

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS 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 PLAT TWO".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, KNOLL 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, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, PUBLIC STREET LIGHTS, 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 OFALLON, 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 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 INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF OFALLON, MISSOURI, AND SHALL BE MAINTAINED BY THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION.

SIGHT DISTANCE TRIANGLE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT. NOTHING SHALL BE ERRECTED, 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 AREAS AS SHOWN ON THIS PLAT. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

THE TEMPORARY TURNAROUND EASEMENTS, AS SHOWN HEREON AT THE WESTERN END OF KNOLL BROOK DRIVE ARE HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI FOR PUBLIC USE AS A TEMPORARY TURNAROUND UNTIL SUCH TIME THAT THE RIGHT-OF-WAY OF KNOLL BROOK DRIVE IS EXTENDED TO THE WEST BY THE DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT(S), AT WHICH TIME, SAID TURNAROUND EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN THE TEMPORARY TURNAROUND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE BUFFER EASEMENTS WITH THE EXCEPTION OF FENCES AND RETAINING WALLS. LANDSCAPING AS APPROVED BY THE CITY OF OFALLON DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION WHERE LANDSCAPE BUFFER EASEMENTS ARE LOCATED IN COMMON GROUND, AND BY INDIVIDUAL LOT OWNERS WHERE LANDSCAPE BUFFER EASEMENTS ARE LOCATED ON INDIVIDUAL LOTS.

THE RETAINING WALL MAINTENANCE EASEMENTS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF CONTINUING, MAINTAINING, REPAIRING, AND REPLACING A RETAINING WALL LOCATED WITHIN THE COMMON GROUND, 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 RETAINING WALL, AND FOR THE RIGHT TO ACCESS SAID RETAINING WALL.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" EXECUTED ON THE 8TH DAY OF JULY, 2021, AS RECORDED IN DOCUMENT NO. 2021R-070269 OF THE ST. CHARLES COUNTY RECORDS, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF OFFSITE DETENTION AND RETENTION BASINS SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

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 IN DOCUMENT NO. 2021R-081190 OF THE ST. CHARLES COUNTY RECORDS, OR 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 _____, 2022 IN 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 _____, 2022.

LOMBARDO HOMES OF ST. LOUIS, LLC

BY: _____
DOUG NANCE
AUTHORIZED REPRESENTATIVE

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

ON THIS _____ DAY OF _____, 2022, 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

BROOKSIDE ADDITION PLAT TWO

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

WHEREAS, THE BANK OF OLD MONROE, BY A DEED OF TRUST DATED SEPTEMBER 24, 2014 AND RECORDED IN DOCUMENT NO. 20140825000530440 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.

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 _____, 2022.

THE BANK OF OLD MONROE

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 2022, 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

CITY CERTIFICATION:

I, DEBORAH RYAN, 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 _____, 2022, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2022.

DEBORAH RYAN
CITY CLERK
CITY OF OFALLON, MISSOURI

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING PART OF U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

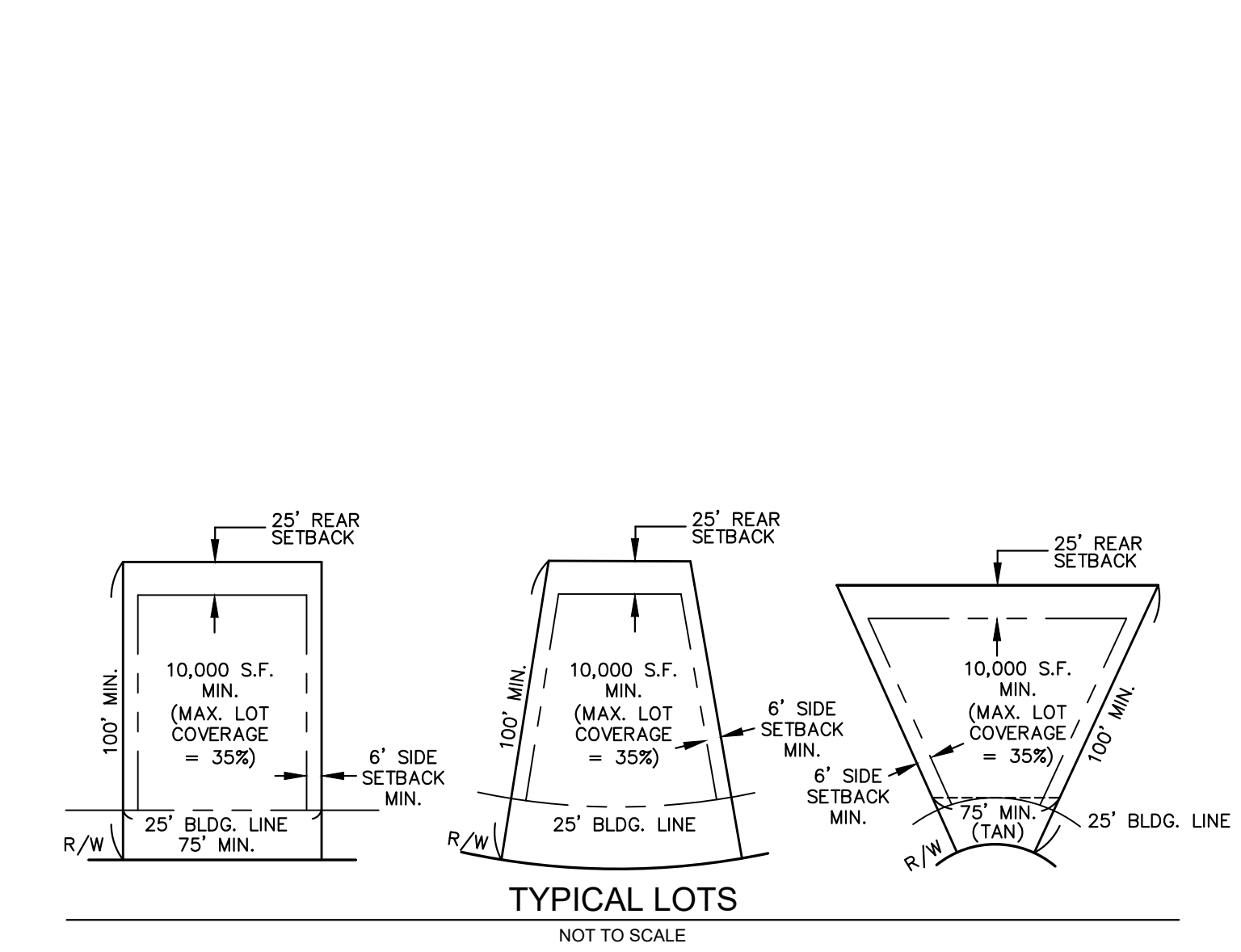
BEGINNING AT AN OLD STONE FOUND ON THE SOUTH LINE OF ABOVE-SAID U.S. SURVEY 1783, SAID STONE BEING LOCATED NORTH 88°28'20" WEST, 2.29 FEET FROM AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 713 OF "BROOKSIDE VILLAGE C - PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 289 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID STONE BEING SHOWN AS #9 ON SURVEY BY ALFRED RISKE DATED DECEMBER 28, 1911 AND RECORDED IN SURVEY RECORD BOOK 4, PAGE 56 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE OF U.S. SURVEY 1783, SAID LINE ALSO BEING THE NORTH LINE OF SAID "BROOKSIDE VILLAGE C - PLAT TWO", NORTH 88°55'28" WEST, 129.58 FEET TO A POINT ON THE NORTH LINE OF LOT 712 OF SAID "BROOKSIDE VILLAGE C - PLAT TWO"; FROM WHICH POINT A FOUND IRON ROD BEARS NORTH 27°17'22" WEST, 0.21 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TIMOTHY A. MAINIERI BY DOCUMENT RECORDED IN DEED BOOK 6626 PAGE 2339 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID MAINIERI TRACT, NORTH 00°37'16" EAST, 330.30 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ELD REVOCABLE TRUST DATED JUNE 21, 2011 BY DOCUMENT RECORDED IN DEED BOOK 6415 PAGE 1637 OF SAID RECORDS; FROM WHICH CORNER A FOUND IRON PIPE BEARS SOUTH 53°47'30" WEST, 0.46 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTHEAST LINE OF SAID ELD REVOCABLE TRUST TRACT AND ITS PROLONGATION, NORTH 53°47'30" EAST, 1020.04 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO KEVIN BALLEW BY DOCUMENT RECORDED IN DEED BOOK 7065 PAGE 2124 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON PIPE BEARS NORTH 36°12'30" WEST, 0.12 FEET; THENCE LEAVING SAID PROLONGATION AND ALONG THE SOUTH LINES OF SAID BALLEW TRACT AND ITS PROLONGATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 64°56'31" EAST, 31.72 FEET TO A POINT FROM WHICH AN FOUND IRON ROD BEARS SOUTH 53°24'34" WEST, 0.78 FEET; SOUTH 87°32'10" EAST, 69.66 FEET TO FOUND IRON PIPE; AND NORTH 60°11'56" EAST, 35.68 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PRL PROPERTIES, LLC, BY DOCUMENT RECORDED IN DEED BOOK 6849 PAGE 2339 OF SAID RECORDS, FROM WHICH POINT A FOUND IRON PIPE BEARS NORTH 81°32'07" EAST, 0.14 FEET; THENCE LEAVING LAST SAID PROLONGATION AND ALONG THE SOUTH AND EAST LINES OF SAID PRL PROPERTIES TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 81°32'07" EAST, 86.04 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 64°39'37" EAST, 0.67 FEET; SOUTH 65°11'44" EAST, 91.60 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS SOUTH 55°14'05" WEST, 0.13 FEET; SOUTH 81°59'51" EAST, 124.93 FEET TO A FOUND IRON ROD; SOUTH 77°33'22" EAST, 187.99 FEET TO A FOUND IRON ROD; AND NORTH 23°31'40" WEST, 216.06 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHANELLE STALLINGS AND JOSHUA STALLINGS, HUSBAND AND WIFE BY DOCUMENT RECORDED IN DEED BOOK 6705 PAGE 658 OF SAID RECORDS; THENCE LEAVING SAID EAST LINE OF PRL PROPERTIES TRACT AND ALONG THE SOUTH AND EAST LINES OF SAID STALLINGS TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 89°56'53" EAST, 148.86 FEET TO A FOUND IRON ROD; SOUTH 73°10'25" EAST, 327.97 FEET TO A FOUND IRON PIPE; NORTH 30°18'10" EAST, 93.53 FEET TO A FOUND IRON PIPE; NORTH 16°29'34" WEST, 338.19 FEET TO A FOUND IRON PIPE; NORTH 43°23'06" EAST, 85.66 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS SOUTH 42°23'06" WEST, 0.11 FEET; AND NORTH 11°18'55" 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, SOUTH 85°04'24" EAST, 348.58 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MILDRED WILSON BY DOCUMENT RECORDED IN DEED BOOK 6725 PAGE 448 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE OF FELDEWERT ROAD AND ALONG THE WEST LINE OF SAID WILSON TRACT, SOUTH 12°53'36" WEST, 30.67 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 10°11'23" EAST, 576.10 FEET; THENCE SOUTH 26°35'09" WEST, 448.90 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID WILSON TRACT; THENCE ALONG THE SOUTH LINE OF SAID WILSON TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 67°41'25" EAST, 203.20 FEET TO A FOUND IRON PIPE; SOUTH 59°42'31" EAST, 220.30 FEET TO A FOUND IRON PIPE; SOUTH 22°22'07" EAST, 101.26 FEET TO AN OLD IRON PIPE; AND SOUTH 82°07'41" EAST, 497.65 FEET TO A POINT ON THE MEANDERING EAST BANK OF PERUQUE CREEK; THENCE LEAVING SAID SOUTH LINE OF WILSON TRACT AND ALONG THE MEANDERS OF THE EAST BANK OF PERUQUE CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°43'13" WEST, 37.41 FEET; SOUTH 46°29'35" WEST, 47.71 FEET; SOUTH 76°24'58" WEST, 115.14 FEET; SOUTH 55°54'28" WEST, 20.58 FEET; SOUTH 41°31'10" WEST, 23.33 FEET; SOUTH 62°29'58" WEST, 31.68 FEET; SOUTH 15°48'10" WEST, 25.41 FEET; SOUTH 47°14'45" WEST, 18.41 FEET; AND SOUTH 27°46'46" WEST, 35.96 FEET TO A POINT ON SAID SOUTH LINE OF U.S. SURVEY 1783; THENCE LEAVING SAID MEANDERS AND ALONG SAID SOUTH LINE OF U.S. SURVEY 1783, NORTH 88°28'20" WEST, 2882.35 FEET TO THE POINT OF BEGINNING AND CONTAINS 2,303,023 SQUARE FEET, OR 52.870 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2020 UNDER ORDER NUMBER 19-10-344 AND SUBJECT TO FUTURE FLUCTUATIONS OF THE EAST BANK OF PERUQUE CREEK.

PROPERTY DESCRIPTION (PLAT TWO):

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

PLATTED AREA DETAIL:

TOTAL PLAT TWO AREA: 585,207 S.F. (13.434± ACRES)
DEVELOPABLE LOT AREA: 482,734 S.F. (11.082± ACRES)
COMMON GROUND: 19,514 S.F. (0.448± ACRES)
RIGHT-OF-WAY: 82,959 S.F. (1.904± 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 585,207 SQUARE FEET (13,434 ACRES MORE OR LESS), CONTAINING A TOTAL OF 42 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 28, 2021, RECORDED IN DOCUMENT NO. 2021R-010198 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- 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, AND GENERAL WARRANTY DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN DOCUMENT NO. 2020R-095182 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) 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.
FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- 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 38, LOT 39, LOT 55, LOTS 57-59 INCLUSIVE, LOTS 61-63 INCLUSIVE, AND LOTS 67-71 INCLUSIVE.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY SYNERGY TITLE, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. SYN1912751 WITH A COMMITMENT DATE OF DECEMBER 4, 2019 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE AS FOLLOWS:
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 1386, BOOK 1178 PAGE 1329, BOOK 1206 PAGE 1416, BOOK 1208 PAGE 1416, 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 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 1386 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 828 FEET OF WHAT IS NOW FELDEWERT ROAD TO ROSA LEE JOHNSON AND OTHERS. THIS DOCUMENT WAS INCLUDED IN THE CONVEYANCE FROM ROSA LEE JOHNSON AND HER HUSBAND TO GLARUS, L.L.C. SAID EASEMENT IS NON-CONTIGUOUS TO SUBJECT PROPERTY, BUT MAY BENEFIT IT OVER THE SUBJECT PORTION OF FELDEWERT ROAD.
D. BOOK 1206 PAGE 1416 IS A QUIT CLAIM DEED TO WILLIAM AND ROSA LEE JOHNSON AND OTHERS OVER THE EASTERN PORTION OF FELDEWERT ROAD AND CURRENTLY BENEFITS SUBJECT PROPERTY. NO EASEMENTS ARE LISTED IN SAID DOCUMENT. SEE "NOTE ON FELDEWERT ROAD" FOR ADDITIONAL INFORMATION.
E. BOOK 1206 PAGE 1418 CONVEYS A 50-FOOT WIDE ROAD EASEMENT WHICH IS NOT CONTIGUOUS WITH SUBJECT PROPERTY TO JOSE AND JEANNETTE CRUZ. SAID EASEMENT IS AN EASTWARDLY EXTENSION OF FELDEWERT ROAD OVER A PARCEL THAT IS NOW OWNED BY GLARUS, AND MAY THEREFORE CURRENTLY BENEFIT SUBJECT PROPERTY.
F. BOOK 1206 PAGE 1420 DOES NOT AFFECT SUBJECT PROPERTY.
G. BOOK 1206 PAGE 1422 CONVEYS THE SAME EXTENSION OF FELDEWERT ROAD DESCRIBED IN BOOK 1206 PAGE 1418 (ITEM 8 ABOVE) TO WILLIAM AND ROSA LEE JOHNSON. SAID EASEMENT WAS INCLUDED IN THE DEED FROM JOHNSON TO GLARUS, AND THEREFORE CURRENTLY BENEFITS SUBJECT PROPERTY.
H. BOOK 1278 PAGE 110 DOES NOT AFFECT SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF THE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 1281 AT PAGE 1019. DOCUMENT IS AN AGREEMENT AMONG THE RESIDENTS ON FELDEWERT ROAD TO ASSESS FEES FOR THE MAINTENANCE OF THE ROAD. HOWEVER, THE OWNERS OF SUBJECT PROPERTY DID NOT SIGN SAID AGREEMENT, AND THUS SUBJECT PROPERTY MAY BE EXCLUDED FROM IT.
- SUBJECT TO SURVEY RECORDED IN SURVEY BOOK 4 PAGE 56 OF THE ST. CHARLES COUNTY LAND RECORDS. SURVEY INCLUDES ALL OF SUBJECT PROPERTY, BUT CONTAINS NO EASEMENTS OR BUILDING LINES.
- RIGHT-OF-WAY OF FELDEWERT ROAD OVER THE HEREIN EMBRACED PROPERTY. FELDEWERT ROAD HAS BEEN EXCLUDED FROM SUBJECT PROPERTY, BUT IS BENEFITED BY SAID ROAD. SEE ITEM 8 ABOVE.
- ITEMS 12-17: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

BENCHMARKS:

PROJECT BENCHMARK:

NGS BENCHMARK C-149 ELEVATION = 545.45' (PUBLISHED NAVD 88 BASED ON GEOID 18)
ELEVATION = 545.64' (OBSERVED NAVD 88 GEOID 12B) (ADOPED)

"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 = 480.86' (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 COURT. (LOCATION SHOWN ON SHEET 2 HEREON).

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

"CROSS" CUT IN TOP 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).

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 19-10-344
THE STERLING COMPANY
6555 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO LOMBARDO HOMES OF ST. LOUIS, LLC THAT WE HAVE, DURING THE MONTH OF JANUARY, 2020, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF PARCEL "A" OF BROOKSIDE ADDITION PLAT ONE, RECORDED IN PLAT DOCUMENT NO. 2021R-081188, LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI, AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 307-D

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

DATE

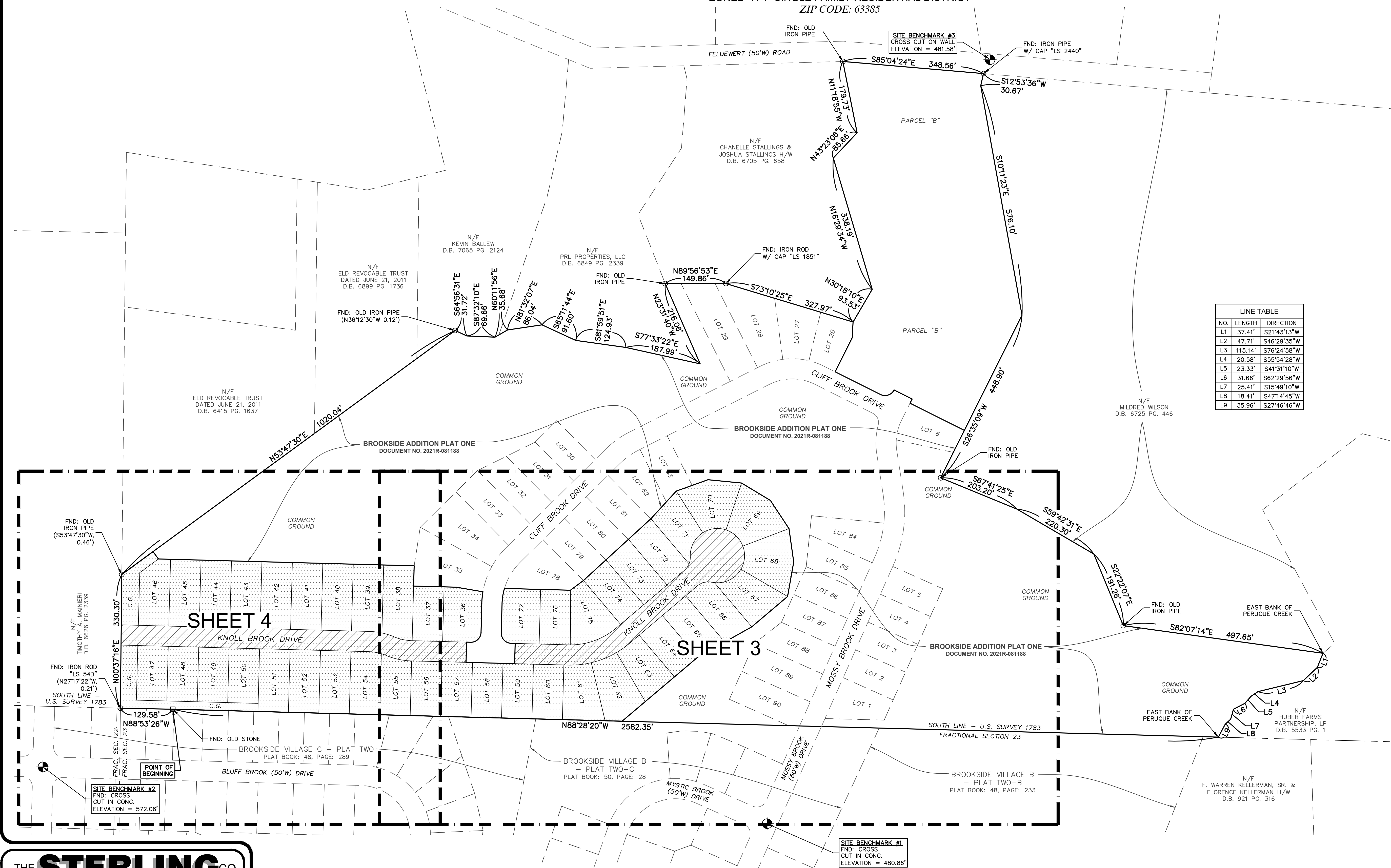
THE **STERLING** CO.
ENGINEERS & SURVEYORS

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

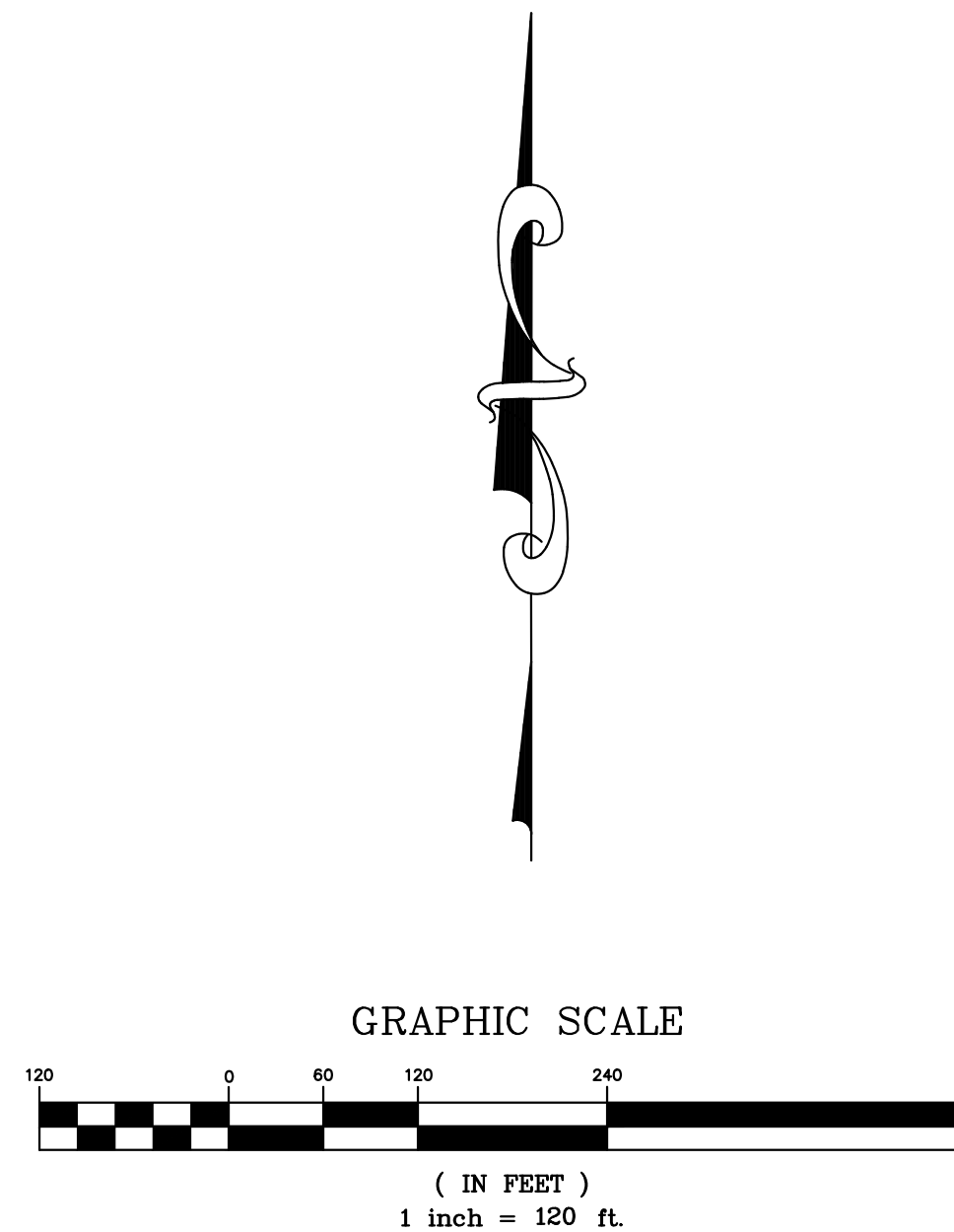
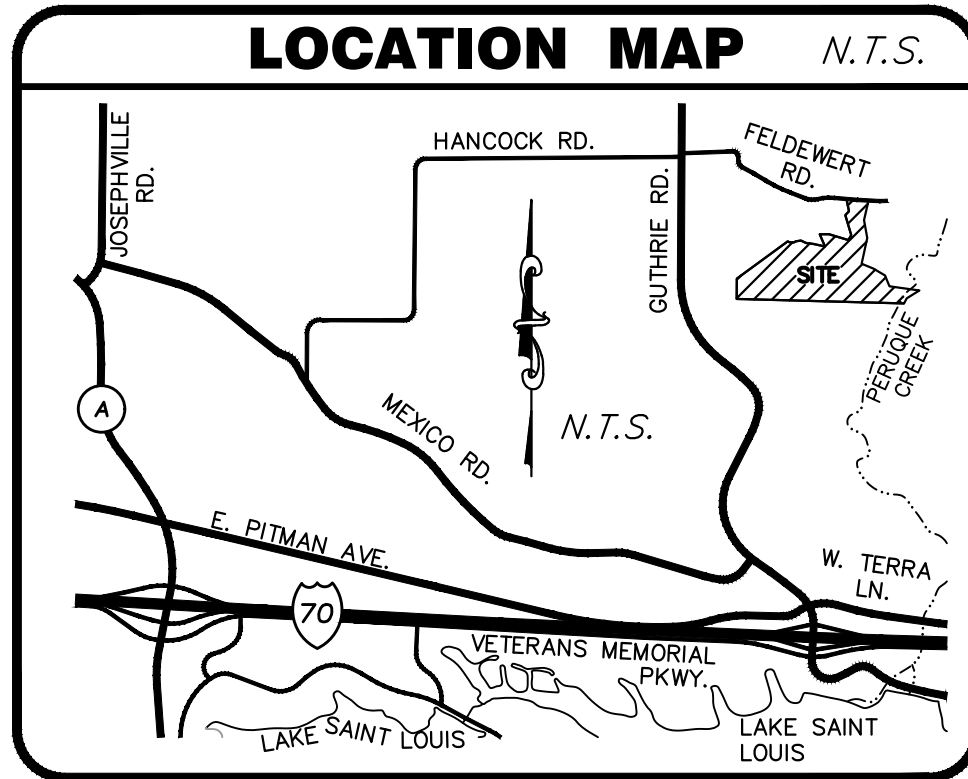
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAY 18, 2022
JOB NO.:	19-10-344	BROOKSIDE ADDITION PLAT TWO

BROOKSIDE ADDITION PLAT TWO

A RESUBDIVISION OF PARCEL "A" OF BROOKSIDE ADDITION PLAT ONE (DOC. NO. 2021R-081188)
LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST
CITY OF FALLON, ST. CHARLES COUNTY, MISSOURI
ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
ZIP CODE: 63385



LINE TABLE		
NO.	LENGTH	DIRECTION
L1	37.41'	S21°43'13\"W
L2	47.71'	S46°29'35\"W
L3	115.14'	S76°24'58\"W
L4	20.58'	S55°54'28\"W
L5	23.33'	S41°31'10\"W
L6	31.66'	S62°29'56\"W
L7	25.41'	S15°49'10\"W
L8	18.41'	S47°14'45\"W
L9	35.96'	S27°46'46\"W



LEGEND:

	= FOUND PERMANENT MONUMENT		= BENCHMARK
	= FOUND SEMI-PERMANENT MONUMENT		= COMMON GROUND

FND. = FOUND

HATCHING LEGEND:

	PUBLIC RIGHT-OF-WAY =
	PLAT TWO =

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. L.S. #2007017963

SHEET 2 OF 4

THE

STERLING

CO.

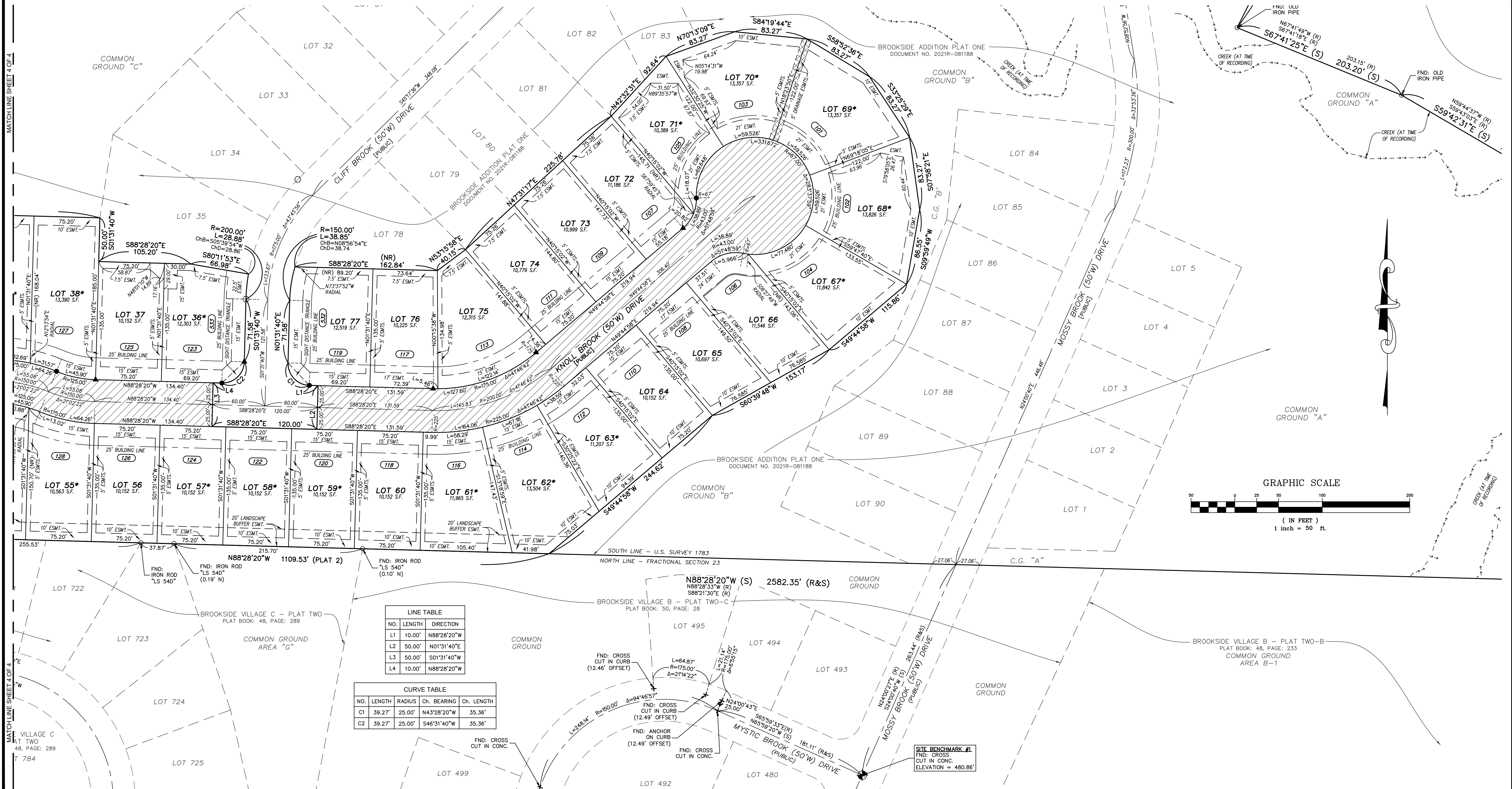
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAY 18, 2022
JOB NO.:	19-10-344	BROOKSIDE ADDITION PLAT TWO

Drawing name: C:\Users\gsmon\appdata\local\temp\Acp-Julien_2180010344R02.dwg Plotted on: May 18, 2022 - 7:48am Plotted by: gsmon

BROOKSIDE ADDITION PLAT TWO



LINE TABLE			
NO.	LENGTH	DIRECTION	
L1	10.00'	N88°28'20\"W	
L2	50.00'	N01°31'40\"E	
L3	50.00'	S01°31'40\"W	
L4	10.00'	N88°28'20\"W	

CURVE TABLE				
NO.	LENGTH	RADIUS	Ch. BEARING	Ch. LENGTH
C1	39.27'	25.00'	N43°28'20\"W	35.36'
C2	39.27'	25.00'	S46°31'40\"W	35.36'

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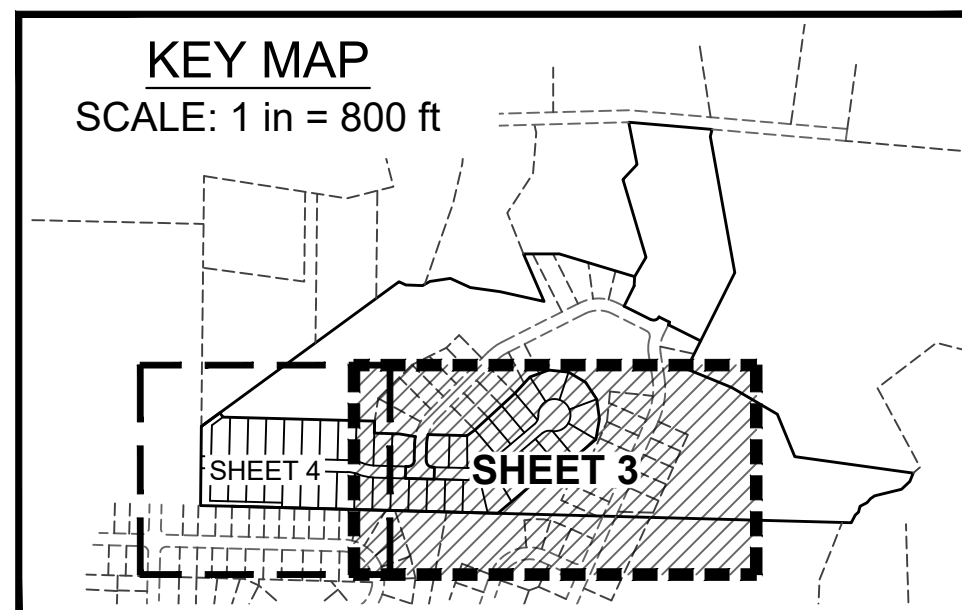
CHECKED BY: JAH

JOB NO.: 19-10-344

MSD P# - N/A

DATE: MAY 18, 2022

BROOKSIDE ADDITION PLAT TWO



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.T. = 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.R.O.D. W/ ALUMINUM CAP).
- = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.R.O.D. 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
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

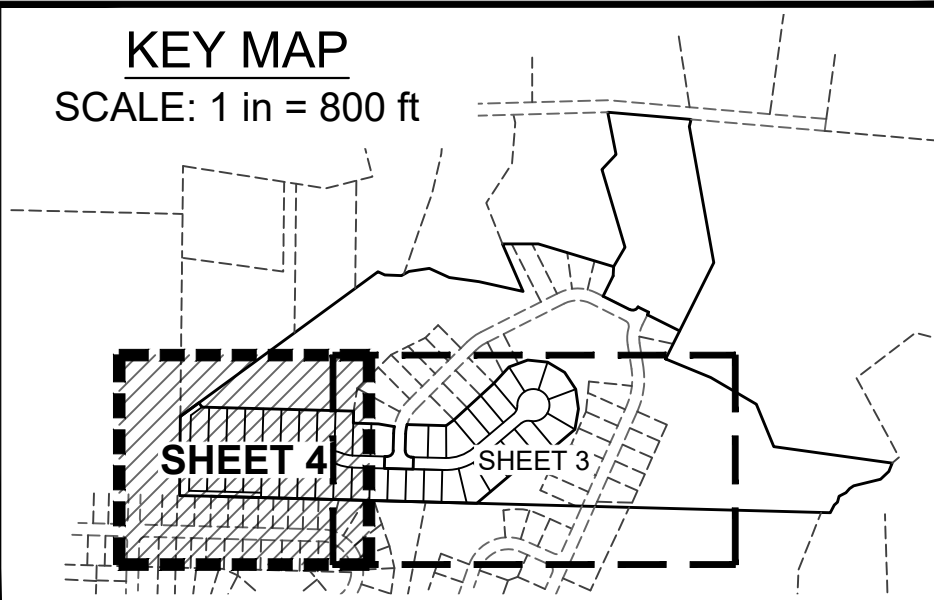
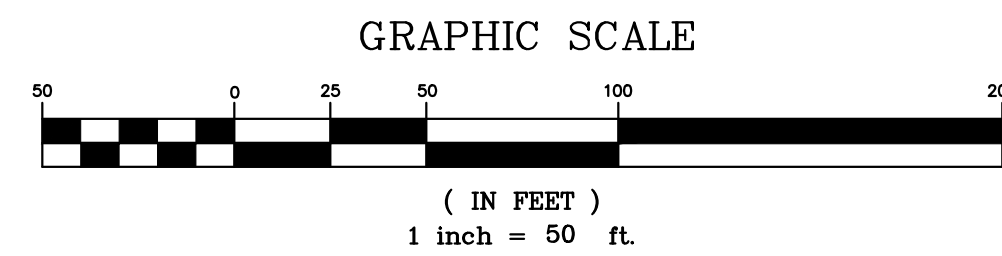
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DATE

SHEET 3 OF 4

BROOKSIDE ADDITION PLAT TWO

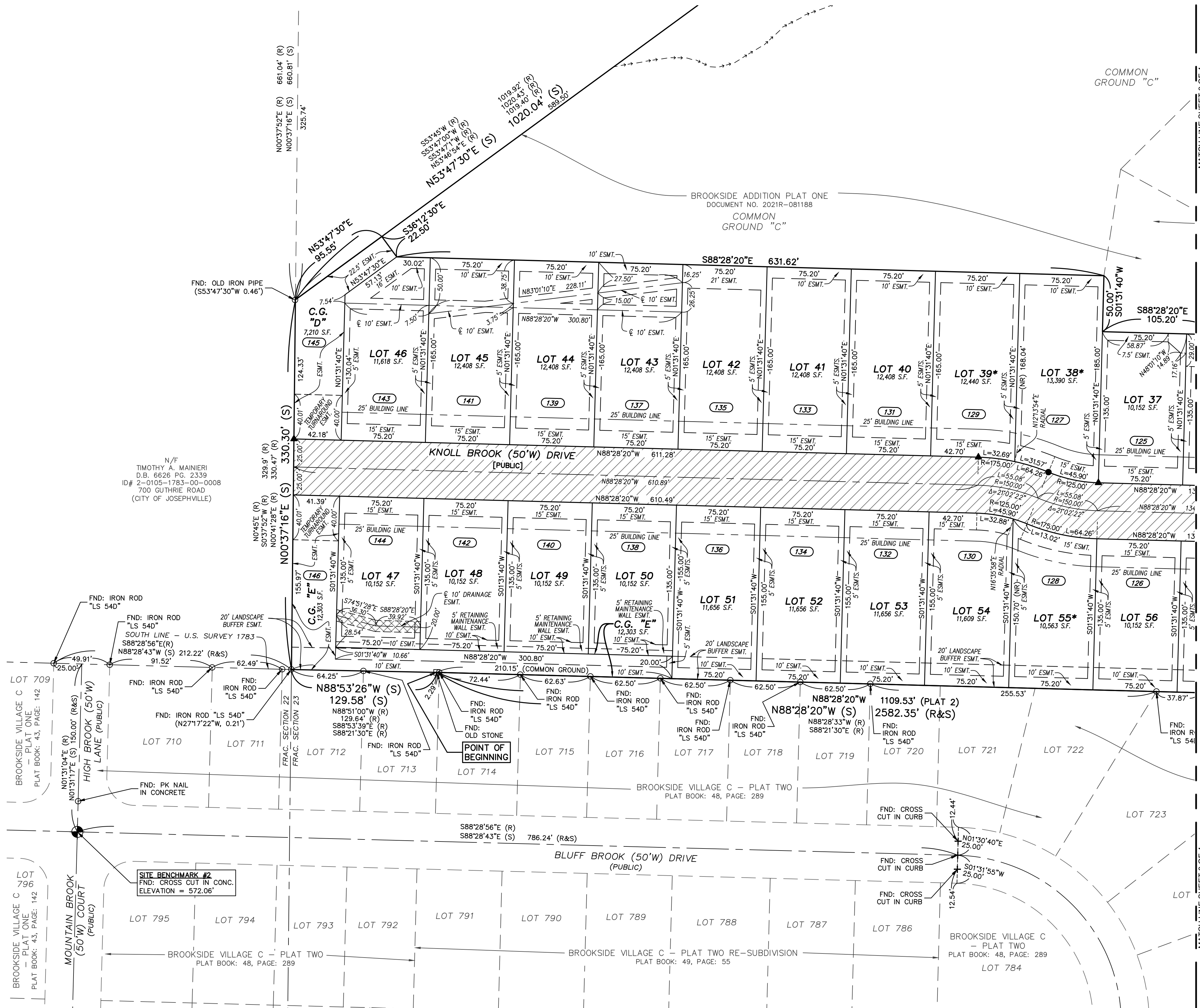


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ABBREVIATION LEGEND:

SYMBOL LEGEND:

HATCHING LEGEND:

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

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SHEET 4 OF 4