

STATE OF MISSOURI

COUNTY OF BUTLER

TO ALL WHOM THESE PRESENTS SHALL COME

On this 12th day of July, 1961, before me personally appeared Garry Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires 1965

Garry Phillips  
Notary Public

ASSUMED NORTH

SCALE: 1"=100'

**SURVAYOR'S CERTIFICATE**

This is to certify that I, Garry Phillips, S.W., No. 1756, by order of the court, did during the month of July, 1961, execute a survey and subdivision of land situated in Butler County, Missouri, said tract of land being described as follows:

That part of the West half of Section 10, Township 21 North, Range 6 East of the Fifth Principal Meridian, Butler County, Missouri, being further described as follows: Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 10; thence S 00° 18' 30" E along the Twp. 21 N. & R. 6 E. line to the Northwest corner of the Northwest quarter of Section 10; thence S 89° 40' 30" E 112.51 feet to a 1" diameter iron pin; thence S 89° 40' 30" E 112.51 feet to a 1" diameter iron pin; thence S 89° 40' 30" E 112.51 feet to an angle iron; thence S 89° 40' 30" E 112.51 feet to the point of beginning and containing 40.75 acres, more or less.

In witness whereof, I have hereunto set my hand and seal this 12th day of July, 1961, and affixed my official seal.

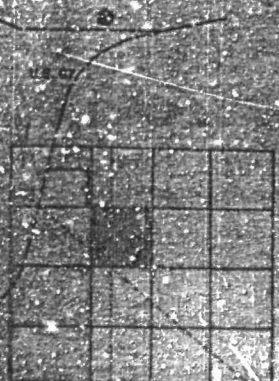


Garry Phillips  
Garry Phillips, Notary Public, No. 1756, Mo.

**PROCLAMATION**

We, Lawrence Beaulieu and Yvonne Beaulieu, wife, being the owners of the tract of land described in the Surveyor's Certificate have caused said tract of land to be surveyed and subdivided into lots and as shown on this plat, and said subdivision shall hereinafter be known as "Hidden Hills Subdivision One". The roads as shown on this plat are hereby dedicated to the public use forever. Furthermore, all lots in said Subdivision shall be sold subject to the restrictions, conditions, reservations, easements, powers, provisions, duties and limitations set out in an instrument of writing known as "Hidden Hills Subdivision One" Declaration, of even date to be filed in the office of the Recorder of Deeds, Butler County, Missouri.

In witness whereof, we have hereunto set our hands and seals this 12th day of December, 1961.



SEE IN YOUR HAND

VICINITY MAP

8428

FILED FOR RECORD THIS 13th  
of November A.D. 1961  
AT 10 O'CLOCK MINUTES A.M.  
Robert A. Siefert RECORDER  
DEPUTY  
BUTLER COUNTY, MISSOURI

PROFESSIONAL LAND SERVICES  
967 CYNTHIA STREET  
FOULAR BLUFF, MISSOURI 63901  
314 - 763 - 2867

NW COR  
SE 1/4 NW 1/4  
W 1/2  
19-24-6



HIDDEN HILLS SUBDIVISION-ADDITION NO. 1  
RESTRICTIONS

The restrictions and covenants set forth herein have been prepared for the benefit, protection and enjoyment of Hidden Hills Subdivision-Addition No. 1 Lot Owners.

The Lots affected by these restrictions are Lots 1 through 13, as the same shall appear on the plat of said subdivision filed on November 13, 1981, with the Recorder of Deeds of Butler County, Missouri.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

I.

Hidden Hills Subdivision-Addition No. 1, has caused to be made a Plat showing the Subdivision of said tract of land and named said tract of land "Hidden Hills Subdivision-Addition No. 1", and the Plat is now and hereby by reference made a part of these restrictions.

II.

The Lots shall be as numbered and shown on said Plat and any and every conveyance of any Lot out of said tract of land as hereinbefore described shall always and forever be held and deemed to be sufficient description and conveyance thereof.

III.

The following restrictions and covenants shall apply to all lots.

1. Buildings and premises shall be confined to residential buildings only.

2. All of the above designated lots shall be developed for one

family residence purposes only.

3. There shall be at least 1500 feet of living area floor space.

4. Mobile Homes are prohibited.

5. All buildings must be at least 25 feet from property line.

6. There shall be no dumping or junk vehicles stored or parked on said designated lot.

7. No lot shown on the recorded plat of said subdivision shall be hereinafter subdivided, except to enlarge other lots.

8. There shall be FHA and EPA approved sewer systems.

9. All livestock, barns, fences and other outbuildings must be approved by Hidden Hills Real Estate Board.

10. There shall be no offensive odors or activity resulting in odors or sounds carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. No fence, wall or other structure shall be erected within 150 feet of the road unless it is under 4 feet in height.

12. All utility and sewer line easements must extend 20 feet from the road and boundary lines.

13. All Lot Owners must keep said lots mowed and cleaned or pay \$150.00 per year for each lot for maintenance.

Lawrence P. Resnik  
Lawrence P. Resnik

Vineta P. Resnik  
Vineta P. Resnik

R. Resnik  
Ron Resnik

Dianna Resnik  
Dianna Resnik

Gary England  
Gary England

Sandy England  
Sandy England

STATE OF MISSOURI     )  
                                  )SS  
COUNTY OF BUTLER     )

On this 3rd day of August, 1994, before me personally appeared Lawrence P. Resnik and Vineta P. Resnik, his wife, Ron Resnik and Dianna Resnik, his wife, Gary England and Sandy England, his wife, to me known to be the 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.

Judy M. Church  
Judy M. Church

My commission expires: February 27, 1995

FILED FOR RECORD THIS 5th  
OF August A.D. 19 94  
AT 8 O'CLOCK 5 MINUTES 2 M  
Wanda Shelton RECORDER  
DEPUTY  
BUTLER COUNTY, MISSOURI

Summers 11.00  
State Users Fee \$4.00

15.00 Pd