

GENERAL NOTES

- 1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF LARRY TERBROCK CONSTRUCTION BY DEED RECORDED AS DOCUMENT NUMBER 2024R-003121 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBERS 2-0061-3034-00-0001.1000000 AND 2-0061-3034-00-0001.3000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2918300241G, COMMUNITY PANEL NUMBER (ST. CHARLES COUNTY, 290315 0241 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
• ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
6. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
7. THIS PLAT CONTAINS 2.417 ACRES AND 4 LOTS.
8. THE ADDRESSES AS SHOWN HEREIN, WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
9. THIS PROPERTY IS CURRENTLY ZONED R-2 TWO FAMILY RESIDENTIAL DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR R-2 TWO FAMILY RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:
FRONT SETBACK: 25 FEET
SIDE SETBACK: 6 FEET
REAR SETBACK: 15 FEET
10. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
11. IRON RODS SHALL BE SET AT THE REAR LOT CORNERS AT COMPLETION OF CONSTRUCTION OR WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS PLAT.
12. "●" DENOTES THAT A SEMI-PERMANENT MONUMENT TO BE SET NO LATER THAN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT.

OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ALPINE WOODS".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, AMERENUE ELECTRIC COMPANY, SPIRE MISSOURI INC, CENTURYTEL TELEPHONE COMPANY, AND CHARTER COMMUNICATION CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS AND STORM WATER IMPROVEMENTS 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, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERCTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE SIGHT TRIANGLE EASEMENT AS SHOWN DOT HATCHED IS HEREBY ESTABLISHED AND GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SIGHT DISTANCE ONLY. NOTHING SHALL BE ERCTED, 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 EASEMENTS AS SHOWN ON THIS PLAT. ADDITIONALLY, NO FENCES SHALL BE CONSTRUCTED, AND NOTHING SHALL BE ERCTED, PLACED, PLANTED OR ALLOWED TO GROW WITHIN THE SIGHT TRIANGLE EASEMENT, AS SHOWN ON THIS PLAT, IN A MANNER WHICH WOULD MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS ADJACENT TO AND WITHIN THE SIGHT TRIANGLE EASEMENT SHOWN ON THIS PLAT.

THE 25' WIDE CROSS-ACCESS EASEMENT, AS SHOWN CROSS HATCHED IS HEREBY GRANTED TO THE OWNERS OF LOT 1A, LOT 1B, LOT 2A AND LOT 2B. THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CROSS ACCESS. THE MAINTENANCE OF SAID CROSS ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE ALPINE WOODS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH BELOW.

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE ALPINE WOODS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT DATED 10/04/2024 AND FILED FOR RECORD IN DOCUMENT# 2024R-011149 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN ALPINE WOODS.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED. ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

NOTARY FOR LARRY TERBROCK CONSTRUCTION

STATE OF Missouri )
COUNTY OF Lincoln )
ON THIS 23 DAY OF May, IN THE YEAR 2024, BEFORE ME, Jessica L. Hargrave, a Notary Public in and for said State, personally appeared Lawrence M. Terbrock, President of LARRY TERBROCK CONSTRUCTION, known to me to be the person who executed the within record plat on behalf of said corporation and acknowledged to me that he or she executed the same for the purposes therein stated.
NOTARY PUBLIC: Jessica L. Hargrave
PRINT NAME: Jessica L. Hargrave
MY COMMISSION EXPIRES: 09/27/2027

CITY CERTIFICATE

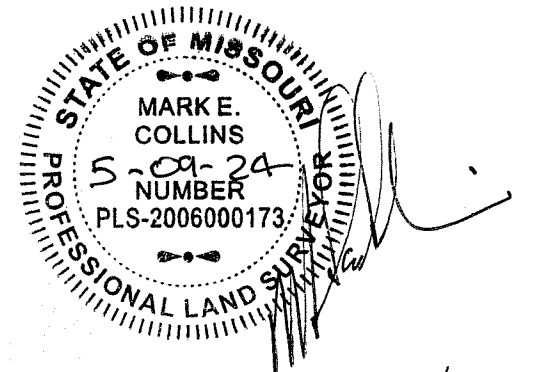
I, Bess Bacher, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 7146 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON September 26, 2024. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 27 DAY OF September, 2024.

2024R-041140
10/04/2024 01:51:41 PM
\$ 66.00
PAGES: 1
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: DCARROLL

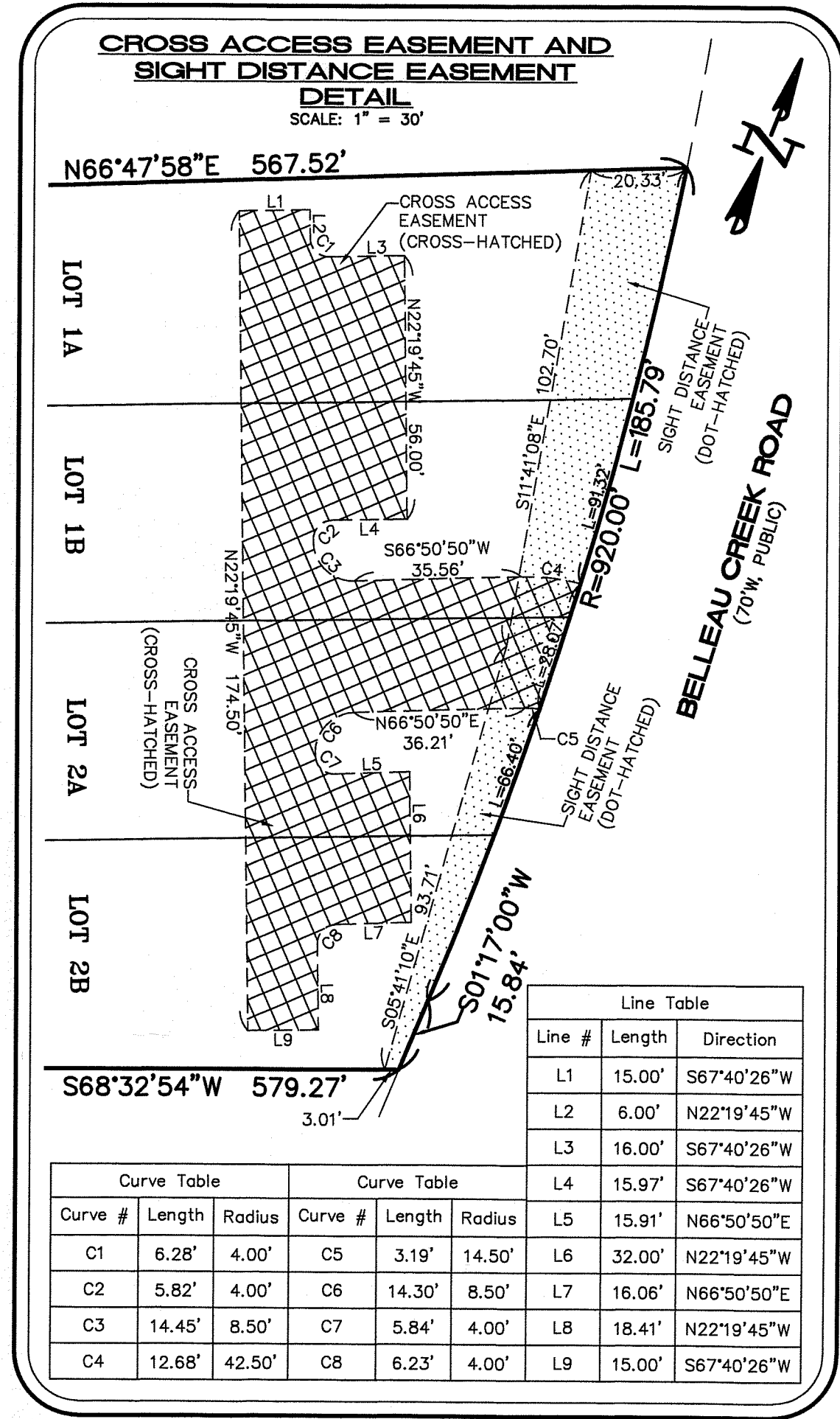
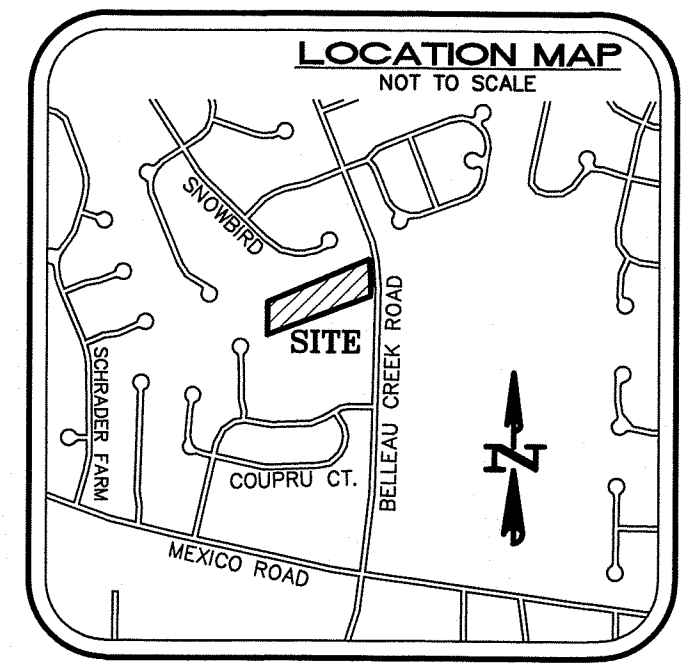
SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING MAY, 2024, BY ORDER OF TOM GLOSER, EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 34, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



ALPINE WOODS
A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 34,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI



TITLE COMMITMENT NOTES

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY TITLE PARTNERS AGENCY, LLC ON BEHALF OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 22-305596-KL WITH AN EFFECTIVE DATE OF MARCH 10, 2022. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

- ITEMS 1-6. NO COMMENT BY LAND SURVEYOR.
ITEM 7. EASEMENT(S) GRANTED TO CITY OF O'FALLON ACCORDING TO INSTRUMENT RECORDED IN BOOK 2404 PAGE 230. THIS EASEMENT HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.
ITEM 8. EASEMENT(S) GRANTED TO CITY OF O'FALLON ACCORDING TO INSTRUMENT RECORDED IN BOOK 2404 PAGE 235. THIS EASEMENT HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.
ITEM 9. EASEMENT(S) GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 3054 PAGE 1024. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.

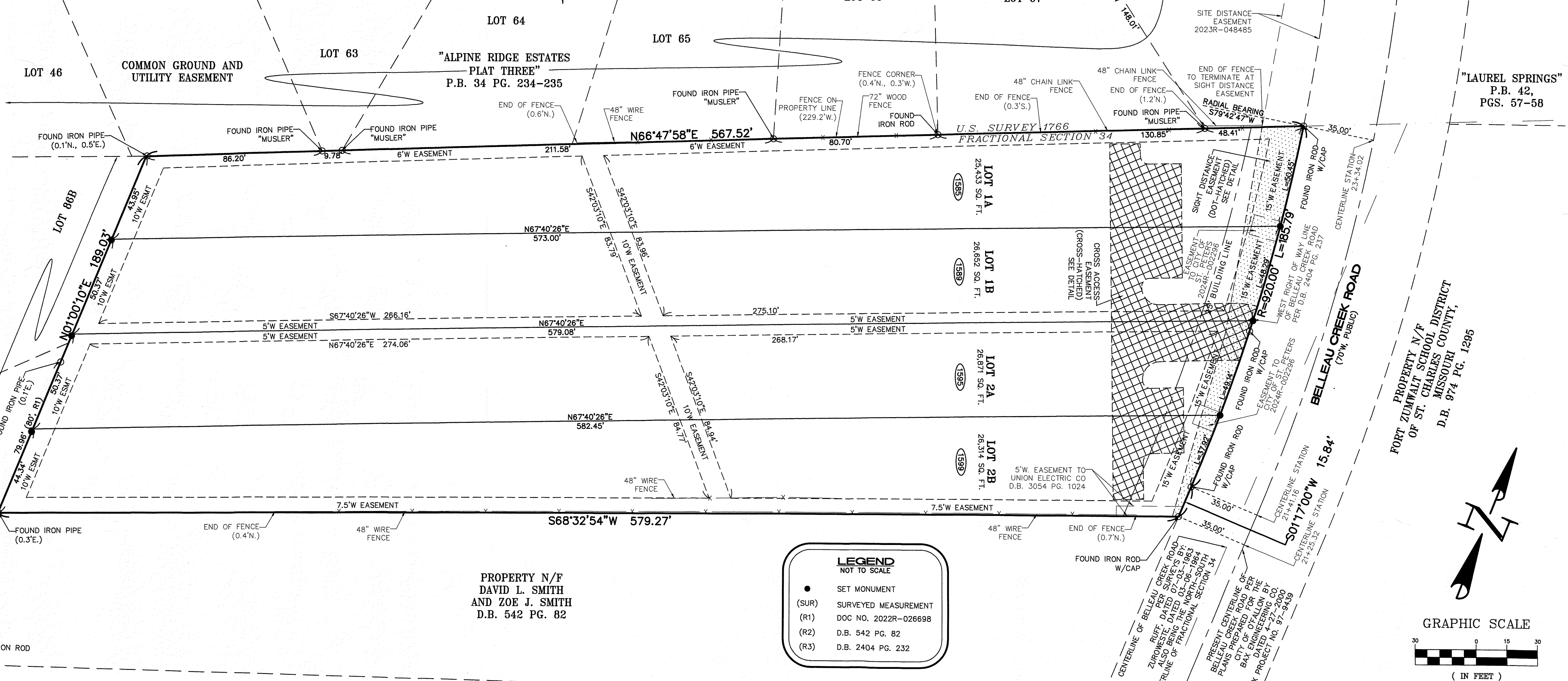
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 34, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

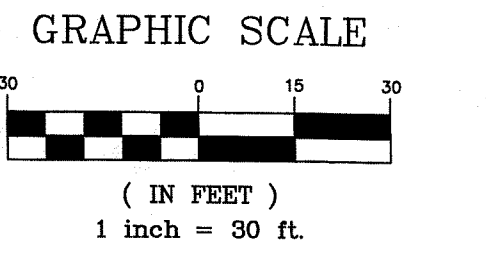
BEGINNING AT THE NORTHEAST CORNER OF LOT 88B OF "THE GROVE AT BELLEAU CREEK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 471 PAGES 303-304 OF THE ST. CHARLES COUNTY RECORDS; SAID POINT ALSO BEING IN THE SOUTH LINE OF COMMON GROUND AND UTILITY EASEMENT OF "ALPINE RIDGE ESTATES PLAT THREE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGES 234-235 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE OF COMMON GROUND AND ALONG THE SOUTH LINES OF LOTS 63 THRU 68 (INCLUSIVE) OF SAID "ALPINE RIDGE ESTATES PLAT THREE", NORTH 66 DEGREES 47 MINUTES 58 SECONDS EAST 567.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF BELLEAU CREEK ROAD (70 FEET WIDE), AS DESCRIBED IN THE INSTRUMENTS RECORDED IN DEED BOOK 2404 PAGE 237 AND DEED BOOK 2404 PAGE 232 OF SAID RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF BELLEAU CREEK ROAD (70 FEET WIDE), THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 04 DEGREES 30 MINUTES 06 SECONDS EAST 185.47 FEET AND WHOSE RADIUS POINT BEARS SOUTH 79 DEGREES 42 MINUTES 47 SECONDS WEST 920.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 185.79 FEET; AND SOUTH 01 DEGREES 17 MINUTES 00 SECONDS WEST 15.84 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO DAVID L. SMITH AND ZOE J. SMITH ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 542 PAGE 82 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF THE SAID PROPERTY, SOUTH 68 DEGREES 32 MINUTES 54 SECONDS WEST 579.27 FEET TO THE EAST LINE OF LOT 87B OF AFORESAID "THE GROVE AT BELLEAU CREEK"; THENCE ALONG SAID EAST LINE OF LOT 87B AND ALONG THE EAST LINE OF AFORESAID LOT 88B OF "THE GROVE AT BELLEAU CREEK", NORTH 01 DEGREES 00 MINUTES 10 SECONDS EAST 189.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.417 ACRES.

LARRY TERBROCK CONSTRUCTION

By: Lawrence M. Terbrock
PRINT NAME: Lawrence M. Terbrock
TITLE: Pres.
DATE: 5-23-24



LEGEND NOT TO SCALE
● SET MONUMENT
(SUR) SURVEYED MEASUREMENT
(R1) DOC NO. 2022R-026698
(R2) D.B. 542 PG. 82
(R3) D.B. 2404 PG. 232



THIS PLAT CONTAINS 2.417 ACRES.

ALPINE WOODS

PREPARED FOR: TOM E. GLOSER, 3032 SAWYER BOULEVARD, ST. CHARLES, MISSOURI 63301 (314) 267-0534

DISCLAIMER OF RESPONSIBILITY: I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

REVISIONS table with columns for date and city comments.



ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority Engineering #000655
Missouri State Certificate of Authority Surveying #000144

05/09/2024 DATE
22-18692 PROJECT NUMBER
1 of 1 SHEET OF
18692 REC FILE NAME
JLH MEC DRAWN CHECKED
04/2023 DATE DONE IN FIELD