

The undersigned owner hereby designates Strawberry Farms Drive, 50 feet wide, Strawberry Grove Drive, 50 feet wide, Strawberry Farms Court, 50 feet wide, together with all cul-de-sacs and roundings located at street intersections, which for better identification are shown hatched on this plat, as public streets and roadways which are hereby dedicated to the City of O'Fallon, Missouri, for public use forever, and covenants and agrees that City acceptance of said street and/or roadways shall not be petitioned until the streets and roadways are properly and in such manner as to comply with the street and roadway design and 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 permitted 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.

A general utility easement is granted to the City of O'Fallon over all proposed common ground areas.

The Entrance Monument Easement as shown on this plat is hereby dedicated to the Strawberry Farms Homeowners Association for the installation and repair of an entrance monument.

The Undisturbed Drainage Easement shown hereon is hereby dedicated to the City of O'Fallon and the Strawberry Farms Homeowners Association for the purpose of access to the creek.

The Access Easement shown hereon is hereby dedicated to the City of O'Fallon and the Strawberry Farms Homeowners Association for the purpose of access to the detention basin.


Building lines as shown on this plat are hereby established.

The common ground shown on this plat has been conveyed forever to the Strawberry Farms Homeowners Association, its successors and assigns, by General Warranty Deed recorded the 20th day of January, ~~2025~~ in Document No. 2026R-002756 of the St. Charles County Records. 2026

In the event that the Homeowners Association is dissolved, the conveyance and maintenance responsibilities associated with the Homeowners Association will become the collective conveyance responsibility of each property owner within Strawberry Farms.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, the undersigned has executed these presents this
17th day of December, 2025.


Phillip R. Brennan, Member



A TRACT OF LAND BEING PART OF
U.S. SURVEY 1766, TOWNSHIP 47 NORTH - RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

Bank of Old Monroe

On this 18th day of December, 2025, before me personally appeared David Vandenberg, who being by me duly sworn did say that he is the SVP of Bank of Old Monroe, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said SVP acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 04-16-2028

Krista Ferris
Notary Public

Krista Ferris

On this 17th day of December, 2025, before me personally appeared Phillip R. Brennan, who being by me duly sworn did say that he a Member of PJC Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said Member acknowledged said instrument to be the free act and deed of said limited liability company.

My Commission Expires: 04-16-2028

Christa Lewis
Notary Public

KRISTA FERRIS
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 24964861
My Commission Expires 04/16/2028

I, Bess Bacher, City Clerk of The City of O'Fallon, Missouri, hereby certify that Ordinance No. 7213 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 said City and same approved by the Mayor of said City on the 15 day of January, 2023 and as ordinance directed, I hereby endorse said plat by my hand and seal of said City this 16 day of January, 2023

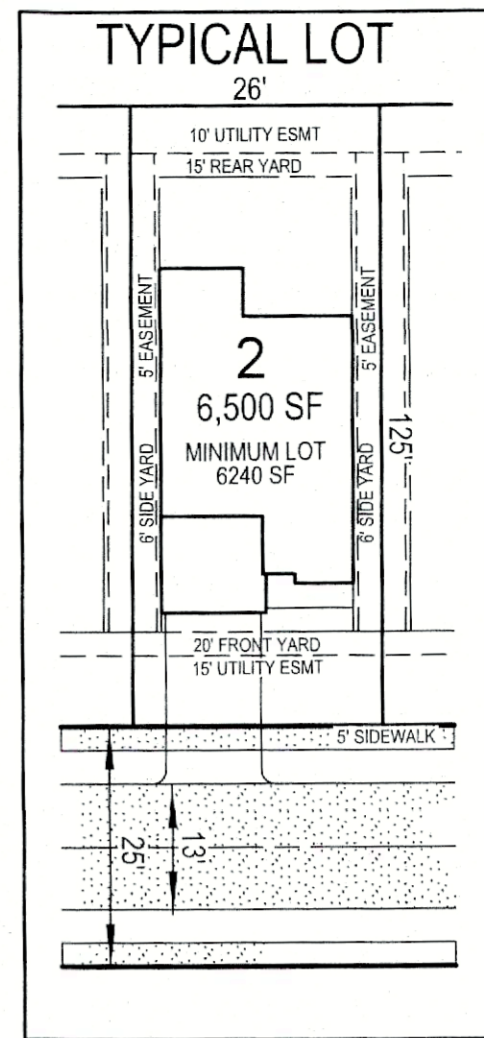
Bess Bacher
Bess Bacher, City Clerk
City of O'Fallon, Missouri

Commencing at a point, marking the Southwest corner of U.S. 1766; thence along the South line of said U.S. Survey 1766, North 68 degrees 23 minutes 11 seconds East, a record distance of 2356.79 feet to the POINT OF BEGINNING of the tract herein described; thence departing the South line of U.S. Survey 1766 North 23 degrees 32 minutes 36 seconds West, 1298.27 feet to a spike in the centerline of Mexico Road; thence along said centerline North 81° 16' 28" East, 136.22 feet to a point; thence along a curve to the right 198.31 feet to a point, said curve having a radius of 622.58 feet and included angle 8 degrees 15 minutes 00 seconds; thence South 80 degrees 28 minutes 32 seconds East, 421.45 feet to a point; thence South 80 degrees 24 minutes 18 seconds East, 353.37 feet to a point; thence along a curve to the right of 269.73 feet to a point, said curve having a radius of 852.38 feet and an included angle of 18 degrees 07 minutes 51 seconds; thence South 62° 16 minutes 27 seconds East, 530.11 feet to a point; thence along a curve to the left 219.52 feet to a point; said curve having a radius of 1084.31 feet and an included angle of 11 degrees 36 minutes 00 seconds; thence South 73 degrees 52 minutes 26 seconds East, 12.39 feet to an iron pipe on the South line of U.S. Survey 1766; thence departing the centerline of Mexico Road and along the South line of U.S. Survey 1766, South 66 degrees 23 minutes 11 seconds West 1655.10 feet to the point of beginning; EXCEPTING THEREFROM that part conveyed to the City of O'Fallon, Missouri, a Municipal corporation by the General Warranty Deed dated December 2, 1988 and recorded August 23, 1989 in Book 1282 page 1423.

beginning at the intersection of the South line of said U.S. Survey 1766 with the South line of the Mexican Road, varying width, as widened by deed recorded in Book 1282 page 1423 of the St. Charles County Records; thence Westwardly along the South line of said U.S. Survey 1766, bearing also the North line of "Aspen Pointe Plat One", a subdivision according to the plat thereof recorded in Plat Book 30 pages 269 and 270 of the St. Charles County Records, South 67 degrees 36 minutes 30 seconds West 1583.35 feet to the East line of "Vacation And Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 36 pages 392 and 393 of the St. Charles County Records, thence Northwardly along the East line of said "Vacation And Boundary Adjustment Plat" and the East line of property described in deed to Andrew Henry Reidmeyer and Kathryn Elaine Reidmeyer, husband and wife, recorded as Document No. 2022R-030432 of the St. Charles County Records, North 22 degrees 28 minutes 25 seconds West 1257.43 feet to the aforesaid South line of Mexican Road, varying width, as widened by deed recorded in Book 1282 page 1423 of the St. Charles County Records; thence Eastwardly along said South line of Mexican Road, varying width, as widened, the following courses and distances: South 86 degrees 21 minutes 00 seconds East 298.10 feet, along a curve to the right whose radius point bears South 03 degrees 39 minutes 00 seconds West 2824.79 feet from the last mentioned point, a distance of 348.12 feet, South 79 degrees 17 minutes 20 seconds East 265.53 feet, along a curve to the right whose radius point bears South 10 degrees 42 minutes 39 seconds West 1869.96 feet from the last mentioned point, a distance of 592.85 feet, South 61 degrees 07 minutes 23 seconds East 228.98 feet and along a curve to the left whose radius point bears North 28 degrees 52 minutes 37 seconds East 2904.79 feet from the last mentioned point, a distance of 317.22 feet to the point of beginning and containing 27,057 acres according to a survey by Volz Incorporated.

The surveyed property is referenced from commitment by Fidelity National Title Insurance Company, Commitment No. ARC2405643 Revision 2, dated November 27, 2024. The above referenced commitment was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are shown in brackets.

7. Easement granted to the City of O'Fallon, for building and maintaining public utilities, by the instrument recorded August 12, 1983 in Book 961 page 1353. [Shown.]
8. INTENTIONALLY DELETED
9. Easements granted to the City of O'Fallon, for construction, operation, and maintenance of public drainage, by the instrument recorded August 23, 1988 in Book 1282 page 1427 [Shown.]
10. Intentionally Omitted.
11. Easement granted to Gene Thornhill, for the construction and maintenance of public utilities by the instrument recorded December 21, 1989 in Book 1299 page 1876. [Shown.]
12. Temporary Construction Easements granted to Gene Thornhill by the instrument recorded December 21, 1989 in Book 1299 page 1876. [Shown.]
13. Easements granted to the City of O'Fallon, Missouri, for the construction and maintenance of water lines, by the instrument recorded June 5, 1991 in Book 1376 page 271. [Shown.]
14. Easement granted to Union Electric Company, for the construction and maintenance of electrical facilities, by the instrument recorded August 1, 1996 in Book 1861 page 1959 [Shown.]
15. Easements granted to the City of O'Fallon, for sidewalks and roadway improvement, by the instrument recorded February 23, 2018 in Book 6882 page 1842. [Shown.]
16. Intentionally Omitted.



LEGEND

▲ PERMANENT MONUMENT
● SEMI-PERMANENT MONUMENT
+ CUT CROSS
(305) ADDRESS
ESMT. EASEMENT
C.G. COMMON GROUND
S.F. SQUARE FEET

PROPERTY OWNER:
PJC DEVELOPMENT, LLC
424 S. WOODS MILL ROAD, STE. 110
TOWN & COUNTRY, MO 63017

1. Bearings were established from Grid North of the "Missouri Coordinate System of 1983" by utilizing Trimble R8s GNSS instrumentation and the MoDOT GPS RTK Network.

2. Vertical control was established using Trimble R8s GNSS instrumentation and the MoDOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.

3. Sources of Record:

- (R1) Document Number 2024-003925
- (R2) Deed Book 1282, page 1423
- (R3) "Vacation and Boundary Adjustment Plat", Plat Book 36, page 393
- (R4) "Whispering Hills No. 2", Plat Book 7, page 19
- (S) Denotes Survey

4. The underground utilities shown herein were plotted from information from The City of O'Fallon and do not necessarily reflect the actual existence, nonexistence, size, type, capacity, number, or location of these or other utilities, nor the ability to serve the existing or intended uses of this or adjacent sites. A Missouri One Call System (1-800-DIG-RTN) location request was made and markings found at the site, if any, have been shown. The location of any underground utilities or facilities were plotted from plats and field markings furnished by other sources and cannot be verified as being complete or correct. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
5. Site Benchmark, Elev. 515.47': Cut cross "J52" on concrete walk on the South side of Mexico Road, 15.6' West of the East end of the concrete walk where it changes to asphalt, 5' South of the back of curb, 346' ± West of the centerline of Barrington Drive at the centerline of Mexico Road.

6. We have determined the horizontal location of this tract of land in St. Charles County, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Charles County, Missouri and Incorporated Areas," Panel 241 of 525, Map Number 29183C0241G with effective date of January 20, 2016. By express reference to the map and its legend, this tract is indicated to be within Zone A and Zone X unshaded areas.

The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that: "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

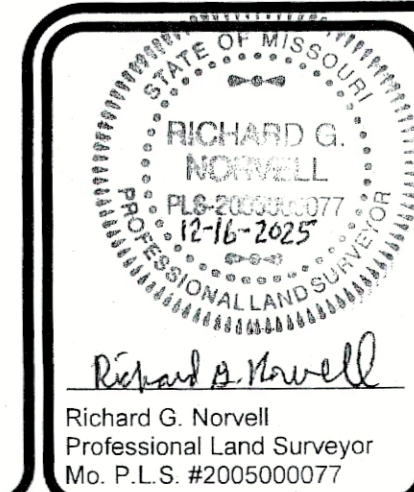
This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

7. This Plat contains 27.06 acres
8. This property is zoned 'R1' Single Family Residential.
9. All street lights are private and the Homeowners Association is responsible for their maintenance.
10. The following lots are more susceptible to street movement: 4, 37, 50, 52-55, 60-76.
11. This plat contains 76 lots.

We, Volz Incorporated, have during July 2025, by order of PJIC Development, LLC prepared a Subdivision Plat from a Survey by Volz Incorporated dated September 18, 2024 of "A tract of land being part of U.S. Survey 1766, Township 47 North – Range 3 East, St. Charles County, Missouri" and the results are represented herein. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

DECEMBER 16, 2025
Date

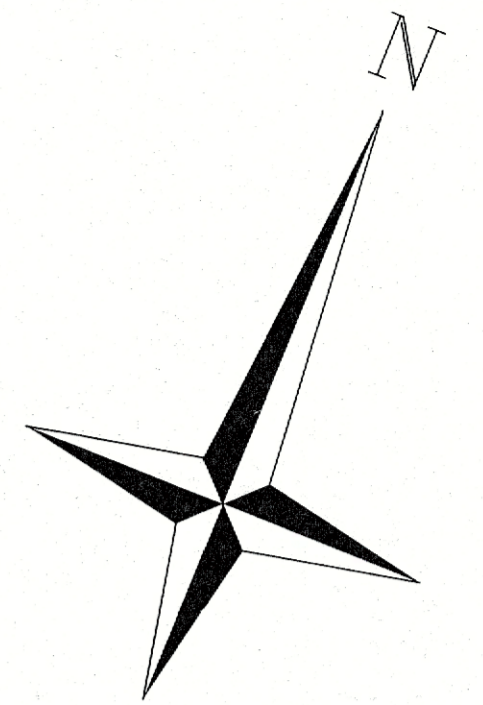
Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. # 2005000077

**VOLZ**
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

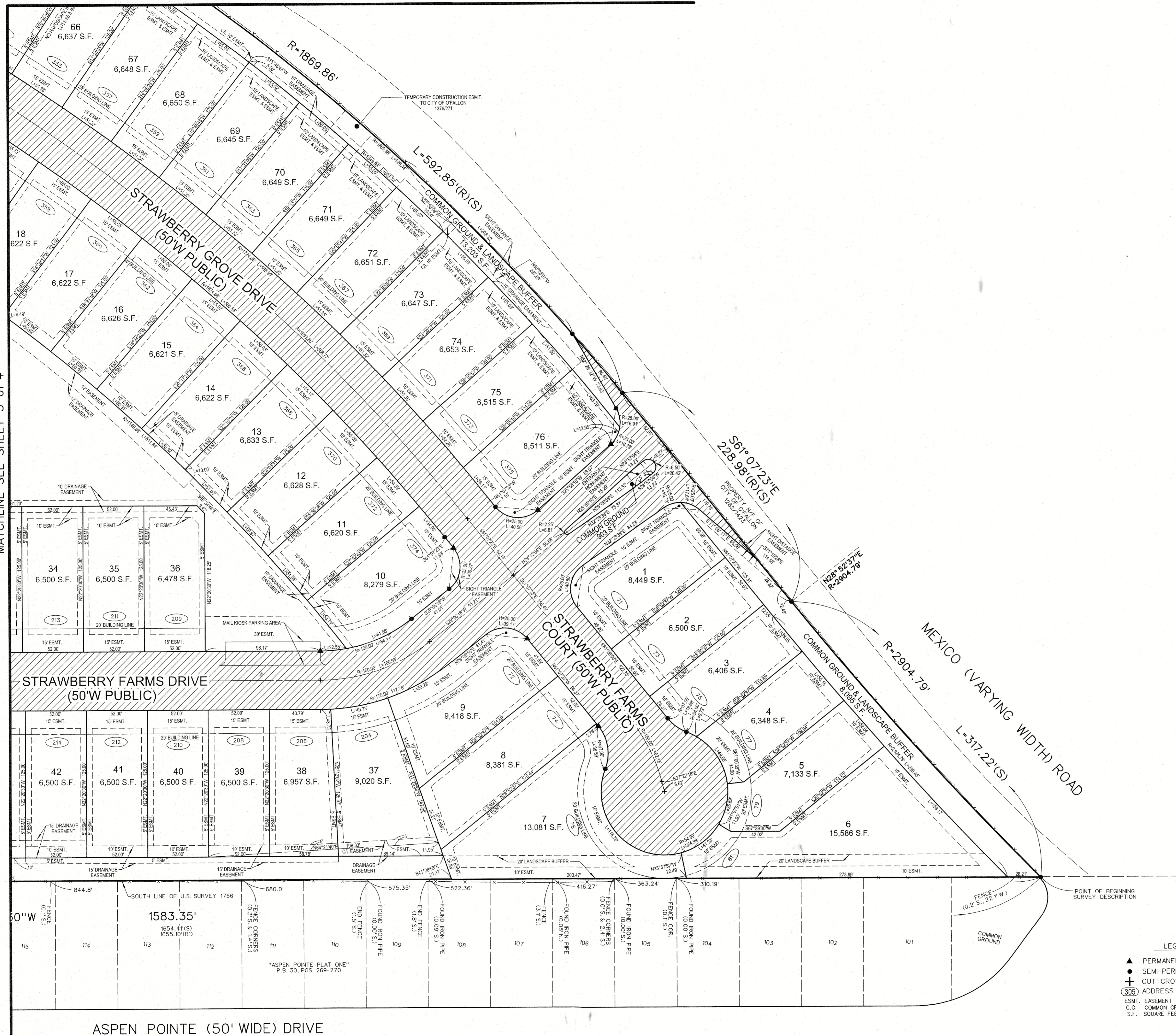
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2025 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2025 - ENGINEERING

MATCHLINE SEE SHEET 3

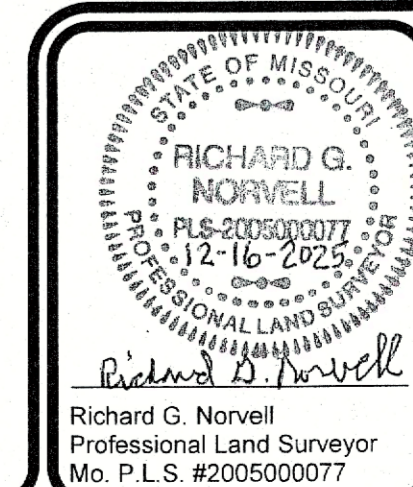


Scale in Feet
Scale 1"=40'

MATCHLINE SEE SHEET 3 of 4



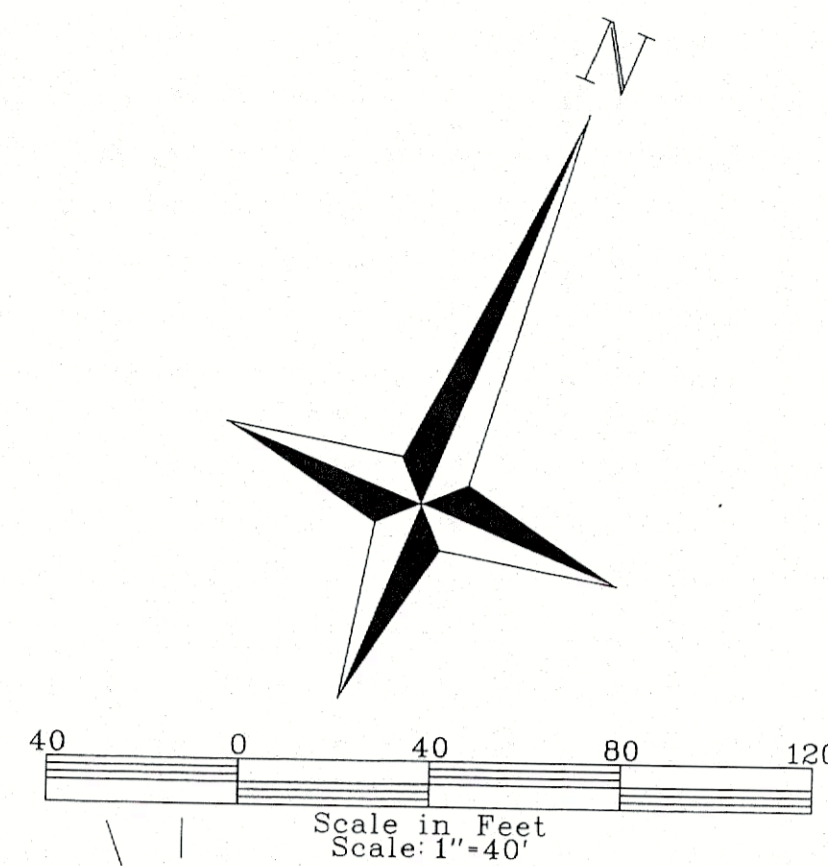
- LEGEND
- ▲ PERMANENT MONUMENT
 - SEMI-PERMANENT MONUMENT
 - ✚ CUT CROSS
 - ⊕ ADDRESS
 - ESMT. EASEMENT
 - C.G. COMMON GROUND
 - S.F. SQUARE FEET



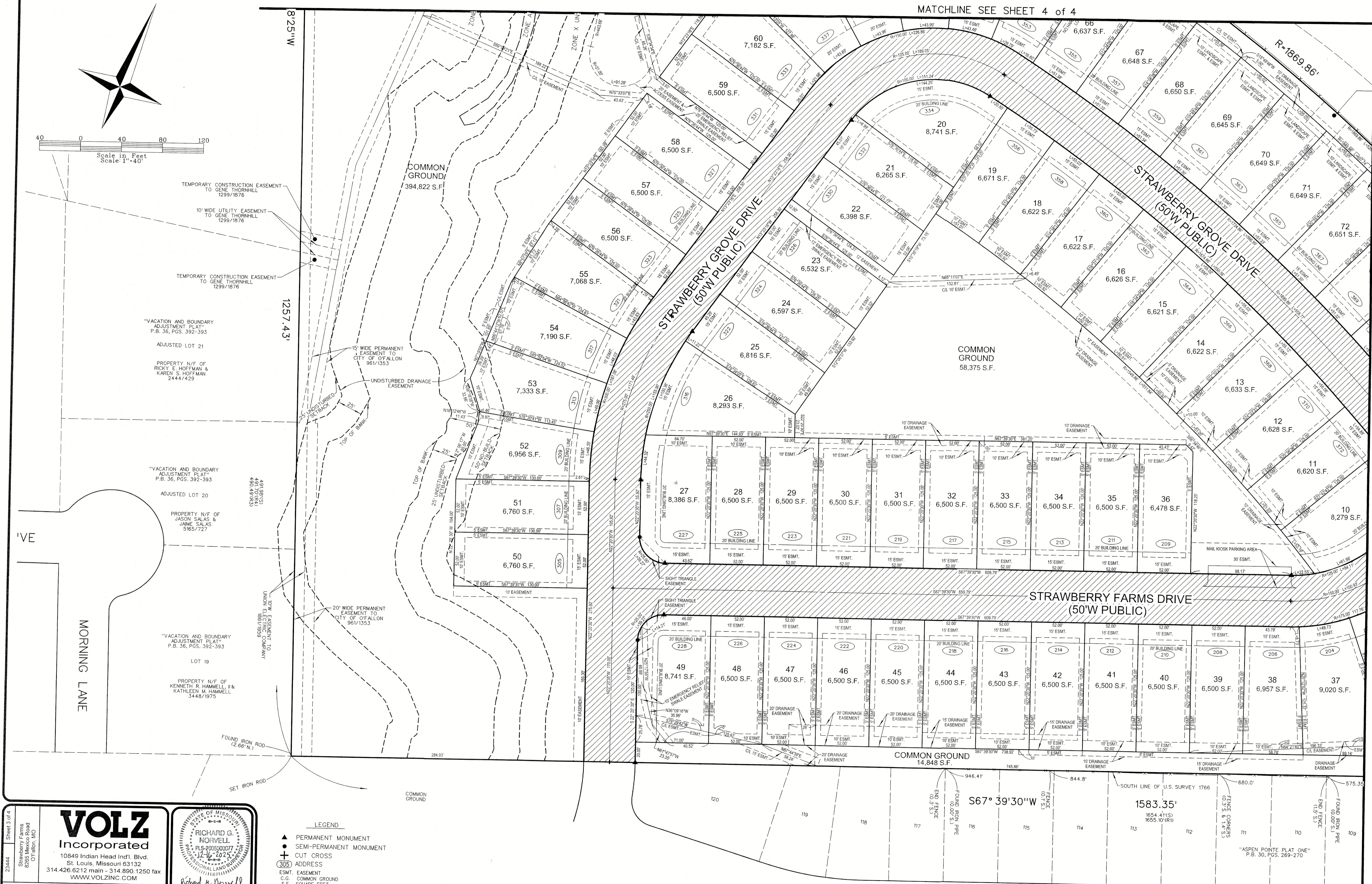
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MATCHLINE SEE SHEET 4 of 4



MATCHLINE SEE SHEET 2 of 4

23444

Sheet 3 of 4

Strawberry Farms
8000 S. Main Road
O'Fallon, MO

VOLZ
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RICHARD G. NORVELL
PLS. 200500077
12-16-2025
PROFESSIONAL LAND SURVEYOR

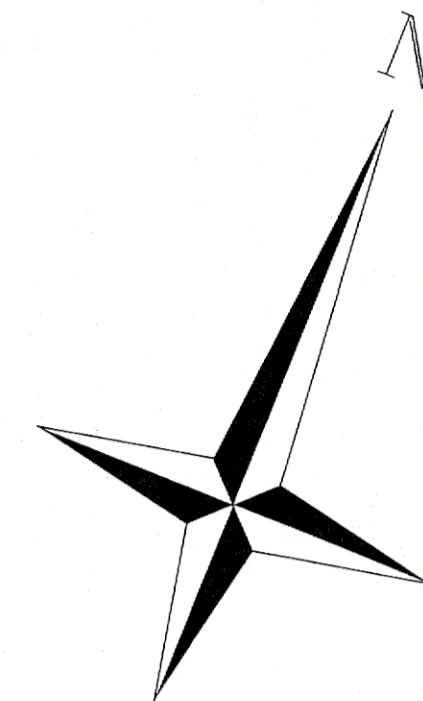
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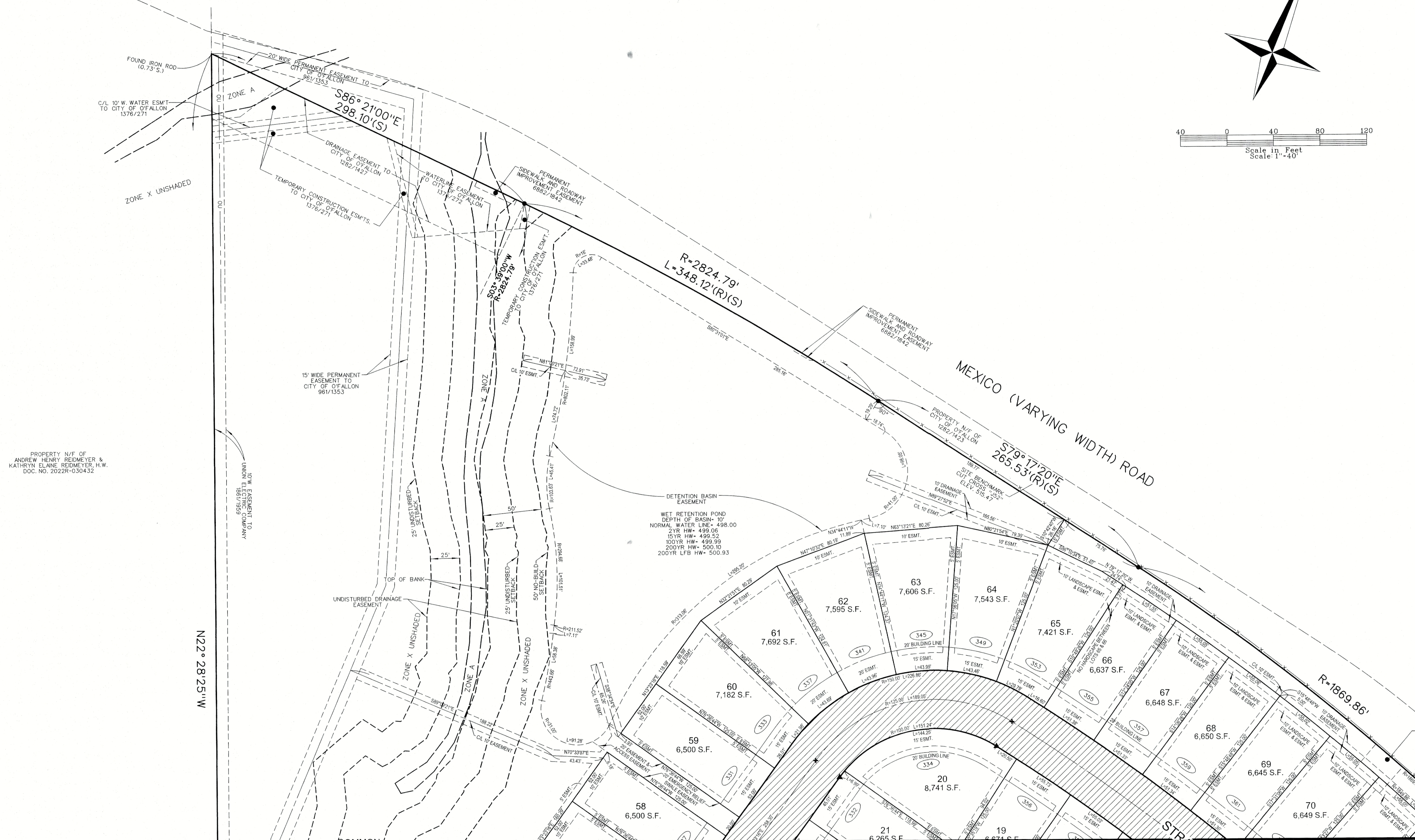
LEGEND

- ▲ PERMANENT MONUMENT
- SEMI-PERMANENT MONUMENT
- + CUT CROSS
- (305) ADDRESS
- ESMT. EASEMENT
- C.G. COMMON GROUND
- S.F. SQUARE FEET

ASPEN POINTE (50' WIDE) DRIVE



40 0 40 80 120
Scale in Feet
Scale 1"=40'



MATCHLINE SEE SHEET 2 of 4

MATCHLINE SEE SHEET 3 of 4

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