

RECORD PLAT OF HECKER HILLS PLAT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 49 NORTH,
RANGE 2 EAST, LINCOLN COUNTY, MISSOURI

OWNER'S DECLARATION

THE UNDERSIGNED OWNER OF THE TRACT OF LAND IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED SAID TRACT TO BE SURVEYED, AND A PLAT TO BE PREPARED IN THE MANNER SHOWN HEREON, WHICH PLAT SHALL HEREFTER BE KNOWN AS "HECKER HILLS PLAT 1."

HECKER HILLS DRIVE, 50.00 FEET WIDE, TOGETHER WITH ALL ROUNDINGS LOCATED AT STREET INTERSECTIONS ARE HEREBY DEDICATED AS PRIVATE STREETS FOR THE EXCLUSIVE USE AS MEANS OF INGRESS AND EGRESS TO ALL LOT OWNERS AND THEIR ASSIGNS, AND AS EASEMENTS FOR ALL UTILITY COMPANIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO ALL UTILITY COMPANIES AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER 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 UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUAIL RUN SUBDIVISION, AS FILED IN BOOK 2490, PAGE 178 OF THE LINCOLN COUNTY, MISSOURI RECORDER OF DEEDS OFFICE.

PERMANENT AND SEMI-PERMANENT SURVEY MONUMENT SHALL BE SET WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT WHICH MEET OR EXCEED THE REQUIREMENTS OF 20 CSR 2030-16.090, MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY, 20 CSR 2030-16.040.

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 1 DAY OF March, 2024.

B HECKER PROPERTIES, LLC.

BY: Brian J Hecker
PLEASE PRINT NAME

Sole Member
TITLE

OWNER'S NOTARY

STATE OF MISSOURI)
COUNTY OF Lincoln) SS.

ON THIS 1 DAY OF March, IN THE YEAR OF 2024, BEFORE ME Joyce M Presser

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Brian J Hecker
OF B Hecker Properties LLC, WHO EXECUTED THE WITHIN

Plat IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND
ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN
STATED.

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

Joyce M Presser
NOTARY PUBLIC
PLEASE PRINT NAME

STATE OF Missouri, Lincoln COUNTY

COMMISSION NUMBER: JOYCE M. PRESSER
MY COMMISSION EXPIRES: Notary Public - Notary Seal
STATE OF MISSOURI
Lincoln County
My Commission Expires: Dec. 18, 2028
Commission # 13439357

LENDER

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 2490, PAGE 760 OF THE LINCOLN COUNTY, MISSOURI RECORDER OF DEEDS OFFICE HEREBY JOIN IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HECKER HILLS PLAT 1."

IN WITNESS WHEREOF, SAID HOLDER OF LEGAL OWNER HAS SIGNED AND SEALED THIS PLAT THIS 1 DAY OF March, 2024

BANK OF OLD MONROE

BY: Matthew J Bals
PLEASE PRINT NAME

AVP - Bank of Old Monroe
TITLE

LENDER'S NOTARY

STATE OF MISSOURI)
COUNTY OF Lincoln) SS.

ON THIS 1 DAY OF March, IN THE YEAR OF 2024, BEFORE ME

Joyce M Presser, A NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY APPEARED Matthew J Bals, OF

Bank of Old Monroe, KNOW TO ME TO BE THE PERSON WHO

EXECUTED THE WITHIN Plat IN BEHALF OF SAID

Bank of Old Monroe AND ACKNOWLEDGED TO ME THAT HE OR SHE
EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

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

Joyce M Presser
NOTARY PUBLIC
PLEASE PRINT NAME

STATE OF Missouri, Lincoln COUNTY

COMMISSION NUMBER: JOYCE M. PRESSER
MY COMMISSION EXPIRES: Notary Public - Notary Seal
STATE OF MISSOURI
Lincoln County
My Commission Expires: Dec. 18, 2028
Commission # 13439357

GENERAL NOTES

1. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED TO THIS OFFICE BY THE CLIENT AND FROM ADDITIONAL DATE PERTAINING TO THIS SITE OBTAINED BY LANDMARK SURVEYING COMPANY, AND FROM THE LINCOLN COUNTY RECORDER OF DEED'S OFFICE, WITHOUT A CURRENT TITLE POLICY.
2. CLASS OF PROPERTY - RURAL
3. THIS PLAT CONTAINS 8 BUILDING LOTS
4. ALL BUILDING SITES TO BE ACCESSED FROM HECKER HILLS DRIVE & MYRTLE DRIVE
5. TOTAL AREA OF PLAT = 1,433,559.6 SQ. FT. AND/ OR 32.91 ACRES
6. PERMINANT MONUMENTATION WILL BE SET AT REAR LOT CORNERS & FRONT BUILDING LINE CORNERS ON EACH LOT
7. MONUMENTATION SHOWN ON PLAT
8. PER F.I.R.M. 29113C0266D, DATED 09/29/2010 THIS PROPERTY IS NOT IN A FLOOD PLAIN
9. CLASS OF PROPERTY - RURAL
10. BASIS OF BEARING FOR THIS SURVEY FROM SURVEY RECORD BOOK 1, PAGE 25 OF THE LINCOLN COUNTY RECORDER OF DEEDS

Recorded in Lincoln County, Missouri

Recording Date/Time: 03/01/2024 at 02:04:32 PM
Instr #: 2024001486
Book: 15 Page: 89
Type: PLAT
Pages: 2
Fee: \$89.00 & 20240001436

ALL COUNTY TITLE



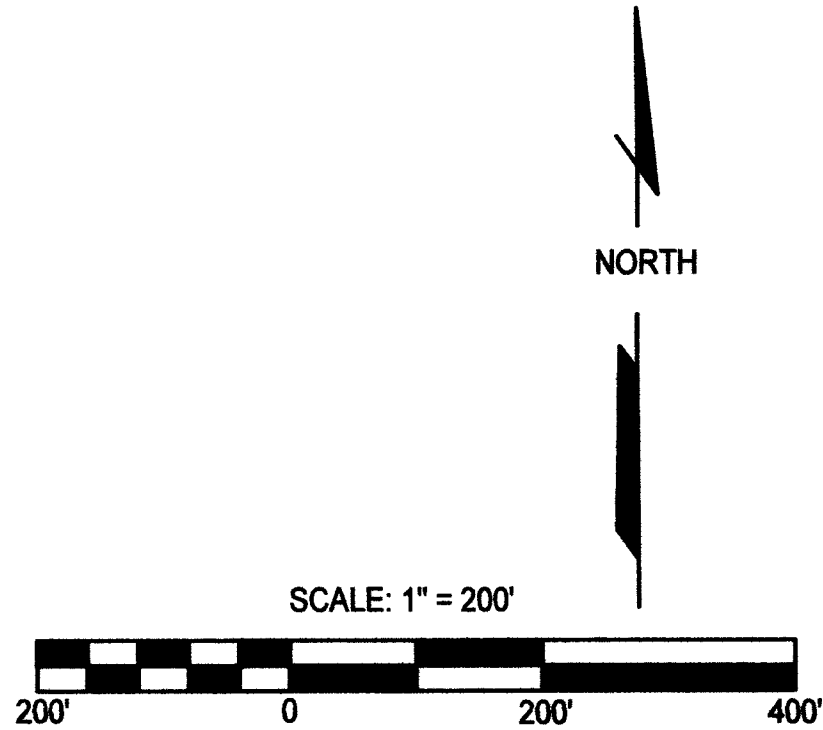
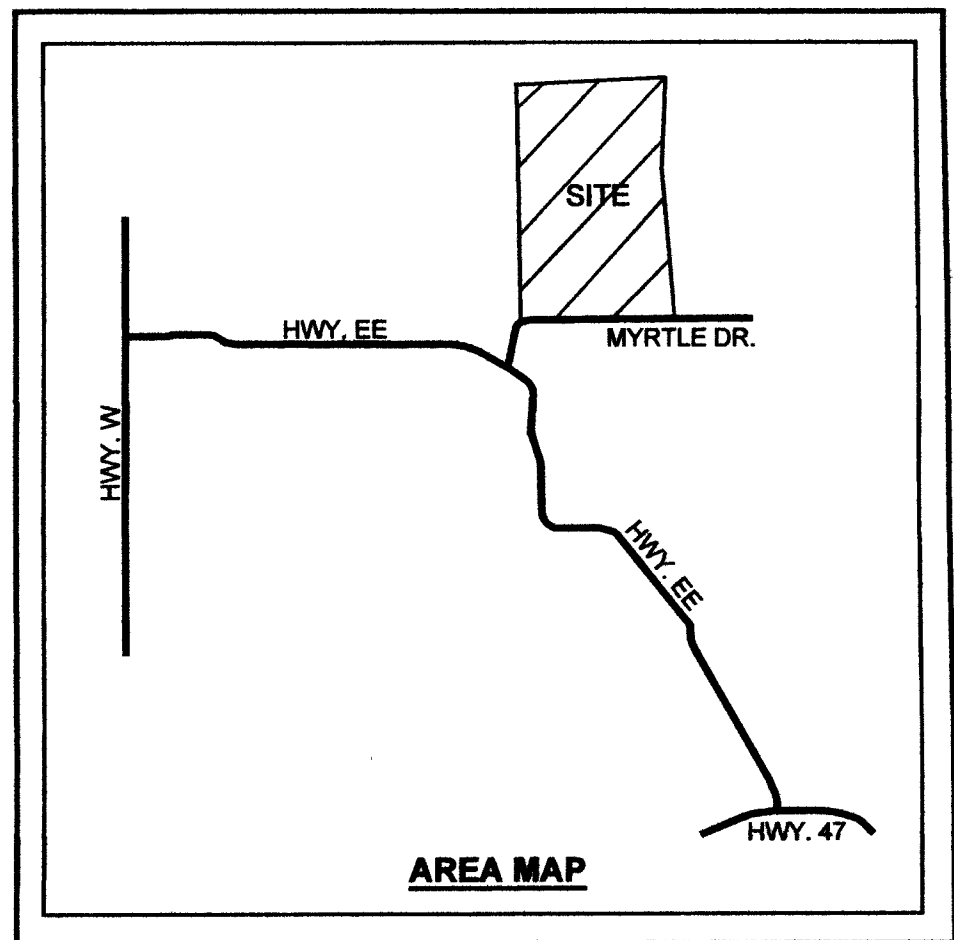
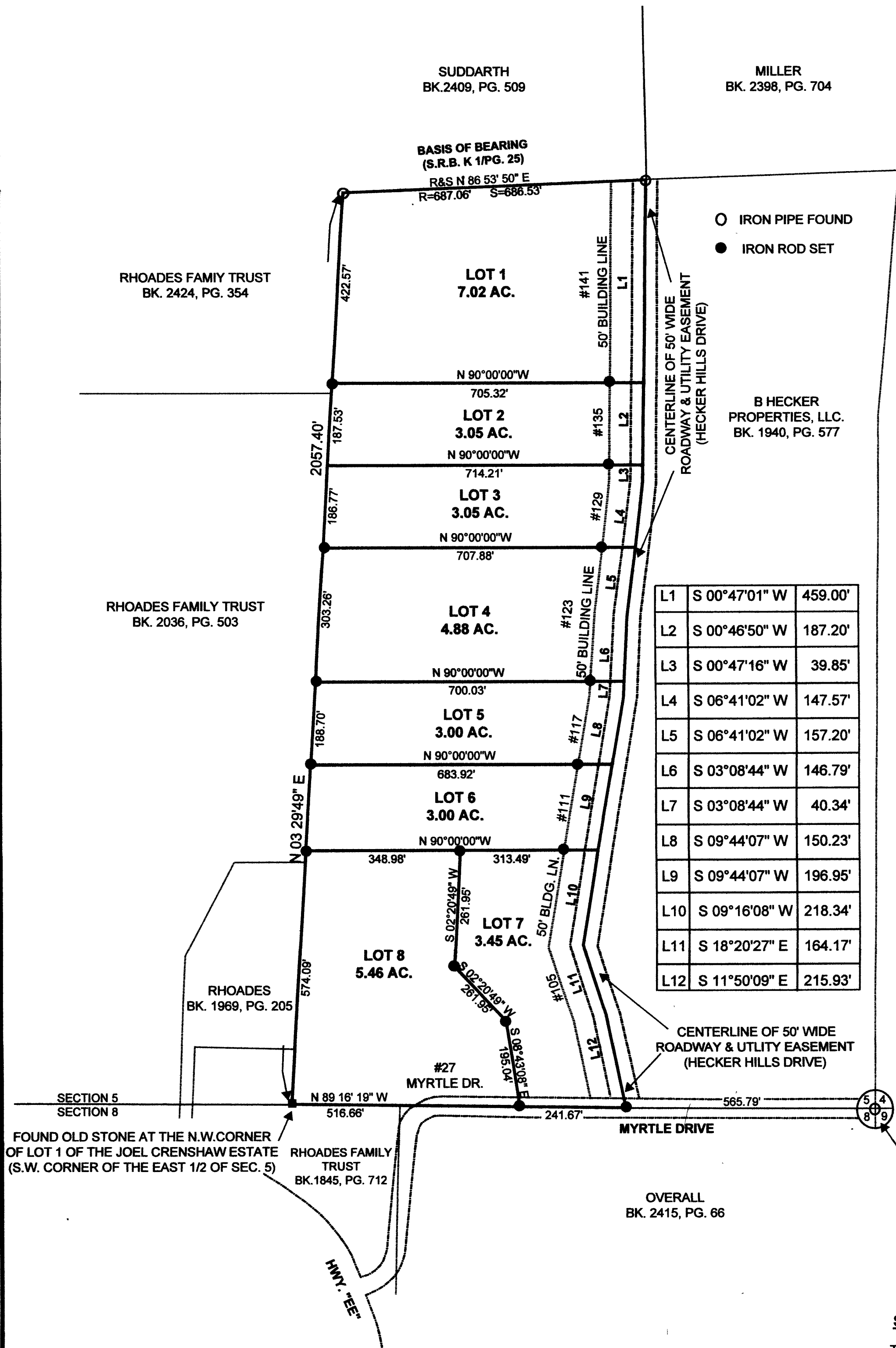
LANDMARK SURVEYING CO.
802 E. Main Street, Wentzville, MO 63385
Office: (636) 332-9190, (636) 327-5853, FAX: (636) 332-9285 Shane Waltermann:
shane@landmarksurveyingmo.com

HECKER HILLS PLAT 1

Drawn: S.R.W.	Checked:	Revision:	Job No. 10746
Date: 02-16-2024	Date:	Date:	

RECORD PLAT OF HECKER HILLS PLAT 1
 PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 49 NORTH,
 RANGE 2 EAST, LINCOLN COUNTY, MISSOURI

Book 15 Page 89

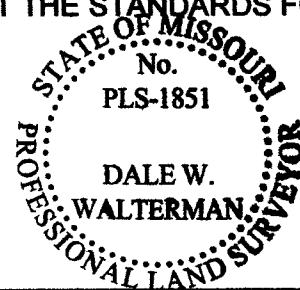


SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE DURING FEBRUARY, 2024 BY ORDER OF B HECKER PROPERTIES, LLC. EXECUTED A BOUNDARY SURVEY AND CREATED A SUBDIVISION PLAT ON A TRACT OF LAND IN PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 2 EAST, LINCOLN COUNTY, MISSOURI AND THE RESULTS, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS PER 2 CSR 90-60.030(P). THIS SURVEY AND PLAT MEET THE STANDARDS FOR AN URBAN SURVEY

DALE W. WALTERMAN

PLS-1851 DATE: 2/27/24



LANDMARK SURVEYING CO. 802 E. Main Street, Wentzville, MO 63385 Office: (636) 332-9190, (636) 327-5853, FAX: (636) 332-9285 Shane Waltermann: shane@landmarksurveyingmo.com			
HECKER HILLS PLAT 1			
Drawn: S.R.W.	Checked:	Revision:	Job No.
Date: 02-16-2024	Date:	Date:	10746