

201612200043680 PLAT  
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CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, Missouri  
BY: GREGUETTE \$116.00

# BROOKSIDE VILLAGE A PLAT TWO-B

A TRACT OF LAND BEING PART OF FRACTIONAL SECTIONS 23, 26 & 27,  
AND PART OF U.S. SURVEY 54,  
TOWNSHIP 47 NORTH, RANGE 2 EAST,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

The undersigned LOMBARDO HOMES OF ST. LOUIS, LLC being the owner and developer of the tract described in the surveyor's certificate shown hereon, has caused said tract to be surveyed, and a subdivision plat to be prepared in the manner shown hereon, which plat shall hereafter be known as "BROOKSIDE VILLAGE A - PLAT TWO-B".

The undersigned declares all streets shown hatched hereon, Birch Brook Court (50' wide), Fern Brook Court (50' wide), Burning Brook Drive (50' wide) and Thorn Brook Drive (50' wide), together with their roundings at intersections, and together with the cul-de-sacs, as public streets and roadways, and are hereby dedicated to the City of O'Fallon, Missouri, for public use forever, 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 street construction section of the city of O'Fallon, Missouri land subdivision regulations and any amendment thereto, adopted by the Board of Aldermen of the city of O'Fallon, Missouri, in August, 1987, and this covenant shall run with the land abutting upon said streets and roadways. The undersigned further designates these streets as utility easements for all public utilities, as their interests may appear.

All easements shown on this plat are hereby granted to the City of O'Fallon, Mo., Duckett Creek Sanitary District, Laclede Gas Company, AmerenUE, CenturyTel, and to the cable company, their successors and assigns, as their interests may appear for the purpose of constructing, maintaining and repairing of public utilities and sewer and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities, provided any such cable communication provider shall not be entitled to initially install any cable or equipment in this subdivision except upon prior written authorization by the undersigned developer.

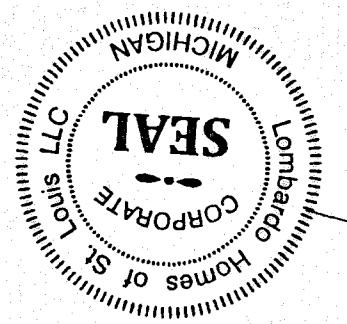
The Common Ground areas shown hereon, are not intended for the use of the general public, but are hereby established for the use and enjoyment of the property owners of Brookside Homeowners Association, as more fully provided in aforementioned Declaration of Covenants, Conditions, and Restrictions. Said common ground is to be conveyed to, and maintained by said Association, by General Warranty Deed recorded the 22<sup>nd</sup> day of January, 2015, in Deed Book 4481, Page 7144 of the St. Charles County Records.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Brookside as said Master Indenture is filed in Book 4406, Page 1567 of the St. Charles County, Missouri Recorder's Office.  
First Amendment Book 4465 Page 1970  
Second Amendment Book 4588 Page 1015  
Third Amendment Book 5152 Page 975  
Fourth Amendment Book 5559 Page 1923  
Fifth Amendment Book 6249 Page 1687  
Sixth Amendment Book 6398 Page 1542

The building lines shown hereon are hereby established.  
All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned have set their hands this 18 day of November, 2015.

LOMBARDO HOMES OF ST. LOUIS, LLC  
By: Frederick H. Stone  
Frederick H. Stone  
Please Print Name  
Title



STATE OF MISSOURI } SS.  
COUNTY OF }  
On this 18 day of November, 2015, before me appeared Frederick H. Stone, to me personally known, who being duly sworn, did say that he is the Authorized Representative of LOMBARDO HOMES OF ST. LOUIS, LLC, a limited liability company organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its members and that said Frederick H. Stone declared said instrument to be the free act and deed of said 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.

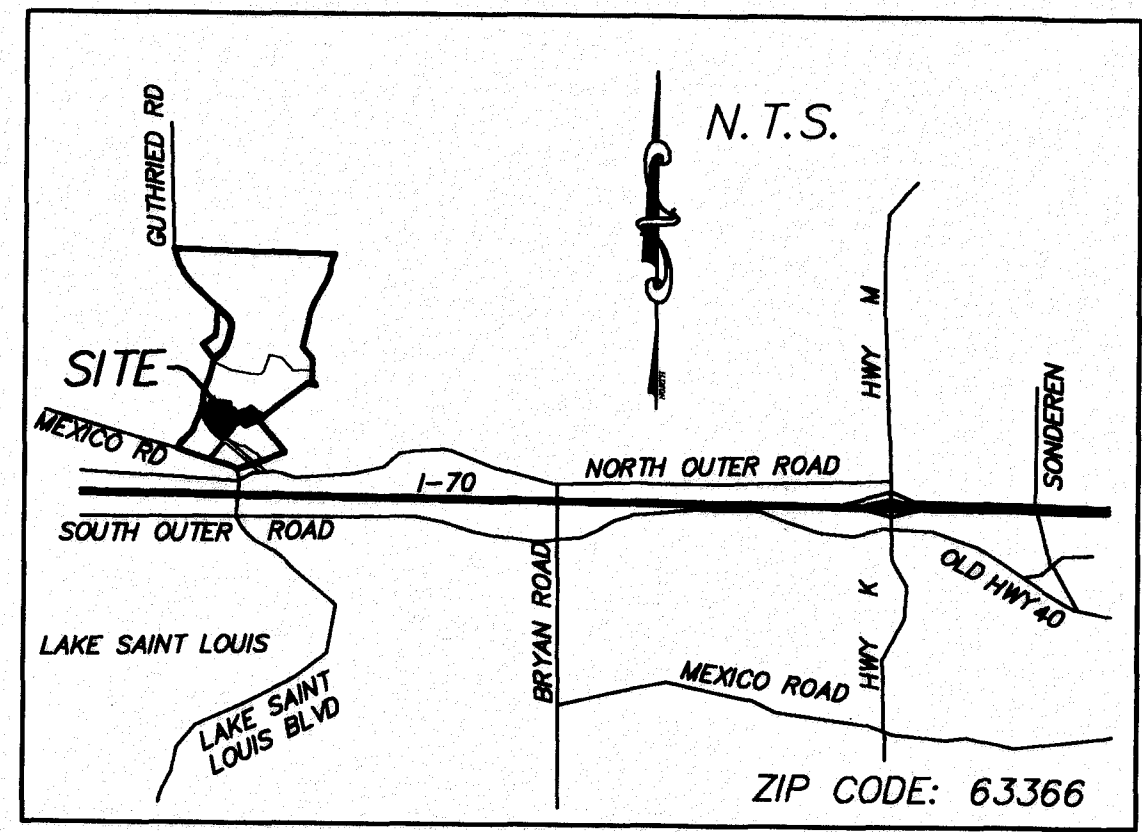
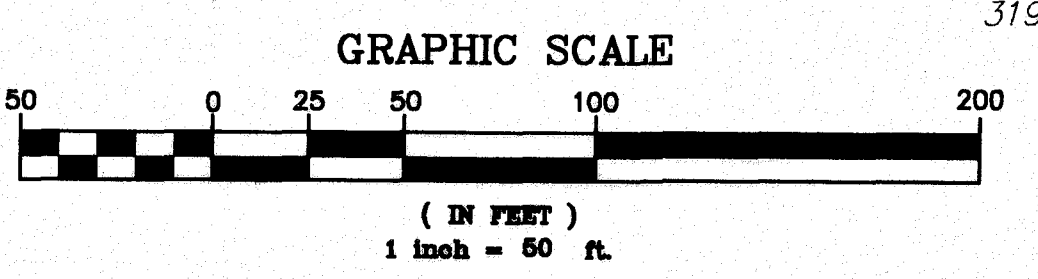
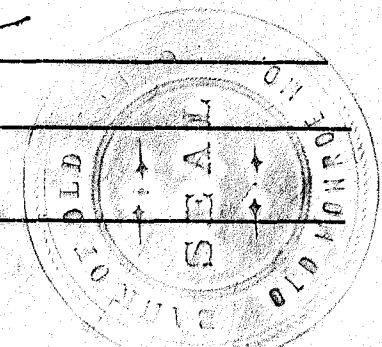
Wendy Jett  
NOTARY PUBLIC  
Please Print Name Wendy Jett

My Commission Expires: 4-13-17  
WENDY JETT  
My Commission Expires April 13, 2017  
Lincoln County  
Commission #13770794

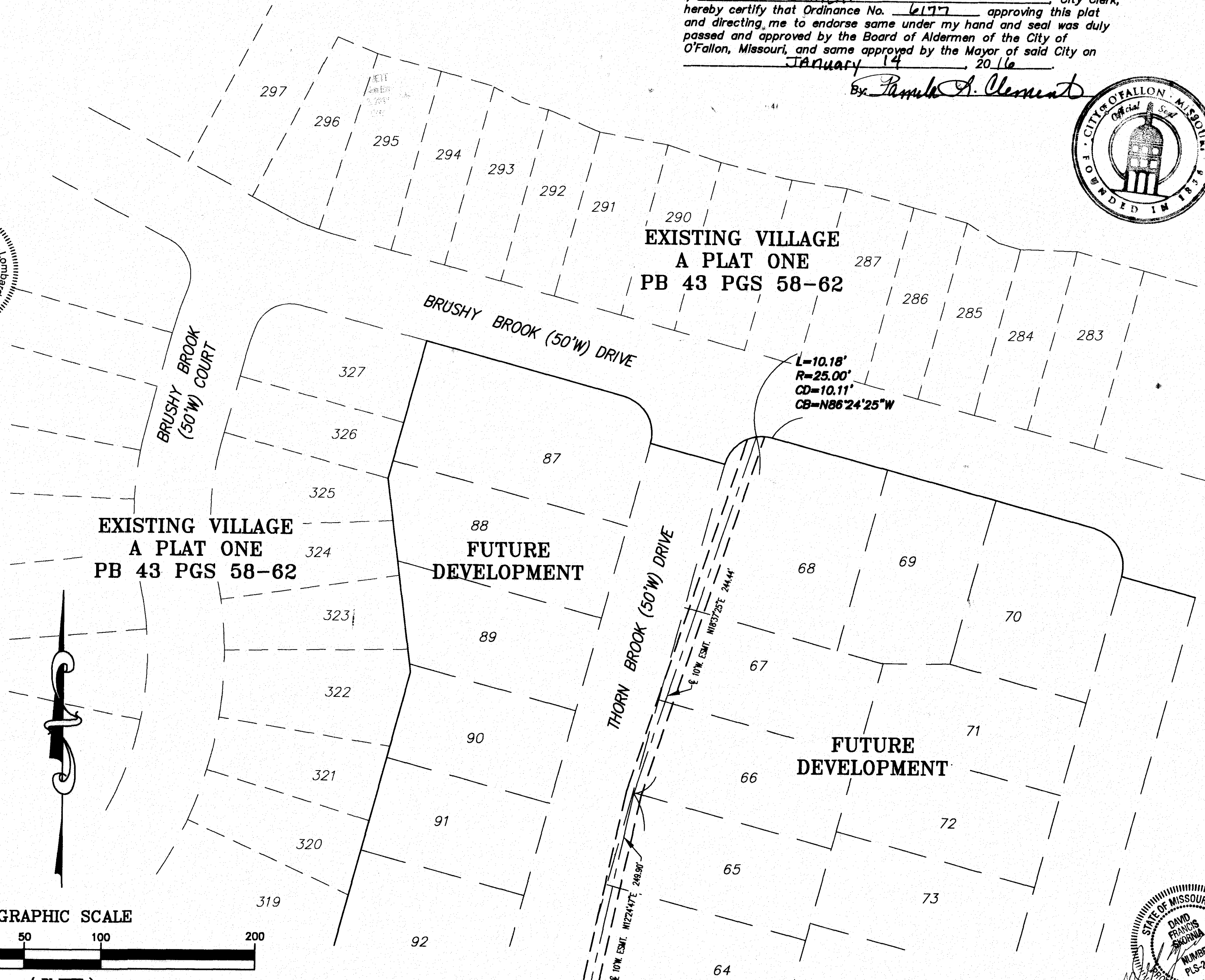
The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book 6245, Page 1239 of the St. Charles County, Missouri Recorder's Office hereby joins in and approves in every detail this subdivision plat of "BROOKSIDE VILLAGE A - PLAT TWO-B".

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this 18 day of November, 2015.

Lender: Bank of Old Monroe  
By: David Vandeven  
David Vandeven  
Please Print Name  
Vice President  
Title



I, Pamela A. Clement, City Clerk, hereby certify that Ordinance No. 6177 approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the Board of Aldermen of the City of O'Fallon, Missouri, and same approved by the Mayor of said City on January 14, 2016.  
By: Pamela A. Clement

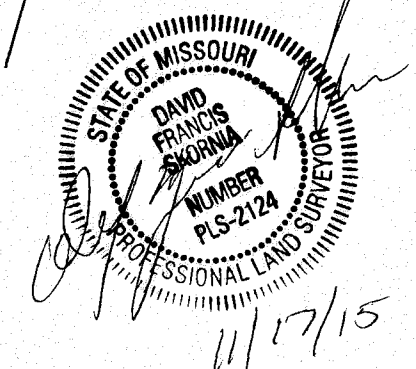


### GENERAL NOTES

- The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by First American Title Insurance Company, per Schedule B-Section II of Commitment No. 05003230, dated September 9, 2013.
- Basis of bearing for this survey is the northwestern line of property recorded in Deed Book 2603 Page 1032.
- Class of property - Urban.
- Total area of this plat 11.47 acres.
- This plat contains 40 Lots.
- Indicates permanent survey monument to be set which meets or exceeds the requirements for monumentation for each block created in a new subdivision.
- Crosses "+" shown at P.C.s & P.T.s and at the intersections of centerlines will be set within a reasonable time after concrete pavement is installed.
- Crosses "+" to be cut on the prolongation of the side lot lines on the concrete curb within a reasonable time after curb construction is complete.
- All front property line easements are 10' wide unless noted.
- All side property line easements are 5' wide unless noted.
- All rear property line easements are 10' wide unless noted.
- All front building lines are 25' unless otherwise noted.
- Minimum side yard is 6.0'.
- Minimum rear yard setback 15'.
- Minimum lot width at building line 35'.
- Minimum lot size 3,850.
- 1860 Denotes address (typical)
- The addresses shown hereon were furnished to Pickett, Ray & Silver Inc. who makes no certification as to their correctness or permanence; any future changes to the addresses shall not be the responsibility of Pickett, Ray & Silver, Inc.
- All houses are to be accessed through interior subdivision streets.
- The following lots are subject to "street creep": 44 through 48, 51 through 54, 56, 59, 96 through 104, and 106 through 114.
- After normal warranty periods, trees shall be maintained in good condition by the corresponding Homeowners Association as part of the Covenants and Restrictions of the subdivision. Said restrictions shall include language approved by the city to allow the city to remove trees should public safety be threatened.
- Survey monuments will be set at rear corners within one year after the recording of this plat.
- Prior to the issuance of building permits for more than 30% of the total units, building permits for all of the recreational amenities shall be pulled. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
- This property lies within Zone X (areas outside 500-year floodplain) and Zone AE (Base flood elevations determined) per the Flood Insurance Rate Map, Community Panel No. 2918300220 F, Map 220 of 525, effective date March 17, 2003.
- On a corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of three (3) feet and fifteen (15) feet above the grades within the sight triangle area as shown on this plat. Additionally, nothing shall be erected, placed, planted or allowed to grow in a manner to materially impede the line of sight necessary for safe travel along public roadways within the line of sight easement shown on this plat.
- See construction plans for additional footing/setback restrictions affecting Lots 45, 46, 47, 58, 59, 101, and 102.

We, Pickett, Ray & Silver, Inc., have, at the request of Lombardo Homes of St. Louis, LLC, during the month of December, 2013, executed a boundary survey from actual field data and record information in accordance with the Current Minimum Standards 4 CSR 30-16., and during the month of August, 2015, by order of Lombardo Homes of St. Louis, LLC, prepared this subdivision plat of a tract of land being part of Fractional Sections 23, 26 & 27 and Part of U.S. Survey 54, Township 47 North, Range 2 East, St. Charles County, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16. and the results are shown hereon.

By: David Francis Skornia  
DAVID FRANCIS SKORNIA, P.L.S. #2124  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D



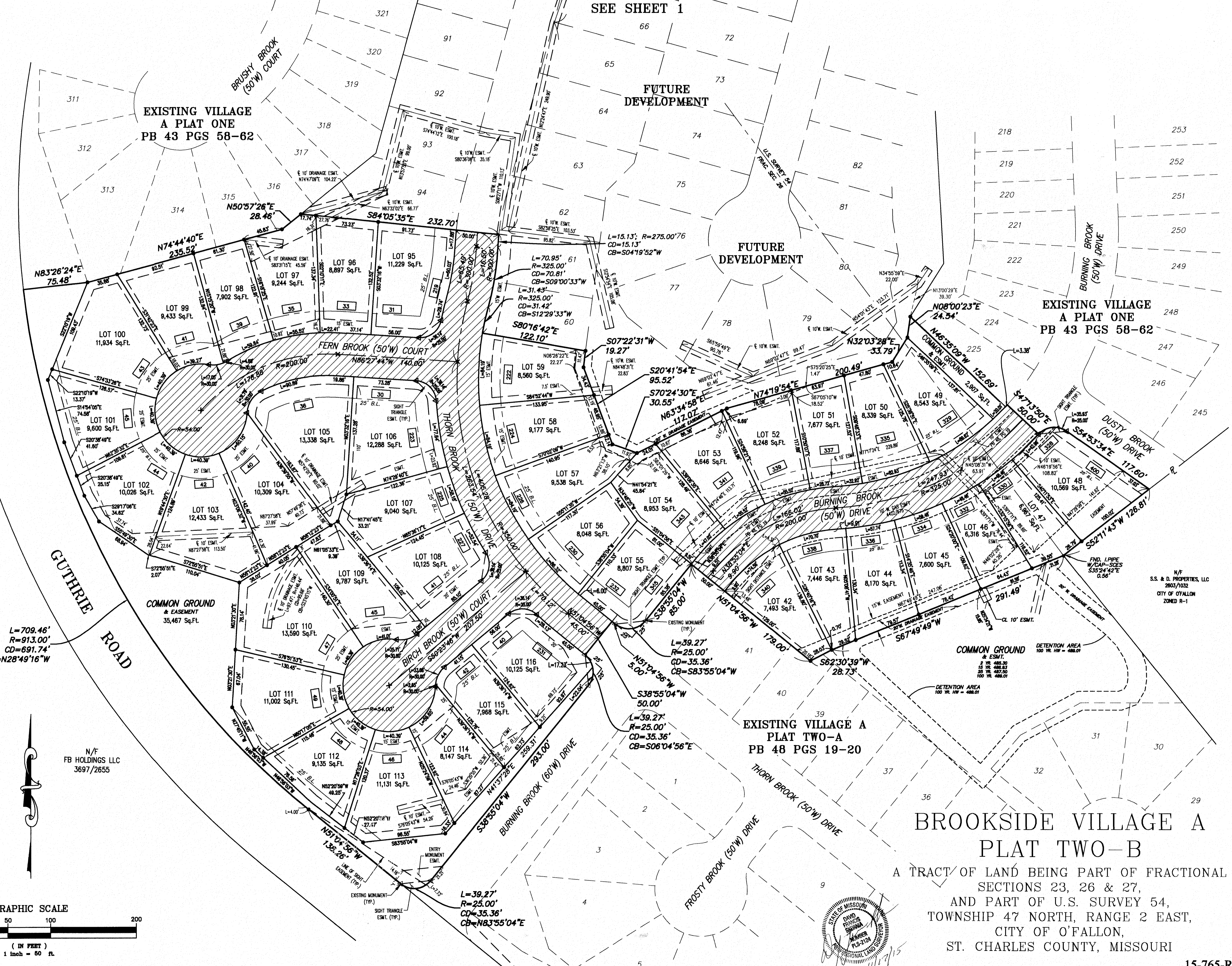
**PICKETT, RAY & SILVER INC.**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 Richmond Center Court  
St. Peters, MO 63376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-3918

**BROOKSIDE VILLAGE A  
PLAT TWO-B**  
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CITY OF O'FALLON,  
ST. CHARLES COUNTY, MISSOURI  
Prepared For:  
**Lombardo Homes**  
2299 Technology Drive  
Suite 150  
O'Fallon, Missouri 63368  
636-265-2710

REVISIONS	NO.	DATE	DESCRIPTION
	1.	11/05/15	REVISE PER CITY COMMENTS DATED 10/29/15

DRAWN	DWD	DATE	08/11/15
CHECKED	DFS	DATE	08/11/15
PROJECT	# 03029.LOMB.01S		
TASK #	12	FIELD BOOK	847

SEE SHEET 1



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PROJECT #	03029.LOMB.01S	TASK #	12
FIELD BOOK	847		

**BROOKSIDE VILLAGE A  
PLAT TWO-B**  
SHEET **2** OF **2**  
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15-765-RP