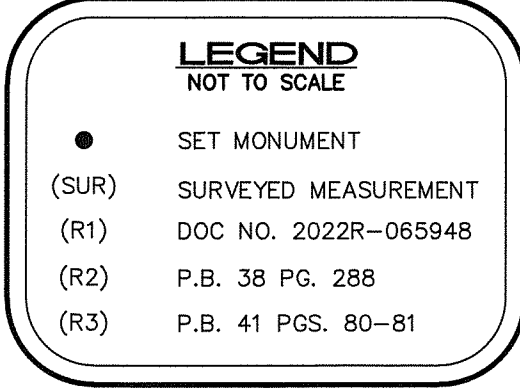
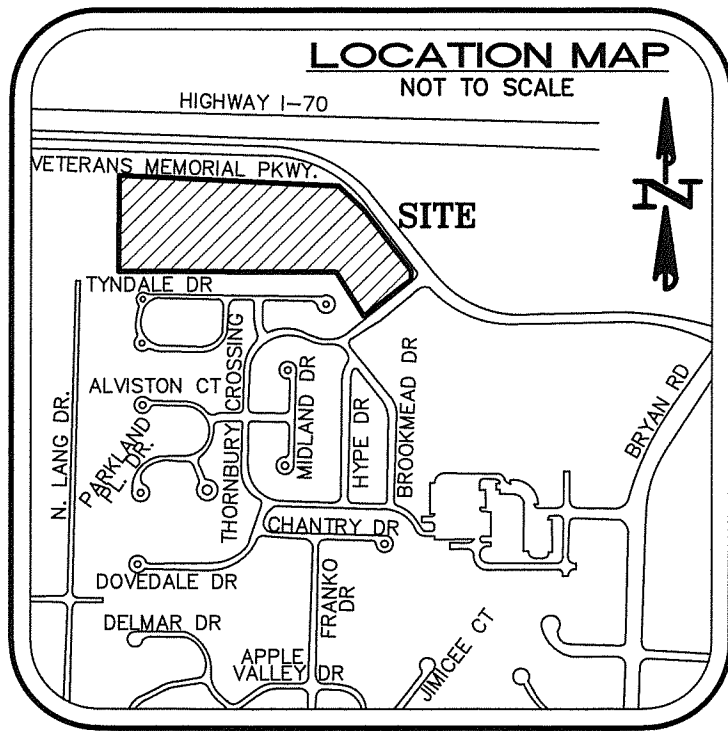


THORNWOOD APARTMENTS
A TRACT OF LAND BEING PART OF U.S. SURVEY 1780,
TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

2025R-026639
06/24/2025 01:56:20 PM
\$ 166.00
PAGES: 3
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: MDMPSEY



OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THORNWOOD APARTMENTS".

ALL EASEMENTS AS SHOWN DOT-HATCHED ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, AMERENUE ELECTRIC COMPANY, SPIRE MISSOURI INC, BRIGHTSPEED TELEPHONE COMPANY, AND CHARTER COMMUNICATION CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS AND 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, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE 20" WATER LINE EASEMENT, AS SHOWN HONEYCOMB HATCHED, IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF PUBLIC WATER RELATED ITEMS. THE MAINTENANCE OF SAID 20" WATER EASEMENT SHALL BE THE RESPONSIBILITY OF THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS.

THE PERMANENT ACCESS EASEMENT, AS SHOWN CROSS HATCHED, IS HEREBY GRANTED TO THE OWNERS OF LOT 1, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CROSS ACCESS. THE MAINTENANCE OF SAID PERMANENT ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE THORNWOOD APARTMENTS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH BELOW.

POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE THAT OF THE THORNWOOD APARTMENTS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. THE POST CONSTRUCTION MAINTENANCE RESPONSIBILITIES WILL BE OUTLINED IN THE STORMWATER POST CONSTRUCTION BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT# 2025R-003055 OF THE ST. CHARLES COUNTY RECORDS.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

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

MRS. TROMBONE LLC

BY: [Signature]
PRINT NAME: John McCarthy
TITLE: Member
DATE: 4-16-25

TITLE COMMITMENT NOTES

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 210975TL WITH AN EFFECTIVE DATE OF JULY 28, 2023. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET, NO COMMENT BY LAND SURVEYOR.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NO COMMENT BY LAND SURVEYOR.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- ALL ASSESSMENTS AND TAXES FOR THE YEAR 2023 AND ALL SUBSEQUENT YEARS LEVIED BY THE COUNTY OF ST. CHARLES AND THE CITY OF O'FALLON. NO COMMENT BY LAND SURVEYOR.
- EASEMENT GRANTED TO THE CITY OF O'FALLON, BY THE INSTRUMENT RECORDED OCTOBER 29, 1979 IN BOOK 855 PAGE 1103. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO THE CITY OF O'FALLON, BY THE INSTRUMENT RECORDED AUGUST 12, 1983 IN BOOK 961 PAGE 1320. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY OF MISSOURI, BY THE INSTRUMENT RECORDED OCTOBER 19, 1984 IN BOOK 1011 PAGE 419. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY, BY THE INSTRUMENT RECORDED OCTOBER 19, 1984 IN BOOK 1011 PAGE 422. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO THE CITY OF O'FALLON, BY THE INSTRUMENT RECORDED DECEMBER 19, 1984 IN BOOK 1018 PAGE 985. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED MAY 6, 1985 IN BOOK 1032 PAGE 1499. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI, BY THE INSTRUMENT RECORDED JULY 17, 1991 IN BOOK 1384 PAGE 21. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF THE AGREEMENT DATED APRIL 25, 1991 AND BEING A PART OF THE SPECIAL WARRANTY DEED RECORDED JULY 17, 1991 IN BOOK 1384 PAGE 27. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- TERMS AND PROVISIONS OF THE AGREEMENT DATED APRIL 25, 1991 AND BEING A PART OF THE SPECIAL WARRANTY DEED RECORDED JULY 17, 1991 IN BOOK 1384 PAGE 33. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- TERMS AND PROVISIONS OF THE AGREEMENT DATED APRIL 25, 1991 AND BEING A PART OF THE SPECIAL WARRANTY DEED RECORDED JULY 17, 1991 IN BOOK 1384 PAGE 39. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO THE CITY OF O'FALLON, BY THE INSTRUMENT RECORDED MARCH 18, 1996 IN BOOK 1622 PAGE 1696. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF THE RECIPROCAL EASEMENT AGREEMENT DATED JUNE 6, 2001 (UNRECORDED) AND AS AMENDED BY THE FIRST AMENDMENT RECORDED FEBRUARY 22, 2002 IN BOOK 2814 PAGE 603, THE SECOND AMENDMENT RECORDED APRIL 25, 2002 IN BOOK 2875 PAGE 991, AND THE THIRD AMENDMENT RECORDED MARCH 9, 2012 IN BOOK 5739 PAGE 1688. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- TERMS AND PROVISIONS OF THE CONSENT TO COMMERCIAL AND MULTI-FAMILY DEVELOPMENT ON ADJOINING PROPERTY EXECUTED BY AND BETWEEN WENTZWAY CORPORATION AND MCBRIE & SON HOMES, INC. DATED FEBRUARY 21, 2002 AND RECORDED FEBRUARY 22, 2002 IN BOOK 2814 PAGE 617. AFFECTS THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF THE RECIPROCAL ACCESS AND EASEMENT AGREEMENT EXECUTED BY AND BETWEEN WENTZWAY CORPORATION, A MISSOURI CORPORATION AND THE CITY OF O'FALLON, MISSOURI, DATED AS OF MARCH 18, 2015 IN BOOK 6323 PAGE 546. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENTS FOR PUBLIC UTILITIES ESTABLISHED BY THE EASEMENT PLAT RECORDED OCTOBER 23, 2001 IN PLAT BOOK 36 PAGE 166 AND AS AMENDED BY THE SURVEYOR'S AFFIDAVIT RECORDED NOVEMBER 30, 2001 IN BOOK 2728 PAGE 1070. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- BUILDING LINES AND EASEMENTS ESTABLISHED BY PLAT RECORDED IN PLAT BOOK 34 PAGE 351 AND PLAT BOOK 36 PAGE 132. DOES NOT AFFECT THE SUBJECT PROPERTY.
- POWER LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE BY INSTRUMENT RECORDED IN BOOK 488 PAGE 676. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF ORDINANCE NO. 3150 A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1924 PAGE 1733. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 2875 PAGE 1014 AND AMENDED BY AMENDMENT AND RESTATEMENT OF EASEMENT AGREEMENT RECORDED IN BOOK 6692 PAGE 197. DOES NOT AFFECT THE SUBJECT PROPERTY.
- RESTRICTIONS ACCORDING TO INSTRUMENT RECORDED IN BOOK 2294 PAGE 1234. DOES NOT AFFECT THE SUBJECT PROPERTY.
- UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON BY DEED RECORDED IN BOOK 2297 PAGE 1853. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT AND RESTRICTION AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 3589 PAGE 328. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 4100 PAGE 334. DOES NOT AFFECT THE SUBJECT PROPERTY.
- RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED IN BOOK 6225 PAGE 756 AND AS AMENDED BY DEED RECORDED IN BOOK 6668 PAGE 1926. DOES NOT AFFECT THE SUBJECT PROPERTY.
- BUILDING LINES AND EASEMENTS ACCORDING TO PLAT RECORDED IN PLAT BOOK 49 PAGE 41 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.
- RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 6892 PAGE 170. DOES NOT AFFECT THE SUBJECT PROPERTY.
- TERMS, PROVISIONS, EASEMENTS, AGREEMENTS, COVENANTS AND CONDITIONS OF UTILITY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 2022R-065949. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- RIGHTS OF PARTIES IN POSSESSION OR WITH AN EQUITABLE INTEREST UNDER ANY UNRECORDED INSTRUMENTS, INCLUDING (WITHOUT LIMITATION) LEASES, MONTH-TO-MONTH TENANCIES, CONTRACTS FOR DEED OR INSTALLMENT SALE CONTRACTS. NO COMMENT BY LAND SURVEYOR.
- SUBDIVISION ASSESSMENTS, IF ANY. NO COMMENT BY LAND SURVEYOR.
- SEWER ASSESSMENTS, IF ANY. NO COMMENT BY LAND SURVEYOR.

CITY CERTIFICATE

I, Bess Bacher, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 7220 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 June 19, 2025, AND AS ORDNANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 26 DAY OF June, 2025.

[Signature]
CITY CLERK OF O'FALLON, MISSOURI
BESS BACHER



GENERAL NOTES

- BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF MRS. TROMBONE, LLC BY DEED RECORDED AS DOCUMENT NUMBER 2024R-006243 OF THE ST. CHARLES COUNTY RECORDS.
- THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 4-0053-1780-00-0014.0000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
- ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0240G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0240 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
++ ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
- THIS PLAT CONTAINS 15.174 ACRES AND 2 LOTS.
- THE ADDRESSES AS SHOWN HEREIN, WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
- THIS PROPERTY IS CURRENTLY ZONED R-4 APARTMENT BUILDING DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE SETBACKS FOR R-4 APARTMENT BUILDING DISTRICT ZONING ARE AS FOLLOWS:
FRONT SETBACK: 35 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
- THE PROPOSED BUILDINGS ARE SHOWN FOR ADDRESS PURPOSES ONLY.

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF "TYNDALE VILLAGE AT THORNBURY PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 198 OF THE ST. CHARLES COUNTY RECORDS WITH THE EAST LINE OF "THE ESTATES AT O'FALLON LAKES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 80-81 OF SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF "THE ESTATES AT O'FALLON LAKES", NORTH 00 DEGREES 57 MINUTES 51 SECONDS EAST 476.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VETERANS MEMORIAL PARKWAY, VARIABLE WIDTH, AS ESTABLISHED ON THE PLANS PREPARED BY THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION, FEDERAL PROJECT NO. J610941B AND FEDERAL PROJECT NO. I-70-4(15)204, SAID POINT ALSO BEING 286.95 FEET PERPENDICULARLY DISTANT SOUTH OF CENTERLINE STATION 632+83.52; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF VETERANS MEMORIAL PARKWAY, THE FOLLOWING COURSES AND DISTANCES, NORTH 78 DEGREES 30 MINUTES 38 SECONDS EAST 68.37 FEET, SOUTH 86 DEGREES 36 MINUTES 15 SECONDS EAST 825.24 FEET; SOUTH 87 DEGREES 59 MINUTES 35 SECONDS EAST 200.00 FEET; SOUTH 50 DEGREES 19 MINUTES 34 SECONDS EAST 220.85 FEET; AND SOUTH 37 DEGREES 29 MINUTES 08 SECONDS EAST 385.74 FEET TO A POINT BEING 60.00 FEET PERPENDICULARLY DISTANT SOUTHWEST OF VETERANS MEMORIAL PARKWAY CENTERLINE STATION 13+06.85, SAID POINT BEING ALSO ON THE NORTHWEST RIGHT-OF-WAY LINE OF THORNBURY CROSSING DRIVE, 80 FEET WIDE, AS ESTABLISHED ON THE PLAT OF "BROWNSTONE VILLAGE AT THORNBURY PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 289-290 OF SAID RECORDS; THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF THORNBURY CROSSING DRIVE, THE FOLLOWING COURSES AND DISTANCES, SOUTH 07 DEGREES 29 MINUTES 49 SECONDS WEST 56.57 FEET; SOUTH 52 DEGREES 29 MINUTES 49 SECONDS WEST 236.53 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 52 DEGREES 19 MINUTES 25 SECONDS WEST 0.98 FEET AND WHOSE RADIUS POINT BEARS SOUTH 37 DEGREES 30 MINUTES 11 SECONDS EAST 162.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 0.98 FEET TO A POINT ON THE NORTHEAST LINE OF "TYNDALE VILLAGE AT THORNBURY PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 289 OF SAID RECORDS; THENCE ALONG THE SAID NORTHEAST LINE OF "TYNDALE VILLAGE AT THORNBURY PLAT ONE", NORTH 38 DEGREES 20 MINUTES 40 SECONDS WEST 237.03 FEET TO A POINT ON THE NORTH LINE OF SAID "TYNDALE VILLAGE AT THORNBURY PLAT ONE"; THENCE ALONG THE SAID NORTH LINE OF "TYNDALE VILLAGE AT THORNBURY PLAT ONE" AND CONTINUING ALONG THE AFORESAID NORTH LINE OF "TYNDALE VILLAGE AT THORNBURY PLAT TWO", NORTH 88 DEGREES 39 MINUTES 13 SECONDS WEST 1160.90 FEET TO THE POINT OF BEGINNING, CONTAINING 15.174 ACRES.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING MARCH, 2025, BY ORDER OF MRS. TROMBONE, LLC, EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON "A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 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 BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "R" BARN PROPERTY.

BAX ENGINEERING COMPANY, INC.
ANDY D. BECK
MISSOURI PROFESSIONAL
LAND SURVEYOR #2015017835



BUILDING 1 ADDRESS TABLE	BUILDING 2 ADDRESS TABLE	BUILDING 3 ADDRESS TABLE	BUILDING 4 ADDRESS TABLE	BUILDING 5 ADDRESS TABLE	BUILDING 6 ADDRESS TABLE	BUILDING 7 ADDRESS TABLE	BUILDING 8 ADDRESS TABLE	GARAGES
LOWER LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	9100 BICKS HILL ROAD 9102 BICKS HILL ROAD 9104 BICKS HILL ROAD 9106 BICKS HILL ROAD 9108 BICKS HILL ROAD 9110 BICKS HILL ROAD 9112 BICKS HILL ROAD 9114 BICKS HILL ROAD 9116 BICKS HILL ROAD 9118 BICKS HILL ROAD 9120 BICKS HILL ROAD 9122 BICKS HILL ROAD 9124 BICKS HILL ROAD 9126 BICKS HILL ROAD 9128 BICKS HILL ROAD 9130 BICKS HILL ROAD 9132 BICKS HILL ROAD 9134 BICKS HILL ROAD 9136 BICKS HILL ROAD 9138 BICKS HILL ROAD 9140 BICKS HILL ROAD 9142 BICKS HILL ROAD 9144 BICKS HILL ROAD 9146 BICKS HILL ROAD 9148 BICKS HILL ROAD 9150 BICKS HILL ROAD 9152 BICKS HILL ROAD 9154 BICKS HILL ROAD 9156 BICKS HILL ROAD 9158 BICKS HILL ROAD 9160 BICKS HILL ROAD
1000 BICKS HILL ROAD 1002 BICKS HILL ROAD 1004 BICKS HILL ROAD 1006 BICKS HILL ROAD 1101 BICKS HILL ROAD 1102 BICKS HILL ROAD 1103 BICKS HILL ROAD 1104 BICKS HILL ROAD 1105 BICKS HILL ROAD 1106 BICKS HILL ROAD 1107 BICKS HILL ROAD 1108 BICKS HILL ROAD 1201 BICKS HILL ROAD 1202 BICKS HILL ROAD 1203 BICKS HILL ROAD 1204 BICKS HILL ROAD 1205 BICKS HILL ROAD 1206 BICKS HILL ROAD 1207 BICKS HILL ROAD 1208 BICKS HILL ROAD 1301 BICKS HILL ROAD 1302 BICKS HILL ROAD 1303 BICKS HILL ROAD 1304 BICKS HILL ROAD 1305 BICKS HILL ROAD 1306 BICKS HILL ROAD 1307 BICKS HILL ROAD 1308 BICKS HILL ROAD	2101 BICKS HILL ROAD 2102 BICKS HILL ROAD 2103 BICKS HILL ROAD 2104 BICKS HILL ROAD 2105 BICKS HILL ROAD 2106 BICKS HILL ROAD 2107 BICKS HILL ROAD 2108 BICKS HILL ROAD 2201 BICKS HILL ROAD 2202 BICKS HILL ROAD 2203 BICKS HILL ROAD 2204 BICKS HILL ROAD 2205 BICKS HILL ROAD 2206 BICKS HILL ROAD 2207 BICKS HILL ROAD 2208 BICKS HILL ROAD 2301 BICKS HILL ROAD 2302 BICKS HILL ROAD 2303 BICKS HILL ROAD 2304 BICKS HILL ROAD 2305 BICKS HILL ROAD 2306 BICKS HILL ROAD 2307 BICKS HILL ROAD 2308 BICKS HILL ROAD 2400 BICKS HILL ROAD	3101 BICKS HILL ROAD 3102 BICKS HILL ROAD 3103 BICKS HILL ROAD 3104 BICKS HILL ROAD 3105 BICKS HILL ROAD 3106 BICKS HILL ROAD 3107 BICKS HILL ROAD 3108 BICKS HILL ROAD 3201 BICKS HILL ROAD 3202 BICKS HILL ROAD 3203 BICKS HILL ROAD 3204 BICKS HILL ROAD 3205 BICKS HILL ROAD 3206 BICKS HILL ROAD 3207 BICKS HILL ROAD 3208 BICKS HILL ROAD 3301 BICKS HILL ROAD 3302 BICKS HILL ROAD 3303 BICKS HILL ROAD 3304 BICKS HILL ROAD 3305 BICKS HILL ROAD 3306 BICKS HILL ROAD 3307 BICKS HILL ROAD 3308 BICKS HILL ROAD 100 BICKS HILL ROAD	4101 BICKS HILL ROAD 4102 BICKS HILL ROAD 4103 BICKS HILL ROAD 4104 BICKS HILL ROAD 4105 BICKS HILL ROAD 4106 BICKS HILL ROAD 4107 BICKS HILL ROAD 4108 BICKS HILL ROAD 4201 BICKS HILL ROAD 4202 BICKS HILL ROAD 4203 BICKS HILL ROAD 4204 BICKS HILL ROAD 4205 BICKS HILL ROAD 4206 BICKS HILL ROAD 4207 BICKS HILL ROAD 4208 BICKS HILL ROAD 4301 BICKS HILL ROAD 4302 BICKS HILL ROAD 4303 BICKS HILL ROAD 4304 BICKS HILL ROAD 4305 BICKS HILL ROAD 4306 BICKS HILL ROAD 4307 BICKS HILL ROAD 4308 BICKS HILL ROAD 102 BICKS HILL ROAD	5101 BICKS HILL ROAD 5102 BICKS HILL ROAD 5103 BICKS HILL ROAD 5104 BICKS HILL ROAD 5105 BICKS HILL ROAD 5106 BICKS HILL ROAD 5107 BICKS HILL ROAD 5108 BICKS HILL ROAD 5201 BICKS HILL ROAD 5202 BICKS HILL ROAD 5203 BICKS HILL ROAD 5204 BICKS HILL ROAD 5205 BICKS HILL ROAD 5206 BICKS HILL ROAD 5207 BICKS HILL ROAD 5208 BICKS HILL ROAD 5301 BICKS HILL ROAD 5302 BICKS HILL ROAD 5303 BICKS HILL ROAD 5304 BICKS HILL ROAD 5305 BICKS HILL ROAD 5306 BICKS HILL ROAD 5307 BICKS HILL ROAD 5308 BICKS HILL ROAD 106 BICKS HILL ROAD	6101 BICKS HILL ROAD 6102 BICKS HILL ROAD 6103 BICKS HILL ROAD 6104 BICKS HILL ROAD 6105 BICKS HILL ROAD 6106 BICKS HILL ROAD 6107 BICKS HILL ROAD 6108 BICKS HILL ROAD 6201 BICKS HILL ROAD 6202 BICKS HILL ROAD 6203 BICKS HILL ROAD 6204 BICKS HILL ROAD 6205 BICKS HILL ROAD 6206 BICKS HILL ROAD 6207 BICKS HILL ROAD 6208 BICKS HILL ROAD 6301 BICKS HILL ROAD 6302 BICKS HILL ROAD 6303 BICKS HILL ROAD 6304 BICKS HILL ROAD 6305 BICKS HILL ROAD 6306 BICKS HILL ROAD 6307 BICKS HILL ROAD 6308 BICKS HILL ROAD	7101 BICKS HILL ROAD 7102 BICKS HILL ROAD 7103 BICKS HILL ROAD 7104 BICKS HILL ROAD 7105 BICKS HILL ROAD 7106 BICKS HILL ROAD 7107 BICKS HILL ROAD 7108 BICKS HILL ROAD 7201 BICKS HILL ROAD 7202 BICKS HILL ROAD 7203 BICKS HILL ROAD 7204 BICKS HILL ROAD 7205 BICKS HILL ROAD 7206 BICKS HILL ROAD 7207 BICKS HILL ROAD 7208 BICKS HILL ROAD 7301 BICKS HILL ROAD 7302 BICKS HILL ROAD 7303 BICKS HILL ROAD 7304 BICKS HILL ROAD 7305 BICKS HILL ROAD 7306 BICKS HILL ROAD 7307 BICKS HILL ROAD 7308 BICKS HILL ROAD	8101 BICKS HILL ROAD 8102 BICKS HILL ROAD 8103 BICKS HILL ROAD 8104 BICKS HILL ROAD 8105 BICKS HILL ROAD 8106 BICKS HILL ROAD 8107 BICKS HILL ROAD 8108 BICKS HILL ROAD 8201 BICKS HILL ROAD 8202 BICKS HILL ROAD 8203 BICKS HILL ROAD 8204 BICKS HILL ROAD 8205 BICKS HILL ROAD 8206 BICKS HILL ROAD 8207 BICKS HILL ROAD 8208 BICKS HILL ROAD 8301 BICKS HILL ROAD 8302 BICKS HILL ROAD 8303 BICKS HILL ROAD 8304 BICKS HILL ROAD 8305 BICKS HILL ROAD 8306 BICKS HILL ROAD 8307 BICKS HILL ROAD 8308 BICKS HILL ROAD	DOG PARK 1400 BICKS HILL ROAD CLUB HOUSE 100 BICKS HILL ROAD POOL 102 BICKS HILL ROAD MAIL KIOSK 106 BICKS HILL ROAD

THIS PLAT CONTAINS 15.174 ACRES.

THORNWOOD
APARTMENTS

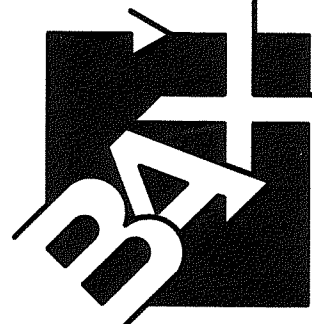
PREPARED FOR:

MRS. TROMBONE, LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MISSOURI 63017
(314) 469-0029

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

01/26/25	CITY COMMENTS



ENGINEERING
PLANNING
SURVEYING

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

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

03/27/2025
DATE

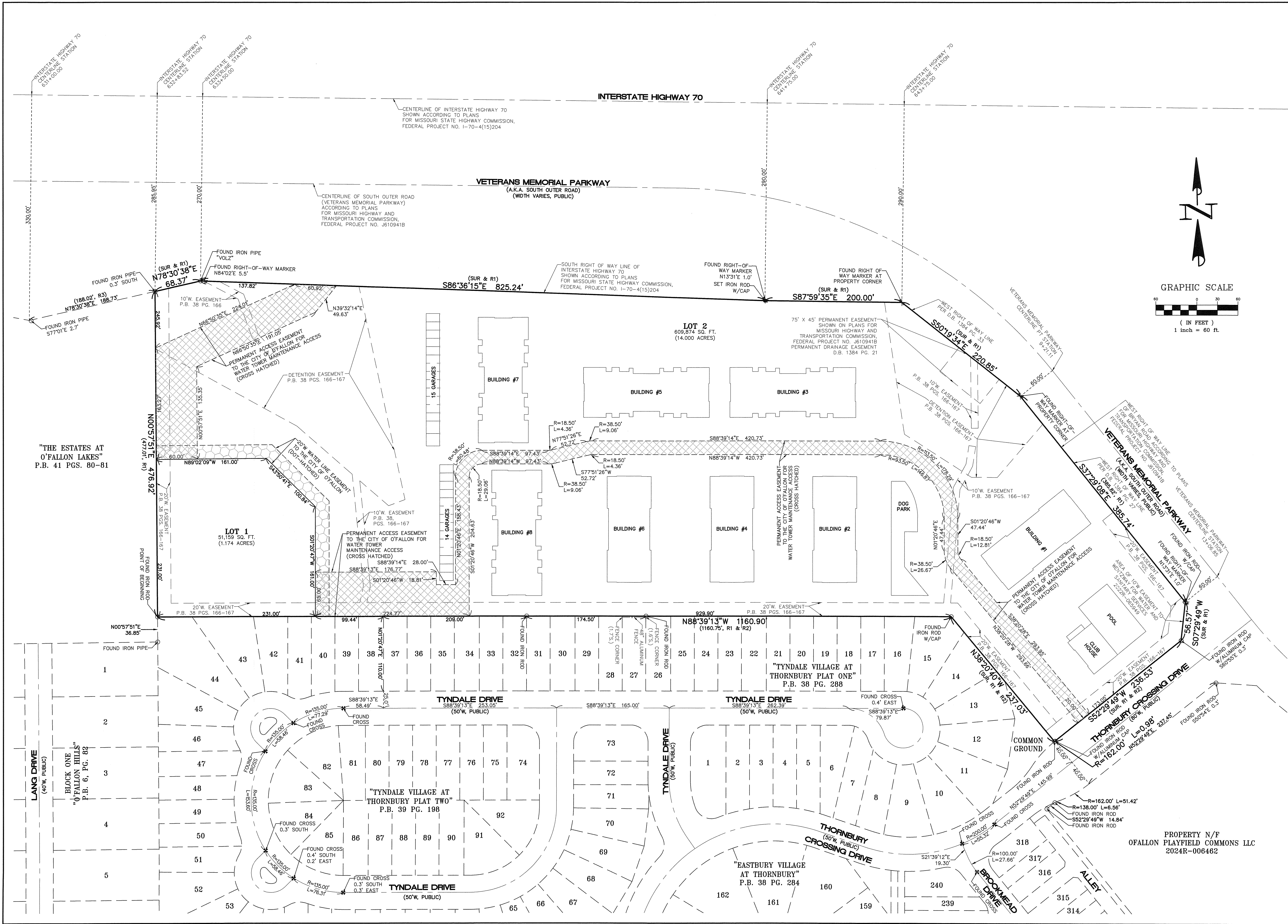
23-19014
PROJECT NUMBER

1 of 3
SHEET OF

19014 REC
FILE NAME

JLH MEC
DRAWN CHECKED

DATE DONE IN FIELD



THORNWOOD APARTMENTS

PREPARED FOR:
MRS. TROMBONE, LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MISSOURI 63017
(314) 469-0029

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
01/26/25 CITY COMMENTS

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

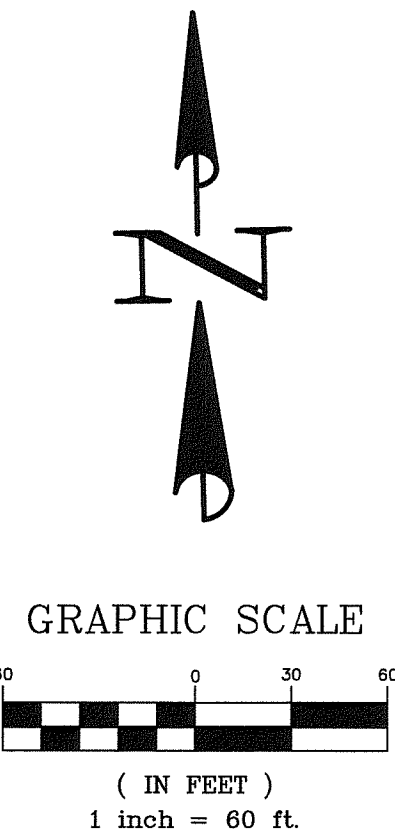
Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

03/27/2025
DATE
23-19014
PROJECT NUMBER
2 of 3
SHEET OF
19014 REC
FILE NAME
JLH MEC
DRAWN CHECKED
DATE DONE IN FIELD

PROPERTY N/F
OFALLON PLAYFIELD COMMONS LLC
2024R-006462

NOTE: THE PROPOSED BUILDING AREA ENCOMPASSES THE PROPOSED BUILDING AND APPROXIMATELY 5 FEET OF OPEN SPACE AROUND THE PROPOSED BUILDING.

Line Table		
Line #	Length	Direction
L1	30.00'	S88°39'14"E
L2	30.00'	N88°39'14"W
L3	30.00'	N88°39'14"W
L4	46.73'	N78°30'04"W
L5	46.21'	S85°50'00"W
L6	30.00'	S88°39'14"E



THORNWOOD
APARTMENTS

PREPARED FOR:

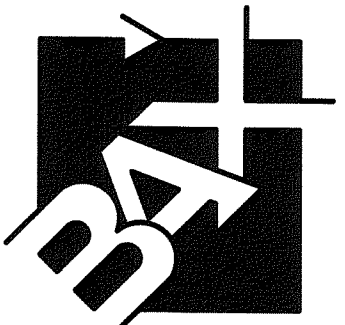
MRS. TROMBONE, LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MISSOURI 63017
(314) 469-0029

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 these authenticated by my seal.



REVISIONS

01/26/25	CITY COMMENTS



ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

03/27/2025

DATE

23-19014

PROJECT NUMBER

3 of 3

SHEET OF

19014 REC

FILE NAME

JLH MEC

DRAWN CHECKED

DATE DONE IN FIELD

