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11/29/2018 02:52:08PM
REC FEE: 33.00
PAGES: 4

DEBORAH L. ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO



**STAMER ROAD
DECLARATION OF RESTRICTIONS**

November 13, 2018

Page 1 of 4

Frick Street LLC, Developer and Owner

of the County of Warren in the State of Missouri, Party (ies) of the First Part (Grantor), and

Frick Street LLC, 21 North Stringtown Road, Foristell, MO 63348

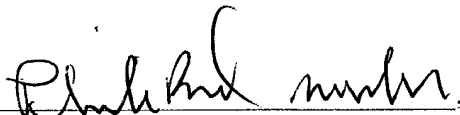
of the County of Warren in the State of Missouri, Party (ies) of the Second Part (Grantee).

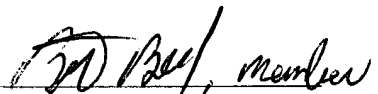
See Attached Exhibit A

The above described property comprises Stamer Road and shall be subject to the following restrictions and provisions.

1. No commercial dog kennels.
2. No unlicensed vehicles, salvage or junk yards.
3. No mobile or modular homes. No structures of a temporary character shall be used as a place of residence temporarily or permanently.
4. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at their own expense. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners. A 60% majority vote of lot owners may establish new restrictions or grant variances.

IN WITNESS THEREOF, the said Grantor (s) have set their hand this 13th day of November, 2018.


Frick Street LLC, Philip Reid- member


Frick Street LLC, Bret Bell- member

1-1804762

Exhibit A

Lot 1

22.63 AC. TRACT

A tract of land being part of the North Half of the Northeast Quarter of Section 33, Township 47 North, Range 1 West, Warren County, Missouri and being described as follows:

Beginning at the Northeast corner of Section 33; thence along the East line of Section 33, South 01°-56' West 1342.55 feet to a corner in a creek; thence along the South line of the North Half of the Northeast Quarter, North 88°-16' West 1009.23 feet to an iron rod; thence North 03°-02' East 606.42 feet to an iron rod; thence North 86°-30' East 502.73 feet to an iron rod; thence North 02°-27' East 698.92 feet; thence along the North line of Section 33, in the county road, South 87°-17' East 490.89 feet to the place of beginning and containing 22.63 acres, more or less.

Lot 2

8.27 AC. TRACT

A tract of land being part of the North Half of the Northeast Quarter of Section 33, Township 47 North, Range 1 West, Warren County, Missouri and being described as follows:

Commencing at the Northeast corner of Section 33; thence along the North line of Section 33, North 87°-17' West 490.89 feet to the place of beginning of the said tract of land; thence South 02°-27' West 698.92 feet to an iron rod; thence South 86°-30' West 502.73 feet to an iron rod; thence North 03°-02' East 753.43 feet; thence along the North line of Section 33, in the county road, South 87°-17' East 492.42 feet to the place of beginning and containing 8.27 acres, more or less.

Lot 3

21.73 AC. TRACT

A tract of land being part of the North Half of the Northeast Quarter of Section 33, Township 47 North, Range 1 West, Warren County, Missouri and being described as follows:

Commencing at the Northeast corner of Section 33; thence along the North line of Section 33, North 87°-17' West 983.31 feet to the place of beginning of the said tract of land; thence South 03°-02' West 1359.85 feet to an iron rod; thence along the South line of the North Half of the Northeast Quarter, North 88°-16' West 335.24 feet to an old iron rod; thence North 86°-44' West 298.93 feet to an iron rod; thence North 10°-39' East 147.91 feet to an iron rod; thence North 03°-55' East 241.42 feet to an iron rod; thence North 07°-42' West 310.59 feet to an iron rod; thence North 13°-25' West 338.65 feet to an iron rod; thence North 10°-05' West 209.25 feet to an iron rod; thence North 18°-15' West 150.04 feet; thence along the North line of Section 33, in the county road, South 87°-17' East 866.28 feet to the place of beginning and containing 21.73 acres, more or less.

Lot 4

21.41 AC. TRACT

A tract of land being part of the North Half of the Northeast Quarter of Section 33, Township 47 North, Range 1 West, Warren County, Missouri and being described as follows:

Commencing at the Northeast corner of Section 33; thence along the North line of Section 33, North 87°-17' West 1849.59 feet to the place of beginning of the said tract of land; thence South 18°-15' East 150.04 feet to an iron rod; thence South 10°-05' East 209.25 feet to an iron rod; thence South 13°-25' East 338.65 feet to an iron rod; thence South 07°-42' East 310.59 feet to an iron rod; thence South 03°-55' West 241.42 feet to an iron rod; thence South 10°-39' West 147.91 feet to an iron rod; thence along the South line of the North Half of the Northeast Quarter, North 86°-44' West 1027.42 feet; thence along the East line of Missouri State Highway "F", North 03°-03' East 605.57 feet to an old iron rod; thence along the South and East lines of a tract of land described in Book 1345 Page 805 of the Warren County records, South 87°-17' East 626.13 feet to an old iron rod; thence North 02°-51' East 208.71 feet to an old iron rod; thence along the East and North lines of a tract of land described in Book 1345 Page 798 of the Warren County records, North 02°-51' East 208.71 feet to an old iron rod; thence North 87°-17' West 263.10 feet to an old iron rod; thence along the East line of a tract of land described in Book 657 Page 160 of the Warren County records, North 02°-58' East 330.00 feet; thence along the North line of Section 33, in the county road, South 87°-17' East 433.63 feet to the place of beginning and containing 21.41 acres, more or less.

STATE OF MISSOURI

ss.

COUNTY OF Warren

On this 13 day of November, 2018, before me personally appeared Bret Bell, member, of Frick Street LLC, to me known to be the person or persons 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 official seal in the County and State aforesaid, the day and year first above written.

Jeanette M. Hooton
Notary Public

My Commission expires: _____



JEANETTE M. HOOTON
My Commission Expires
July 14, 2020
Warren County
Commission #12456461

STATE OF MISSOURI

ss.

COUNTY OF Warren

On this 13 day of November, 2018, before me personally appeared Philip Reid, member of Frick Street LLC, to me known to be the person or persons 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 official seal in the County and State aforesaid, the day and year first above written.

Jeanette M. Hooton
Notary Public

My Commission expires: _____



JEANETTE M. HOOTON
My Commission Expires
July 14, 2020
Warren County
Commission #12456461