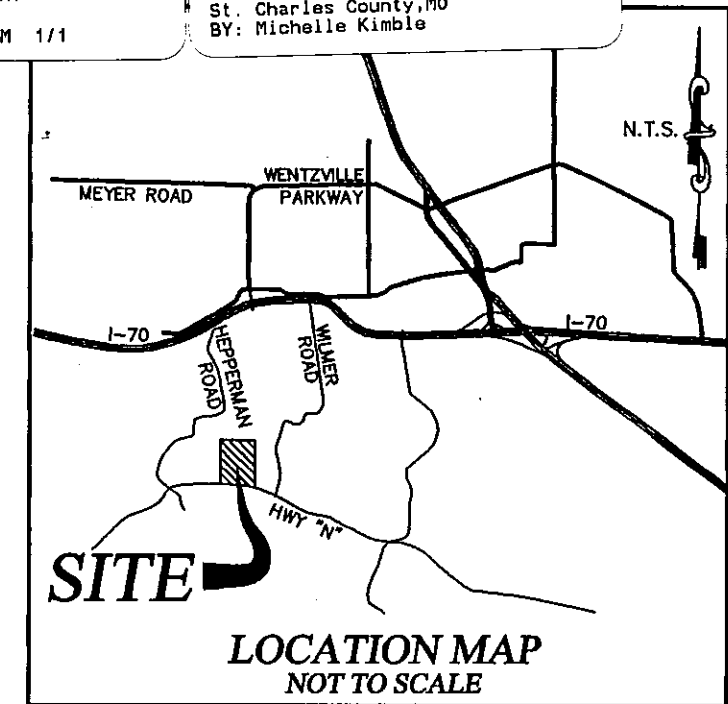
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above-written.

My Term Expires:  
7/10/2007

  
\_\_\_\_\_  
NOTARY PUBLIC  
PATRICIA PATTERSON  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: July 10, 2007

# A RECORD PLAT OF WEST HAMPTON WOODS

PART OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 1 EAST  
 ST. CHARLES COUNTY, MISSOURI



This is to certify that we, Musler Engineering Co., at the request of RENAISSANCE PARTNERSHIP, a general partnership consisting of Stan Siegfried Construction Inc. and Drake Development, L.P., and during the month of October, 2004, have made a subdivision of part of a tract of land as described in deed to Renaissance Partnership, as recorded in Book 3979, Page 628 of the St. Charles County Office of Recorder of Deeds, being based on a boundary survey performed by Pickett Roy & Silver, Engineers and Surveyors, bearing the seal and signature of Morris Dane Colbert, Missouri Professional Land Surveyor No. 2457, Corporate Number LS-54-D, Project Number 98309.SACC.005, dated August 22, 2000, with full reliance made thereof, said tract being part of Section 35, Township 47 North, Range 1 East, St. Charles County, Missouri and that the results of said subdivision are correctly represented upon this plat. Said subdivision being performed per the current Missouri Minimum Standards for Property Boundary Surveys (4 CSR 30-16.010).

Musler Engineering Co.  
 Fred Villiam  
 Mo. Professional Land Surveyor #20731  
 Missouri Corporate License #2940



The undersigned owners of the tract of land described in the foregoing Surveyor's Certificate has caused said tract to be surveyed and subdivided in the manner shown hereon, which subdivision shall hereafter be known as "WEST HAMPTON WOODS". The undersigned owner hereby designates the streets and roadways hatched hereon including all roundings at intersections and cul-de-sacs as public streets and roadways and covenants and agrees that city acceptance of said streets and roadways shall not be petitioned until the streets and roadways are improved in such a manner as to comply with the City of Wentzville standards, and further designates these streets and roadways as public utility easements.

All easements shown on this plat are hereby established and, unless designated for other specific purposes, are hereby dedicated as public utility easements for sanitary sewers, storm sewers, water lines, gas lines, telephone lines, electric lines, cable television, and drainage, and are hereby granted to the City of Wentzville, its successors, and assigns, and the respective utility companies, and their successors and assigns, as their interests may appear, with the temporary use of adjacent ground not occupied by improvements for the excavation and storage of material during installation, repair or replacement of said utilities, sewers and drainage facilities.

The entire subdivision depicted on this plat shall be subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST HAMPTON WOODS, recorded in Book 3979, Page 628 of the St. Charles County Recorder's Office, which declaration is being recorded simultaneously with this plat.

Building lines as shown on this plat are hereby established.  
 All taxes due and payable against this property have been paid in full.

### RENAISSANCE PARTNERSHIP

Stan Siegfried Construction Inc.  
 Stan Siegfried - President

Drake Development, L.P.  
 Frederick W. Drakesmith - General Partner

STATE OF MISSOURI) SS  
 COUNTY OF ST. CHARLES)  
 On this 17th day of December, 2004, before me appeared Stan Siegfried, President and Frederick W. Drakesmith, General Partner, to me personally known and who being by me duly sworn, did say that they are partners of Renaissance Partnership, a Missouri Partnership and that instrument was signed in behalf of said Partnership by authority of its Partners and that said Partners acknowledged said instrument to be the free act and deed of said Partnership.

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.

Patricia Patterson  
 Notary Public

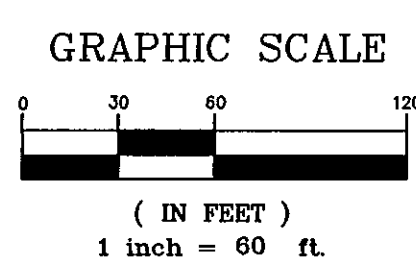
My Commission Expires: 7/10/2007  
 Patricia Patterson  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 St. Charles County  
 My Commission Expires: July 10, 2007

STATE OF MISSOURI) S  
 CITY OF WENTZVILLE) S  
 COUNTY OF ST. CHARLES) S  
 I, Vitula Skillman, City Clerk for the City of Wentzville, Missouri, do hereby certify that the above plat of WEST HAMPTON WOODS, was approved by the Planning and Zoning Commission on the 17th day of December, 2004, and was approved by the Board of Aldermen of the City of Wentzville, Missouri, by Ordinance No. 2247 on this 17th day of December, 2004.



THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT  
 DATE: 12-3-04

THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS ENDSIGNED WITHIN THE MUNICIPAL CODE OF THE CITY OF WENTZVILLE.



FND. O. STONE AT N.W. CORNER OF SACCO TRACT BK. 2242, PG. 1744

NIF MARY BROTHERS BK 1089 / Pg 608 ZONED A-2

NIF CROSSROADS DEVELOPMENT BK 3079 / Pg 824 ZONED R-1D

NIF SACCO TRACT BK 2242 / Pg 1744 ZONED R-1D

The undersigned holder of legal owner of notes secured by a Deed of Trust recorded in Book 3979, Page 628 of the St. Charles County Recorder's Office hereby joins in and approves in every detail of this "WEST HAMPTON WOODS" record plat.

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this 17th day of December, 2004.

Lender: FRANTENAC BANK By: Lori Henderson, Vice President

STATE OF MISSOURI) SS  
 COUNTY OF ST. CHARLES)  
 On this 2nd day of December, 2004, before me appeared Lori Henderson to me personally known and who being by me duly sworn, did say that he is the Vice President of FRANTENAC BANK, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Lori Henderson 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 official seal in the County and State aforesaid the day and year first above written.

Patricia Patterson  
 Notary Public

My Commission Expires: 7/10/2007  
 Patricia Patterson  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 St. Charles County  
 My Commission Expires: July 10, 2007

CORNER OF RECORD: FOUND O.STONE AT NORTHWEST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO SACCO AS RECORDED BK. 2242, PG. 1744.  
 BASIS OF BEARINGS: ADOPTED BEARING SYSTEM OF THE DEED TO SACCO AS RECORDED IN BK. 2242, PG. 1744.  
 SOURCE OF RECORD: WARRANTY DEED CONVEYED TO RENAISSANCE PARTNERSHIP AS RECORDED IN BK. 3979, PG. 628.

NOTES:  
 ALL SIDE LOT EASEMENTS ARE 5' WIDE UNLESS OTHERWISE NOTED.  
 ALL REAR LOT EASEMENTS ALONG SUBDIVISION BOUNDARY ARE 10' WIDE UNLESS OTHERWISE NOTED.  
 ALL INTERIOR REAR LOT EASEMENTS ARE 5' WIDE UNLESS OTHERWISE NOTED.  
 ALL EASEMENTS ADJACENT TO R.O.W. ARE 10' WIDE UNLESS OTHERWISE NOTED.  
 ALL HOMES SHALL HAVE DRIVEWAY ACCESS TO INTERIOR SUBDIVISION STREETS.  
 ALL UTILITIES SHALL BE LOCATED UNDERGROUND.  
 ALL FRONT BUILDING LINES ARE 25 FEET FROM PROPERTY LINE.  
 ALL SIDE YARDS SHALL BE AT LEAST 7 FEET AND ALL REAR YARDS AT LEAST 25 FEET.  
 CROSSES TO BE CUT AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL P.C.'S AND P.T.'S OF CURVES AT THE STREET CENTERLINE.  
 CROSSES TO BE CUT ON THE CURB AT A PROLONGATION OF THE SIDE LOT LINES AFTER THE COMPLETION OF STREET CONSTRUCTION.  
 IRON PIPES TO BE SET AT THE REAR LOT CORNERS AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.  
 TOTAL NUMBER OF LOTS IN THIS PLAT IS 50  
 TOTAL AREA OF THIS PLAT = 23.38 ACRES  
 XXX DENOTES ADDRESS FOR ALL LOTS

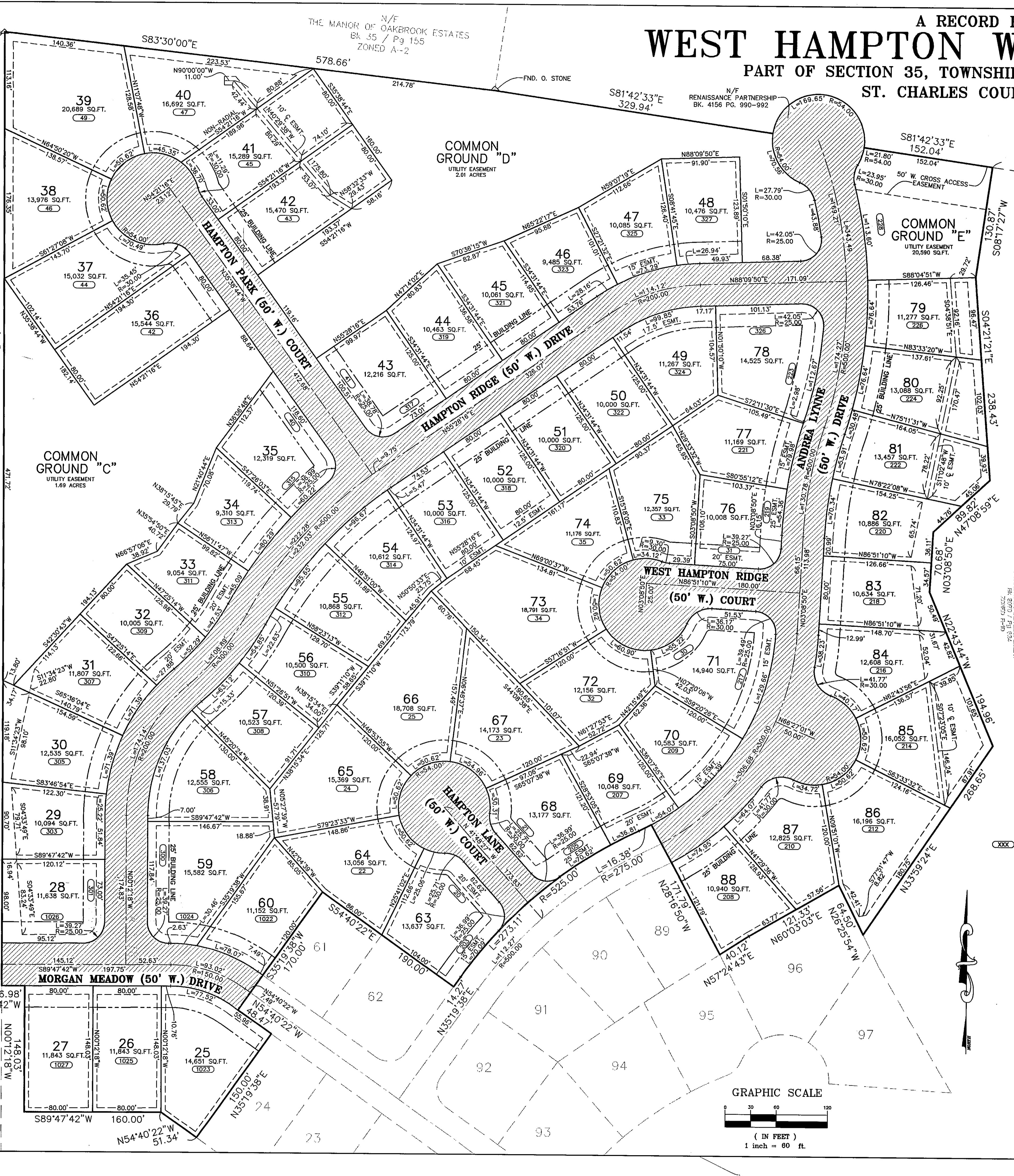
PREPARED FOR:  
 RENAISSANCE PARTNERSHIP  
 STAN SIEGFRIED, PRESIDENT  
 FREDERICK W. DRAKESMITH, GENERAL PARTNER  
 4641 CROSSHAVEN COURT  
 ST. CHARLES, MO. 63304  
 TELEPHONE: 636.926.8281

RECORD PLAT OF WEST HAMPTON WOODS				
OCT. 04	1	COMMENTS FROM PUBLIC WORKS DEPT.		
DATE:	NO.:	REVISION:		
<b>MUSLER ENGINEERING COMPANY</b>				
CIVIL ENGINEERING - PLANNING - LAND SURVEYING				
32 Portwest Court, St. Charles, Missouri 63303 Telephone: (636) 916-0444 Fax (636) 916-3444				
DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
SEPT. 04	MWN	FRV	03-746	1 OF 1

Bk: PL 42 Pg: 174  
07/01/2005 09:38:41 AM  
CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, MO  
By: Ginger Phillips

# A RECORD PLAT OF WEST HAMPTON WOODS PLAT TWO

PART OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 1 EAST  
ST. CHARLES COUNTY, MISSOURI



This is to certify that we, Musler Engineering Co., at the request of RENAISSANCE PARTNERSHIP, a general partnership consisting of Stan Siegfried Construction Inc., and Drake Development, L.P., and during the month of October, 2004, have made a subdivision of part of a tract of land as described in deed to Renaissance Partnership, as recorded in Book 3979, Page 628 of the St. Charles County Office of Recorder of Deeds, being based on a boundary survey performed by Pickett Roy & Silver, Engineers and Surveyors, bearing the seal and signature of Morris Dane Colbert, Missouri Professional Land Surveyor No. 2457, Corporate Number LS-54-D, Project Number 98309 SACC.005, dated August 22, 2000, with full reliance made thereof, said tract being part of Section 35, Township 47 North, Range 1 East, St. Charles County, Missouri and that the results of said subdivision are correctly represented upon this plat. Said subdivision being performed per the current Missouri Minimum Standards for Property Boundary Surveys (4 CSR 30-16.010).

Musler Engineering Co.  
Fred Vilgram  
Mo. Professional Land Surveyor #2473  
Missouri Corporate License #2840

The undersigned owners of the tract of land described in the foregoing Surveyor's Certificate has caused said tract to be surveyed and subdivided in the manner shown hereon, which subdivision shall hereafter be known as "WEST HAMPTON WOODS PLAT TWO". The undersigned owner hereby designates the streets and roadways hatched hereon including all roundings at intersections and cul-de-sacs as public streets and roadways and covenants and agrees that city acceptance of said streets and roadways shall not be petitioned until the streets and roadways are improved in such a manner as to comply with the City of Wentzville standards, and further designates these streets and roadways as public utility easements.

All easements shown on this plat are hereby established and, unless designated for other specific purposes, are hereby dedicated as public utility easements for sanitary sewers, storm sewers, water lines, gas lines, telephone lines, electric lines, cable television, and drainage, and are hereby granted to the City of Wentzville, their successors, and assigns, as their interests may appear, with the temporary use of adjacent ground not occupied by improvements for the excavation and storage of material during installation, repair or replacement of said utilities, sewers and drainage facilities.

The entire subdivision depicted on this plat shall be subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST HAMPTON WOODS, recorded in Book 4044, Page 907 of the St. Charles County Records, which declaration is being recorded simultaneously with this plat.

Building lines as shown on this plat are hereby established.  
All taxes due and payable against this property have been paid in full.

**RENAISSANCE PARTNERSHIP**  
Stan Siegfried Construction Inc.  
*Stan Siegfried*  
Stan Siegfried - President  
Drake Development, L.P.  
*Frederick W. Drakesmith*  
Frederick W. Drakesmith - General Partner

STATE OF MISSOURI) SS  
COUNTY OF ST. CHARLES)  
On this 9th day of JUNE 2005 before me appeared Stan Siegfried, President and Frederick W. Drakesmith, General Partner, to me personally known and who being by me duly sworn, did say that they are partners of Renaissance Partnership, a Missouri Partnership and that instrument was signed in behalf of said Partnership by authority of its Partners and that said Partners acknowledged said instrument to be the free act and deed of said Partnership.

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.  
*Patricia Patterson*  
Notary Public  
My Commission Expires: 7/10/2007  
PATRICIA PATTERSON  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: July 10, 2007

STATE OF MISSOURI) S  
CITY OF WENTZVILLE  
COUNTY OF ST. CHARLES) S  
I, Vitula Skillman, City Clerk for the City of Wentzville, Missouri, do hereby certify that the above plat of WEST HAMPTON WOODS PLAT TWO, was approved by the Planning and Zoning Commission on the 5 day of May 2005, and was approved by the Board of Aldermen of the City of Wentzville, Missouri, by Ordinance No. 2316 on this 25 day of May 2005.  
*Vitula Skillman*  
Vitula Skillman  
City Clerk  
City of Wentzville, Missouri  
THIS FINAL PLAT APPROVED BY THE CITY OF WENTZVILLE PUBLIC WORKS DEPARTMENT  
DATE: 6-17-05  
THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS EMBODIED WITHIN THE MUNICIPAL CODE OF THE CITY OF WENTZVILLE.

N/F DONALD JAEGER  
NO BOOK OR PAGE FOUND  
ZONED A-2  
FND. O.I.P.

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book 3979, Page 628 of the St. Charles County Recorder's Office hereby joins in and approves in every detail of this "WEST HAMPTON WOODS PLAT TWO" record plat.  
IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this 9th day of JUNE 2005.  
Lender: FRONTENAC BANK By: *Lori Henderson*  
VICE PRESIDENT

STATE OF MISSOURI) SS  
COUNTY OF ST. CHARLES)  
On this 9th day of June 2005, before me appeared *Lori Henderson*, to me personally known and who being by me duly sworn, did say that he is the VICE PRESIDENT of FRONTENAC BANK, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said *Lori Henderson* 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 official seal in the County and State aforesaid the day and year first above written.  
*Heather R. Schieffele*  
Notary Public  
My Commission Expires: 03-01-09  
HEATHER R. SCHIEFFELE  
Notary Public - Notary Seal  
State of Missouri  
St. Charles County  
My Commission Expires Mar. 01, 2009  
Commission # 05382569

CORNER OF RECORD: FOUND O. STONE AT NORTHWEST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO SACCO AS RECORDED BK. 2242, PG. 1744.  
BASIS OF BEARINGS: ADOPTED BEARING SYSTEM OF THE DEED TO SACCO AS RECORDED IN BK. 2242, PG. 1744.  
SOURCE OF RECORD: WARRANTY DEED CONVEYED TO RENAISSANCE PARTNERSHIP AS RECORDED IN BK. 3979, PG. 628 AND BOOK 4156, PAGE 990-992

NOTES:  
ALL SIDE LOT EASEMENTS ARE 5' WIDE UNLESS OTHERWISE NOTED.  
ALL REAR LOT EASEMENTS ALONG SUBDIVISION BOUNDARY ARE 10' WIDE UNLESS OTHERWISE NOTED.  
ALL INTERIOR REAR LOT EASEMENTS ARE 5' WIDE UNLESS OTHERWISE NOTED.  
ALL EASEMENTS ADJACENT TO R.O.W. ARE 10' WIDE UNLESS OTHERWISE NOTED.  
ALL HOMES SHALL HAVE DRIVEWAY ACCESS TO INTERIOR SUBDIVISION STREETS.  
ALL UTILITIES SHALL BE LOCATED UNDERGROUND.  
ALL FRONT BUILDING LINES ARE 25 FEET FROM PROPERTY LINE.  
ALL LOT SIDE YARDS SHALL BE AT LEAST 7 FEET AND ALL REAR YARDS AT LEAST 25 FEET.  
CROSSES TO BE CUT AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL P.C.'S AND P.T.'S OF CURVES AT THE STREET CENTERLINE.  
CROSSES TO BE CUT ON THE CURB AT A PROLONGATION OF THE SIDE LOT LINES AFTER THE COMPLETION OF STREET CONSTRUCTION.  
SEMI PERMANENT MONUMENTS TO BE SET AT THE REAR LOT CORNERS AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.  
TOTAL NUMBER OF LOTS IN THIS PLAT IS 82  
TOTAL AREA OF THIS PLAT = 26.41 ACRES  
XXX DENOTES ADDRESS FOR ALL LOTS  
THIS PLAT IS ZONED R-10 SINGLE FAMILY RESIDENTIAL

PREPARED FOR:  
RENAISSANCE PARTNERSHIP  
STAN SIEGFRIED, PRESIDENT  
FREDERICK W. DRAKESMITH, GENERAL PARTNER  
4641 CROSSHAVEN COURT  
ST. CHARLES, MO. 63304  
TELEPHONE: 314.614.1336

APR. 05	1	COMMENTS FROM PUBLIC WORKS DEPT.	REVISION:
DATE:	NO.:		
<b>MUSLER ENGINEERING COMPANY</b>			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
32 Portwest Court, St. Charles, Missouri 63303 Telephone: (636) 916-0444 Fax (636) 916-3444			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
APRIL 05	MWN	FRV	03-746
SHEET NO.:	1 OF 1		

