

OWNER'S CERTIFICATE (LOMBARDO TRACT):

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 "BROOKSIDE ADDITION PHASE FOUR PLAT ONE".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, MAPLE BROOK DRIVE (50 FEET WIDE) AND MOSSY BROOK DRIVE (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 OFALLON, 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 OFALLON 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 ALLOWED BY THE CITY OF OFALLON 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 OFALLON, MISSOURI, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, 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, REPLACING, 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.

LOMBARDO HOMES OF ST. LOUIS, LLC, IS BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF ALL PUBLIC STREET LIGHTS IN THIS DEVELOPMENT. ALL STREET LIGHTS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF OFALLON, MISSOURI.

PART OF THIS SUBDIVISION WILL UTILIZE A LOW PRESSURE SANITARY SEWER SYSTEM CONSISTING OF INDIVIDUAL PRIVATE GRINDER PUMP STATION(S) WITH PRESSURIZED DISCHARGE LATERAL LINE(S) FOR EACH LOT, AND PUBLIC-TYPE COMMON COLLECTOR PRESSURE MAINS, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OFALLON SPECIFICATIONS FOR LOW PRESSURE SEWER SYSTEMS. OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR INDIVIDUAL GRINDER PUMP STATION(S) AND INDIVIDUAL PRESSURE DISCHARGE LATERAL(S) SHALL BELONG TO THE OWNER(S) OF THE RESPECTIVE RESIDENCE/LOT.

DEFEASIBLE EASEMENTS ARE HEREBY ESTABLISHED FOR THE BENEFIT OF CITY OF OFALLON, MISSOURI, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, 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, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, 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. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFEASIBLE EASEMENTS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED (X X X X X X) ON THIS PLAT, ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF OFALLON, MISSOURI FOR DRAINAGE SWALES, CREEK/STREAM DRAINAGE CHANNELS AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER(S) WHERE SAID EASEMENT IS LOCATED ON A LOT, AND MAINTAINED BY THE BROOKSIDE ADDITION HOMEOWNERS ASSOCIATION WHERE SUCH EASEMENT IS LOCATED IN COMMON GROUND, 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 OFALLON, 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 SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF OFALLON, MISSOURI, WHICH INCLUDES THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF ACCESSING THE BORROW AREA. ALL COMMON GROUND SHALL BE MAINTAINED BY THE BROOKSIDE ADDITION HOMEOWNERS ASSOCIATION.

THE TEMPORARY CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO THE CURRENT OWNERS OF LOTS 91 THROUGH 93 INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, GUESTS, AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE ACCESS TO LOTS 91 THROUGH 93 INCLUSIVE, UNTIL SUCH TIME AS THE ROADWAYS OF MAPLE BROOK DRIVE AND MOSSY BROOK DRIVE DEDICATED BY THIS PLAT, ARE CONSTRUCTED AND ACCEPTED FOR PUBLIC USE BY THE CITY OF OFALLON, AT WHICH TIME SAID TEMPORARY CROSS ACCESS EASEMENT WILL TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. LOMBARDO HOMES OF ST. LOUIS, LLC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY ROADWAY CONSTRUCTED WITHIN SAID TEMPORARY ACCESS EASEMENT.

THE BORROW AREA AS SHOWN DOT-HATCHED () ON THIS PLAT IS HEREBY ESTABLISHED FOR THE REQUIRED STORMWATER MANAGEMENT FEATURES, AND IS IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____, 20____, RECORDED AS DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE BROOKSIDE ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED THE 29TH DAY OF SEPTEMBER, 2021 AS DOCUMENT NO. 2021R-081190 OF THE ST. CHARLES COUNTY RECORDS, AND AS AMENDED ON THE _____ DAY OF _____, 2025, AS DOCUMENT NO. 2025R-_____, _____ OF THE ST. CHARLES COUNTY RECORDS, OR AS ADDITIONALLY AMENDED THEREAFTER.

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 "BROOKSIDE ADDITION" SUBDIVISION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE BROOKSIDE ADDITION HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2025 AS DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS.

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 _____, 2025.

LOMBARDO HOMES OF ST. LOUIS, LLC

BY: _____
SCOTT GURGANUS,
AUTHORIZED REPRESENTATIVE

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

ON THIS _____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED SCOTT GURGANUS, 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 SCOTT GURGANUS 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 OFALLON, 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 _____, 2025, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2025.

BESS BACHER
CITY CLERK
CITY OF OFALLON, MISSOURI

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. 13, 2025

JOB NO.: 22-09-284 BROOKSIDE ADDITION PHASE FOUR PLAT ONE

BROOKSIDE ADDITION PHASE FOUR PLAT ONE

A RESUBDIVISION OF PARCEL "B" OF BROOKSIDE ADDITION PLAT ONE (DOC. NO. 2021R-081188) AND

ALL OF LOT 1 AND PART OF LOT 2 OF WILSON MINOR SUBDIVISION PLAT (DOC. NO. 2023R-049164)

ALL LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST

CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI

ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

ZIP CODE: 63385

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST (LOMBARDO TRACT):

WHEREAS, THE BANK OF OLD MONROE, BY A DEED OF TRUST DATED SEPTEMBER 24, 2014 AND RECORDED IN DOCUMENT NO. 2014092500530440 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 UNTO 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, AND LOTS 91 THROUGH 93 INCLUSIVE.

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 THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2025.

THE BANK OF OLD MONROE

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF) SS.

ON THIS _____ DAY OF _____, 2025, BEFORE ME 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 ASSOCIATION 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

OWNER'S CERTIFICATE (MILDRED WILSON TRACT):

THE UNDERSIGNED, OWNER OF A PORTION 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 "BROOKSIDE ADDITION PHASE FOUR PLAT ONE".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF OFALLON, MISSOURI, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, 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, REPLACING, 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.

PART OF THIS SUBDIVISION WILL UTILIZE A LOW PRESSURE SANITARY SEWER SYSTEM CONSISTING OF INDIVIDUAL PRIVATE GRINDER PUMP STATION(S) WITH PRESSURIZED DISCHARGE LATERAL LINE(S) FOR EACH LOT, AND PUBLIC-TYPE COMMON COLLECTOR PRESSURE MAINS, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OFALLON SPECIFICATIONS FOR LOW PRESSURE SEWER SYSTEMS. OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR INDIVIDUAL GRINDER PUMP STATION(S) AND INDIVIDUAL PRESSURE DISCHARGE LATERAL(S) SHALL BELONG TO THE OWNER(S) OF THE RESPECTIVE RESIDENCE/LOT.

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 _____, 2025.

MILDRED WILSON, OWNER

STATE OF MISSOURI)
COUNTY OF) SS.

ON THIS _____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED MILDRED WILSON, TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SHE EXECUTED THE SAME AS HER 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER CERTIFICATION (MILDRED WILSON TRACT) [IF APPLICABLE]:

WHEREAS, _____, BY A DEED OF TRUST DATED _____, 20____, AND RECORDED IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT OF "BROOKSIDE ADDITION PHASE FOUR PLAT ONE".

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2025.

LENDER:

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF) SS.

ON THIS _____ DAY OF _____, 2025, BEFORE ME 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 ASSOCIATION 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

PROPERTY DESCRIPTION (LOMBARDO HOMES OF ST. LOUIS, LLC TRACT):

A TRACT OF LAND BEING ALL OF PARCEL "B" OF "BROOKSIDE ADDITION PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2021R-081188 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND ALL OF LOT 1 OF "WILSON MINOR SUBDIVISION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2023R-049164 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI.

PROPERTY DESCRIPTION (MILDRED WILSON TRACT):

A TRACT OF LAND BEING PART OF LOT 2 OF "WILSON MINOR SUBDIVISION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2023R-049164 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI.

PROPERTY DESCRIPTION (OVERALL PHASE FOUR DEVELOPMENT):

A TRACT OF LAND BEING ALL OF PARCEL "B" OF "BROOKSIDE ADDITION PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2021R-081188 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND A TRACT OF LAND BEING ALL OF LOT 1 AND PART OF LOT 2 OF "WILSON MINOR SUBDIVISION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2023R-049164 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CHANELLE STALLINGS AND JOSHUA STALLINGS, HUSBAND AND WIFE BY DOCUMENT RECORDED IN DEED BOOK 6705 PAGE 688 OF SAID RECORDS; THENCE ALONG EAST LINE OF SAID STALLINGS TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 30°18'0" EAST, 93.53 FEET TO A FOUND IRON PIPE; NORTH 16°29'34" WEST, 338.19 FEET TO A FOUND IRON PIPE; NORTH 43°23'00" EAST, 85.66 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS SOUTH 43°23'00" WEST, 0.11 FEET; AND NORTH 11°18'50" WEST, 179.73 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID STALLINGS TRACT; SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 50-FOOT WIDE TRACT KNOWN AS FELDEWERT ROAD, A PRIVATE ROADWAY; THENCE LEAVING SAID EAST LINE OF STALLINGS TRACT AND ALONG SAID SOUTH LINE OF FELDEWERT ROAD, AND THE NORTH LINE OF THE ABOVEMENTIONED "WILSON MINOR SUBDIVISION PLAT", SOUTH 85°04'24" EAST, 1,208.32 FEET TO THE NORTHWEST CORNER OF LOT 2 OF THE ABOVEMENTIONED "WILSON MINOR SUBDIVISION PLAT", THENCE ALONG THE WEST LINE OF SAID LOT 2, THE FOLLOWING COURSES AND DISTANCES: SOUTH 09°10'10" WEST, 142.62 FEET; SOUTH 13°50'05" WEST, 198.52 FEET; SOUTH 48°58'21" WEST, 268.70 FEET; SOUTH 24°50'32" WEST, 196.30 FEET; SOUTH 47°39'39" WEST, 212.27 FEET; NORTH 50°17'57" WEST, 181.18 FEET; AND SOUTH 38°50'01" WEST, 119.10 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 69°55'15" WEST, 34.48 FEET TO A POINT; THENCE NORTH 49°36'02" WEST, 150.17 FEET TO A POINT LOCATED ON THE WEST LINE OF THE ABOVEMENTIONED LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 28°35'09" W, 93.41 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE ABOVEMENTIONED "BROOKSIDE ADDITION PLAT ONE" SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 63°24'51" WEST, 150.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF MOSSY BROOK DRIVE (50 FEET WIDE); THENCE ALONG THE EAST, NORTH, AND WEST RIGHT-OF-WAY LINES OF SAID MOSSY BROOK DRIVE THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 26°35'09" EAST, 11.61 FEET TO A POINT; NORTH 63°24'51" WEST, 50.00 FEET TO A POINT; AND ALONG A RADIAL ARC CONVEX NORTHWARD, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°35'09" WEST, 35.36 FEET TO A POINT OF TANGENCY LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF CLIFF BROOK DRIVE (50 FEET WIDE); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 63°24'51" WEST, 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF SAID "BROOKSIDE ADDITION PLAT ONE"; THENCE ALONG THE EAST LINE OF SAID LOT 26, NORTH 26°35'09" EAST, 94.20 FEET TO A POINT; AND NORTH 07°00'22" EAST, 38.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 845.434 SQUARE FEET (19.408 ACRES) MORE OR LESS, ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2022, UNDER PROJECT NUMBER 22-09-284.

BENCHMARKS:

PROJECT BENCHMARK:

NGS BENCHMARK C-149 ELEVATION = 545.45 (PUBLISHED NAVD 88 BASED ON GEOID 10)
ELEVATION = 545.58 (OBSERVED NAVD 88 GEOID 12B) (ADOPTED)

"STANDARD DISK" 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.

SITE BENCHMARK #1: ELEVATION = 480.88 (NAVD 88)

"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINE OF MOSSY BROOK DRIVE AND THE CENTERLINE OF MYSTIC BROOK ROAD. (LOCATION SHOWN ON SHEET 2 HEREON).

SITE BENCHMARK #2: ELEVATION = 572.06 (NAVD 88)

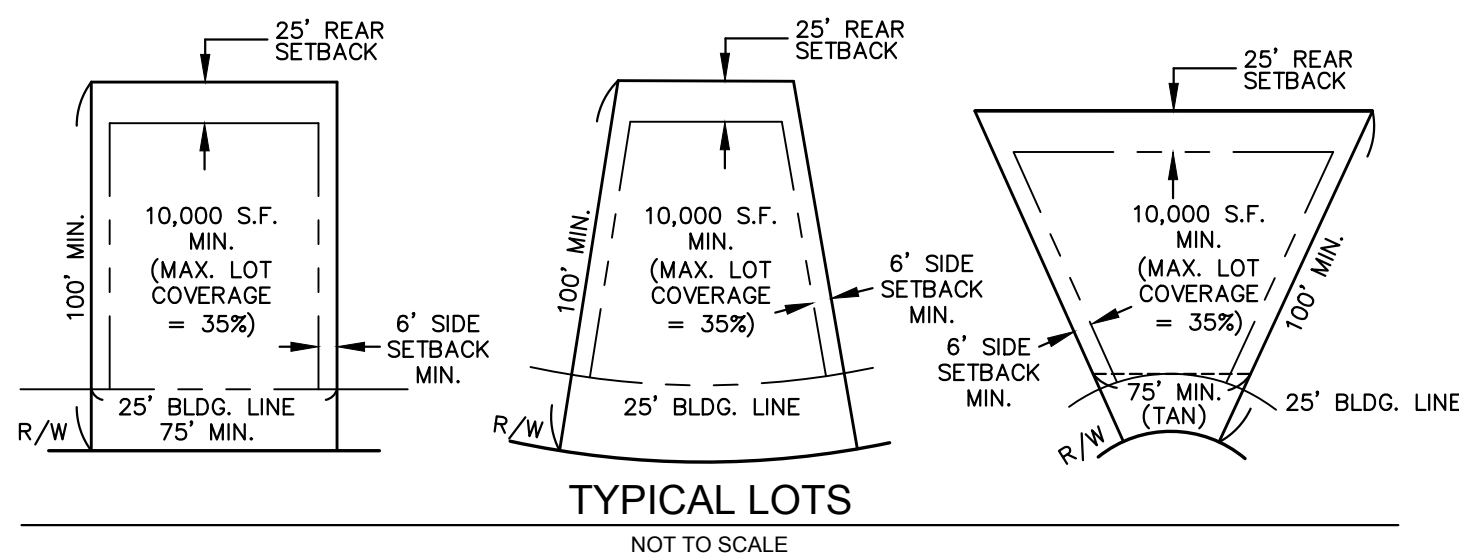
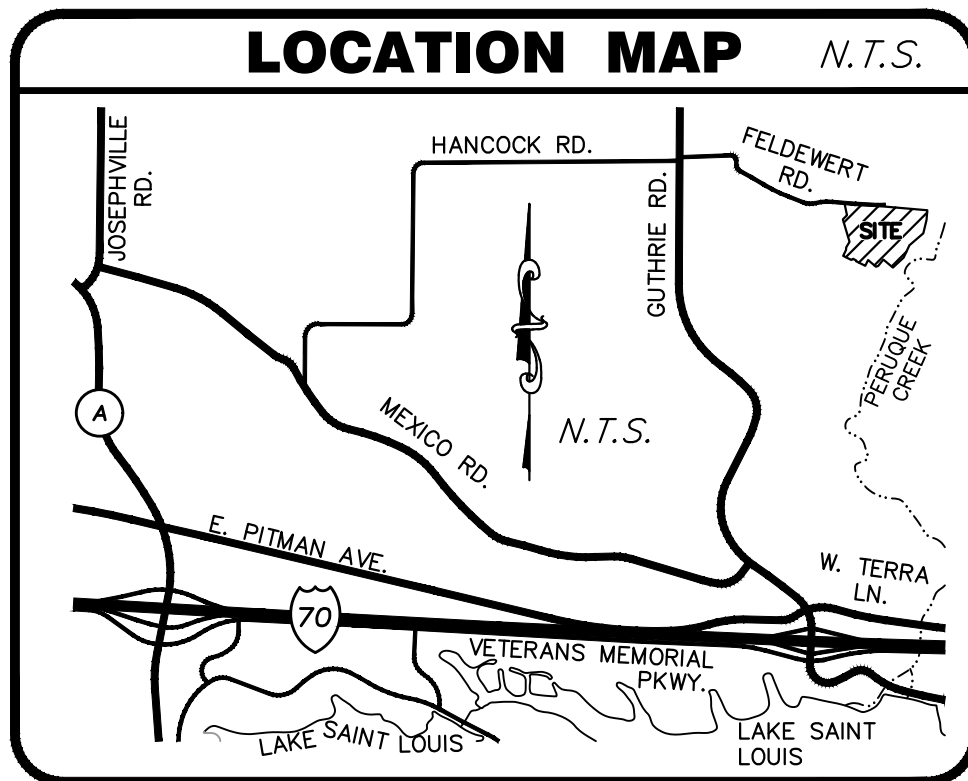
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINE OF BLUFF BROOK DRIVE AND THE CENTERLINE OF HIGH BROOK CREEK. (LOCATION SHOWN ON SHEET 2 HEREON).

SITE BENCHMARK #3: ELEVATION = 481.58 (NAVD 88)

"CROSS" CUT IN FOOT OF SOUTH END OF RETAINING WALL AT THE WEST SIDE OF DRIVEWAY AT 3125 FELDEWERT ROAD, 42 FEET WEST OF A MAILBOX FOR 3125 FELDEWERT ROAD, 51 FEET SOUTH OF A UTILITY POLE AND 61 FEET NORTHEAST OF A UTILITY POLE. (LOCATION SHOWN ON SHEET 2 HEREON).

PLATTED AREA DETAIL:

TOTAL PHASE FOUR PLAT ONE AREA: 401,692 S.F. (9.2215 ACRES)
DEVELOPABLE LOT AREA: 46,708 S.F. (1.0724 ACRES)
COMMON GROUND: 266,779 S.F. (6.1244 ACRES)
RIGHT-OF-WAY: 88,205 S.F. (2.0254 ACRES)
FUTURE DEVELOPMENT PARCELS: 443,742 S.F. (10.1874 ACRES)
TOTAL AREA INCLUDING FUTURE DEVELOPMENT PARCELS: 845,434 S.F. (19.4084 ACRES)



SURVEYOR'S NOTES

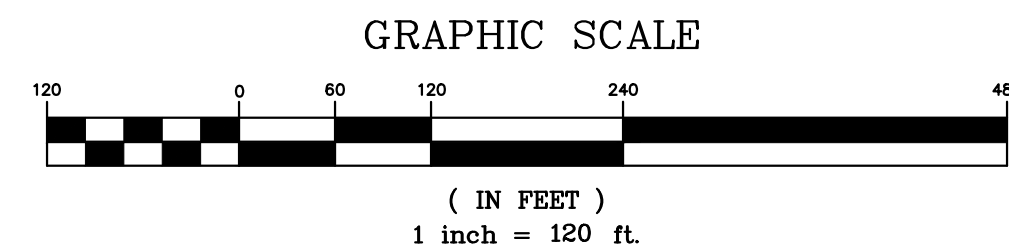
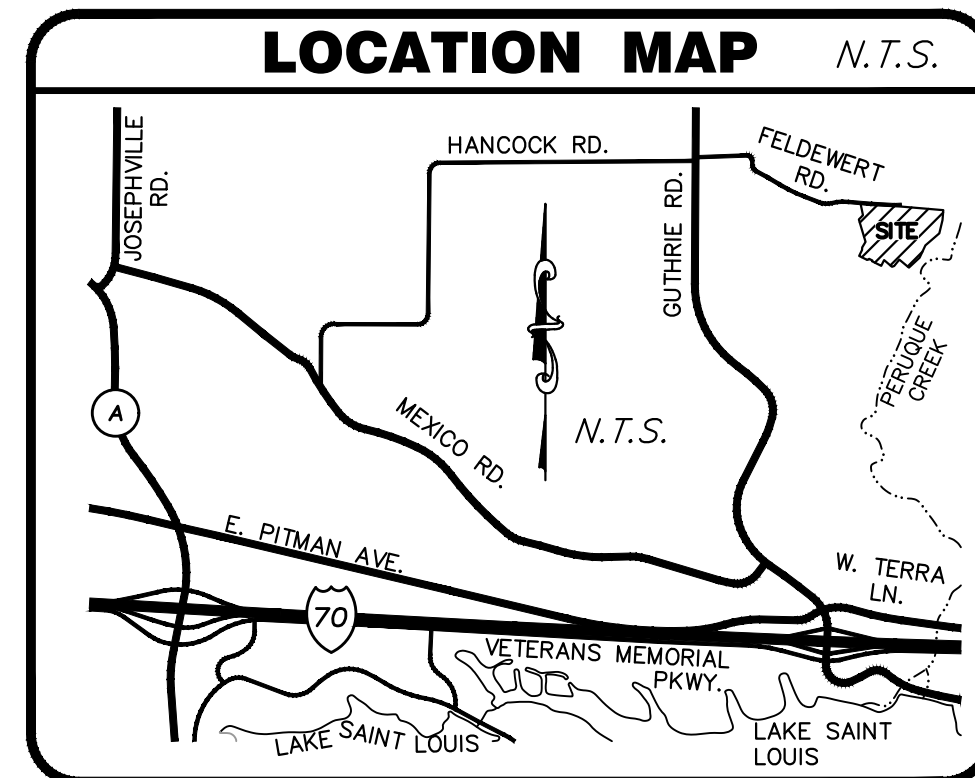
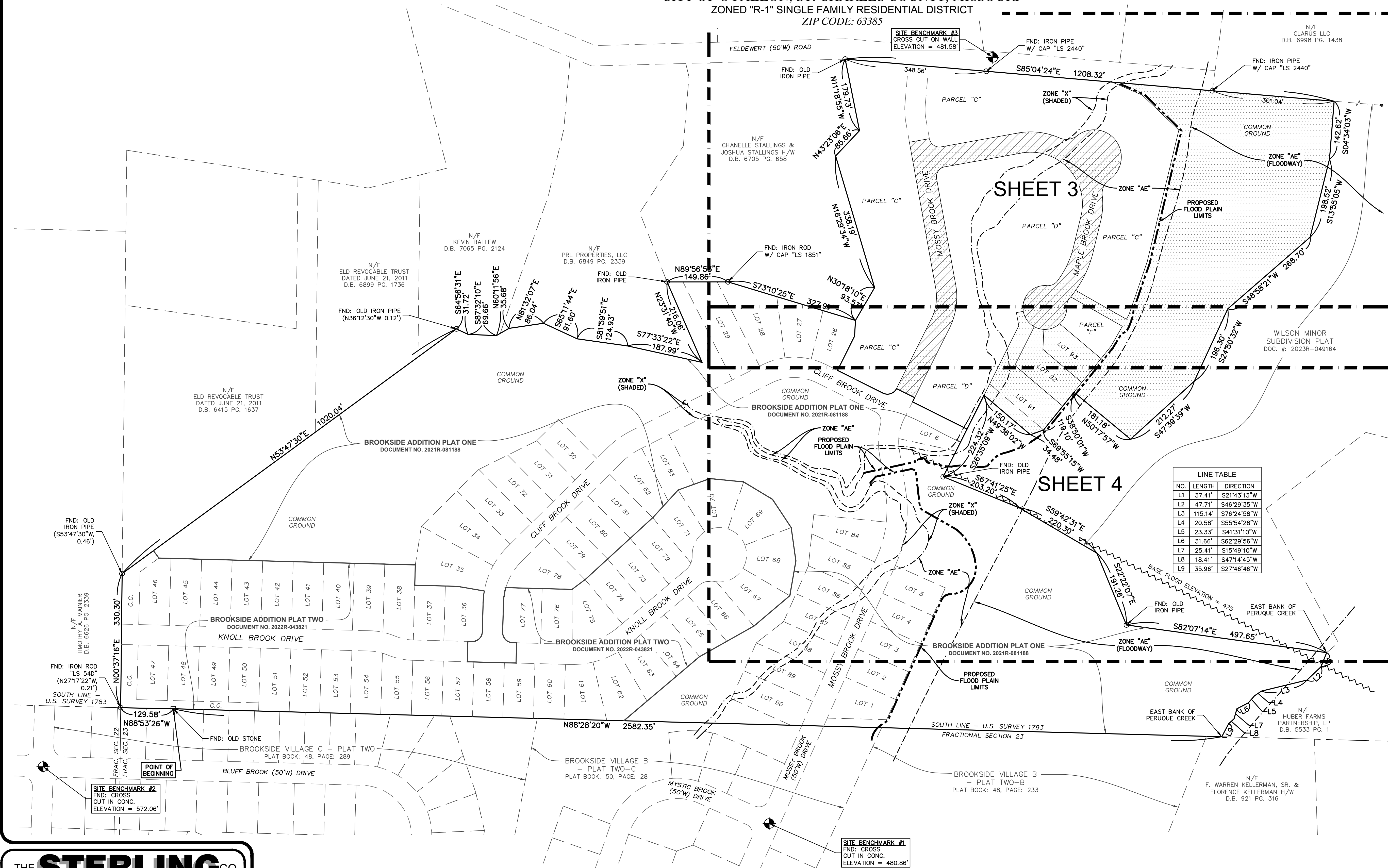
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED 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 401,692 SQUARE FEET (9.221 ACRES MORE OR LESS), CONTAINING A TOTAL OF 3 DEVELOPABLE LOTS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT ACCORDING TO AN ANNEXATION AGREEMENT APPROVED BY THE CITY OF OFALLON, MISSOURI CITY COUNCIL ON JANUARY 26, 2021, RECORDED IN DOCUMENT NO. 2021R-019196 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND ACCORDING TO AN ANNEXATION AGREEMENT APPROVED BY THE CITY OF OFALLON CITY COUNCIL ON OCTOBER 26, 2023 AS ORDINANCE NO. 7055.
- BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: SPECIAL WARRANTY DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN DOCUMENT NO. 2020R-083427 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, GENERAL WARRANTY DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN DOCUMENT NO. 2020R-095182 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024R-098630 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, GENERAL WARRANTY DEED TO MILDRED WILSON RECORDED IN DEED BOOK 6523 PAGE 1499 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, QUIT CLAIM DEED TO DONALD JEFFREY COPE AND MILDRED WILSON RECORDED IN DEED BOOK 6528 PAGE 1704 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND QUIT CLAIM DEED TO MILDRED WILSON RECORDED IN DEED BOOK 6725 PAGE 446 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE", AND FLOOD ZONE "AE" (FLOODWAY) 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 29183C0210G EFFECTIVE JANUARY 20, 2016, ACCORDING TO LOMR CASE NO. 24-07-0501A, APPROVED ON AUGUST 14, 2024, LOTS 91 THROUGH 93 INCLUSIVE HAVE BEEN REMOVED FROM FLOOD ZONE "AE" AND FLOOD ZONE "AE" ARE REQUIRED TO HAVE A LOW FLOOD FLOOD ELEVATION 2 FEET ABOVE THE BASE FLOOD ELEVATION AND VERIFIED BY AN ELEVATION CERTIFICATE SIGNED AND SEALED BY A LICENSED SURVEYOR PRIOR TO OCCUPANCY APPROVAL.
- FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- FLOOD ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNADATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED.
- FLOOD ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS WITHIN ZONE "AE".
- 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.
- CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
- 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: LOT 91, LOT 92, AND LOT 93.
- FOR EASEMENTS, THE STERLING COMPANY HAS GIVEN, EXCLUSIVELY, A TITLE COMMITMENT BY SVNGERY TITLE, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. SYN91912751 WITH A COMMITMENT DATE OF DECEMBER 4, 2019 AT 8:00 AM AND A TITLE COMMITMENT BY ARCH CITY TITLE, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 126584R WITH A COMMITMENT DATE OF SEPTEMBER 26, 2022. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENTS ARE AS FOLLOWS:

COMMITMENT FILE NO. SYN91912751:

- ITEMS 1-7: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 8: EASEMENT GRANTED FOR ROADWAY PURPOSES, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 650 AT PAGE 1019, BOOK 700 PAGE 1396, BOOK 1178 PAGE 1329, BOOK 1206 PAGE 1416, BOOK 1206 PAGE 1418, BOOK 1206 PAGE 1420, BOOK 1206 BOOK 1422 AND BOOK 1278 PAGE 110.
- A. BOOK 650 PAGE 1019 IS A DEED THAT CONVEYS A PARCEL TO THE NORTHEAST OF SUBJECT PROPERTY TO WILLIAM AND ROSA LEE JOHNSON. DOCUMENT ALSO CONVEYS AN EASEMENT FOR ROADWAY PURPOSES OVER "A WELL-TRAVELED PRIVATE ROADWAY" (FELDEWERT ROAD) 50 FEET WIDE, SAID ROAD APPEARS TO BE FELDEWERT ROAD. THE PARCEL, ALONG WITH SUBJECT PARCEL, HAS SINCE BEEN SOLD TO THE CURRENT OWNERS, GLARUS, L.L.C. AND SAID DOCUMENT WAS INCLUDED IN THE CONVEYANCE TO GLARUS. THEREFORE, SAID EASEMENT CURRENTLY BENEFITS SUBJECT PROPERTY AS A ROADWAY EASEMENT OVER FELDEWERT ROAD.
- B. BOOK 700 PAGE 1396 IS AN EASEMENT DEED WHICH AFFECTS ALL OF FELDEWERT ROAD, BUT DOES NOT AFFECT SUBJECT PROPERTY.
- C. BOOK 1178 PAGE 1329 GRANTED A LARGE PARCEL, A PORTION OF WHICH IS NOW SUBJECT PROPERTY, AND A 30-FOOT WIDE ROAD EASEMENT OVER THE WESTERN 928 FEET OF WHAT IS NOW FELDEWERT ROAD TO ROSA LEE JOHNSON AND OTHERS. THIS DOCUMENT WAS INCLUDED IN THE

BROOKSIDE ADDITION PHASE FOUR PLAT ONE

A RESUBDIVISION OF PARCEL "B" OF BROOKSIDE ADDITION PLAT ONE (DOC. NO. 2021R-081188) AND
ALL OF LOT 1 AND PART OF LOT 2 OF WILSON MINOR SUBDIVISION PLAT (DOC. NO. 2023R-049164)
ALL LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
ZIP CODE: 63385



LEGEND:

- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- FND. = FOUND
- ⬮ = BENCHMARK
- C.G. = COMMON GROUND

HATCHING LEGEND:

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

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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

DATE

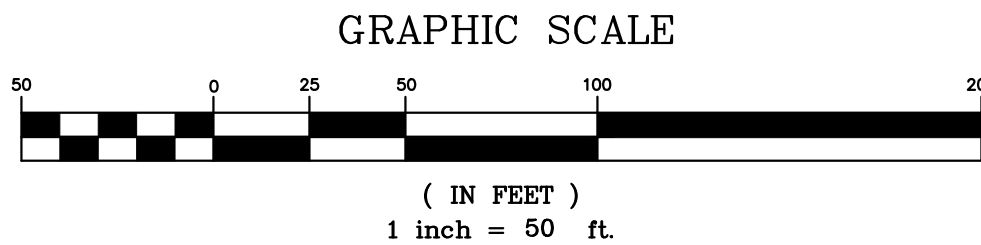
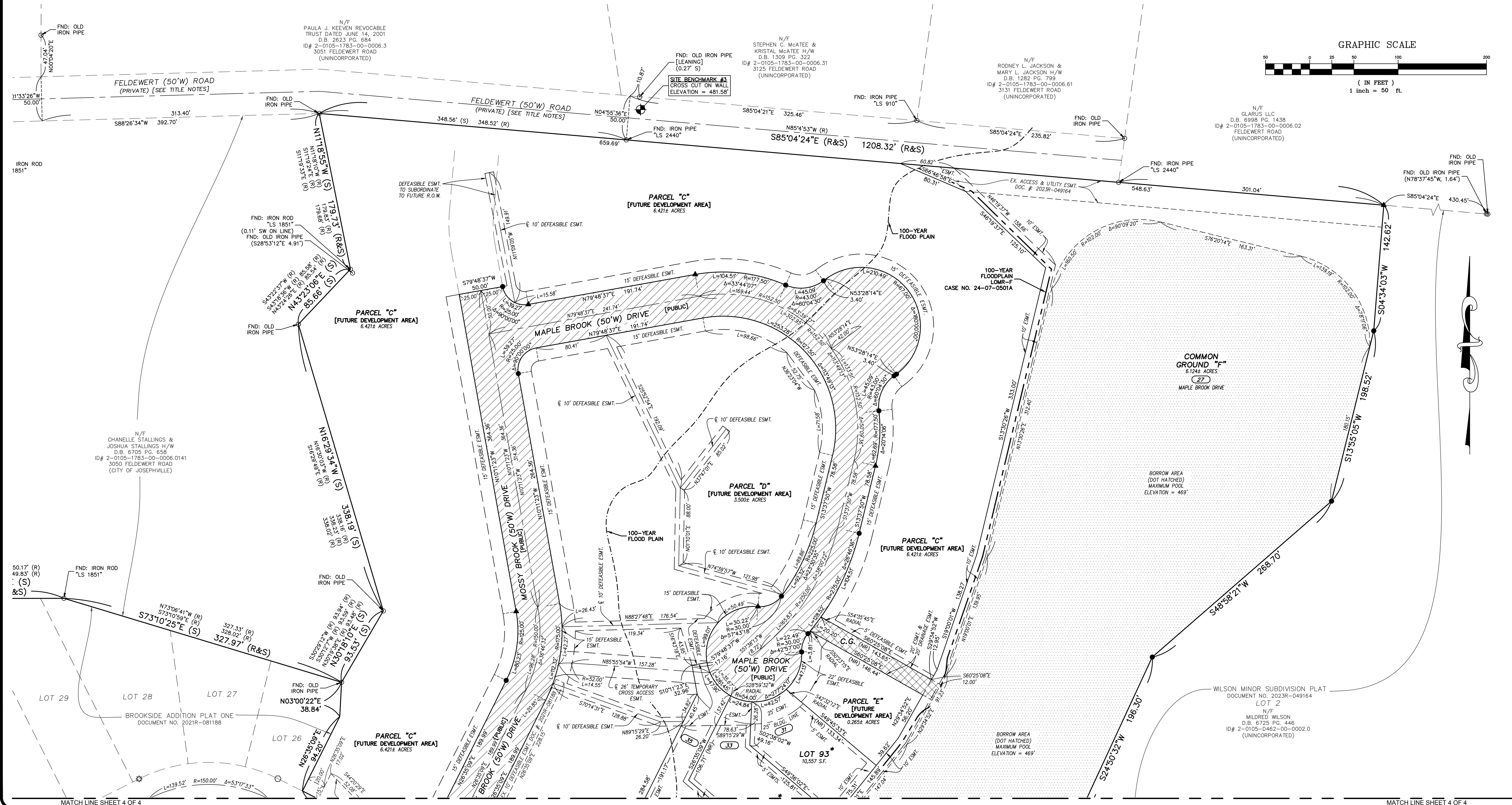
SHEET 2 OF 4

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

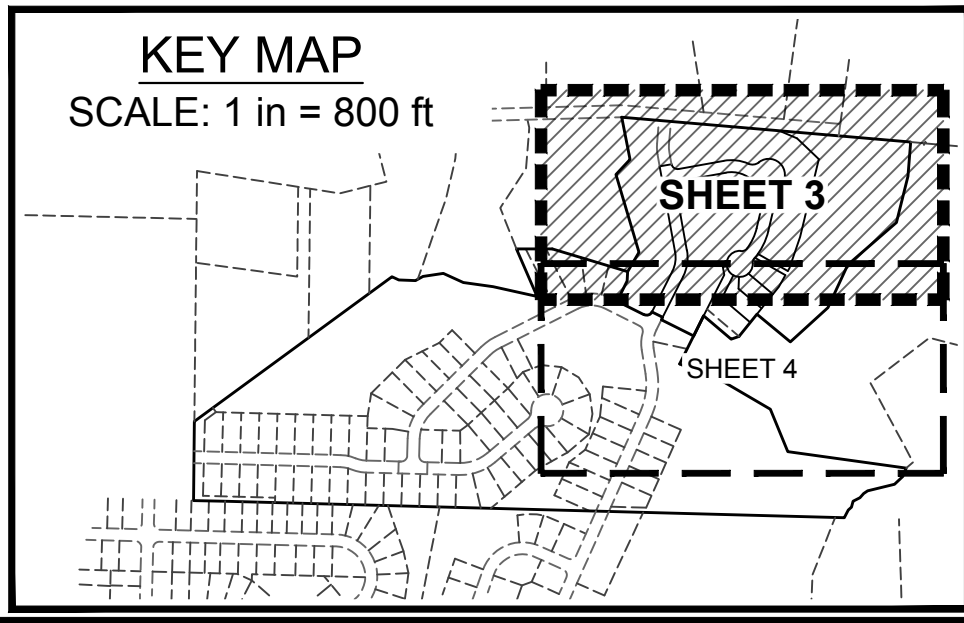
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: FEB. 13, 2025
JOB NO.:	22-09-284	BROOKSIDE ADDITION PHASE FOUR PLAT ONE

BROOKSIDE ADDITION PHASE FOUR PLAT ONE



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ABBREVIATION LEGEND:

- BK. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CHB. = CHORD BEARING
- CHD. = CHORD DISTANCE
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- FND. = FOUND
- N/F. = NOW OR FORMERLY
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.V.M. = 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 OR CUT 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
- 523 = ADDRESS
- * = LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- BORROW AREA
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.
THE STERLING COMPANY
MO REG. 307-D

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

BROOKSIDE ADDITION PHASE FOUR PLAT ONE

