

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "AMBERLEIGH PLAT FOUR".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, TURION LANE (50 FEET 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. THE UNDERSIGNED FURTHER COVENANTS AND AGREES THAT THE CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS FOR MAINTENANCE SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE PERMITTED BY THE CITY OF O'FALLON TO UTILIZE SAID STREETS AND ROADWAYS SUBJECT TO THE CITY'S RIGHT TO USE, IMPROVE, REPAIR AND CONTROL, SUCH RIGHT-OF-WAY AND ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, SPIRE MISSOURI, INC., CENTURYLINK AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS 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.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED (XXXXXX) ON THIS PLAT, ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF O'FALLON, MISSOURI FOR DRAINAGE SWALES AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND THE SLOPE OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE CITY OF O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES.

ALL COMMON GROUND AREAS INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI, AND SHALL BE MAINTAINED BY THE AMBERLEIGH HOMEOWNERS' ASSOCIATION.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT THE APPROVAL BY THE CITY OF O'FALLON THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE AMBERLEIGH HOMEOWNERS' ASSOCIATION.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" EXECUTED THE 11TH DAY OF MARCH, 2021, AS RECORDED IN THE ST. CHARLES COUNTY, RECORDER OF DEEDS DOCUMENT NO. 2021R-023079, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF EXISTING DETENTION BASINS AND RETENTION LAKES SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AMBERLEIGH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED THE 17TH DAY OF MARCH, 2021 IN DOCUMENT NO. 2021R-023573 OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE AMBERLEIGH HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2024 IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS.

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 THE "AMBERLEIGH" SUBDIVISION.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2024.

LOMBARDO HOMES OF ST. LOUIS, LLC

BY: _____
DOUG NANCE
AUTHORIZED REPRESENTATIVE

STATE OF MISSOURI)
COUNTY OF ST. CHARLES) SS.

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED DOUG NANCE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED REPRESENTATIVE OF LOMBARDO HOMES OF ST. LOUIS, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MICHIGAN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID DOUG NANCE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CERTIFICATION:

I, BESS BACHER, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. _____

APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON _____, 2024, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.

BESS BACHER
CITY CLERK
CITY OF O'FALLON, MISSOURI

PLATTED AREA DETAIL:

TOTAL PLAT 4 AREA: 380.248 S.F. (8.729± ACRES)
DEVELOPABLE LOT AREA: 304.364 S.F. (6.967± ACRES)
COMMON GROUND: 4.097 S.F. (0.094± ACRES)
RIGHT-OF-WAY: 71.787 S.F. (1.648± ACRES)

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

| | | |
|-------------|-----------|----------------------|
| DRAWN BY: | GFS | MSD P# - N/A |
| CHECKED BY: | JAH | DATE: FEB. 19, 2024 |
| JOB NO.: | 14-04-136 | AMBERLEIGH PLAT FOUR |

AMBERLEIGH PLAT FOUR

A RESUBDIVISION OF PARCEL "C-2" OF AMBERLEIGH PLAT THREE (DOC. # 2022R-010024)
LOCATED IN U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ZONED "R-3" GARDEN APARTMENT DISTRICT WITH ALLOWANCE FOR SINGLE FAMILY RESIDENCES
ACCORDING ANNEXATION AGREEMENT APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON MARCH 12, 2020
RECORDED IN DEED BOOK 7297 PAGE 2199 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
ZIP CODE: 63385

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, THE BANK OF OLD MONROE, BY A DEED OF TRUST DATED SEPTEMBER 17, 2020 AND RECORDED IN DOCUMENT NO. 2020R-076151 OF THE ST. CHARLES COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UPON THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE, AND ALL STREETS, PUBLIC OR PRIVATE, SHOWN ON THIS PLAT.

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2024.

THE BANK OF OLD MONROE

BY: _____

PRINT NAME AND TITLE

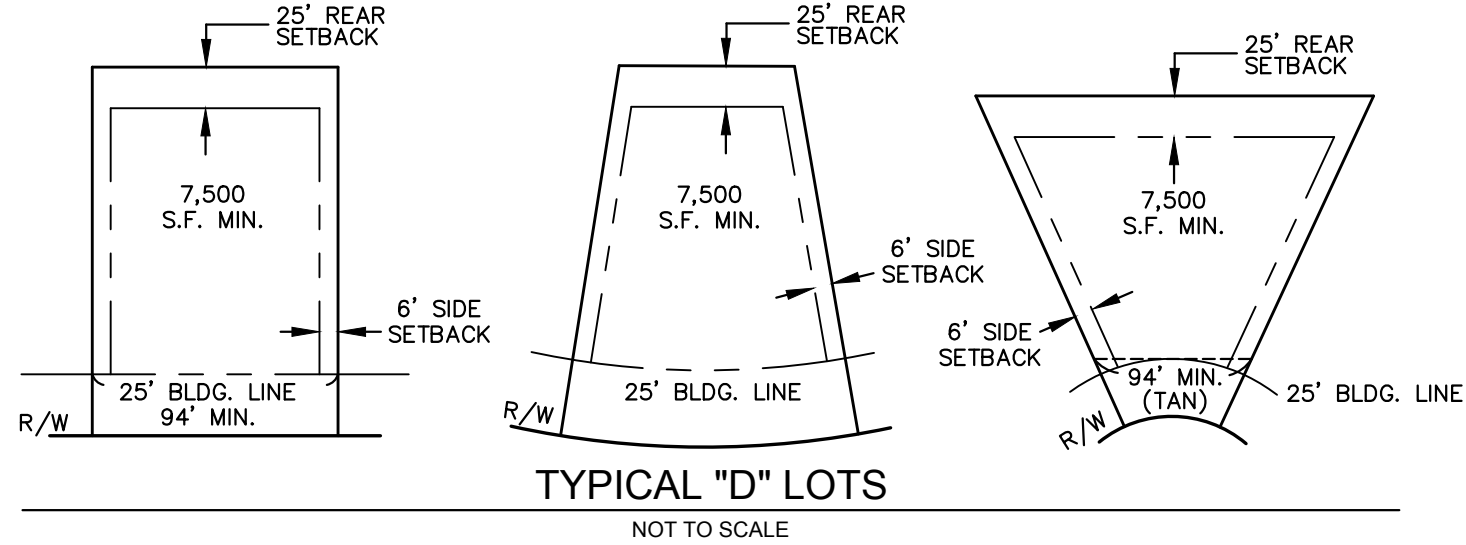
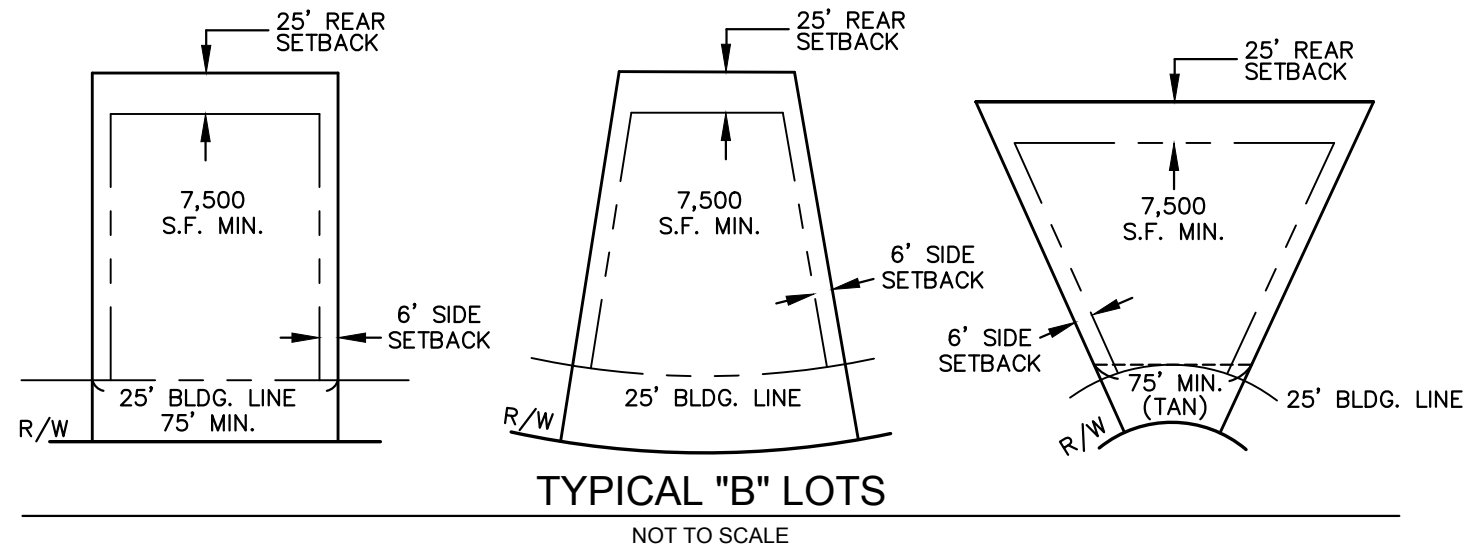
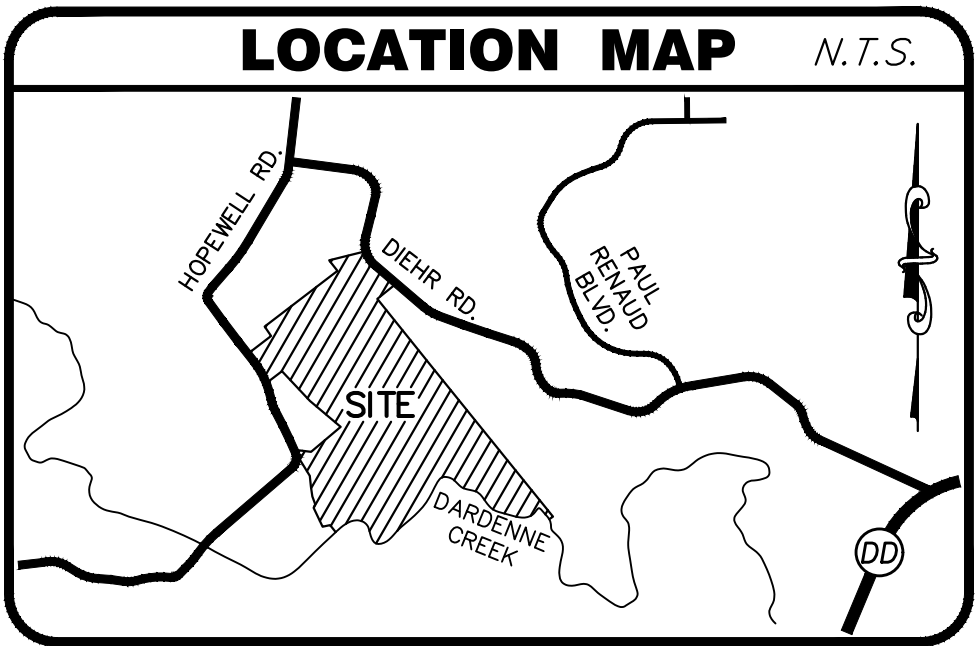
STATE OF MISSOURI)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SCHEDULE B-2 TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TWO TITLE COMMITMENTS BY SYNERGY TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH COMMITMENT FILE NUMBERS SYN1810284/ UPDATE 1 (WITH AN EFFECTIVE DATE OF 04/25/2018 AT 8:00 AM) AND FILE NUMBER SYN1810286/ UPDATE 1 (WITH AN EFFECTIVE DATE OF 04/25/2018 AT 8:00 AM), AND FOUR TITLE COMMITMENTS BY CONTINENTAL TITLE OF MISSOURI, LLC, AS AGENT FOR AGENTS NATIONAL TITLE INSURANCE COMPANY WITH FILE NUMBERS 05023036 (WITH AN EFFECTIVE DATE OF APRIL 31, 2015), 05024558 REV1 (WITH AN EFFECTIVE DATE OF DECEMBER 8, 2015), 05024558 REV2 (WITH AN EFFECTIVE DATE OF AUGUST 21, 2015) AND 15203508 (WITH AN EFFECTIVE DATE OF DECEMBER 20, 2015).

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER SYN1810284/ UPDATE 1 ABOVE ARE AS FOLLOWS:

- ITEMS 1-7: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 8: EASEMENTS GRANTED FOR INGRESS AND EGRESS, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 663 PAGE 1678, BOOK 668 PAGE 1169 AND BOOK 670 PAGE 103, INCLUDING REPAIR AND MAINTENANCE COSTS AS SET OUT THEREIN. EASEMENTS ARE RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020R-097132 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND NO LONGER AFFECT THE SUBJECT TRACT.
- ITEM 9: EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT #2, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN 5846 PAGE 1409 - AS TO PARCEL 2. DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 10: TEMPORARY CONSTRUCTION EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT #2, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 5846 AT PAGE 1409 - AS TO PARCEL 2. DOES NOT AFFECT THE SUBJECT TRACT. EASEMENT WAS SET TO TERMINATE AT THE COMPLETION OF PROJECT, BY P.W.S.D. #2 AND MAY NO LONGER AFFECT. DOCUMENT IS ACTUALLY RECORDED IN BOOK 5846 AT PAGE 1414, NOT AT PAGE 1409.
- ITEM 11: INTENTIONALLY DELETED BY TITLE COMPANY.
- ITEM 12: GENERAL EXCEPTION WITH NO COMMENT BY SURVEYOR.
- ITEM 13: ANY CLAIM OF ADVERSE MATTER ARISING BY VIRTUE OF: (A) ALL RIGHT, TITLE OR CLAIM OR ANY CHARACTER BY THE UNITED STATES, STATE LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF DARDENNE CREEK NAVIGABLE IN WATER RIGHTS AND RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO USE AND FLOW OF THE WATER, (C) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED, NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT, THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 14: RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE DARDENNE CREEK, EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT, THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 15: NO TITLE IS OR WILL BE ISSUED AS TO ANY LAND LYING BELOW THE PRESENT OR FORMER HIGH WATER LINE OF DARDENNE CREEK. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 16: THE CONSEQUENCES OF THE USE OF MONUMENTS (INCLUDING BUT NOT LIMITED TO "CENTER LINE OF DARDENNE CREEK," "CENTERLINE OF DITCH, "POWER POLE," "CENTERLINE OF MAIN CHANNEL OF DARDENNE CREEK") AS BOUNDARIES OR CALLS IN THE LEGAL DESCRIPTION OF THE LAND WHICH MONUMENTS ARE NOT DEFINITE, OR ARE SUBJECT TO MORE THAN ONE INTERPRETATION OR HAVE OR COULD HAVE BEEN RELOCATED, INCLUDING BUT NOT LIMITED TO THE ABILITY TO LOCATE THE BOUNDARIES OF THE LAND AND ANY DISPUTE REGARDING THE LOCATION OF SAID BOUNDARIES. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT, THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT..
- ITEMS 17-21: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 22: NOTWITHSTANDING THE REFERENCE TO ACREAGE IN THE DESCRIPTION OF SUBJECT PROPERTY, NO REPRESENTATION AS TO THE ACTUAL ACREAGE OF SUBJECT PROPERTY IS ASSUMED HEREUNDER AND ANY DISCREPANCY BETWEEN THE ACTUAL ACREAGE OF SUBJECT PROPERTY AND THE ACREAGE OF SAME AS DESCRIBED, IS HEREBY EXCEPTED. NO COMMENT BY SURVEYOR.

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER SYN1810286/ UPDATE 1 ABOVE ARE AS FOLLOWS:

- ITEMS 1-7: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 8: EASEMENTS GRANTED FOR INGRESS AND EGRESS ACCORDING TO DEEDS RECORDED IN BOOK 663 PAGE 1678, BOOK 666 PAGE 1169 AND BOOK 670 PAGE 103, INCLUDING REPAIR AND MAINTENANCE COSTS AS SET OUT THEREIN. EASEMENTS ARE RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020R-097132 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND NO LONGER AFFECT THE SUBJECT TRACT.
- ITEM 9: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. AS PER DEED RECORDED IN BOOK 1598 PAGE 1029 - AS TO PARCELS 1 & 2. PLOTS EAST AND DOES NOT AFFECT SUBJECT PROPERTY.
- ITEMS 10-15: GENERAL SECTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 16: NOTWITHSTANDING THE REFERENCE TO ACREAGE IN THE DESCRIPTION OF SUBJECT PROPERTY, NO REPRESENTATION AS TO THE ACTUAL ACREAGE OF SUBJECT PROPERTY IS ASSUMED HEREUNDER AND ANY DISCREPANCY BETWEEN THE ACTUAL ACREAGE OF SUBJECT PROPERTY AND THE ACREAGE OF SAME AS DESCRIBED, IS HEREBY EXCEPTED. NO COMMENT BY SURVEYOR.

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER 05023036 ABOVE ARE AS FOLLOWS:

- ITEMS 1-8: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 9: DEED OF TRUST: NOT EXAMINED BY SURVEYOR.
- ITEM 10: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 5054 PAGE 1083. DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 11: ACREAGE, IF ANY, REFERRED TO IN THE LEGAL DESCRIPTION HERETO, IS SHOWN FOR THE PURPOSE OF DESCRIPTION ONLY. NO CERTIFICATION IS MADE THERETO AS TO THE ACCURACY OF THE ACREAGE CONTAINED IN THE STATED TRACT OF LAND. NO COMMENT BY SURVEYOR.
- ITEMS 12-15: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER 05024558 REV1 ABOVE ARE AS FOLLOWS:

- ITEMS 1-8: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEMS 9-11: DEEDS OF TRUST NOT EXAMINED BY SURVEYOR.
- ITEM 12: BUILDING SETBACK LINES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27 PAGE 103, IF ANY, INCLUDING PROVISIONS FOR SUBDIVISION ASSESSMENTS ACCORDING TO THE RECORDED PLAT. EASEMENTS GRANTED BY PLAT BOOK 27, PAGE 103 HAVE NOW BEEN RELEASED BY BOOK 661, PAGE 1649 (DUCKETT CREEK SANITARY DISTRICT), BOOK 6564, PAGE 955 (CUIVRE RIVER ELECTRIC COOPERATIVE), BOOK 6576, PAGE 2265 (PUBLIC WATER SUPPLY DISTRICT NO. 2), BOOK 6590, PAGE 419 (CENTURYTEL), BOOK 6590, PAGE 422 (CHARTER COMMUNICATIONS), BOOK 6647, PAGE 2153 (ACLEDE GAS COMPANY), ALL BUILDING LINES AND EASEMENTS, INCLUDING ROADWAYS, ARE RELEASED BY ST. CHARLES COUNTY PER SUBDIVISION VACATION RECORDED IN BOOK 6683, PAGE 1855 AND NO LONGER AFFECT THE SUBJECT TRACT. COVENANTS, CONDITIONS AND RESTRICTIONS ARE OUTLINED BY DOCUMENT RECORDED IN BOOK 1178 PAGE 1401 (SEE ITEM NO. 13 BELOW).
- ITEM 13: COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 1178 PAGE 1401 INCLUDING PROVISIONS FOR SUBDIVISION ASSESSMENTS. AFFECTS ALL OF PARCELS 13 THROUGH 18; NO EASEMENTS DESCRIBED. SUBDIVISION HAS BEEN FULLY VACATED BY ST. CHARLES COUNTY BY DOCUMENT RECORDED IN BOOK 6683, PAGE 1855 WHICH MAY RENDER ALL OR PORTIONS OF SAID INSTRUMENT NULL AND VOID.
- ITEM 14: INGRESS AND EGRESS ROAD EASEMENT AND REPAIR AND MAINTENANCE AGREEMENT AS PER DEED RECORDED IN BOOK 666 PAGE 1169, BOOK 663 PAGE 1678, BOOK 670 PAGE 103, BOOK 1805 PAGE 85, BOOK 1805 PAGE 87, BOOK 5002 PAGE 2207 AND BOOK 5693 PAGE 1523, 666/1169, 663/1678 AND 670/103 SAME AS ITEM #8 OF FILE NOS. SYN1810284 AND SYN1810286 ABOVE, 1805/85, 1805/87 AND 5693/1523 REFER BACK TO 666/1169 AND CREATE NO NEW EASEMENTS. 5002/2207 REFERS BACK TO 663/1678 AND 666/1169 AND CREATES NO NEW EASEMENTS. INGRESS AND EGRESS ROAD EASEMENTS CREATED BY BOOK 666 PAGE 1169, BOOK 663 PAGE 1678 AND BOOK 670 PAGE 103 ARE ARE RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020R-097132 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND NO LONGER AFFECT THE SUBJECT TRACT.
- ITEMS 15-19: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER 05024547 REV2 ABOVE ARE AS FOLLOWS:

- ITEMS 1-7: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 8: DECLARATION OF NUISANCE BY THE COUNTY OF ST. CHARLES, DATED 2/24/2015 AND RECORDED 2/25/2015 IN BOOK 6310 PAGE 1517, AS PER DECLARATION STRUCTURE ON PROPERTY IS UNSAFE. NO PERSON MAY OCCUPY STRUCTURE AND STRUCTURE MUST BE DEMOLISHED. SAID STRUCTURE HAS BEEN DEMOLISHED.
- ITEM 9-10: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 11: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 5054 PAGE 1077. DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 12: RIGHT OF WAY OF DIEHR ROAD, SOME DOCUMENTS CALL FOR THE PROPERTY LINE TO GO TO THE CENTERLINE OF DIEHR ROAD, HOWEVER THE ROAD HAS BEEN DEDICATED TO PUBLIC USE. PROPERTY LINES FOR THESE PARCELS ARE SHOWN TO THE RIGHT-OF-WAY AND NOT TO THE CENTERLINE OF THE ROAD AND THUS THE RIGHT-OF-WAY IS NO LONGER INCLUDED AS PART OF SUBJECT PROPERTY.
- ITEMS 13-15: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A OPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOOT" AND OBSERVING SITE BENCHMARK #1. THE SECOND SITE BENCHMARK HAS BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM SITE BENCHMARK #1.

SITE BENCHMARK #1: ELEVATION = 815.12' (NAVD 88)

"CROSS" SET IN CONCRETE IN THE CENTER OF LONG GATE COURT; 42 FEET NORTHWEST OF CENTER OF CUL-DE-SAC AT SOUTH END OF LONG GATE COURT, 12.5' FROM CONCRETE CURB (SHOWN HEREON).

SITE BENCHMARK #2: ELEVATION = 639.77' (NAVD 88)

"IRON ROD" SET ON SOUTH LINE OF HOPEWELL ROAD ACROSS FROM THE ENTRANCE DRIVE TO DARDENNE CREEK FARMS, APPROXIMATELY 480 FEET WEST OF CENTERLINE OF DRIVE TO #3150 HOPEWELL ROAD, 32 FEET WEST OF A POWER POLE AND 12 FEET SOUTH OF SOUTH EDGE OF ASPHALT (SHOWN HEREON).

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMo.) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED UNLESS NOTED OTHERWISE. () DENOTES RECORD INFORMATION RELATING TO THE SUBJECT PROPERTY. () DENOTES RECORD INFORMATION RELATING TO THE ADJOINING PROPERTY.
- THIS PLAT CONTAINS 380.248 SQUARE FEET (8.729 ACRES MORE OR LESS), CONSISTING OF A TOTAL OF 1 "B" 75-FEET WIDE LOT AND 18 "D" 94-FEET WIDE LOTS FOR A TOTAL OF 19 LOTS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "R-3" GARDEN APARTMENT DISTRICT WITH ALLOWANCE FOR SINGLE FAMILY RESIDENCES ACCORDING ANNEXATION AGREEMENT APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON MARCH 12, 2020 RECORDED IN DEED BOOK 7297 PAGE 2199 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- BAIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN BOOK 6479 PAGE 400, BOOK 6479 PAGE 402, BOOK 6479 PAGE 404, BOOK 6486 PAGE 829, BOOK 6497 PAGE 1745, BOOK 6627 PAGE 254, BOOK 6896 PAGE 2426, BOOK 7038 PAGE 1119, AND BOOK 7038 PAGE 1130 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND QUIT CLAIM DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC RECORDED IN BOOK 6483 PAGE 938 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- THE SUBJECT TRACT WAS PREVIOUSLY LOCATED IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 25183C04050 EFFECTIVE JANUARY 20, 2016 AND AS SHOWN ON SHEET 2 OF THIS SUBMITTAL. ACCORDING TO LOMF-F CASE NO. 22-07-0870A, APPROVED ON APRIL 15, 2022, LOTS 137D THROUGH 141D INCLUSIVE, LOT 142B AND LOTS 143D-155D INCLUSIVE HAVE BEEN REMOVED FROM THE EXISTING 100 YEAR AND 500 YEAR FLOOD PLANS.
- PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
- SEMI-PERMANENT MONUMENTS SHALL BE SET AT REAR PROPERTY CORNERS AT THE COMPLETION OF CONSTRUCTION.
- THE FOLLOWING LOTS, DESIGNATED BY *, ARE SUBJECT TO STREET CREEP: LOTS 139D THROUGH 141D INCLUSIVE, LOT 142B, LOTS 145D THROUGH 148D INCLUSIVE, AND LOT 152D.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TWO TITLE COMMITMENTS BY SYNERGY TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH COMMITMENT FILE NUMBERS SYN1810284/ UPDATE 1 (WITH AN EFFECTIVE DATE OF 04/25/2018 AT 8:00 AM) AND FILE NUMBER SYN1810286/ UPDATE 1 (WITH AN EFFECTIVE DATE OF 04/25/2018 AT 8:00 AM), AND FOUR TITLE COMMITMENTS BY CONTINENTAL TITLE OF MISSOURI, LLC, AS AGENT FOR AGENTS NATIONAL TITLE INSURANCE COMPANY WITH FILE NUMBERS 05023036 (WITH AN EFFECTIVE DATE OF APRIL 31, 2015), 05024558 REV1 (WITH AN EFFECTIVE DATE OF DECEMBER 8, 2015), 05024547 REV2 (WITH AN EFFECTIVE DATE OF AUGUST 21, 2015) AND 15203508 (WITH AN EFFECTIVE DATE OF DECEMBER 20, 2015). THE NOTES REGARDING SAID COMMITMENTS ARE OUTLINED IN THE "SCHEDULE B-2 TITLE NOTES" SECTION HEREOF.

SCHEDULE B-2 TITLE NOTES (CONTINUED):

THE NOTES REGARDING SCHEDULE B-II OF FILE NUMBER 15203508 ABOVE ARE AS FOLLOWS:

- ITEMS A-I: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM J: BUILDING SETBACK LINES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27 PAGE 103, INCLUDING PROVISIONS FOR SUBDIVISION ASSESSMENTS ACCORDING TO THE RECORDED PLAT, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604, ANY VIOLATION OF WHICH WILL NOT WORK A FORFEITURE OR REVERSION OF TITLE. EASEMENTS GRANTED BY PLAT BOOK 27, PAGE 103 HAVE NOW BEEN RELEASED BY BOOK 6561, PAGE 1649 (DUCKETT CREEK SANITARY DISTRICT), BOOK 6564, PAGE 955 (CUIVRE RIVER ELECTRIC COOPERATIVE), BOOK 6576, PAGE 2265 (PUBLIC WATER SUPPLY DISTRICT NO. 2), BOOK 6590, PAGE 419 (CENTURYTEL), BOOK 6590, PAGE 422 (CHARTER COMMUNICATIONS), BOOK 6647, PAGE 2153 (ACLEDE GAS COMPANY), ALL BUILDING LINES AND EASEMENTS, INCLUDING ROADWAYS, ARE RELEASED BY ST. CHARLES COUNTY PER SUBDIVISION VACATION RECORDED IN BOOK 6683, PAGE 1855 AND NO LONGER AFFECT THE SUBJECT TRACT. COVENANTS, CONDITIONS AND RESTRICTIONS ARE OUTLINED BY DOCUMENT RECORDED IN BOOK 1178 PAGE 1401 (SEE ITEM K BELOW).
- ITEM K: RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED AS DOCUMENT NO. IN BOOK 1178 PAGE 1401 INCLUDING A PROVISION FOR SUBDIVISION ASSESSMENTS OR HOMEOWNERS ASSOCIATIONS DECLARATION, IF ANY, AFFECTS ALL OF PARCELS 13 THROUGH 18; NO EASEMENTS DESCRIBED. SUBDIVISION HAS BEEN FULLY VACATED BY ST. CHARLES COUNTY BY DOCUMENT RECORDED IN BOOK 6683 PAGE 1855 WHICH MAY RENDER ALL OR PORTIONS OF SAID INSTRUMENT NULL AND VOID.
- ITEM L: INGRESS AND EGRESS ROAD EASEMENT AND REPAIR AND MAINTENANCE AGREEMENT AS PER DEED RECORDED IN BOOK 666 PAGE 1169, BOOK 663 PAGE 1678, BOOK 670 PAGE 103, BOOK 1805 PAGE 85, BOOK 1805 PAGE 87, BOOK 5002 PAGE 2207 AND BOOK 5693 PAGE 1523, 666/1169, 663/1678 AND 670/103 SAME AS ITEM #8 OF FILE NOS. SYN1810284 AND SYN1810286 ABOVE, 1805/85, 1805/87 AND 5693/1523 REFER BACK TO 666/1169 AND CREATE NO NEW EASEMENTS. 5002/2207 REFERS BACK TO 663/1678 AND 666/1169 AND CREATES NO NEW EASEMENTS. INGRESS AND EGRESS ROAD EASEMENTS CREATED BY BOOK 666 PAGE 1169, BOOK 663 PAGE 1678 AND BOOK 670 PAGE 103 ARE ARE RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020R-097132 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND NO LONGER AFFECT THE SUBJECT TRACT.
- ITEMS M-Q: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

NOTE: EASEMENTS GRANTED BY THE PLAT OF "AMBERLEIGH PLAT ONE", RECORDED IN DOCUMENT NO. 2021R-023571 OF THE CHARLES COUNTY RECORDS, WERE DEDICATED AFTER THE EFFECTIVE DATES OF THE ABOVE MENTIONED TITLE COMMITMENTS. VARIOUS EASEMENTS GRANTED BY DOCUMENT NO. 2021R-023571 ARE PARTIALLY RELEASED BY THE FOLLOWING INSTRUMENTS LISTED BELOW, REMAINING EASEMENTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON.

DOCUMENT NO. 2021R-067904 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067929 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067930 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067931 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067950 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067952 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067956 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067958 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-067962 (SPIRE MISSOURI, INC.)
DOCUMENT NO. 2021R-071062 (PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI)
DOCUMENT NO. 2021R-071063 (PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI)
DOCUMENT NO. 2021R-071064 (PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI)
DOCUMENT NO. 2021R-071065 (CENTURYTEL OF MISSOURI, LLC DBA CENTURYLINK)
DOCUMENT NO. 2021R-071067 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071068 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071069 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071070 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071071 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071072 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071073 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071074 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071075 (CUIVRE RIVER ELECTRIC COOPERATIVE, INC.)
DOCUMENT NO. 2021R-071076 (DUCKETT CREEK SANITARY DISTRICT)
DOCUMENT NO. 2021R-071077 (DUCKETT CREEK SANITARY DISTRICT)
DOCUMENT NO. 2021R-071078 (DUCKETT CREEK SANITARY DISTRICT)
DOCUMENT NO. 2021R-086959 (CITY OF O'FALLON, MISSOURI GENERAL UTILITY AND DRAINAGE EASEMENTS)

PREPARED FOR:

LOMBARDO HOMES OF ST. LOUIS, LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MISSOURI 63304
PHONE: (636) 265-2710
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WWW.LOMB

AMBERLEIGH PLAT FOUR

A RESUBDIVISION OF PARCEL "C-2" OF AMBERLEIGH PLAT THREE (DOC. # 2022R-010024)
LOCATED IN U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
ZONED "R-3" GARDEN APARTMENT DISTRICT WITH ALLOWANCE FOR SINGLE FAMILY RESIDENCES
ACCORDING ANNEXATION AGREEMENT APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON MARCH 12, 2020
RECORDED IN DEED BOOK 7297 PAGE 2199 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
ZIP CODE: 63385

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING PART OF U.S. SURVEY 418 AND FRACTIONAL SECTION 17, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF ABOVE SAID U.S. SURVEY 418; THENCE ALONG THE SOUTHEAST LINE OF SAID U.S. SURVEY 418, SAID LINE ALSO BEING THE NORTHWEST LINE OF U.S. SURVEY 417, SOUTH 54°35'35" WEST, 291.54 FEET TO A POINT IN THE MEANDERING CENTERLINE OF THE MAIN CHANNEL OF DARDENNE CREEK; THENCE LEAVING LAST SAID U.S. SURVEY LINE AND ALONG SAID CENTERLINE OF DARDENNE CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 64°59'39" WEST, 68.29 FEET; NORTH 79°31'08" WEST, 98.79 FEET; NORTH 45°50'41" WEST, 40.73 FEET; NORTH 00°32'45" EAST, 43.81 FEET; NORTH 22°34'35" WEST, 39.67 FEET; NORTH 60°13'36" WEST, 158.63 FEET; NORTH 75°28'58" WEST, 132.62 FEET; SOUTH 81°29'14" WEST, 35.66 FEET; SOUTH 27°10'02" WEST, 24.68 FEET; SOUTH 10°54'59" WEST, 86.20 FEET; SOUTH 79°19'13" WEST, 35.88 FEET; NORTH 71°14'27" WEST, 72.36 FEET; NORTH 39°32'13" WEST, 68.97 FEET; NORTH 04°50'47" EAST, 78.74 FEET; NORTH 18°33'58" EAST, 77.58 FEET; NORTH 22°52'30" WEST, 119.63 FEET; NORTH 49°31'15" WEST, 239.90 FEET; NORTH 81°32'57" WEST, 62.05 FEET; SOUTH 69°51'13" WEST, 152.84 FEET; SOUTH 31°13'23" WEST, 79.26 FEET; SOUTH 07°17'33" EAST, 114.53 FEET; SOUTH 34°47'45" WEST, 192.22 FEET; SOUTH 48°35'32" WEST, 197.56 FEET; SOUTH 46°06'33" WEST, 258.77 FEET; NORTH 62°37'07" WEST, 243.66 FEET; NORTH 69°04'55" WEST, 177.71 FEET; SOUTH 81°23'50" WEST, 107.46 FEET; AND SOUTH 55°48'28" WEST, 248.43 FEET TO A POINT IN THE CENTERLINE OF A DITCH; THENCE LEAVING SAID CENTERLINE OF DARDENNE CREEK AND ALONG SAID CENTERLINE OF DITCH THE FOLLOWING COURSES AND DISTANCES: NORTH 38°47'50" WEST, 75.35 FEET; SOUTH 77°38'36" WEST, 89.15 FEET; NORTH 25°47'21" WEST, 242.66 FEET; NORTH 23°57'28" EAST, 44.25 FEET; NORTH 19°59'39" WEST, 97.86 FEET; NORTH 08°52'31" WEST, 113.31 FEET; NORTH 06°58'35" WEST, 127.94 FEET; AND NORTH 31°54'52" WEST, 217.79 FEET; THENCE LEAVING SAID CENTERLINE OF DITCH, SOUTH 58°28'17" WEST, 5.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOPEWELL ROAD (40 FEET WIDE), SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HOPEWELL ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 25°09'08" WEST, 129.93 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PEZZIMENTI, ETAL., BY DOCUMENT RECORDED IN DEED BOOK 5681 PAGE 1276 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PEZZIMENTI TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°43'07" EAST, 190.43 FEET; NORTH 49°17'34" EAST, 448.59 FEET; NORTH 50°25'10" WEST, 465.64 FEET TO A POINT ON THE SOUTHWEST LINE LOT 3 OF "PEOPLE'S SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 PAGE 103 OF SAID RECORDS; NORTH 43°39'35" WEST, 473.67 FEET THE WESTERNMOST CORNER OF LOT 4 OF SAID "PEOPLE'S SUBDIVISION", AND SOUTH 51°56'57" WEST, 186.23 TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HOPEWELL ROAD; THENCE LEAVING LAST SAID SOUTH, EAST AND NORTH LINES OF PEZZIMENTI TRACT AND ALONG SAID EAST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, NORTH 11°11'07" WEST, 47.31 FEET AND NORTH 37°02'32" WEST, 359.53 FEET TO A POINT ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO KOPFF, ETAL. BY DOCUMENT RECORDED IN DEED BOOK 700 PAGE 1317 OF SAID RECORDS; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTHEAST LINE OF KOPFF TRACT, NORTH 52°06'10" EAST, 313.21 FEET TO THE EASTERNMOST CORNER OF SAID KOPFF TRACT; THENCE LEAVING LAST SAID SOUTHEAST LINE AND ALONG THE NORTHEAST LINE OF SAID KOPFF TRACT, NORTH 37°02'32" WEST, 132.00 FEET TO THE NORTHERNMOST CORNER OF SAID KOPFF TRACT; THENCE LEAVING LAST SAID NORTHEAST LINE, NORTH 52°06'10" EAST, 1064.77 FEET TO A POINT BEING THE EASTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO BATES BY DOCUMENT RECORDED IN DEED BOOK 6383 PAGE 1691 OF SAID RECORDS; THENCE ALONG THE NORTHEAST LINE OF SAID BATES TRACT, NORTH 39°18'06" WEST, 155.38 FEET TO A POINT BEING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO KARRENBRUCK BY DOCUMENT RECORDED IN DEED BOOK 6341 PAGE 2235 OF SAID RECORDS; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID KARRENBRUCK TRACT, NORTH 75°40'20" EAST, 423.16 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF DIEHR ROAD (40 FEET WIDE), SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID DIEHR ROAD; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF DIEHR ROAD, ALONG A CURVE TO THE LEFT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 307.90 FEET, WHOSE CHORD BEARS SOUTH 33°30'09" EAST, 167.46 FEET, AN ARC DISTANCE OF 169.60 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 49°18'56" EAST, 684.60 FEET TO A POINT ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO KATHLEEN M. FISCH BY DOCUMENT RECORDED IN DEED BOOK 4158 PAGE 1880 OF SAID RECORDS; THENCE LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTHEAST LINE OF SAID FISCH TRACT, SOUTH 50°43'27" WEST, 325.10 FEET TO A POINT ON THE NORTHEAST LINE OF SAID U.S. SURVEY 418; THENCE LEAVING SAID SOUTHEAST LINE AND ALONG SAID NORTHEAST LINE OF U.S. SURVEY 418, SOUTH 39°14'27" EAST, 664.22 FEET; THENCE CONTINUING ALONG LAST SAID NORTHEAST LINE, SOUTH 39°24'45" EAST, 2291.14 FEET TO THE POINT OF BEGINNING AND CONTAINS 6,208.101 SQUARE FEET, OR 119.561 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY THE STERLING COMPANY DURING THE MONTH OF APRIL, 2018 AND SUBJECT TO FUTURE FLUCTUATIONS OF THE CENTERLINE OF DARDENNE CREEK.

PROPERTY DESCRIPTION (PLAT FOUR):

A TRACT OF LAND BEING ALL PARCEL "C-2" OF AMBERLEIGH PLAT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2022R-010024 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 418, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L1 | 68.29' | N64°59'39"W |
| L2 | 98.79' | N79°31'08"W |
| L3 | 40.73' | N45°50'41"W |
| L4 | 43.81' | N00°32'45"E |
| L5 | 39.67' | N22°34'35"W |
| L6 | 158.63' | N60°13'36"W |
| L7 | 132.62' | N75°28'58"W |
| L8 | 35.66' | S81°25'14"W |
| L9 | 24.68' | S27°16'02"W |
| L10 | 56.20' | S10°54'59"W |
| L11 | 35.88' | S79°19'13"W |
| L12 | 72.36' | N71°14'27"W |
| L13 | 68.97' | N39°32'13"W |
| L14 | 78.74' | N04°50'47"E |
| L15 | 77.58' | N18°33'58"E |
| L16 | 82.05' | N81°32'57"W |
| L17 | 152.84' | S69°51'13"W |
| L18 | 79.26' | S31°13'23"W |
| L19 | 114.53' | S07°17'33"E |
| L20 | 75.35' | N38°47'50"W |
| L21 | 89.15' | S77°38'36"W |
| L22 | 44.25' | N23°57'28"E |
| L23 | 97.86' | N19°59'39"W |
| L24 | 113.31' | N08°52'31"W |
| L25 | 127.94' | N06°58'35"W |

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND:

- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- ⬇ = FOUND ANCHOR
- ⬆ = BENCHMARK
- C.G. = COMMON GROUND
- FND. = FOUND

HATCHING LEGEND:

- PLAT FOUR = [Hatched Pattern]
- PUBLIC RIGHT-OF-WAY = [Hatched Pattern]

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

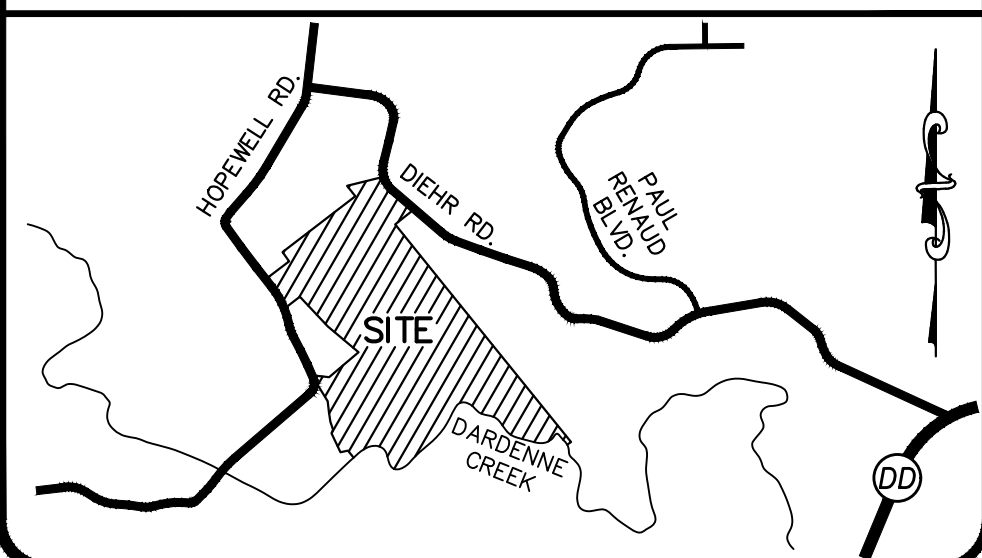
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
DATE
MO. REG. I.S. #20071017963

SHEET 2 OF 3

LOCATION MAP

N.T.S.



THE STERLING CO.

ENGINEERS & SURVEYORS

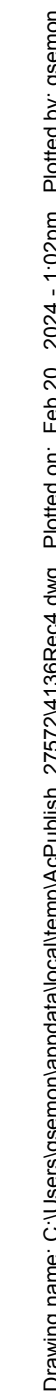
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

| | | |
|-------------|-----------|----------------------|
| DRAWN BY: | GFS | MSD P# - N/A |
| CHECKED BY: | JAH | DATE: FEB. 19, 2024 |
| JOB NO.: | 14-04-136 | AMBERLEIGH PLAT FOUR |

Drawing name: C:\Users\jasonmon\AppData\Local\Temp\AcPltUser1_278724136Roc4.dwg Plotted on: Feb 20, 2024 - 1:02pm Plotted by: jasonmon

MATCH LINE SHEET 4 OF 5












MATCH LINE SHEET 4 OF 5





KEY MAP
SCALE: 1 in = 1,500 ft

The key map shows a large, irregularly shaped area divided into several smaller, roughly rectangular sections. The section in the lower-left corner is highlighted with a thick black dashed border and contains the text "SHEET 3". The other sections are outlined with thin solid lines. The entire map is enclosed in a thin black border.

- ### ABBREVIATION LEGEND:
- | | |
|----------|--|
| BK. | = BOOK |
| BUILD. | = BUILDING |
| C.G. | = COMMON GROUND |
| CHB | = CHORD BEARING |
| CHD | = CHORD DISTANCE |
| D.B. | = DEED BOOK |
| ESMT. | = EASEMENT |
| FND. | = FOUND |
| NR | = NOW OR FORMERLY |
| (N) | = NON-RADIAL |
| P.B. | = PLAT BOOK |
| P.O.B | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.WMT. | = PAVEMENT |
| (R) | = RECORD |
| R.O.W. | = RIGHT-OF-WAY |
| RET. | = RETAINING |
| (S) | = SURVEYED |
| S.F. | = SQUARE FEET |
| T.S.C.L. | = TEMPORARY SLOPE AND CONSTRUCTION LICENSE |
| W | = WIDTH |

- ### SYMBOL LEGEND:
- | | |
|---|--|
|  | = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP). |
|  | = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I ROD W/ PLASTIC CAP OF CROSS). |
|  | = FOUND PERMANENT MONUMENT |
|  | = FOUND SEMI-PERMANENT MONUMENT |
|  | = SET PERMANENT MONUMENT IN PREVIOUS PLAT |
|  | = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT |
|  | = FOUND CROSS |
|  | = FOUND ANCHOR |
|  | = BENCHMARK |
|  | = ADDRESS |
|  | = LOT SUBJECT TO STREET CREEP |

- HATCHING LEGEND:**
- | | | |
|---------------------|---|---|
| PUBLIC RIGHT-OF-WAY | = |  |
| DRAINAGE EASEMENT | = |  |

SURVEYOR'S CERTIFICATE

SEE SHEET 1 OF 3 FOR CERTIFICATION

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007017963

DAT

SHEET 3 OF 3