

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 OF FALLO, ST. CHARLES COUNTY, MISSOURI
ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
ZIP CODE: 63385

2025R-035944
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PAGES: 3
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KBEXTERMUELLER

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 ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-DE-SACS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF OF FALLO, 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 OF FALLO MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION; AND THIS COVENANT SHALL RUN WITH THE LAND ADJUTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE ALLOWED BY THE CITY OF OF FALLO 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 OF FALLO, 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 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 OF FALLO, 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 OF FALLO 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.

DEFESABLE EASEMENTS ARE HEREBY ESTABLISHED FOR THE BENEFIT OF CITY OF OF FALLO, 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 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, SEWERS OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. SAID EASEMENTS ARE CONSIDERED DEFESABLE IN THAT AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFESABLE EASEMENTS, THESE DEFESABLE 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 OF FALLO, 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 ARE IN SUCH A MANNER AS TO AFFECT THE CITY OF OF FALLO, 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 OF FALLO, 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 ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDING VISION BETWEEN A HEIGHT OF THREE (3) FEET AND SEVEN (7) FEET ABOVE THE GRADES WITHIN THE SIGHT DISTANCE AREAS AS SHOWN ON THIS PLAT. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDING 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 OF FALLO, MISSOURI, AND SHALL BE MAINTAINED BY THE BROOKSIDE ADDITION HOMEOWNERS' ASSOCIATION.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" EXECUTED ON THE 8TH DAY OF JULY, 2021, RECORDED AS DOCUMENT NO. 2021R-07028 OF THE ST. CHARLES COUNTY RECORDS, AND A "MAINTENANCE AGREEMENT" EXECUTED ON THE 26TH 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 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 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 10TH DAY OF AUGUST, 2025 AS DOCUMENT NO. 2025R-035945 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 WHEREOF, I HAVE HERETO SET MY HAND THIS 30th DAY OF July, 2025.

LOMBARDO HOMES OF ST. LOUIS, LLC

BY: SCOTT GURGANUS
AUTHORIZED REPRESENTATIVE

STATE OF MISSOURI
COUNTY OF ST. CHARLES

ON THIS 30th DAY OF July, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8-25-2028

EMILY MAE FEAR
NOTARY PUBLIC

EMILY MAE FEAR
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires 08/25/2028
Commission # 24264951

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

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 QUIT CLAIM 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 WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 30th DAY OF July, 2025.

THE BANK OF OLD MONROE
BY: Maggie Schulte, AVP
FRONT NAME AND TITLE

STATE OF MISSOURI
COUNTY OF St. Charles

ON THIS 30th DAY OF July, 2025, BEFORE ME APPEARED Maggie Schulte, AVP, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AVP, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID Bank, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID Bank, AND THEREFORE CURRENTLY BENEFITS SUBJECT PROPERTY.

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

MY COMMISSION EXPIRES: 01/17/2027

Tracy Kain
NOTARY PUBLIC

TRACY KAIN
Notary Public, Notary Seal
State of Missouri
Commission # 18906393
My Commission Expires 01-17-2027

CITY CERTIFICATION:

I, BESS BACHER, CITY CLERK OF THE CITY OF OF FALLO, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 7237 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 August 17, 2025, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 13th DAY OF August, 2025.

BESS BACHER
CITY CLERK
CITY OF OF FALLO, 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 OF FALLO, 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 81 FEET NORTHEAST OF A UTILITY POLE. (LOCATION SHOWN ON SHEET 2 HEREON).

PLATTED AREA DETAIL:

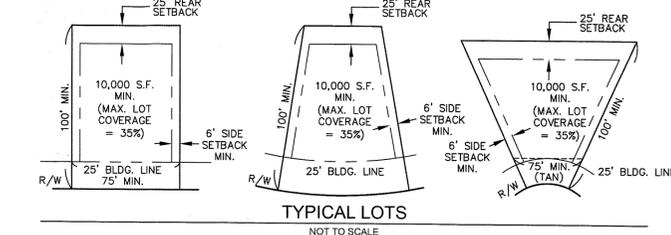
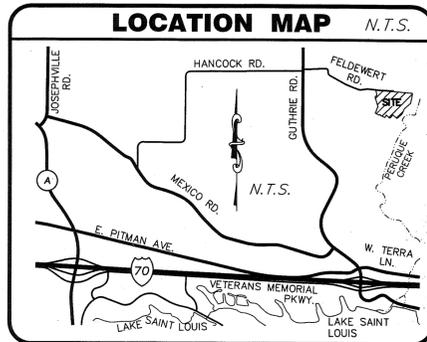
TOTAL PLAT THREE AREA: 230,268 S.F. (5.286± ACRES)
DEVELOPABLE LOT AREA: 216,039 S.F. (4.960± ACRES)
COMMON GROUND: 2,704 S.F. (0.062± ACRES)
RIGHT-OF-WAY: 11,525 S.F. (0.264± ACRES)
FUTURE DEVELOPMENT PARCELS: 201,915 S.F. (4.635± ACRES)
TOTAL AREA INCLUDING FUTURE DEVELOPMENT PARCELS: 432,183 S.F. (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 26, 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 1386, BOOK 1178 PAGE 1329, BOOK 1206 PAGE 1416, BOOK 1206 PAGE 1418, BOOK 1206 PAGE 1420, BOOK 1206 PAGE 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 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, 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 JOHN J. FELDEWERT AND GAIL A. FELDEWERT. 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 AND THEREFORE CURRENTLY BENEFITS SUBJECT PROPERTY.
- H. BOOK 1278 PAGE 110 DOES NOT AFFECT SUBJECT PROPERTY.
- ITEMS 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 THIS 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 9 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 650 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, 1995 IN BOOK 700 PAGE 1386. 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.



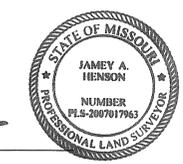
SURVEYOR'S CERTIFICATION

ORDER NUMBER: 19-10-344
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440
FAX: (314) 487-8944
WWW.LOMBARDOHOMES.COM

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 OF FALLO, 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.

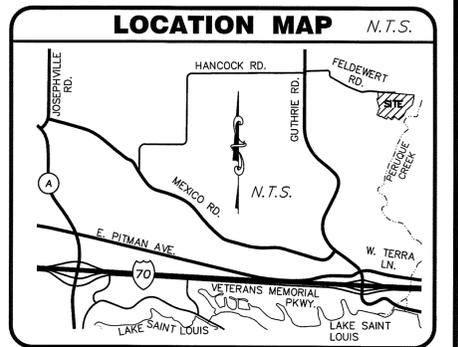
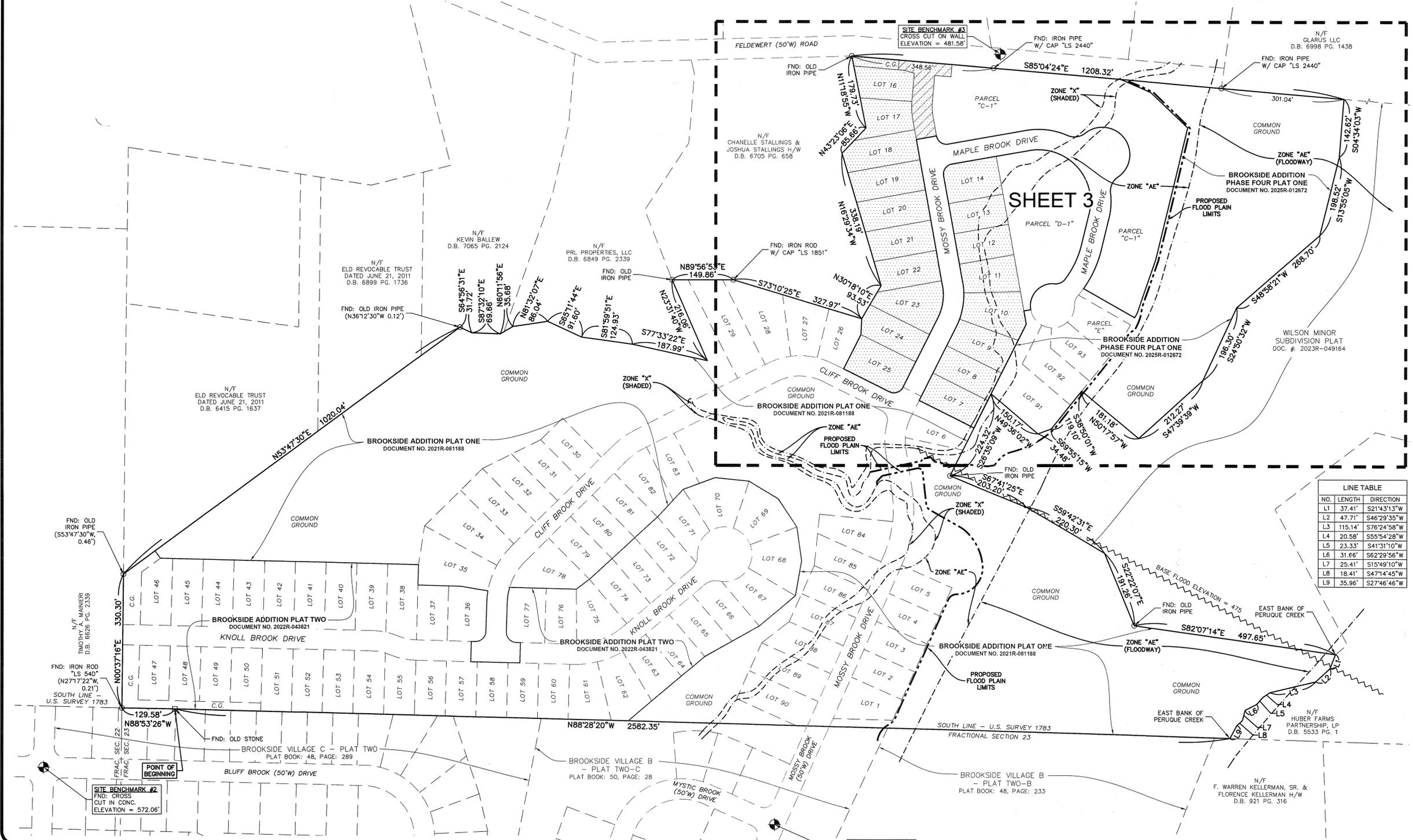
THE STERLING COMPANY
MO. REG. 307-D

J. A. Henson
7-29-2025
JAMEY A. HENSON, P.L.S., VICE PRESIDENT
MO. REG. L.S. #2007017963



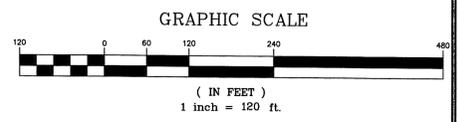
BROOKSIDE ADDITION PLAT THREE

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



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
 - = 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
 NUMBER PLS-2007017963
 PROFESSIONAL LAND SURVEYOR

J. Henson 7-29-2025
 JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
 MO. REG. L.S. #2007017963

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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\jameshens\Documents\2025\072925\Brookside\Brookside.dwg Plotted on: Jul 29, 2025 - 2:51pm Plotted by: gmsenon

