

BROOKSIDE ADDITION PLAT THREE

A RESUBDIVISION OF PARCEL "C" AND PARCEL "D" OF
BROOKSIDE ADDITION PHASE FOUR PLAT ONE (DOC. NO. 2025R-012672)
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

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 "BROOKSIDE ADDITION PLAT THREE".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, MOSSY BROOK DRIVE (50 FEET WIDE), TOGETHER WITH THEIR BOUNDINGS 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 ALLOWED 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, 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 O'FALLON, 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 O'FALLON 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 O'FALLON, 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 O'FALLON, MISSOURI FOR DRAINAGE SWALES, CREEK/STREAM DRAINAGE CHANNELS AND EMERGES 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 O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES.

SIGHT DISTANCE TRIANGLES (S.D.T.) ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, 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 DISTANCE 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.

ALL COMMON GROUND AREAS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI, AND SHALL BE MAINTAINED BY THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" EXECUTED ON THE 6TH DAY OF JULY, 2021, RECORDED AS DOCUMENT NO. 2021R-070260 OF THE ST. CHARLES COUNTY RECORDS, AND A "MAINTENANCE AGREEMENT" EXECUTED ON THE 28TH DAY OF FEBRUARY, 2025, RECORDED AS DOCUMENT NO. 2025R-007517 OF THE ST. CHARLES COUNTY RECORDS, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF OFF-SITE 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 AS DOCUMENT NO. 2021R-081190 OF THE ST. CHARLES COUNTY RECORDS, AND AS AMENDED ON THE 1ST DAY OF APRIL, 2025, AS DOCUMENT NO. 2025R-012673 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. 2025R-_____ 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 MISSOURI, 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

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. 20140925000530440 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, AS 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 _____, 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 _____ 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, 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 _____, 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 O'FALLON, MISSOURI

PROPERTY DESCRIPTION (BROOKSIDE ADDITION PLAT THREE):

A TRACT OF LAND BEING ALL OF PARCEL "C" AND PARCEL "D" OF "BROOKSIDE ADDITION PHASE FOUR PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2025R-012672 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 O'FALLON, ST. CHARLES COUNTY, MISSOURI.

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) (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 = 480.86' (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).

PLATTED AREA DETAIL:

TOTAL PLAT THREE AREA:	230,268 S.F.	(5.286± ACRES)
DEVELOPABLE LOT AREA:	216,039 S.F.	(4.960± ACRES)
COMMON GROUND:	2,704 S.F.	(0.062± ACRES)
RIGHT-OF-WAY:	11,525 S.F.	(0.264± ACRES)
FUTURE DEVELOPMENT PARCELS:	201,915 S.F.	(4.635± ACRES)
TOTAL AREA INCLUDING FUTURE DEVELOPMENT PARCELS:	432,183 S.F.	(9.921± ACRES)

SCHEDULE B-2 TITLE NOTES:

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 AND A TITLE COMMITMENT BY ARCH CITY TITLE, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 12658ARC WITH A COMMITMENT DATE OF SEPTEMBER 28, 2022. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENTS ARE AS FOLLOWS.

COMMITMENT FILE NO. SYN1912751:

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 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 CONVEYANCE FROM ROSA LEE JOHNSON AND HER HUSBAND TO GLARUS, LLC. 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 CRUZ 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 E 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.

ITEM 9: TERMS AND PROVISIONS OF THE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 1281 AT PAGE 1019. DOCUMENT IS AN AGREEMENT "AMONG THE RESIDENCES" 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.

ITEM 10: 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.

ITEM 11: 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.

COMMITMENT FILE NO. 12658ARC:

ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 4: RIGHT OF WAY OF A ROAD 30 FEET WIDE, AS DISCLOSED BY THE WARRANTY DEED RECORDED DECEMBER 22, 1925 IN BOOK 135 PAGE 139. WARRANTY DEED IS FOR A LARGE PARCEL WHICH IS PARENT TO THE SUBJECT PROPERTY, AND CONTAINED A 30 FEET WIDE ROAD, SAID DEED STATES THAT THE LARGE PARCEL IS "SUBJECT TO A 30 FT ROAD ALONG THE LINE OF THE FELDEWERT LAND SAID ROAD BEING OWNED BY HENRY FEINE", SAID ROAD APPEARS TO BE PART OF WHAT IS NOW FELDEWERT ROAD.

ITEM 5: RIGHT OF WAY OF A ROAD AS DISCLOSED BY THE WARRANTY DEED RECORDED JANUARY 29, 1947 IN BOOK 220 PAGE 251. DEED IS FOR A TRACT OF LAND ON THE NORTH SIDE OF FELDEWERT ROAD OPPOSITE FROM SUBJECT PROPERTY, AND DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 6: RIGHT OF WAY OF A ROAD AS DISCLOSED BY THE WARRANTY DEED RECORDED OCTOBER 11, 1965 IN BOOK 438 PAGE 560.

ITEM 7: RIGHT OF WAY OF A ROAD AS DISCLOSED BY THE WARRANTY DEED RECORDED MAY 19, 1967 IN BOOK 473 PAGE 508. PLOTS WEST AND DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 8: EASEMENT GRANTED TO JOAN REAKA, FOR A ROAD 50 FEET WIDE, BY THE WARRANTY DEED RECORDED JUNE 20, 1968 IN BOOK 501 PAGE 569. PLOTS WEST OVER PART OF WHAT IS NOW FELDEWERT ROAD AND DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 9: EASEMENT GRANTED TO WILLIAM A. JOHNSON AND ROSA LEE JOHNSON, HUSBAND AND WIFE, FOR A ROADWAY 30 FEET WIDE, BY THE WARRANTY DEED RECORDED APRIL 4, 1973 IN BOOK 890 PAGE 1019. DOCUMENT IS A DEED THAT CONVEYS A TRACT OF LAND ADJOINING SUBJECT PROPERTY, AND ALSO CONVEYS AN EASEMENT FOR ROADWAY PURPOSES OVER "A WELL-TRAVELED PRIVATE ROADWAY 50 FEET WIDE", SAID ROAD APPEARS TO BE FELDEWERT ROAD.

ITEM 10: EASEMENT GRANTED TO JOHN J. FELDEWERT AND GAIL A. FELDEWERT, HIS WIFE, FOR A ROAD 50 FEET WIDE, BY THE EASEMENT DEED RECORDED APRIL 11, 1795 IN BOOK 700 PAGE 1396. DOCUMENT IS AN EASEMENT DEED WHICH AFFECTS A PORTION OF FELDEWERT ROAD, INCLUDING A PORTION ADJOINING SUBJECT PROPERTY ON THE NORTH SIDE, BUT DOES NOT AFFECT SUBJECT PROPERTY.

ITEMS 11-12: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

SURVEYOR'S NOTES

1. 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.

2. 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.

3. THIS PLAT CONTAINS 230,268 SQUARE FEET (5.286 ACRES MORE OR LESS), CONTAINING A TOTAL OF 18 DEVELOPABLE LOTS.

4. THE SUBJECT TRACT IS CURRENTLY ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT ACCORDING TO AN ANNEXATION AGREEMENT APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON JANUARY 28, 2021, RECORDED IN DOCUMENT NO. 2021R-010198 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND ACCORDING TO AN ANNEXATION AGREEMENT APPROVED BY THE CITY OF O'FALLON CITY COUNCIL ON OCTOBER 26, 2023 AS ORDINANCE NO. 7055.

5. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.

6. 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 TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN DOCUMENT NO. 2024R-036630 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

7. SUBJECT TRACT IS 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 29183C0210G, EFFECTIVE JANUARY 20, 2016. ACCORDING TO LOMB-F CASE NO. 25-07-0570A DATED JULY 24, 2025, LOTS 7 THROUGH 14 INCLUSIVE HAVE BEEN REMOVED FROM THE EXISTING 100 YEAR FLOOD PLAIN. SAID LOTS ARE REQUIRED TO HAVE THE LOWEST FLOOR 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 INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED.

8. 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.

9. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.

10. SEMI-PERMANENT MONUMENTS SHALL BE SET AT REAR PROPERTY CORNERS AT THE COMPLETION OF CONSTRUCTION.

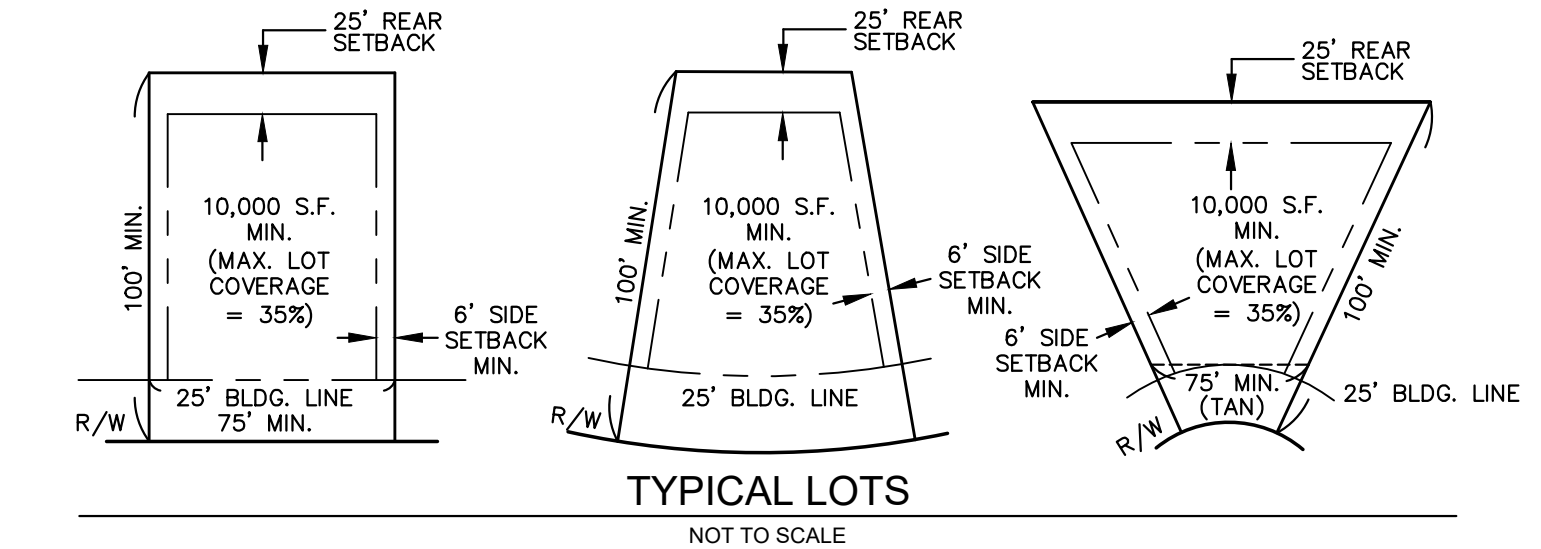
11. PARCEL "C-1" AND PARCEL "D-1", ARE DESIGNATED AS FUTURE DEVELOPMENT AREAS FOR FUTURE PHASES OF THIS DEVELOPMENT. THESE PARCELS ARE SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.

12. THE FOLLOWING LOTS, DESIGNATED BY " ", ARE SUBJECT TO STREET CREEP: LOTS 9 THROUGH 11 INCLUSIVE AND LOTS 16 THROUGH 19 INCLUSIVE.

13. 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 AND A TITLE COMMITMENT BY ARCH CITY TITLE, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 12658ARC WITH A COMMITMENT DATE OF SEPTEMBER 28, 2022. THE NOTES REGARDING SAID COMMITMENTS ARE OUTLINED IN THE "SCHEDULE B-2 TITLE NOTES" SECTION HEREON.

14. NOTE: ALL EASEMENTS LABELED AS EXISTING "EX" AS SHOWN ON SHEET 3 OF 3 OF THIS PLAT, ARE DEDICATED BY THE PLAT OF "BROOKSIDE ADDITION PHASE FOUR PLAT ONE, RECORDED AS DOCUMENT NO. 2025R-012672 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

15. NOTE: THE TEMPORARY CROSS ACCESS EASEMENT, AS SHOWN ON LOT 10 OF THIS PLAT, IS GRANTED BY DOCUMENT NO. 2025R-012672 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND ACCORDING TO SAID INSTRUMENT IS SUBJECT TO TERMINATION ONCE THE ROADWAYS OF MAPLE BROOK DRIVE AND MOSSY BROOK DRIVE ARE CONSTRUCTED AND ACCEPTED FOR PUBLIC USE BY THE CITY OF O'FALLON, MISSOURI, PROVIDING ACCESS TO LOTS 91, 92, AND 93 OF "BROOKSIDE ADDITION PHASE FOUR PLAT ONE", AT WHICH TIME, THE TEMPORARY CROSS ACCESS EASEMENT WILL TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.



SURVEYOR'S CERTIFICATION

ORDER NUMBER: 19-10-344
THE STERLING COMPANY
5055 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 NOVEMBER, 2022, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF PARCEL "C" AND PARCEL "D" OF BROOKSIDE ADDITION PHASE FOUR PLAT ONE, RECORDED AS DOCUMENT NO. 2025R-012672, LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST CITY OF O'FALLON, 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

PREPARED FOR:

LOMBARDO HOMES OF ST. LOUIS, LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MISSOURI 63304
PHONE: (636) 265-2710
FAX: (636) 695-3195
WWW.LOMBARDOHOMES.COM

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

DATE

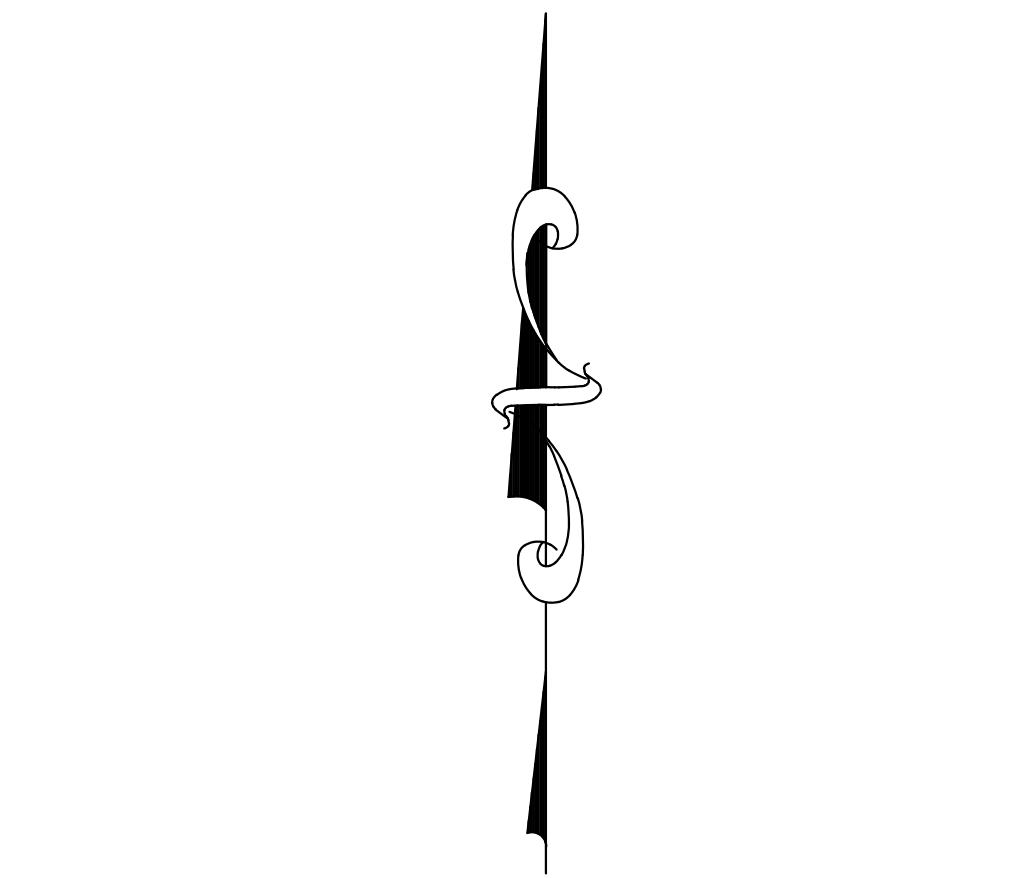
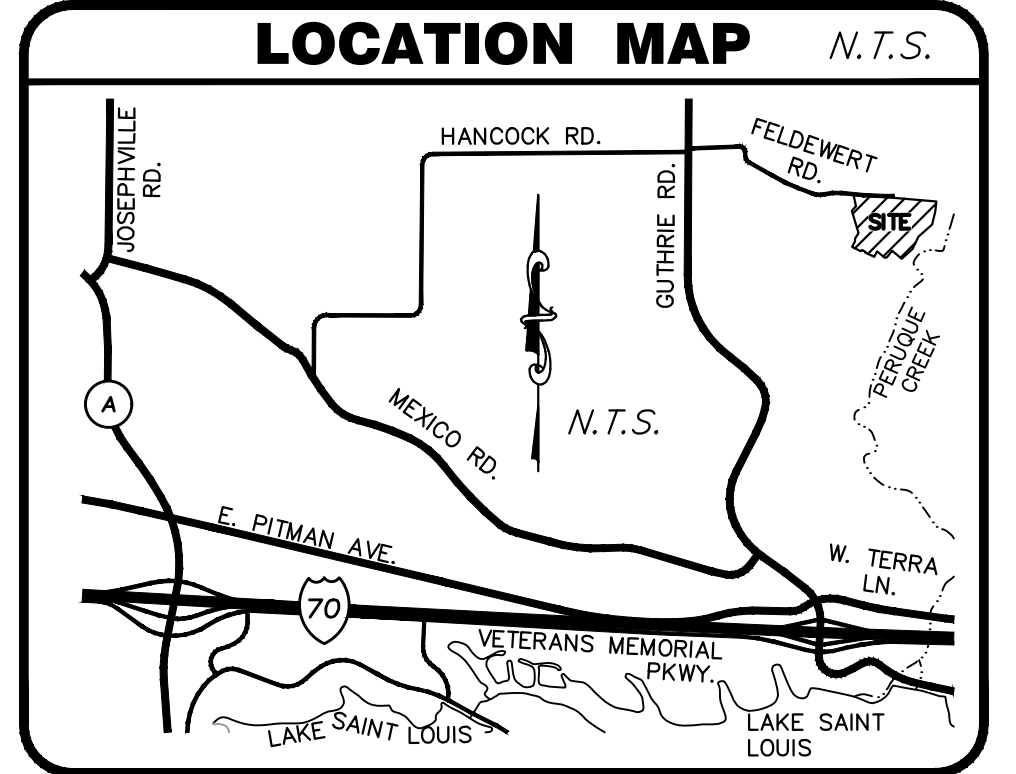
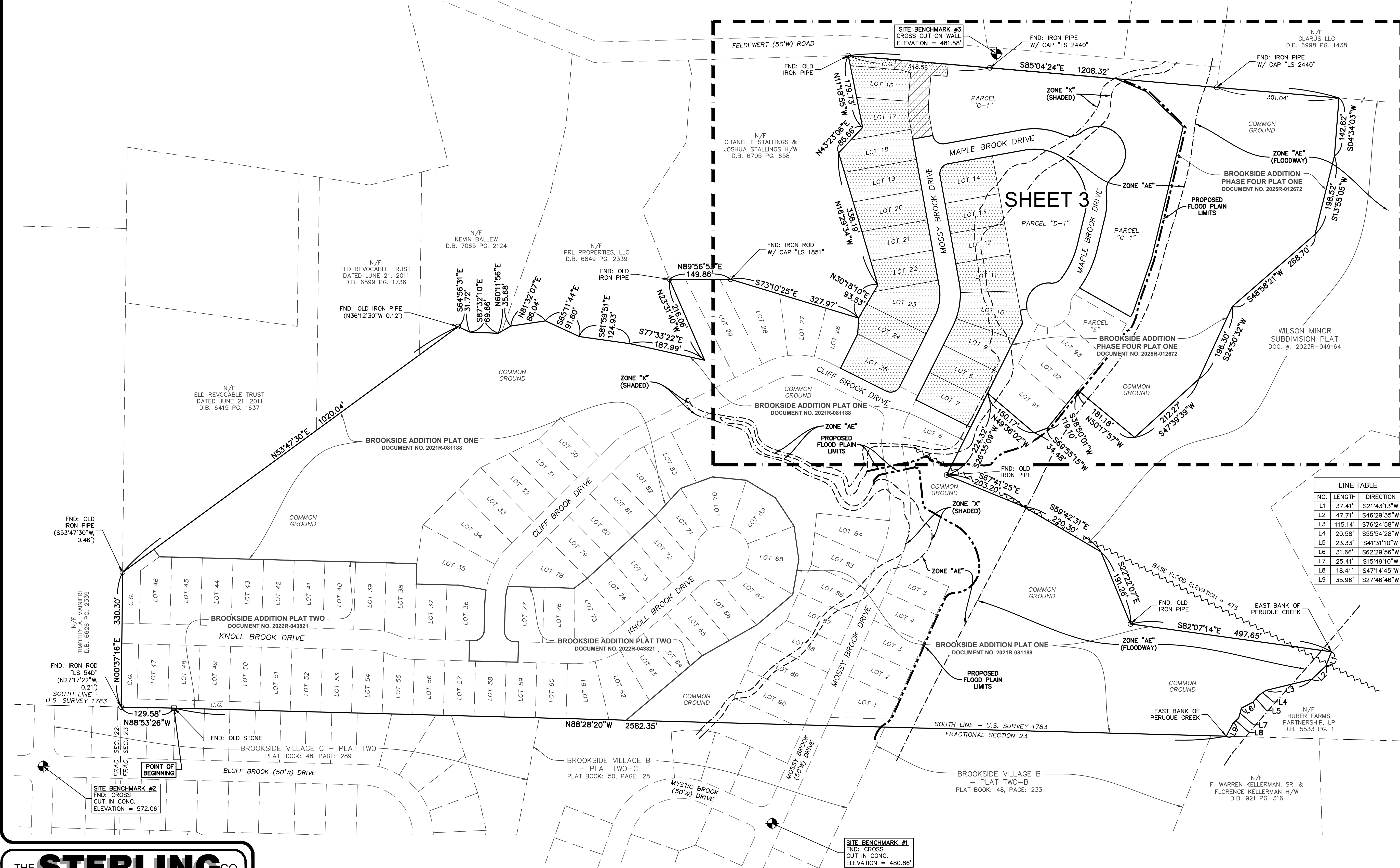
THE **STERLING** CO.
ENGINEERS & SURVEYORS

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: JULY 29, 2025
JOB NO.:	19-10-344	BROOKSIDE ADDITION PLAT THREE

BROOKSIDE ADDITION PLAT THREE

A RESUBDIVISION OF PARCEL "C" AND PARCEL "D" OF
BROOKSIDE ADDITION PHASE FOUR PLAT ONE (DOC. NO. 2025R-012672)
LOCATED IN U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



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
 - = FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - ⊕ = BENCHMARK
 - C.G. = COMMON GROUND
- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched Pattern]
 - PLAT THREE = [Dotted 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
MO REG. L.S. #2007017963

DATE
SHEET 2 OF 3

THE **STERLING** CO.

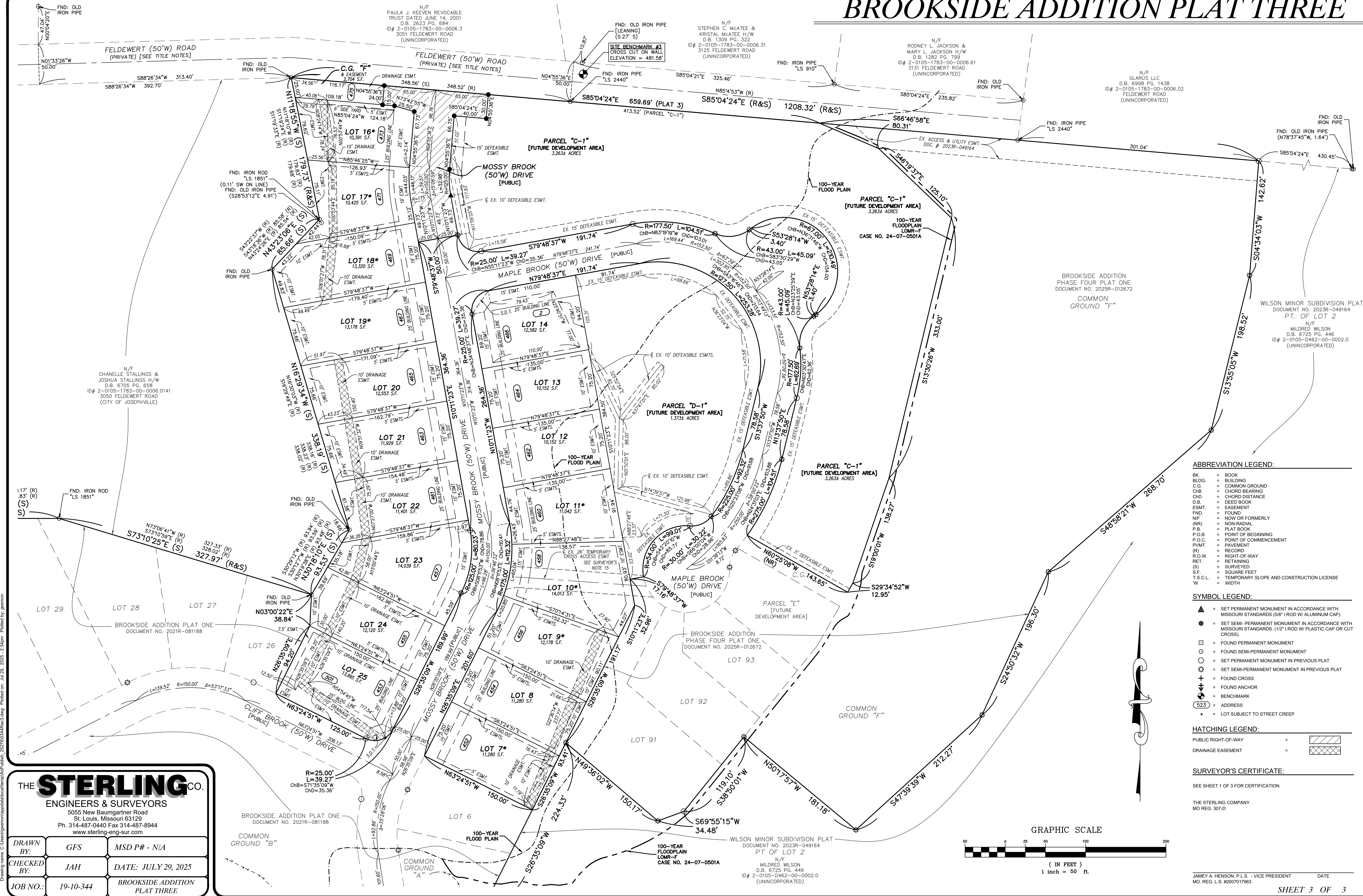
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JULY 29, 2025
JOB NO.:	19-10-344	BROOKSIDE ADDITION PLAT THREE

Drawing name: C:\Users\jasonmon\AppData\Local\Temp\A40P-John_2527610344R03.dwg Plotted on: Jul 29, 2025 - 2:34pm Plotted by: jasonmon

BROOKSIDE ADDITION PLAT THREE



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 = [Hatched Pattern]
- DRAINAGE EASEMENT = [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. L.S. #2007017963

SHEET 3 OF 3

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DRAWN BY:	GFS	MSD P# - N/A
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