

We, the undersigned, owners of a tract of land herein platted and further described in the foregoing surveyors certification have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "BROWNSTONE VILLAGE AT THORNBURY PLAT TWO", which is part of a larger parcel of ground comprising several subdivisions collectively known as Thornbury.

The undersigned owner hereby designates street and roadways, Hyde Drive, 40 feet wide, as shown hatched hereon, together with the soundings at intersections, and together with the cul-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 Aldermen 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.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of O'Fallon, Missouri, City of O'Fallon Water District, St. Charles County Gas Company, Ameren Union Electric Company, Southwestern Bell Telephone Company, City of O'Fallon Sewer District for sanitary sewers only, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, 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.

The Common Ground Alley shown on this plat is hereby dedicated to the present and future owners or occupants of this subdivision for the purpose of ingress and egress, and to construct, repair and maintain sewers and utilities. It is private and shall remain private, never to be maintained by the City of O'Fallon, Missouri.

The 5' Landscape Easements are hereby dedicated to the Thornbury Homeowner's Association, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and become the sole responsibility of the Thornbury Homeowner's Association; and its successors and assigns.

The entrance monument easement as shown hereon is hereby dedicated to the Thornbury Homeowner's Association, its successors and assigns, for the purpose of erecting subdivision signs/monuments and landscape maintenance, and becomes the sole ownership and maintenance responsibility of the Thornbury Homeowner's Association and its successors and assigns.

Building lines as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions recorded in an Indenture of Trust and Restrictions filed on February 1, 2002 as Duly No. 9803 in the St. Charles County Records.

The common ground shown on this plat has been conveyed forever to the Thornbury Homeowner's Association, its successors and assigns, by General Warranty Deed recorded the day of 2002 as Duly No. 9803 in the St. Charles County Records.

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 THEREOF, I have hereunto set my hand this 17 day of JUNE 2002.

McBRIDE & SON HOMES, INC.

By: James R. Piper, Sr., Vice-President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

On this day of JUNE 2002, before me personally appeared James R. Piper, Sr. to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said James R. Piper, Sr. acknowledged 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 in the County and State aforesaid, and the day and year first above written.

Notary Public

My Commission Expires:

The undersigned holder or legal owner of notes secured by deed recorded in Book 1433 Page of the St. Charles County Records, joins in and approves in every detail this plat of "BROWNSTONE VILLAGE AT THORNBURY PLAT TWO".

STATE OF MISSOURI }
COUNTY OF LOUIS }

On this day of JUNE 2002, before me appeared to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said Association, and that said instrument was signed and sealed in behalf of said Association by authority of its Board of Directors, and said Association acknowledged said instrument to be the free act and deed of said Association.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires:

State of Missouri }
County of St. Charles }

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the day of A.D. 2002, at o'clock m., and is truly recorded in Book Page Witness my hand and official seal on the day and year aforesaid.

Deputy Recorder of Deeds

State of Missouri }
County of St. Charles }

I, Sandra Stokes, City Clerk, hereby certify that Ordinance No. 2002-01 approving this plat and directing me to endorse 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 2002, and as Ordinance directed, I hereby endorse said plat by my hand and seal of said City this day of 2002.

CITY CLERK OF O'FALLON MISSOURI

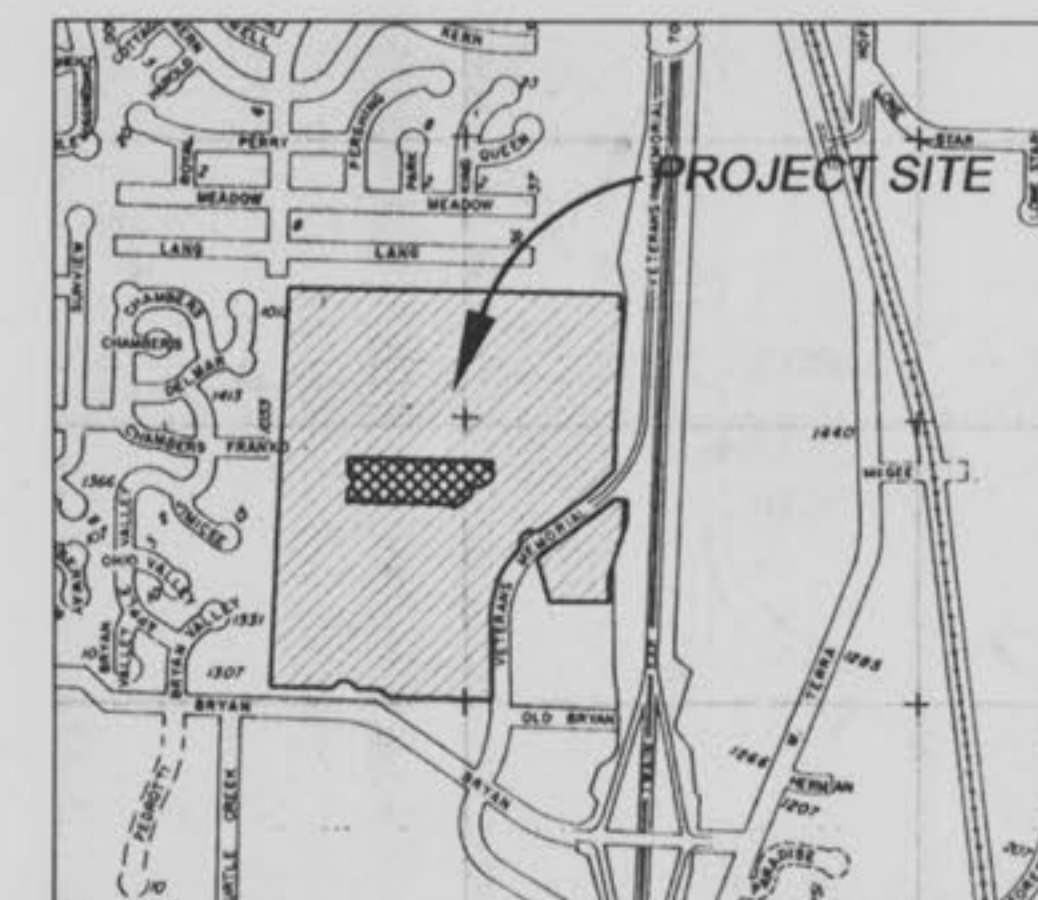
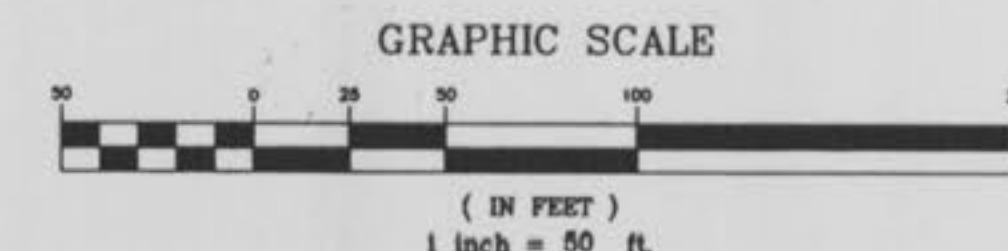
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	BJB	MSD P# -
CHECKED BY:	GFW	DATE: 10/16/02
JOB NO.:	00-11-289	RECORD PLAT

PROJECT BENCHMARK: SOUTHWEST CORNER OF FRONT OF CURB INLET ON EAST SIDE OF RELOCATED BRYAN ROAD AT APPROXIMATE STATION 31+00
ELEVATION: 596.60

BROWNSTONE VILLAGE AT THORNBURY PLAT TWO

A TRACT OF LAND BEING A PART OF U.S. SURVEY 1780
TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

LEGEND

- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (5/8" I.R.O.D W/ ALUMINUM CAP 24" IN LENGTH)
- SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (1/2" I.R.O.D W/ PLASTIC CAP 18" IN LENGTH)
- + CROSSES

NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 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 PAGE REFERS.
- THIS TRACT CONTAINS 3.969 ACRES, MORE OR LESS, AND 54 LOTS.
- BASIS OF BEARINGS: THE RETRACED WEST LINE OF THE HEREON DESCRIBED TRACT ACCORDING TO INSTRUMENTS RECORDED IN DEED BOOK 779 PAGE 540 OF THE ST. CHARLES COUNTY RECORDS.
- SOURCE OF RECORD TITLE IS DEED BOOK 779 PAGE 540 OF THE ST. CHARLES COUNTY RECORDS.
- THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT NUMBER 00051837 AND WITH AN EFFECTIVE DATE OF MAY 30, 2001.
- THE STERLING COMPANY HAS PERFORMED NO EASEMENT SEARCH AND THE EASEMENTS LISTED IN THE ABOVE REFERENCED TITLE COMMITMENT ARE ADDRESSED IN THE SCHEDULE B NOTES BELOW.
- ITEM #8 - EASEMENT GRANTED TO THE CITY OF O'FALLON BY INSTRUMENTS RECORDED IN BOOK 1018 PAGE 985, AND BOOK 1145 PAGE 548 OF THE ST. CHARLES COUNTY RECORDS AFFECT THE SUBJECT TRACT AND ARE PLOTTED HEREON.
- ITEM #9 - CONDITIONS CONTAINED IN DEED RECORDED IN BOOK 1384 PAGE 27, BOOK 1384 PAGE 33, AND BOOK 1384 PAGE 39 DO NOT ADVERSELY AFFECT THE SUBJECT TRACT. HOWEVER, ALSO LISTED IN SAID INSTRUMENTS IS AN AGREEMENT BETWEEN WENTZWAY, SUCCESSORS AND ASSIGNS, AND THE CITY OF O'FALLON STATING THAT, AMONG OTHERS, THE CITY WAIVES ALL SEWER AND WATER TAP-IN FEES FOR DEVELOPMENT OF WENTZWAY'S PROPERTY. PLEASE SEE INSTRUMENTS FOR MORE DETAIL TO SAID AGREEMENT.
- THERE ARE NO LOTS SUBJECT TO STREET CREEP.
- THIS PLAT IS ZONED "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO F.I.R.M. MAP NO. 29183C0240 E.
- (777) = ADDRESS
- 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.
- IRON PIPES SHALL BE SET AT REAR CORNERS AT THE COMPLETION OF CONSTRUCTION.
- COMMON GROUND AMENITIES SHALL BE IN PLACE WHEN 30% OF PERMITS ARE ISSUED FOR LOTS APPROVED ON FINAL AREA PLAN.
- STREET TREES ARE PART OF THE HOMEOWNER'S ASSOCIATION LANDSCAPE MAINTENANCE.

ORDER NUMBER: 00-11-289
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

This is to certify that we have, during the month of February 2001, made a boundary survey and during the month of September, 2002 made a subdivision plat, by the order of McBride & Son Homes, Inc., of "A TRACT OF LAND WHICH IS PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI", and the said results of the survey and subdivision plat are shown hereon. This survey meets the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as an "URBAN PROPERTY".

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 16 day of OCT 2002.

The STERLING Company

George J. Gwer - Vice President

Mo. Reg. P.L.S. # 2336

