

# ROADWAY DEDICATION AND EASEMENT PLAT FOR "THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS"

A TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OF  
"THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS"

PLAT BOOK 46, PAGES 161-162,  
IN U.S. SURVEY 3070 AND FRACTIONAL SECTION 21,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

### OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AND SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ROADWAY DEDICATION AND EASEMENT PLAT FOR 'THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS'."

THE UNDERSIGNED OWNER HEREBY DESIGNATES STREETS AND ROADWAYS, HOME TOWN LOOP, 80' WIDE AND HOME VILLA LOOP, 50' WIDE, AS SHOWN HATCHED HEREON, TOGETHER WITH THE ROUNDINGS AT INTERSECTIONS, AND TOGETHER WITH THE CURB-DE-SACS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE FOREVER, AND COVENANTS AND AGREES THAT CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION SECTION OF THE CITY OF O'FALLON, MISSOURI, LAND SUBDIVISION REGULATIONS AND ANY AMENDMENT THERETO, ADOPTED BY THE BOARD OF ALDERMAN OF THE CITY OF O'FALLON, MISSOURI, IN AUGUST 1987, AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. THE UNDERSIGNED FURTHER DESIGNATES THESE STREETS AS UTILITY EASEMENTS FOR ALL PUBLIC UTILITIES AS THEIR INTEREST MAY APPEAR.

THE UNDERSIGNED FURTHER DESIGNATES THESE STREETS AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATER LINES, STORM SEWERS, ELECTRIC LINES, CABLE LINES AND TELEPHONE LINES. THE EASEMENTS SHOWN ON THIS PLAT, UNLESS SPECIFIED FOR OTHER PURPOSES, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, CITY OF O'FALLON FOR WATER AND SEWERS, LAEGLE GAS COMPANY, AMERENUE ELECTRIC COMPANY, VERIZON MIDWEST TELEPHONE COMPANY AND CHARTER COMMUNICATIONS CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, CABLE LINES AND TELEPHONE LINES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE ROADWAY AND CROSS-ACCESS EASEMENT, AS SHOWN SQUARE HATCHED [XXXXXX], IS HEREBY GRANTED TO THE OWNER OF LOT 2, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS ONLY. THE MAINTENANCE OF SAID ROADWAY AND CROSS-ACCESS EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 2, THEIR SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED DESIGNATES THE HIGH-WATER EASEMENT, AS SHOWN HONEY COMB-HATCHED [XXXXXXXX], FOR THE PURPOSE OF MAINTENANCE OF THE STORM WATER DETENTION FACILITY. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI AND THE OWNER OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND REPAIR OF THE STORM WATER DETENTION FACILITY, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID STORM WATER DETENTION FACILITY.

THE UNDERSIGNED DESIGNATES THE ENTRANCE MONUMENT EASEMENT, AS SHOWN ZIG-ZAG HATCHED [XXXXXXXX], FOR THE PURPOSE OF AN ENTRANCE MONUMENT. THIS EASEMENT IS HEREBY GRANTED TO THE OWNER OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF THE ENTRANCE MONUMENT, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID ENTRANCE MONUMENT ITEMS.

THE UNDERSIGNED DESIGNATES THE 30' LANDSCAPE BUFFER EASEMENT, AS SHOWN STAR-HATCHED [XXXXXXXX], FOR THE PURPOSE OF A LANDSCAPE BUFFER. THIS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS, FOR INSTALLATION, USE AND MAINTENANCE, REPAIR AND REPLACEMENT OF THE LANDSCAPING, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID LANDSCAPING ITEMS.

THE UNDERSIGNED DESIGNATES THE SIGHT DISTANCE TRIANGLE, AS SHOWN CROSS-HATCHED [XXXXXXXX], FOR THE PURPOSE OF SIGHT DISTANCE. THIS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS. NOTHING IS TO BE BUILT OR PLANTED IN THIS SIGHT DISTANCE TRIANGLE.

THE AREA OF LAND DESIGNATED HEREON AS COMMON GROUND AND UTILITY EASEMENT, AS SHOWN TRIANGLE HATCHED [XXXXXXXX], IS HEREBY ESTABLISHED AND GRANTED TO THE OWNERS OF LOT 1 AND LOT 2 AND THE CITY OF O'FALLON, MISSOURI. THE COMMON GROUND SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS.

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

HOMEFIELD TOWNHOMES, LLC

HOMEFIELD VILLAS, LLC

BY: Steve Goldenberg  
PRINT NAME: Steve Goldenberg  
TITLE: Member  
DATE: 11/11/10

BY: Steve Goldenberg  
PRINT NAME: Steve Goldenberg  
TITLE: Member  
DATE: 11/11/10

### NOTARY FOR HOMEFIELD TOWNHOMES, LLC

STATE OF Missouri ) SS  
COUNTY OF St. Louis

ON THE 11 DAY OF November, 2010, BEFORE ME,  
APPEARED Steve Goldenberg, WHO BEING BY ME DULY SWORN, DID SAY  
THAT HE/SHE IS THE Member OF  
Homefield Townhomes, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER  
THE LAWS OF THE STATE OF Missouri, AND THAT THE SEAL AFFIXED TO THE  
FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID  
INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS  
BOARD OF DIRECTORS AND THAT SAID Steve Goldenberg DECLARED SAID INSTRUMENT TO BE  
THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON  
THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/21/11  
NOTARY PUBLIC: Ann B. Katsmen  
PRINT NAME: Ann B. Katsmen

ANN E. KATEMAN  
Notary Public-Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: Aug. 21, 2011  
Commission # 07360641

### NOTARY FOR HOMEFIELD VILLAS, LLC

STATE OF Missouri ) SS  
COUNTY OF St. Louis

ON THE 11 DAY OF November, 2010, BEFORE ME,  
APPEARED Steve Goldenberg, WHO BEING BY ME DULY SWORN, DID SAY  
THAT HE/SHE IS THE Member OF  
Homefield Villas, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER  
THE LAWS OF THE STATE OF Missouri, AND THAT THE SEAL AFFIXED TO THE  
FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID  
INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS  
BOARD OF DIRECTORS AND THAT SAID Steve Goldenberg DECLARED SAID INSTRUMENT TO BE  
THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON  
THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/21/11  
NOTARY PUBLIC: Ann B. Katsmen  
PRINT NAME: Ann B. Katsmen

ANN E. KATEMAN  
Notary Public-Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: Aug. 21, 2011  
Commission # 07360641

### LAND DESCRIPTION

A TRACT OF LAND IN U.S. SURVEY 3070, AND FRACTIONAL SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 16 OF "LAKEVIEW MANOR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 216 AND 217 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO BRIGHT STAR, L.P. BY DEED RECORDED IN BOOK 2218, PAGE 253 OF SAID RECORDS, BEING ALSO THE EAST LINE OF SAID "LAKEVIEW MANOR", SOUTH 00 DEGREES 19 MINUTES 55 SECONDS WEST 200.02 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF AFORESAID BRIGHT STAR, L.P. PROPERTY, SOUTH 88 DEGREES 51 MINUTES 16 SECONDS EAST 233.27 FEET TO A POINT BEING ON THE SOUTHERN RIGHT OF WAY LINE OF HOMEFIELD BOULEVARD (60 FEET WIDE); THENCE ALONG SAID SOUTHERN LINE OF HOMEFIELD BOULEVARD THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 41 DEGREES 19 MINUTES 35 SECONDS EAST 228.99 FEET AND WHOSE RADIUS POINT BEARS NORTH 61 DEGREES 08 MINUTES 58 SECONDS EAST 530.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 230.81 FEET; AND SOUTH 53 DEGREES 48 MINUTES 07 SECONDS EAST 499.92 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO BANK OF OLD MONROE BY DEED RECORDED IN BOOK 2413, PAGE 1400 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID BANK OF OLD MONROE PROPERTY, SOUTH 18 DEGREES 12 MINUTES 49 SECONDS WEST 390.95 FEET TO A POINT; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 250.00 FEET TO A POINT ON THE NORTH LINE OF TOM GUNNEVER AVENUE (VARIABLE WIDTH); SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO TERRY OLMS REVOCABLE TRUST BY DEED RECORDED IN BOOK 4971, PAGE 1413 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF TOM GUNNEVER AVENUE, NORTH 89 DEGREES 31 MINUTES 34 SECONDS WEST 671.12 FEET TO A POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO COLIN AND JANET FOSTER BY DEED RECORDED IN BOOK 1701, PAGE 863 OF SAID RECORDS; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF THE FOSTER PROPERTY AND THE EAST LINE OF "PINWOOD PLACE", AS RECORDED IN PLAT BOOK 33, PAGE 227-228 OF SAID RECORDS, AND THE EAST LINE OF AFORESAID "LAKEVIEW MANOR", NORTH 00 DEGREES 19 MINUTES 55 SECONDS EAST 1,087.32 FEET TO THE POINT OF BEGINNING, CONTAINING 15.209 ACRES.

### LENDER FOR HOMEFIELD TOWNHOMES, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 5319, PAGE 1085, 2007 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "ROADWAY DEDICATION AND EASEMENT PLAT FOR 'THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS'".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 11 DAY OF November, 2010.

LENDER: Missouri Housing Development Commission  
BY: Margaret D. Lineberry  
PRINT NAME: Margaret D. Lineberry  
TITLE: Executive Director

STATE OF Missouri ) SS  
COUNTY OF JACKSON

ON THIS 11 DAY OF November, 2010, BEFORE ME,  
APPEARED Margaret D. Lineberry, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE Executive Director, OF  
Missouri Housing Development Commission, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Margaret D. Lineberry DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/18/2013  
NOTARY PUBLIC: Sabrina Smith  
PRINT NAME: Sabrina Smith

SABRINA SMITH  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires: 08/18/2013  
Commission # 09797725

### LENDER FOR HOMEFIELD VILLAS, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 5319, PAGE 1085, 2007 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "ROADWAY DEDICATION AND EASEMENT PLAT FOR 'THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS'".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 11 DAY OF November, 2010.

LENDER: Missouri Housing Development Commission  
BY: Margaret D. Lineberry  
PRINT NAME: Margaret D. Lineberry  
TITLE: Executive Director

STATE OF Missouri ) SS  
COUNTY OF JACKSON

ON THIS 11 DAY OF November, 2010, BEFORE ME,  
APPEARED Margaret D. Lineberry, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE Executive Director, OF  
Missouri Housing Development Commission, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Margaret D. Lineberry DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/18/2013  
NOTARY PUBLIC: Sabrina Smith  
PRINT NAME: Sabrina Smith

SABRINA SMITH  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires: 08/18/2013  
Commission # 09797725

### GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE PLAT OF "THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS" AS RECORDED IN PLAT BOOK 46 PAGES 161-162 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
2. THE ADDRESSES SHOWN HEREIN, (XXX), WERE PROVIDED TO BAX ENGINEERING BY THE O'FALLON FIRE PROTECTION DISTRICT. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
3. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF HOMEFIELD VILLAS, LLC BY DEED RECORDED IN BOOK 5319, PAGE 1962 AND HOMEFIELD TOWNHOMES, LLC BY DEED RECORDED IN BOOK 5319, PAGE 1958 OF THE ST. CHARLES COUNTY RECORDS.
4. THIS PLAT CONTAINS 15.209 ACRES.
5. ALL TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS OTHERWISE NOTED.
6. "O" AND "X" DENOTES SURVEY MONUMENTS (IRON PIPE, COTTON PICKER SPINDLE, X IN CONCRETE) TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE ST. CHARLES COUNTY, MISSOURI, (COMMUNITY PANEL NUMBER 29183 C 0235 DATED AUGUST 2, 1996) THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.
8. THIS PROPERTY IS CURRENTLY ZONED "R4-PUD" (RESIDENTIAL PLANNED DEVELOPMENT) BY THE CITY OF O'FALLON, MISSOURI. THE SETBACK RESTRICTIONS FOR "R4-PUD" ZONING ARE AS FOLLOWS:  
FRONT YARD = 20 FEET (EXCEPT STREET 'D' TO BE 10 FEET)  
REAR YARD = 15 FEET  
BACK TO BACK = 30 FEET  
SIDE TO SIDE = 12 FEET
9. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 9-09018, DATED MAY 22, 2009. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.  
ITEM #1. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.  
ITEM #2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.  
ITEM #3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.  
ITEM #8. EASEMENT GRANTED TO CITY OF O'FALLON BY THE INSTRUMENT RECORDED IN BOOK 2080 PAGE 720, BOOK 2211 PAGE 932, BOOK 2211 PAGE 941, BOOK 2243 PAGE 1875 AND BOOK 2243 PAGE 1877. BOOK 2080 PAGE 720 DOES NOT EFFECT THE SUBJECT PROPERTY. BOOK 2211 PAGE 932 DOES NOT EFFECT THE SUBJECT PROPERTY. BOOK 2211 PAGE 941 DOES NOT EFFECT THE SUBJECT PROPERTY. BOOK 2243 PAGE 1875 DOES NOT EFFECT THE SUBJECT PROPERTY. BOOK 2243 PAGE 1877 DOES NOT EFFECT THE SUBJECT PROPERTY.  
ITEM #9. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 2173 PAGE 1884. AS SHOWN ON THIS PLAT.  
ITEM #10. PERMANENT DRAINAGE EASEMENT RECORDED IN BOOK 2884 PAGE 1045. DOES NOT EFFECT THE SUBJECT PROPERTY.  
ITEM #11. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 2884 PAGE 1061. DOES NOT EFFECT THE SUBJECT PROPERTY.  
ITEM #12. UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON BY DEED RECORDED IN BOOK 4835 PAGE 696. AS SHOWN ON THIS PLAT.  
ITEM #13. EASEMENTS ACCORDING TO THE PLAT OF CROSSINGS INDUSTRIAL RECORDED IN PLAT BOOK 44 PAGE 269. AS SHOWN ON THIS PLAT.
10. THE FOLLOWING UNITS MAY BE SUSCEPTIBLE TO STREET CREEP: TOWNHOMES: 102A-102B, 103A-103C, 104A-104C, 105A-105B, 105D, 107A-107D, 109A-109C, 112B-112C & 113A-113D
11. AT THE TIME PRIOR TO WHEN ANY UNIT BECOMES INDIVIDUALLY OWNED, THE SELLER OF THE UNIT MUST PROVIDE 42 LOT MONUMENTATION AND AN INDIVIDUAL SANITARY AND WATER SERVICE CONNECTION COMPLETE WITH ANY REQUIRED APPURTENANCES TO THE UNIT BEING SOLD.

### CITY CERTIFICATE

I, \_\_\_\_\_, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. \_\_\_\_\_ APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON \_\_\_\_\_ AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK OF O'FALLON, MISSOURI  
PAMELA L. CLEMENT

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING NOVEMBER, 2009 BY THE ORDER OF GOLDEN MANAGEMENT, INC., EXECUTED A BOUNDARY SURVEY AND DURING MARCH, 2010 PREPARED A ROADWAY DEDICATION AND EASEMENT PLAT ON "A TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OF 'THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS' PLAT BOOK 46, PAGES 161-162, IN U.S. SURVEY 3070 AND FRACTIONAL SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20-CSR-2030-16.0) OF THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 10 DAY OF November, 2010.

BAX ENGINEERING COMPANY, INC.  
DARRELL R. OAKLEY  
MISSOURI PROFESSIONAL  
LAND SURVEYOR #2265



THE TOWNHOMES OF HOMEFIELD  
AND HOMEFIELD VILLAS

PREPARED FOR:  
GOLDEN MANAGEMENT, INC.  
401 N. LINDBERGH, SUITE 330  
ST. LOUIS, MISSOURI 63141  
(314) 432-3088

DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

REVISIONS	
12/17/09	CITY COMMENTS
10/25/10	CITY COMMENTS
11/05/10	CITY COMMENTS



221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718

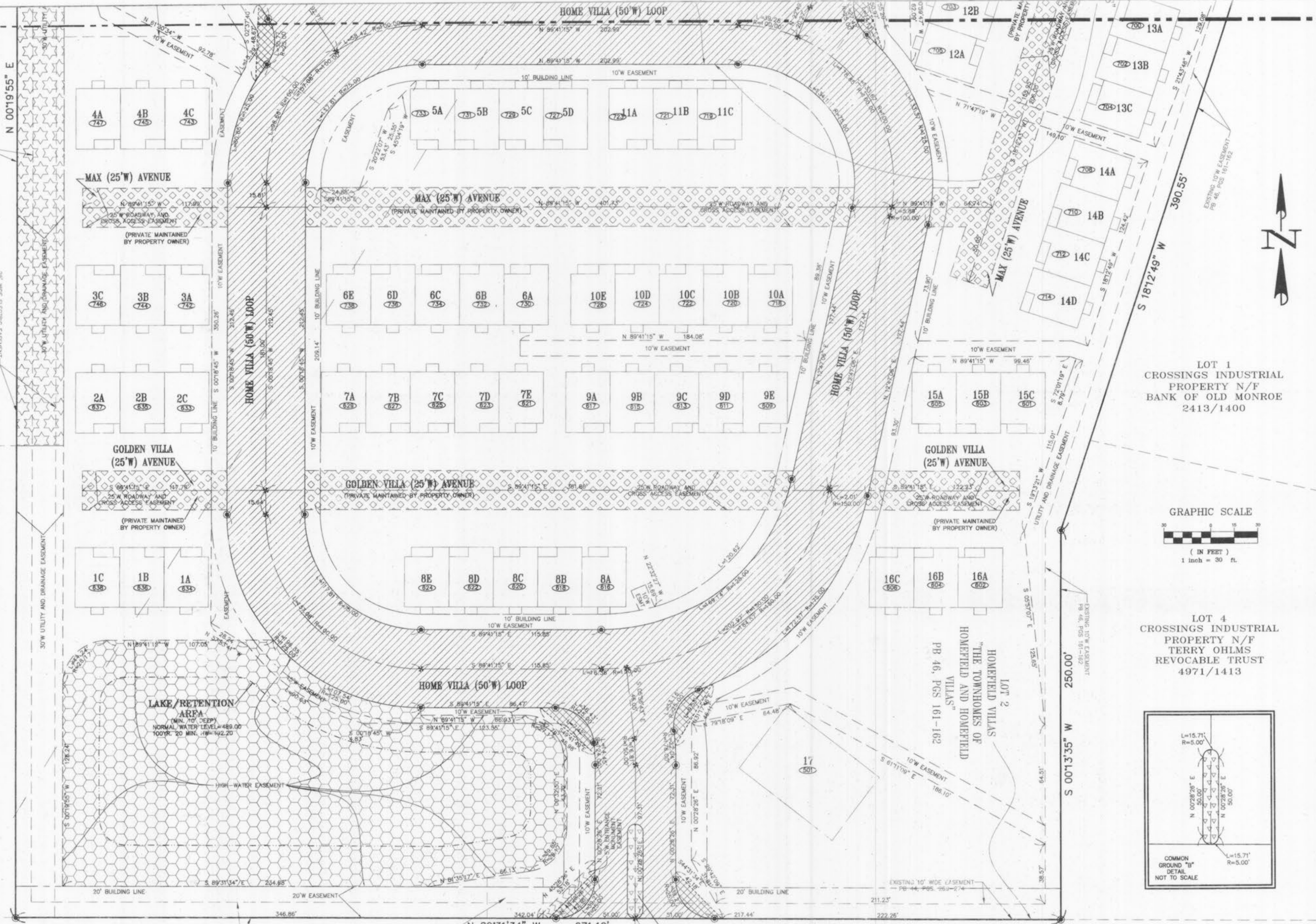
11/05/10  
DATE  
97-9203AB  
PROJECT NUMBER  
1 of 3  
SHEET  
9203AB-ESMT-PLAT  
FILE NAME  
JLH DRO  
DRAWN CHECKED  
09/09  
DATE DONE IN FIELD

THIS PLAT CONTAINS 15.209 ACRES.

MATCHLINE SEE PAGE 2  
MATCHLINE SEE PAGE 3

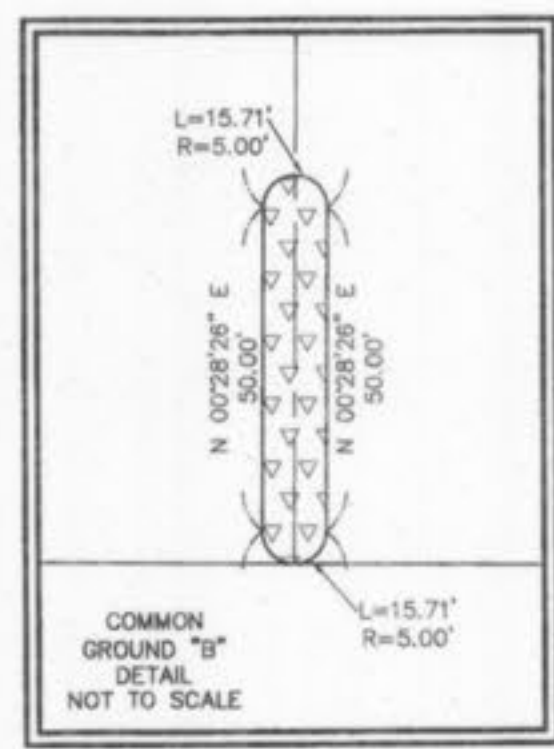
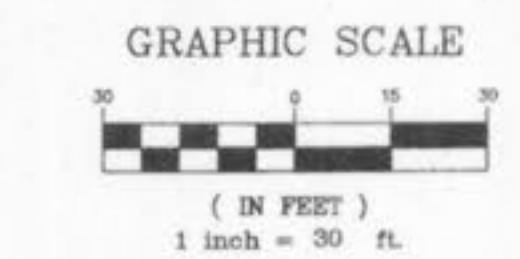
PINEWOOD PLACE  
LOT A  
PROPERTY N/F  
O'FALLON LEASED  
HOUSING ASSOCIATES,  
L.P.  
2051/1516

PROPERTY N/F  
COLIN L. &  
JANET K. FOSTER  
1701/863



LOT 1  
CROSSINGS INDUSTRIAL  
PROPERTY N/F  
BANK OF OLD MONROE  
2413/1400

LOT 4  
CROSSINGS INDUSTRIAL  
PROPERTY N/F  
TERRY OHLMS  
REVOCABLE TRUST  
4971/1413



TOM GINNEVER AVE. (VARIABLE WIDTH)

# ROADWAY DEDICATION AND EASEMENT PLAT FOR "THE TOWNHOMES OF HOMEFIELD AND HOMEFIELD VILLAS"

THE TOWNHOMES OF HOMEFIELD  
AND HOMEFIELD VILLAS

PREPARED FOR:  
GOLDEN MANAGEMENT, INC.  
401 N LINDBERGH, SUITE 330  
ST. LOUIS, MISSOURI 63141  
(314) 432-3088

DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any  
responsibility for all other  
drawings, specifications, estimates,  
reports or other documents or  
instruments relating to or  
intended to be used for any part  
or parts of the architectural or  
engineering project or survey other  
than those authenticated by  
my seal.

REVISIONS


**BAT**  
ENGINEERING  
PLANNING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718

10/29/09  
DATE  
97-9203AB  
PROJECT NUMBER  
2 of 3  
SHEET OF  
9203AB-ESMT-PLAT  
FILE NAME  
JLH DRO  
DRAWN CHECKED  
09/09  
DATE DONE IN FIELD



