

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 "SHADY CREEK ADDITION PLAT ONE".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, EVERETT CREEK COURT (50 FEET WIDE), KEENEY CREEK COURT (50 FEET WIDE), LONG CREEK DRIVE (50 FEET WIDE), AND THE VARIABLE WIDTH DEDICATION STRIP ADJACENT TO LAKE SAINT LOUIS BOULEVARD, TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-DE-SACS, AS PUBLIC STREETS AND ROADWAYS 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. THE UNDERSIGNED FURTHER DESIGNATES THESE STREETS AS UTILITY EASEMENTS FOR ALL PUBLIC UTILITIES AS THEIR INTEREST MAY APPEAR.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF OFALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, 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 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.

DEFESIBLE EASEMENTS ARE HEREBY ESTABLISHED OVER FUTURE DEVELOPMENT AREAS FOR THE BENEFIT OF THE CITY OF OFALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, 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 DEFESIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFESIBLE EASEMENTS, THESE DEFESIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THE TEMPORARY TURNAROUND EASEMENT, AS SHOWN HEREON AT THE NORTHERN END OF LONG CREEK DRIVE IS HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI FOR PUBLIC USE AS A TEMPORARY TURNAROUND UNTIL SUCH TIME THAT THE RIGHT-OF-WAY OF LONG CREEK DRIVE IS EXTENDED TO THE NORTH BY THE DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLATS), AT WHICH TIME, SAID TURNAROUND EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN THE TEMPORARY TURNAROUND EASEMENT SHALL BE THE RESPONSIBILITY OF THE SHADY CREEK ADDITION HOMEOWNERS' ASSOCIATION.

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.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY SECTION 405.247 OF THE CITY OF OFALLON, MISSOURI MUNICIPAL CODE WITHIN THE 25 FOOT WIDE CREEK BANK SETBACKS, AS SHOWN HEREON. THE LOCATION OF SAID SETBACK IS 25 FEET AS MEASURED FROM THE TOP OF THE STREAM BANK AND IS APPROXIMATE.

THERE SHALL BE NO CONSTRUCTION OF ANY STRUCTURE THAT REQUIRES A FOUNDATION AND/ OR EXCAVATION EXCEPT AS PERMITTED BY SECTION 405.247 OF THE CITY OF OFALLON, MISSOURI MUNICIPAL CODE WITHIN THE 50 FOOT WIDE CREEK BUILDING LINE, AS SHOWN HEREON. THE LOCATION OF SAID BUILDING LINE IS 50 FEET AS MEASURED FROM THE TOP OF THE STREAM BANK AND IS APPROXIMATE.

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 SHADY CREEK ADDITION HOMEOWNERS' ASSOCIATION.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF OFALLON THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE SHADY CREEK ADDITION HOMEOWNERS' ASSOCIATION.

THE DETENTION AND RETENTION BASINS AS SHOWN DOT-HATCHED (XXXXXX) ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 14TH DAY OF JANUARY, 2021 RECORDED IN DOCUMENT NO. 2021R-026722 OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER.

THE SHADY CREEK ADDITION HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE DETENTION BASINS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON.

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 UNDERSIGNED OWNER IS NOW THE OWNER OF THE DOMINATE AND SUBSERVIENT ESTATES IN REGARDS TO THE INGRESS AND EGRESS EASEMENTS RECORDED IN DEED BOOK 1874 PAGE 1121 AND DEED BOOK 1874 PAGE 1123 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND THROUGH THE MERGER OF SAID ESTATES, NO LONGER REQUIRES SAID EASEMENTS, AND HEREBY RELEASES THOSE PORTIONS OF SAID EASEMENTS LOCATED ON THE SUBJECT TRACT IN THEIR ENTIRETY, AND SAID EASEMENTS LOCATED WITHIN THE LIMITS OF THE SUBJECT TRACT SHALL BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE SHADY CREEK ADDITION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED THE _____ DAY OF _____, 2021 IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE SHADY CREEK ADDITION HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2021 IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS.

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 "SHADY CREEK ADDITION" SUBDIVISION.

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 _____ DAY OF _____, 2021.

LOMBARDO HOMES OF ST. LOUIS, LLC

BY: _____

DOUG NANCE
AUTHORIZED REPRESENTATIVE

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

ON THIS _____ DAY OF _____, 2021, 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 MISSOURI, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

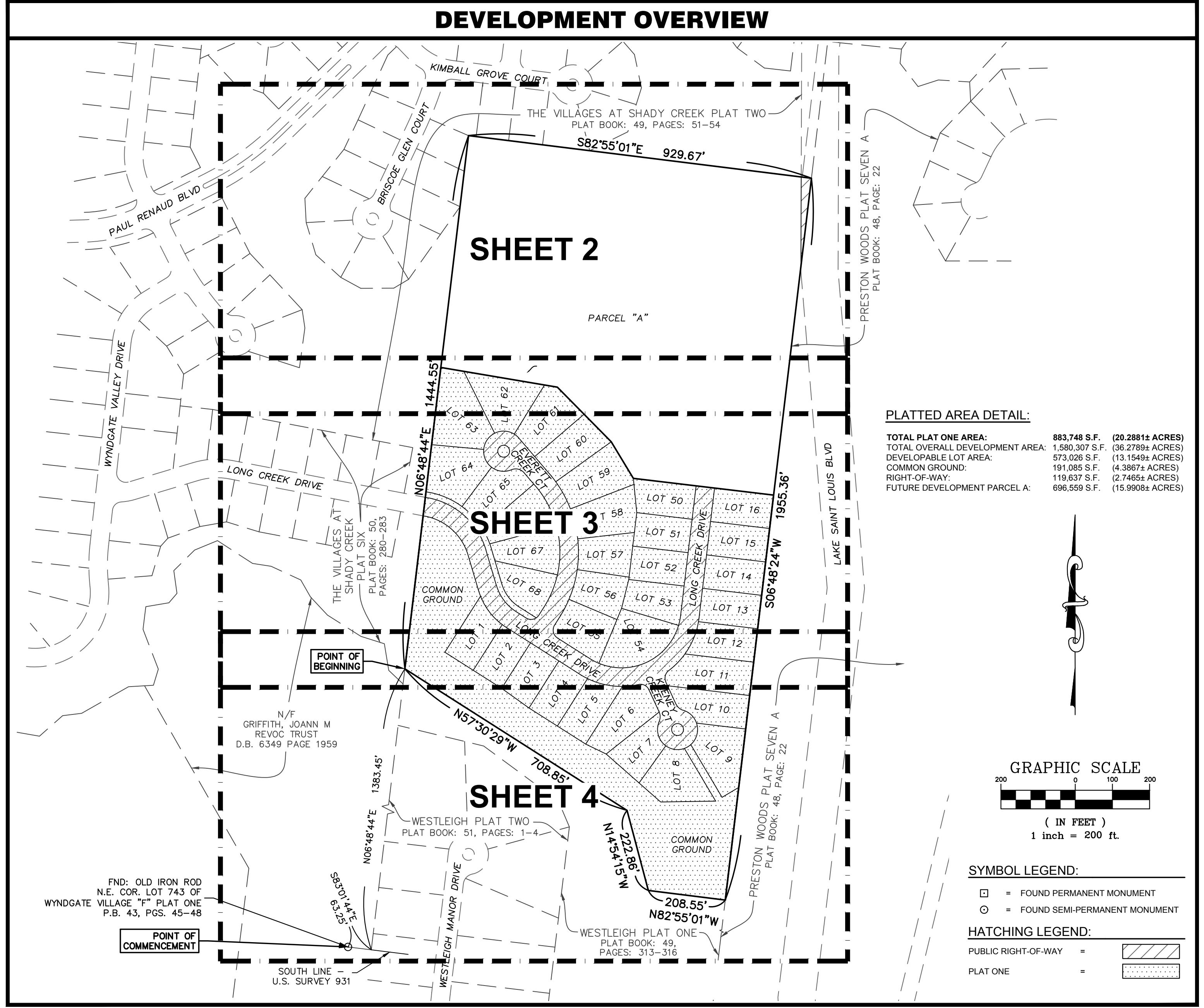
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SHADY CREEK ADDITION PLAT ONE

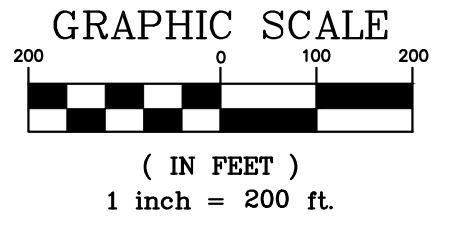
A TRACT OF LAND IN U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST,
CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI
ZONED "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT
ZIP CODE: 63367

DEVELOPMENT OVERVIEW



PLATTED AREA DETAIL:

Table with 2 columns: Description and Value. Includes Total Plat One Area (883,748 S.F.), Total Overall Development Area (1,500,307 S.F.), and Future Development Parcel A (896,559 S.F.).



SYMBOL LEGEND:

- Found Permanent Monument (square symbol)
- Found Semi-Permanent Monument (circle symbol)

HATCHING LEGEND:

- Public Right-of-Way (diagonal hatching)
- Plat One (stippled hatching)

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____ BY A DEED OF TRUST DATED _____, 20 _____ AND RECORDED IN DOCUMENT NO. _____ 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, ALL STREETS, PUBLIC OR PRIVATE, AND RIGHT-OF-WAY DEDICATION STRIPS, 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 _____ DAY OF _____, 2021.

LENDER: _____

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
) ss.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, 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 HERETH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

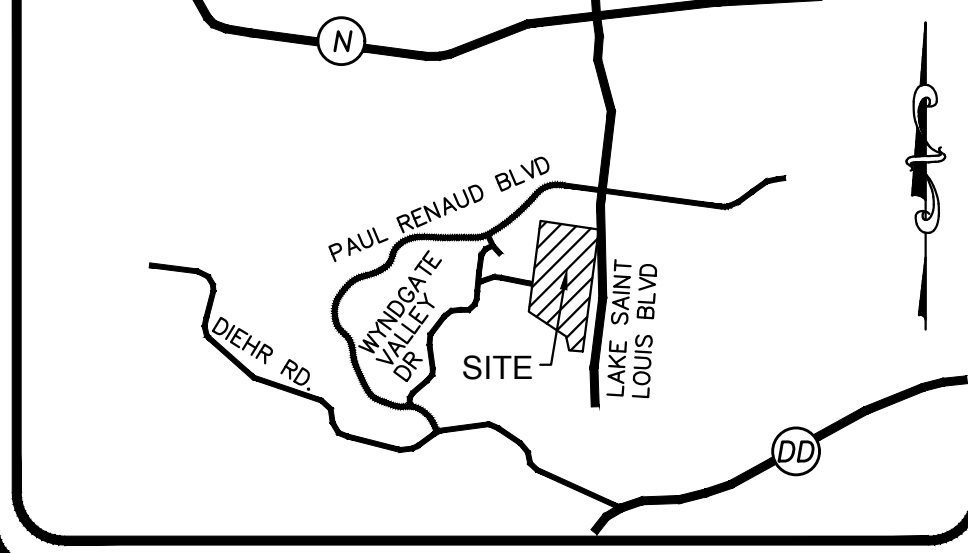
NOTARY PUBLIC

CITY CERTIFICATION:

I, PAM CLEMENT, 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 _____, 2021, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2021.

PAM CLEMENT
CITY CLERK
CITY OF OFALLON, MISSOURI

LOCATION MAP



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: AUG. 12, 2021
JOB NO.:	14-12-405	SHADY CREEK ADDITION PLAT ONE

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PUSH TO SECTION 327.1 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 RECORD AND SURVEYED UNLESS NOTED OTHERWISE. () DENOTES RECORD INFORMATION.
- THIS PLAT CONTAINS 883,748 SQUARE FEET (20,281 ACRES MORE OR LESS), AND A TOTAL OF 35 LOTS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT ACCORDING TO THE CITY OF OFALLON, MISSOURI RECORDS. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- BASIS OF BEARINGS: EAST LINE OF PLAT OF "WYNDGATE VILLAGE E PLAT 2" RECORDED IN PLAT BOOK 42 PAGE 370 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, PUBLISHED BEARING: NORTH 06°20'10" EAST.
- SOURCE OF RECORD TITLE: SPECIAL WARRANTY DEEDS TO ST. LOUIS LAND HOLDING LLC, RECORDED IN DEED BOOK 6684 PAGE 1990 AND BOOK 6684 PAGE 1995 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "X" (UNSHADED) AND FLOOD ZONE "AE" ACCORDING TO 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 291830220G AND 291830410G EFFECTIVE JANUARY 20, 2016.
ZONE "AE" DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.
ZONE "X" (SHADED) DEFINED AS AREAS OR 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
LOT 2, LOT 3, AND LOT 7 ARE LOCATED WITHIN THE EXISTING 100 YEAR FLOOD PLAIN. SAID LOTS WILL NOT BE DEVELOPED UNTIL A LOMR HAS BEEN APPROVED REMOVING SAID LOTS FROM THE FLOOD PLAIN.
- 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: LOTS 1-13 INCLUSIVE, LOTS 54-60 INCLUSIVE, AND LOTS 62-65 INCLUSIVE.
- PARCEL "A" IS DESIGNATED AS A FUTURE DEVELOPMENT AREA FOR FUTURE PHASES OF THIS DEVELOPMENT. THIS PARCEL IS STILL SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CONTINENTAL TITLE OF MISSOURI, LLC, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, WITH FILE NUMBER 09015698 AND WITH AN EFFECTIVE DATE OF OCTOBER 17, 2014. THE NOTES REGARDING SCHEDULE B, SECTION 2 OF THE ABOVE COMMITMENT ARE OUTLINED BELOW:
ITEMS 1-10: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
ITEM 11: RIGHT-OF-WAY EASEMENT GRANTED TO AJAX PIPE LINE CORPORATION AS PER INSTRUMENT RECORDED IN BOOK 199 PAGE 315 DOES NOT AFFECT THE SUBJECT TRACT.
ITEM 12: SUBJECT TO CONVEYANCE OF RIGHT OF WAY TO THE COUNTY OF ST. CHARLES AS PER INSTRUMENT RECORDED IN RIGHT OF WAY BOOK 2 PAGE 332. DOCUMENT IS THE ORIGINAL DEDICATION OF A PORTION OF DIEHR ROAD WHICH IS LOCATED TO THE SOUTH OF THE SUBJECT TRACT, AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.
ITEM 13: HIGHWAY DEED TO THE STATE OF MISSOURI AS PER INSTRUMENT RECORDED IN BOOK 324 PAGE 158. DOCUMENT CONVEYS A 30-FOOT WIDE STRIP OF LAND WHICH IS NOW PART OF HIGHWAY N ADJACENT TO THE SUBJECT TRACT. SAID INSTRUMENT NO LONGER AFFECTS SUBJECT PROPERTY.
ITEM 14: AGREEMENT TO CHEROKEE PIPE LINE COMPANY AS PER INSTRUMENT RECORDED IN BOOK 434 PAGE 62. PLOTS SOUTHEAST AND DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 15: RIGHT-OF-WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC., AS PER INSTRUMENT RECORDED IN BOOK 1800 PAGE 951. EASEMENT IS 15 FEET WIDE, AND ITS LOCATION IS NOT DEFINED IN THE DOCUMENT. MAY AFFECT SUBJECT PARCEL BUT CANNOT BE PLOTTED HEREON.
ITEM 16: SUBJECT TO A TWENTY FIVE FOOT ROADWAY EASEMENT AS SHOWN IN QUIT CLAIM DEED RECORDED IN BOOK 1874 PAGE 1121 AND 1874 PAGE 1123. LOCATION OF ROADWAY IS NOTED AND SHOWN HEREON. DOMINATE AND SUBSERVIENT ESTATES HAVE MERGED. THE OWNER HEREBY RELEASES THE PORTIONS OF SAID EASMENTS LOCATED WITHIN THE SUBJECT TRACT, AS STATED IN THE OWNER'S CERTIFICATE.
ITEM 17: EASEMENT GRANTED TO LACLEDE GAS COMPANY D/B/A ST. CHARLES GAS COMPANY AS PER INSTRUMENT RECORDED IN BOOK 2654 PAGE 1929. PLOTS TO THE NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.
ITEM 18: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. AS PER INSTRUMENT RECORDED IN BOOK 4475 PAGE 1854. EASEMENT IS 30 FEET WIDE CENTERED ON FACILITIES AS CONSTRUCTED. DOES NOT AFFECT THE SUBJECT TRACT.
ITEM 19: SUBJECT TO TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE JONES COMPANY HOMES, LLC, R. STEPHEN BARNETT AND CATHERINE M. BARNETT, HUSBAND AND WIFE AND DONALD MOLLISON AND MARIANNE MOLLISON, HUSBAND AND WIFE AS PER INSTRUMENT RECORDED IN BOOK 4564 PAGE 1951. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
ITEM 20: GENERAL UTILITY EASEMENT GRANTED TO PUBLIC WATER DISTRICT NO. 2, LACLEDE GAS COMPANY, CENTURYLINK, CHARTER COMMUNICATIONS AND AT&T MISSOURI AS PER INSTRUMENT RECORDED IN BOOK 6202 PAGE 527 AND BOOK 6202 PAGE 530. DO NOT AFFECT THE SUBJECT TRACT.
ITEM 21: SUBJECT TO RIGHT OF WAY OF HIGHWAY N AND DIEHR RD. HIGHWAY N HAS BEEN CONVEYED TO THE STATE OF MISSOURI (SEE ITEM NO. 13 ABOVE) AND NO LONGER AFFECTS SUBJECT PROPERTY.
ITEMS 22-26: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF A LARGER TRACT OF LAND DESCRIBED IN A DEED TO R. STEPHEN BARNETT AND CATHERINE M. BARNETT RECORDED IN DEED BOOK 1874 PAGE 1123 OF THE ST. CHARLES COUNTY RECORDS BEING SITUATED IN U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE NORTHEAST CORNER OF LOT 743 OF "WYNDGATE VILLAGE F PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 46 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, AND THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 931; THENCE ALONG SAID SOUTH LINE OF U.S. SURVEY 931, SOUTH 83°01'44" EAST, 63.25 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOANN M. GRIFFITH BY DOCUMENT RECORDED IN DEED BOOK 6349 PAGE 1959 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH LINE AND THE EAST LINE OF TRACT CONVEYED TO SAID GRIFFITH, NORTH 06°48'44" EAST, 872.84 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID BARNETT TRACT; THENCE, CONTINUING WITH THE EAST LINE OF GRIFFITH AND THE WEST LINE OF BARNETT, NORTH 06°48'44" EAST, 510.81 FEET TO THE POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN DEED BOOK 6460 PAGE 221 AND SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, CONTINUING ON LAST SAID COURSE, NORTH 06°48'44" EAST, 1444.55 FEET TO THE NORTHWEST CORNER OF SAID BARNETT TRACT AND BEING A CORNER OF SAID LOMBARDO TRACT; THENCE, WITH THE NORTH LINE OF SAID BARNETT, SOUTH 82°55'01" EAST 929.67 FEET TO THE NORTHEAST CORNER OF SAID BARNETT TRACT AND BEING A POINT ON THE WEST LINE OF "PRESTON WOODS PLAT SEVEN-A"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 22 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID BARNETT, BEING THE WEST LINE OF SAID PRESTON WOODS PLAT SEVEN-A, SOUTH 06°48'24" WEST, 1955.36 FEET TO THE SOUTHEAST CORNER OF SAID BARNETT; THENCE, WITH THE SAID SOUTH LINE, NORTH 82°55'01" WEST, 208.55 FEET TO A POINT; THENCE DEPARTING THE SOUTH LINE OF BARNETT, NORTH 14°54'15" WEST, 222.86 FEET AND NORTH 57°30'29" WEST, 708.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.2789 ACRES, MORE OR LESS.

BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS DESCRIBED BELOW. THE SITE DATUM WAS ESTABLISHED USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM TWO POINTS ON THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MPOF AND A PID OF DM688 VIA THE MISSOURI DEPARTMENT OF TRANSPORTATION REAL TIME KINEMATIC NETWORK. THESE POINTS WERE TIED TOGETHER VIA GROUND TRAVERSE USING CONVENTIONAL SURVEY EQUIPMENT AND THE SITE BENCHMARKS WERE ESTABLISHED FROM THE GROUND TRAVERSE.

SITE BENCHMARK #1: ELEVATION = 618.75' (NAVD 88)

"IRON ROD WITH TRAVERSE CAP" SET 54 FEET EAST OF EAST EDGE OF GRAVEL PAVEMENT OF CURTIS ROAD, APPROX. 383 FEET SOUTH OF ITS INTERSECTION WITH THE CENTERLINE OF PAUL RENAUD BOULEVARD; 79 FEET SOUTHEAST OF A POWER POLE AND 189 FEET NORTHEAST OF A POWER POLE.

SITE BENCHMARK #2: FOUND CROSS - ELEV = 612.98' (NAVD 88)

LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.

SURVEYOR'S CERTIFICATION

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

PREPARED FOR:

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MO 63368
PHONE: (636) 265-2710
FAX: (636) 695-3195
WWW.LOMBARDOHOMES.COM

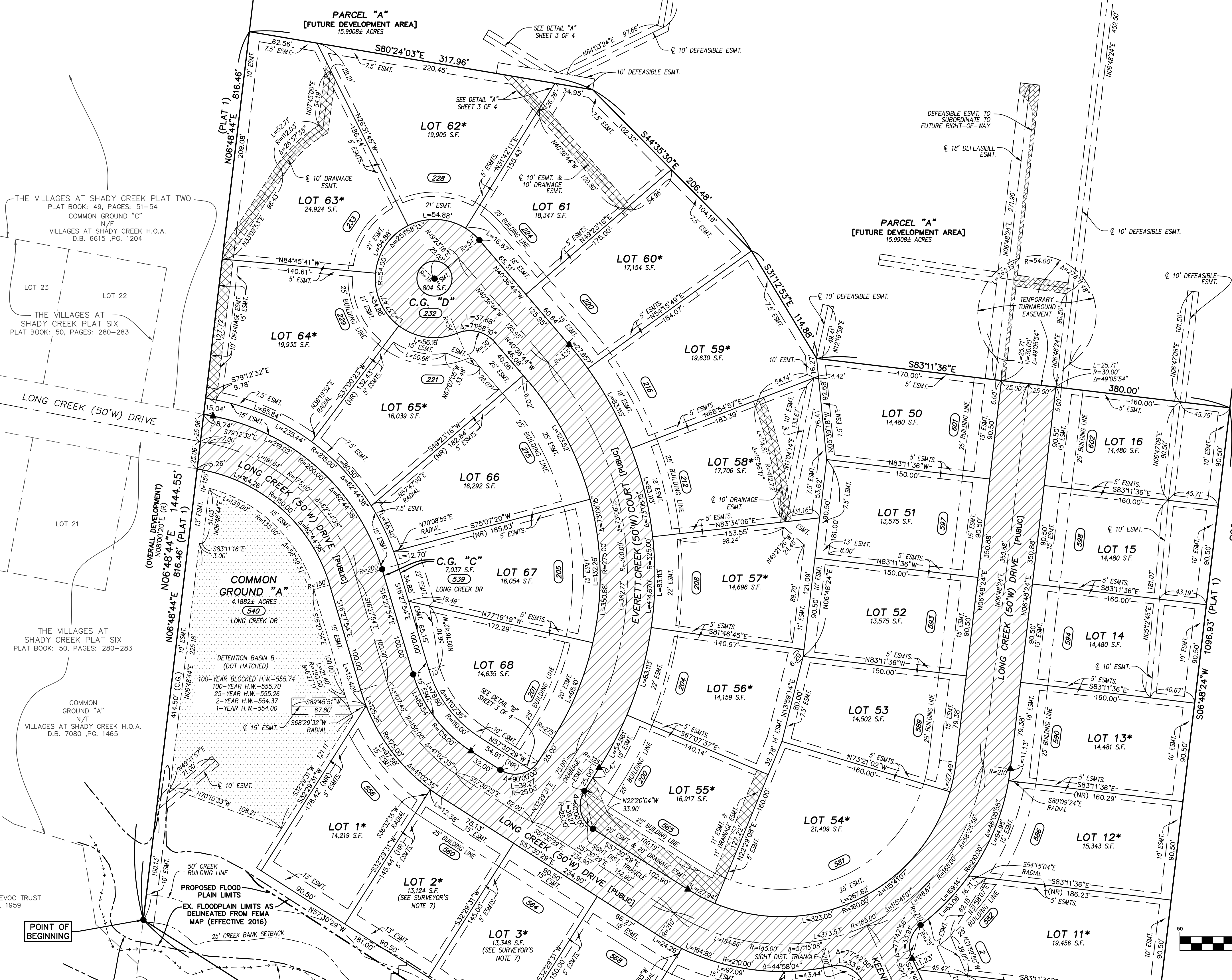
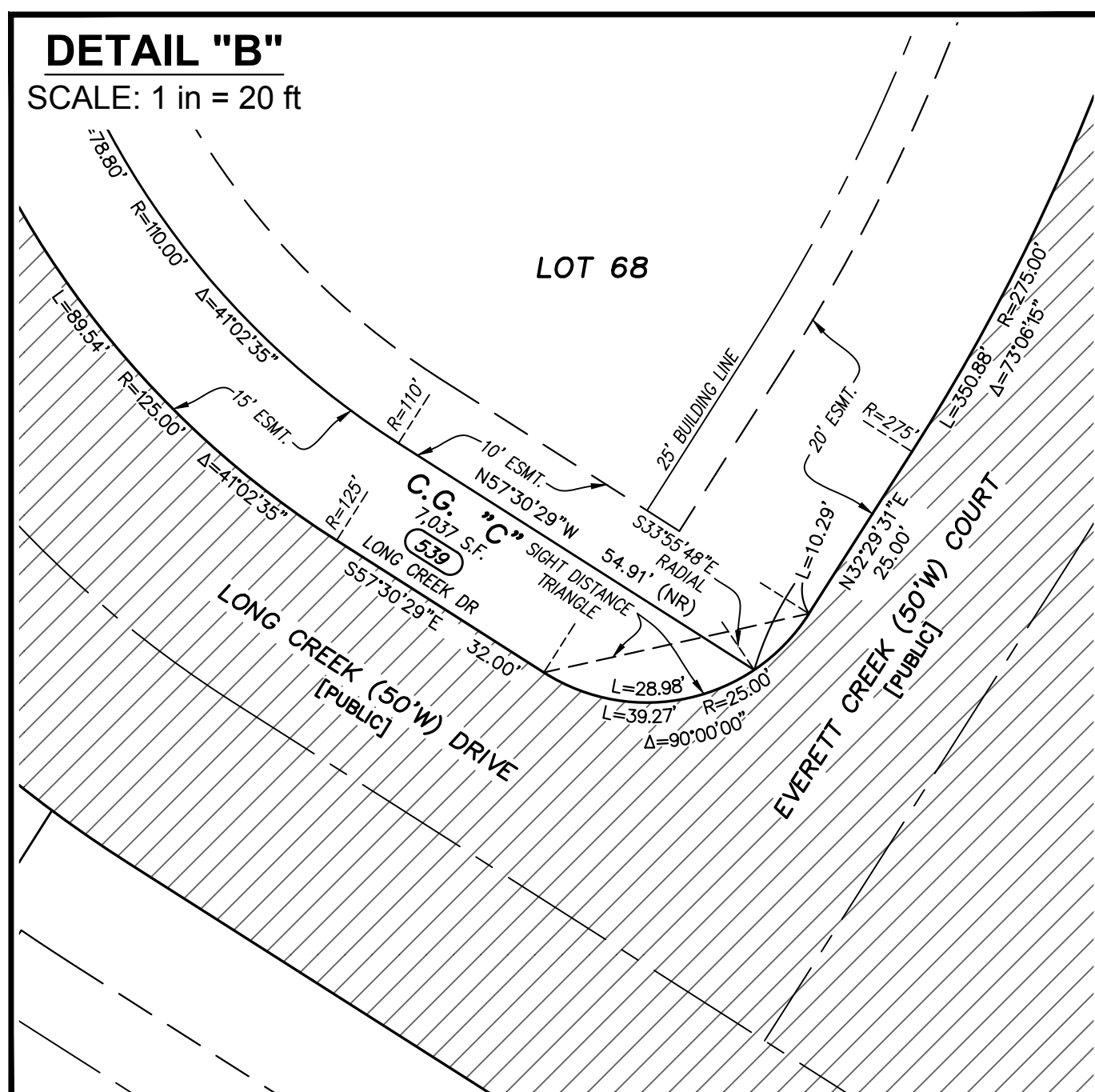
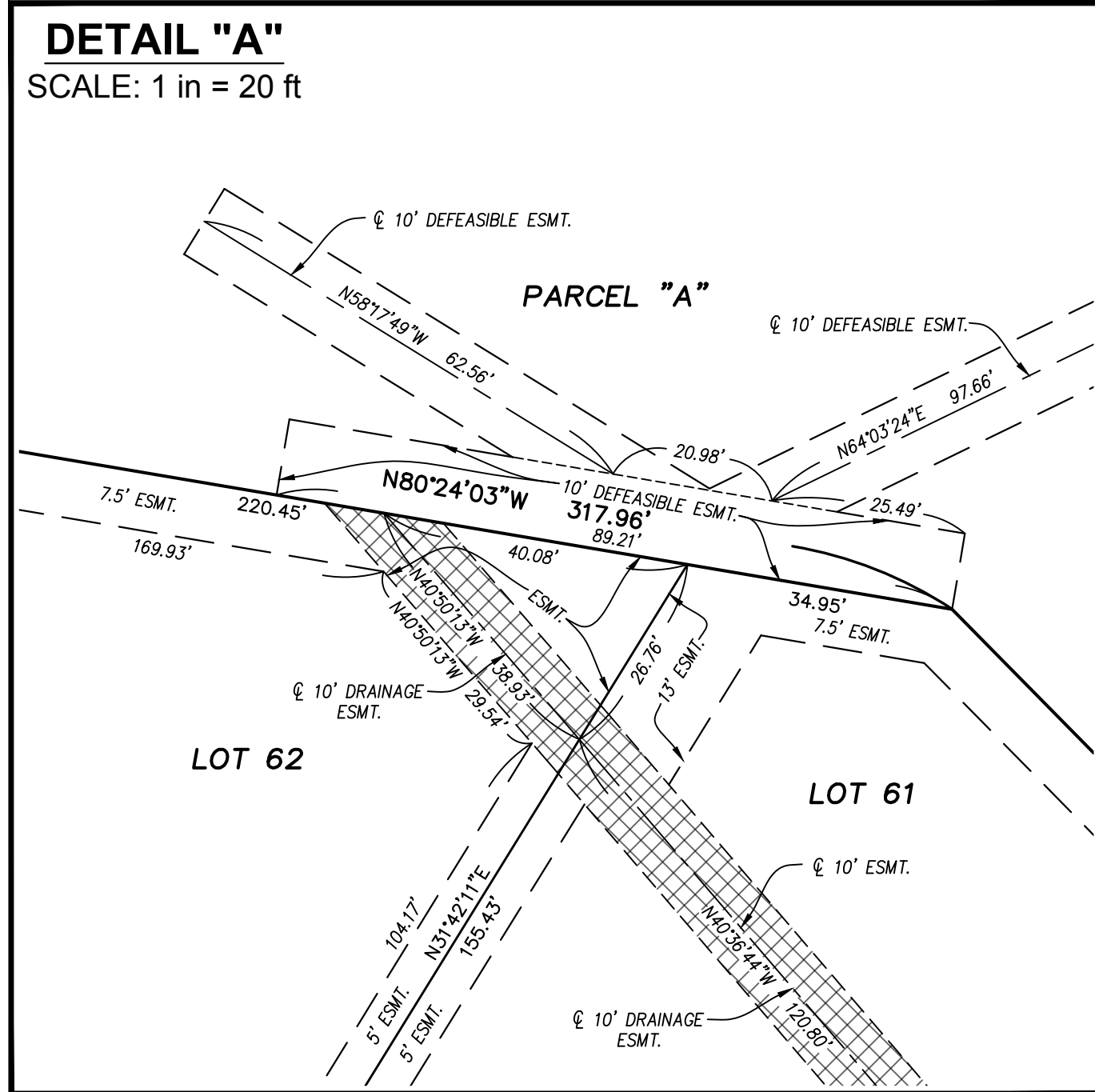
THIS IS TO CERTIFY TO LOMBARDO HOMES OF ST. LOUIS, LLC THAT WE HAVE, DURING THE MONTH OF JULY, 2015, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND IN U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS AND 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

SHADY CREEK ADDITION PLAT ONE

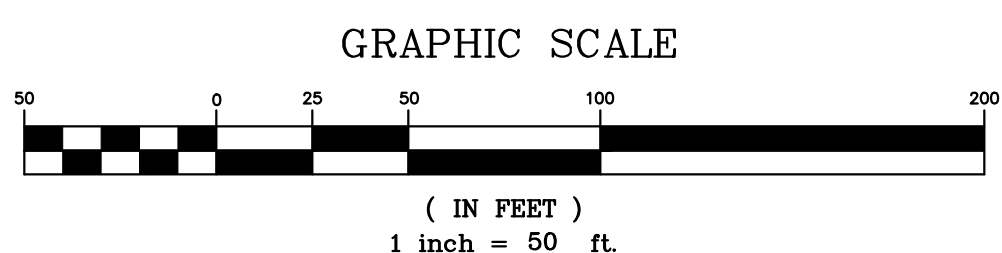
MATCH LINE SHEET 2 OF 4

MATCH LINE SHEET 2 OF 4



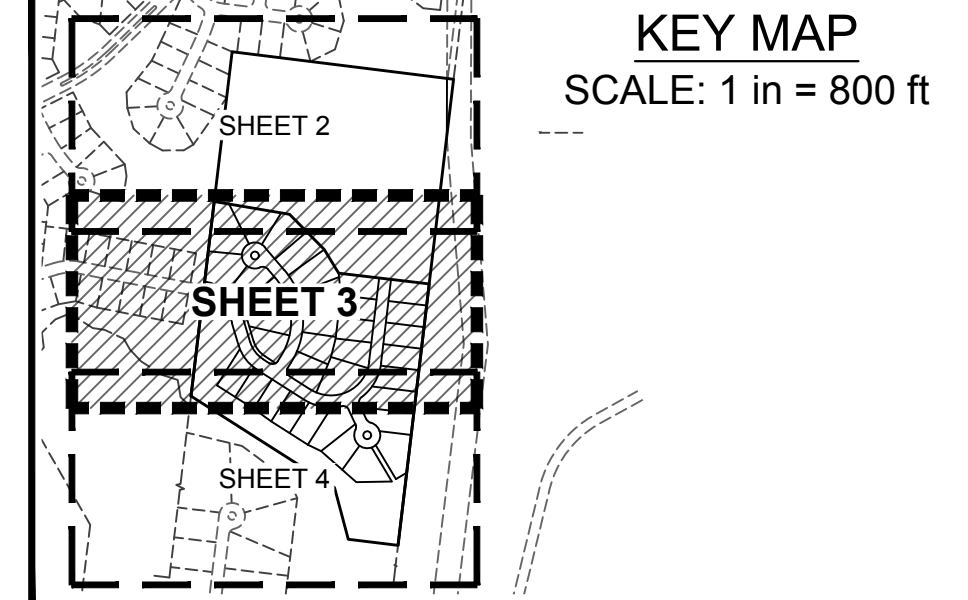
PRESTON WOODS - PLAT SEVEN A
PLAT BOOK: 48, PAGES: 22-25
COMMON GROUND "D"
PRESTON WOODS OF ST. CHARLES
HOMEOWNERS' ASSOCIATION
D.B. 6276, P.C. 864

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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: AUG. 12, 2021
JOB NO.:	14-12-405	SHADY CREEK ADDITION PLAT ONE



- 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" IROD W/ ALUMINUM CAP).
 - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IROD W/ PLASTIC CAP OR CUT CROSS).
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - ⊕ = FOUND CROSS
 - ⊙ = FOUND ANCHOR
 - ⊕ = BENCHMARK
 - 523 = ADDRESS

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY
 - DETENTION BASIN
 - DRAINAGE EASEMENT
 - DEFEASIBLE EASEMENT TO SUBORDINATE TO FUTURE R.O.W.

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

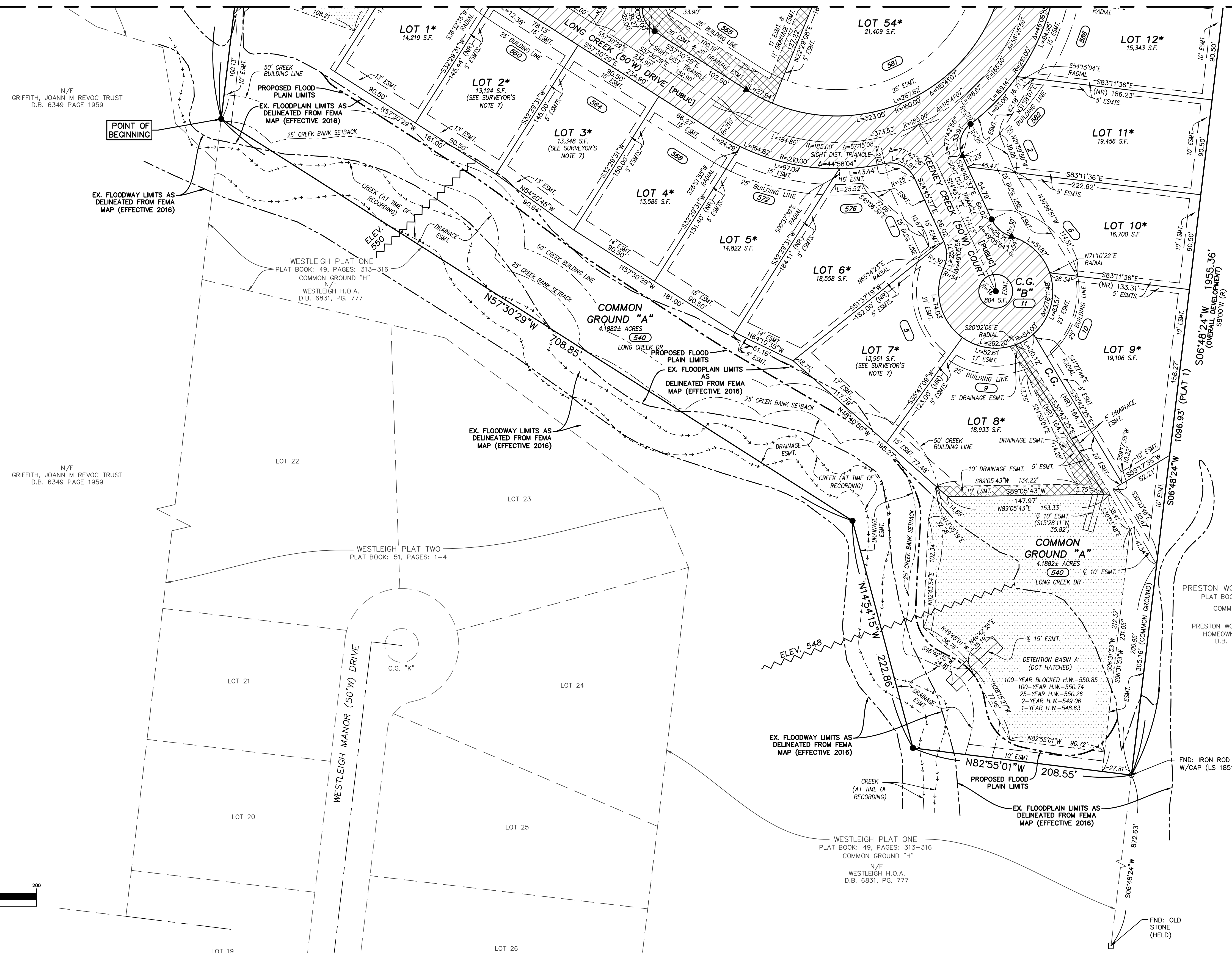
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #200717963

SHEET 3 OF 4

SHADY CREEK ADDITION PLAT ONE

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

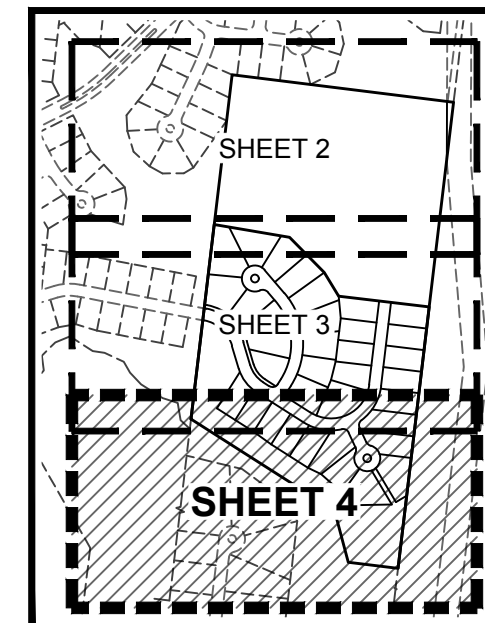


GRAPHIC SCALE



THE STERLING CO.
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KEY MAP
SCALE: 1 in = 800 ft

ABBREVIATION LEGEND:

- BK. = BOOK
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