

The undersigned owner of the tract of land herein platted and further described in the foregoing 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 "Strawberry Farms".

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 improved in such manner as to comply with the street construction provision 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 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.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated as perpetual, non-exclusive utility easements to the City of O'Fallon, Missouri, Ameren Missouri, Spire Energy, CenturyLink and Charter Communications, their successors and assigns, as their interests may appear, for the purpose of improving, installing, constructing, replacing, maintaining, and repairing public utilities including gas lines, water lines, electric lines, communication lines, sanitary sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements (limited, however, to five feet on either side of said easement) for the excavation and storage of materials during improvement, installation, construction, maintenance, repair, or replacement of said public utilities and the right to trim, control, cut and remove any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches and other obstructions that adversely impact the function or ability to maintain the public utilities. Any provider of public utilities that causes damage to the property shall be responsible to restore the disturbed area as nearly as possible to its prior former condition.

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

The Sight Triangle Easements and Sight Distance Easements as shown on this plat are hereby dedicated to the City of O'Fallon, Missouri, its successors and assigns, wherein nothing shall be erected, placed, planted, or allowed to grow in such manner as to materially impede vision between a height of three (3) feet and fifteen (15) feet above grade. Additionally, nothing shall be erected, placed, planted, or allowed to grow in a manner to materially impede the line of sight necessary for vehicular travel on Strawberry Farms Drive, Strawberry Grove Drive, and Strawberry Farms Court.

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 Drainage Easements and Emergency Relief Swale Easements shown on this plat are hereby dedicated to the City of O'Fallon for the purpose of improving, constructing, repairing and maintaining permanent and/or emergency relief swales.

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 Detention Basin Easement as shown on this plat is hereby established for required stormwater management features. The Detention Basin Easement hereby established is irrevocable and shall continue forever, subject to a "Maintenance Agreement" executed on the 14th day of August, 2025, as recorded in the St. Charles County Recorder of Deed's as Document No. 2025R-03449, or as amended thereafter.

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.

The portion of the Mail Kiosk Parking Area within the street right-of-way shall be owned by the City of O'Fallon and that portion within the Common Ground shall be owned by the Strawberry Farms Homeowners Association. The Strawberry Farms Homeowners Association shall be responsible for the maintenance of the Mail Kiosk Parking Area both in the street right-of-way and the Common Ground and the portion of the sidewalk within the Common Ground.

Building lines as shown on this plat are hereby established.

This subdivision is subject to the Declaration of Easements, Covenants and Restrictions for Strawberry Farms. Said Declaration is filed in Document No. 2026R-002757 of the St. Charles County, Missouri, Recorder's Office.

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.

The Strawberry Farms Homeowners Association is responsible for the maintenance of all common ground areas including cul-de-sac islands.

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.

Two permanent monuments for each block created (indicated as ▲) and semi-permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.090 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

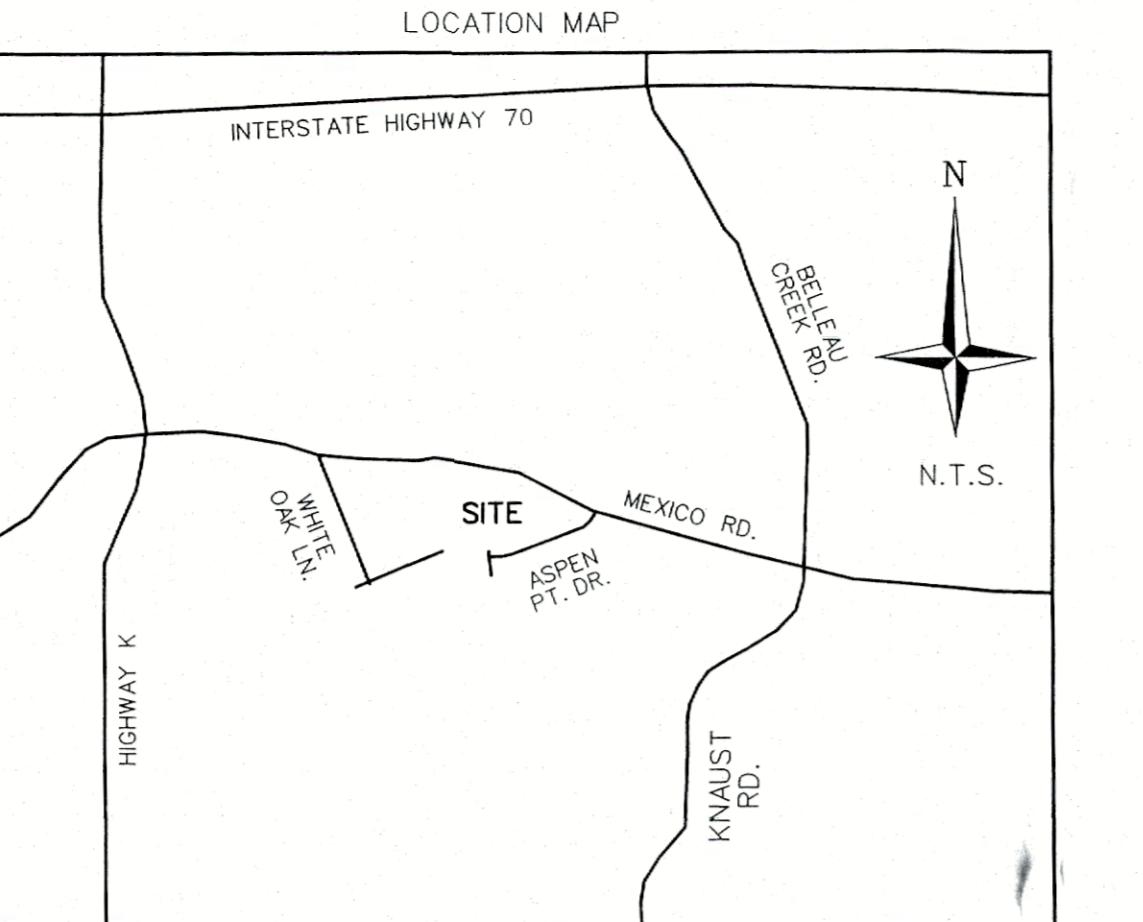
It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

It is hereby certified that there are no delinquent taxes outstanding.

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

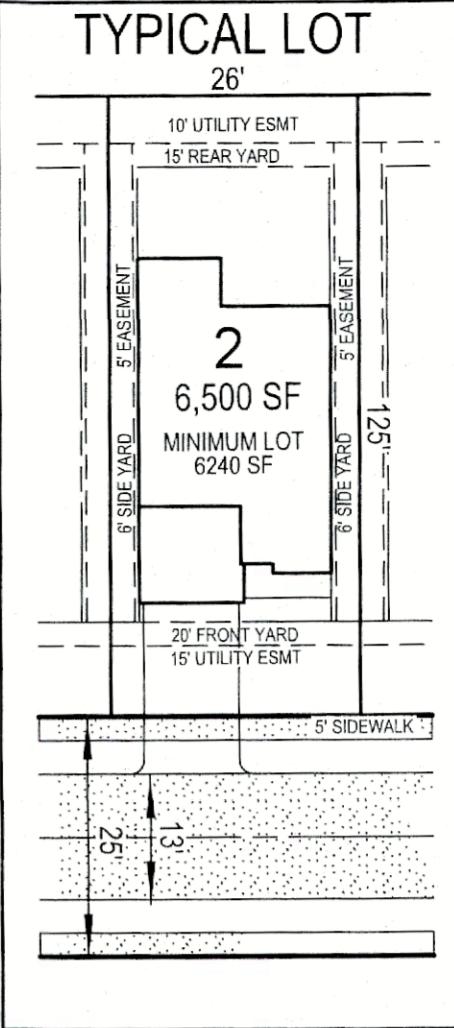
PJC Development, LLC
A Missouri limited liability company

[Signature]
Philip R. Brennan, Member



STRAWBERRY FARMS

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



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

Property Description from Title Commitment:

A tract of land being part of U.S. Survey 1766, Township 47 North, Range 3 East, St. Charles County, Missouri, and being described as follows:

Commencing at a point marking the Southwest corner of U.S. 1766; thence along the South line of said U.S. Survey 1766, North 66 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 of 8 minutes 15 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' 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 28 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 portion 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.

General Notes:

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 hereon 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 serve the existing or intended uses of this or any adjacent sites. A Missouri One Call System (1-800-DIG-RITE) locate 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 others 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, 15.5' 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.

Survey Description:

A tract of land being part of U.S. Survey 1766, Township 47 North – Range 3 East, St. Charles County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of said U.S. Survey 1766 with the South line of Mexico Road, varying width, as widened by deed recorded in Book 1282 page 1423 of the St. Charles County Records; thence Westward along the South line of said U.S. Survey 1766, being 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 39 minutes 30 seconds West 1583.35 feet to the East line of said "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 Mexico Road, varying width, as widened by deed recorded in Book 1282 page 1423 of the St. Charles County Records; thence Eastward along said South line of Mexico 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 03 degrees 42 minutes 23 seconds West 1869.86 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 27.07 acres according to a survey by Volz Incorporated.

Title Commitment Schedule B, Part II Notes:

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.

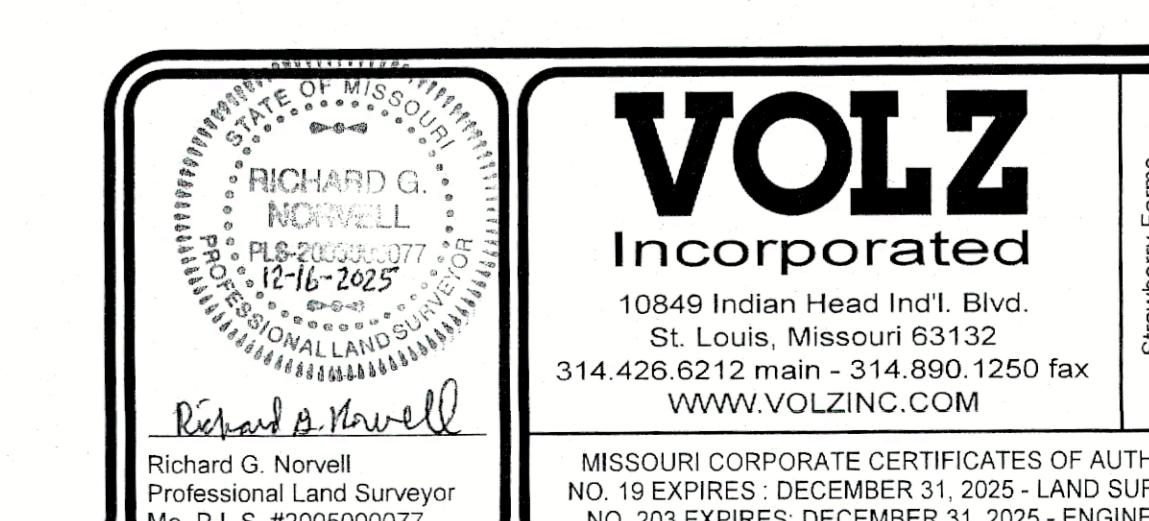
- Easement granted to the City of O'Fallon, for building and maintaining public utilities, by the instrument recorded August 12, 1983 in Book 961 page 1353. [Shown.]
- INTENTIONALLY DELETED
- Easements granted to the City of O'Fallon, for construction, operation, and maintenance of public drainage, by the instrument recorded August 23, 1988 in Book 1282 page 1427. [Shown.]
- Intentionally Omitted.
- 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.]
- Temporary Construction Easements granted to Gene Thornhill by the instrument recorded December 21, 1989 in Book 1299 page 1876. [Shown.]
- 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.]
- 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.]
- 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.]
- Intentionally Omitted.

We, Volz Incorporated, have during July 2025, by order of PJC 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 hereon. 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

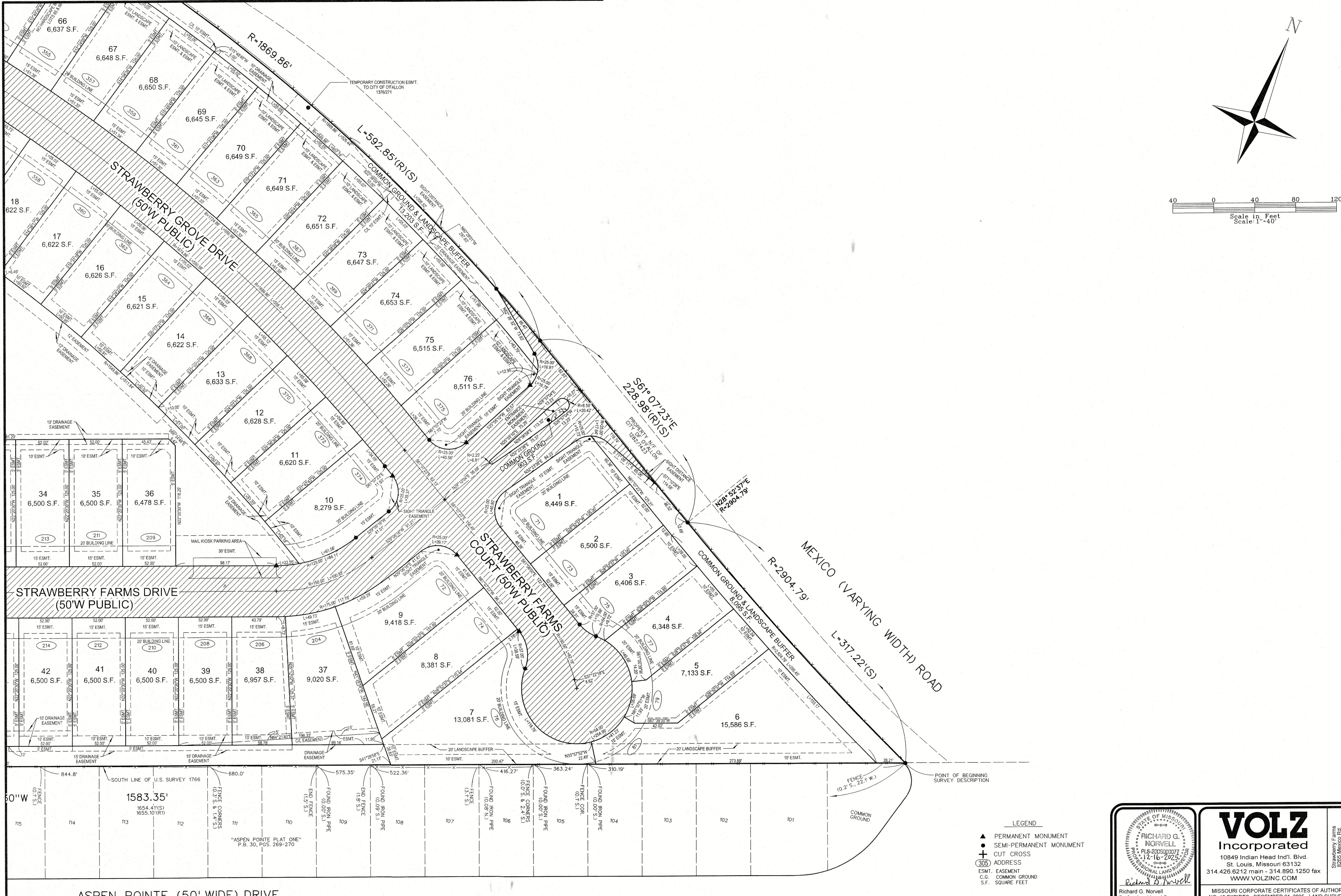
Date

Richard B. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. # 200500077



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3 of 4



ASPEN POINTE (50' WIDE) DRIVE

H:\CAD\23400-23499\23444\Plats\Subdivision_Plat.dwg

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

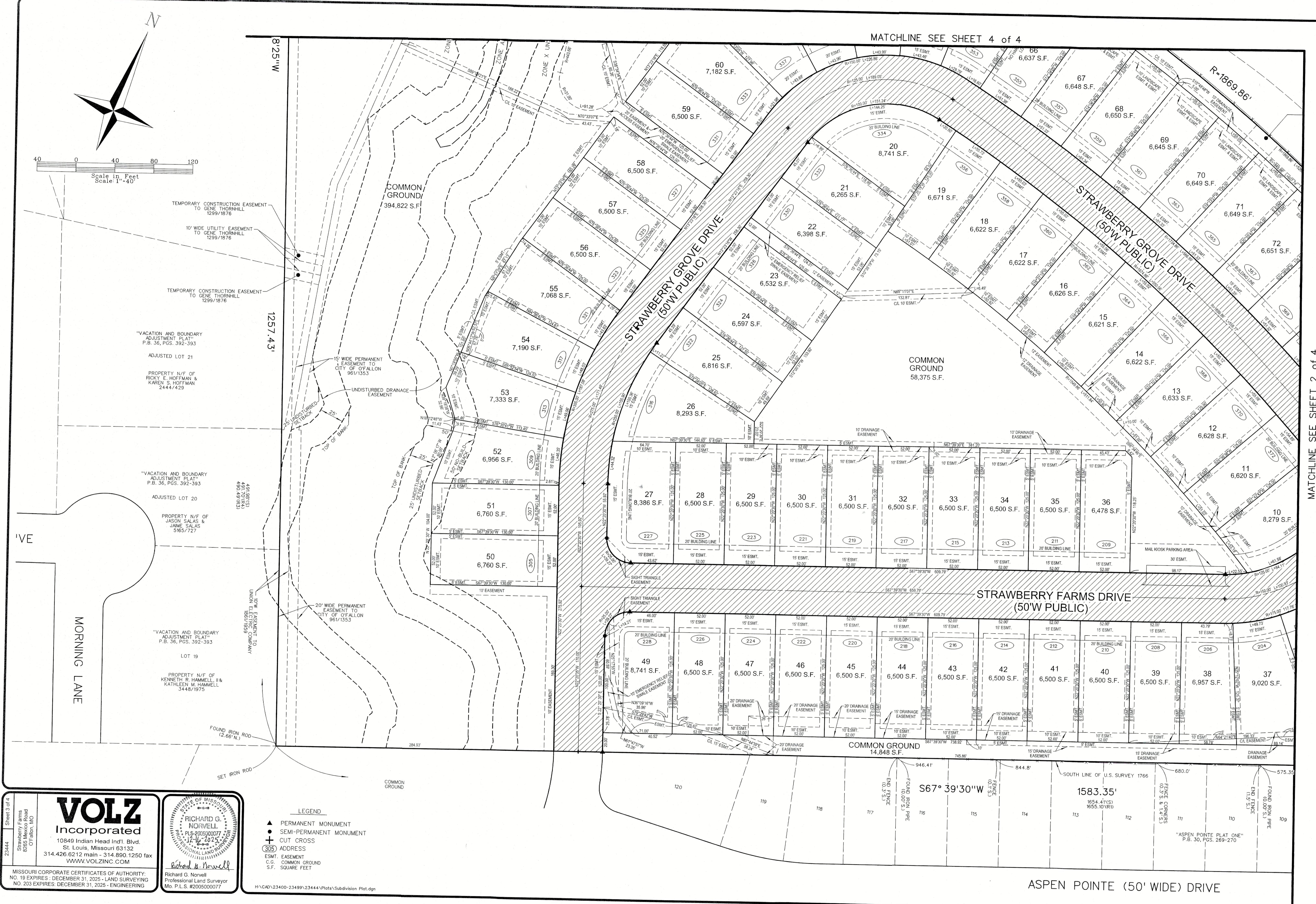
A circular seal for Richard G. Norvell, Professional Land Surveyor. The outer ring contains the text "STATE OF MISSOURI" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The inner circle contains "RICHARD G. NORVELL" at the top, "PLS-200500077" in the center, "12-16-2025" below it, and "RICHARD G. NORVELL" at the bottom. The signature "Richard G. Norvell" is written across the bottom of the seal.

VOLZ

Incorporated

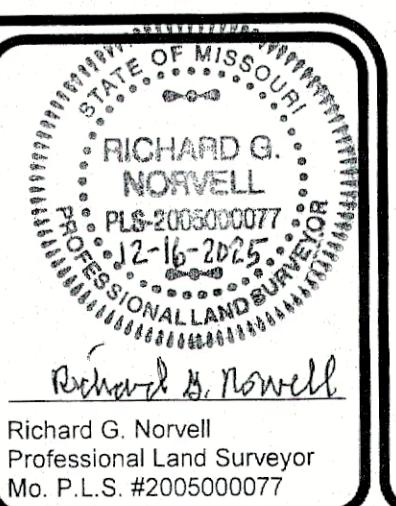
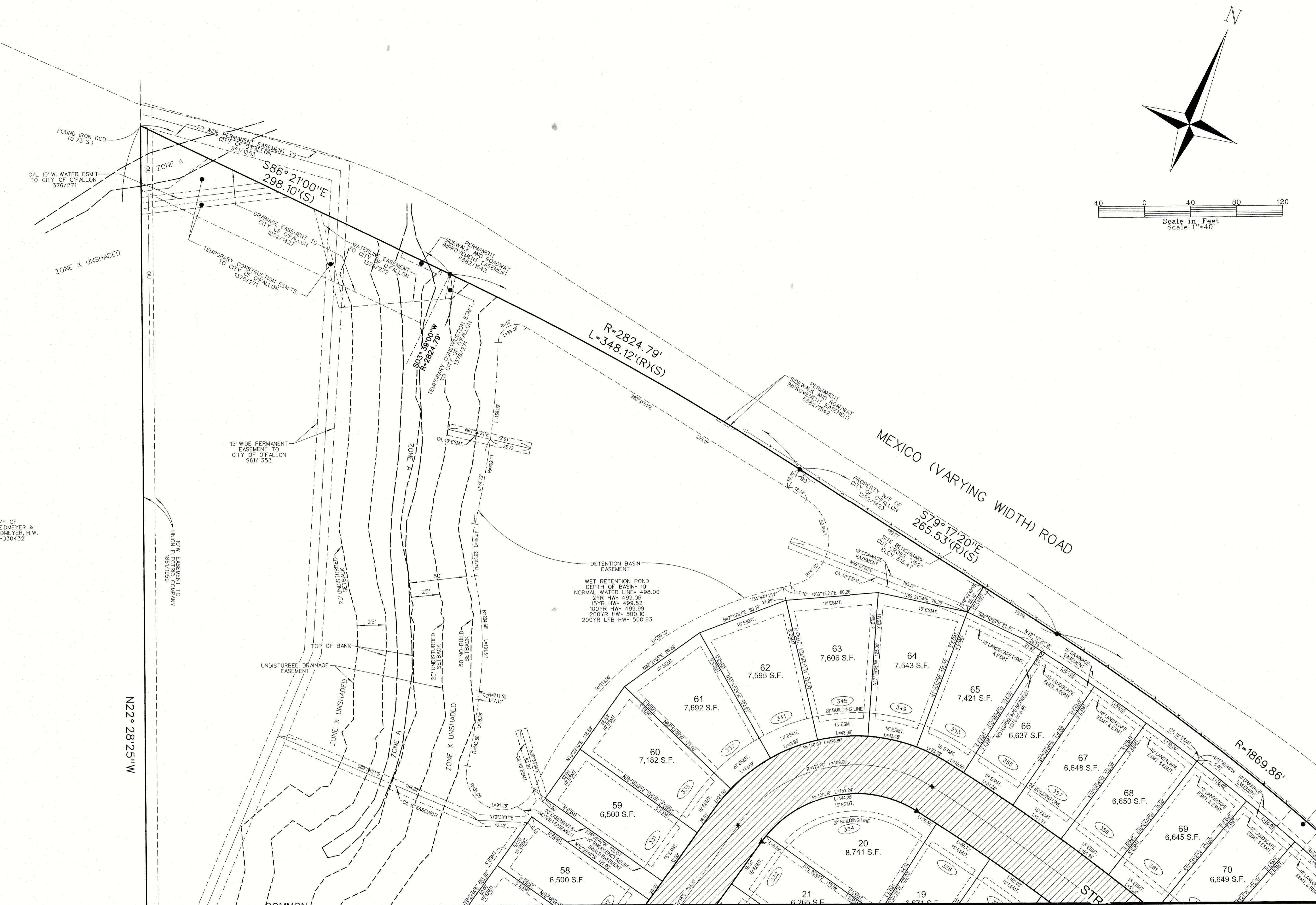
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
NO. 19 EXPIRES : DECEMBER 31, 2025 - LAND SURVEYOR
NO. 203 EXPIRES: DECEMBER 31, 2025 - ENGINEER

O'Fallon, MO



MATCHLINE SEE SHEET 2 of 4

MATCHLINE SEE SHEET 3 of 4



LEGEND
PERMANENT MO
MI-PERMANEN
T CROSS
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SEGMENT
COMMON GROUND
SQUARE FEET

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