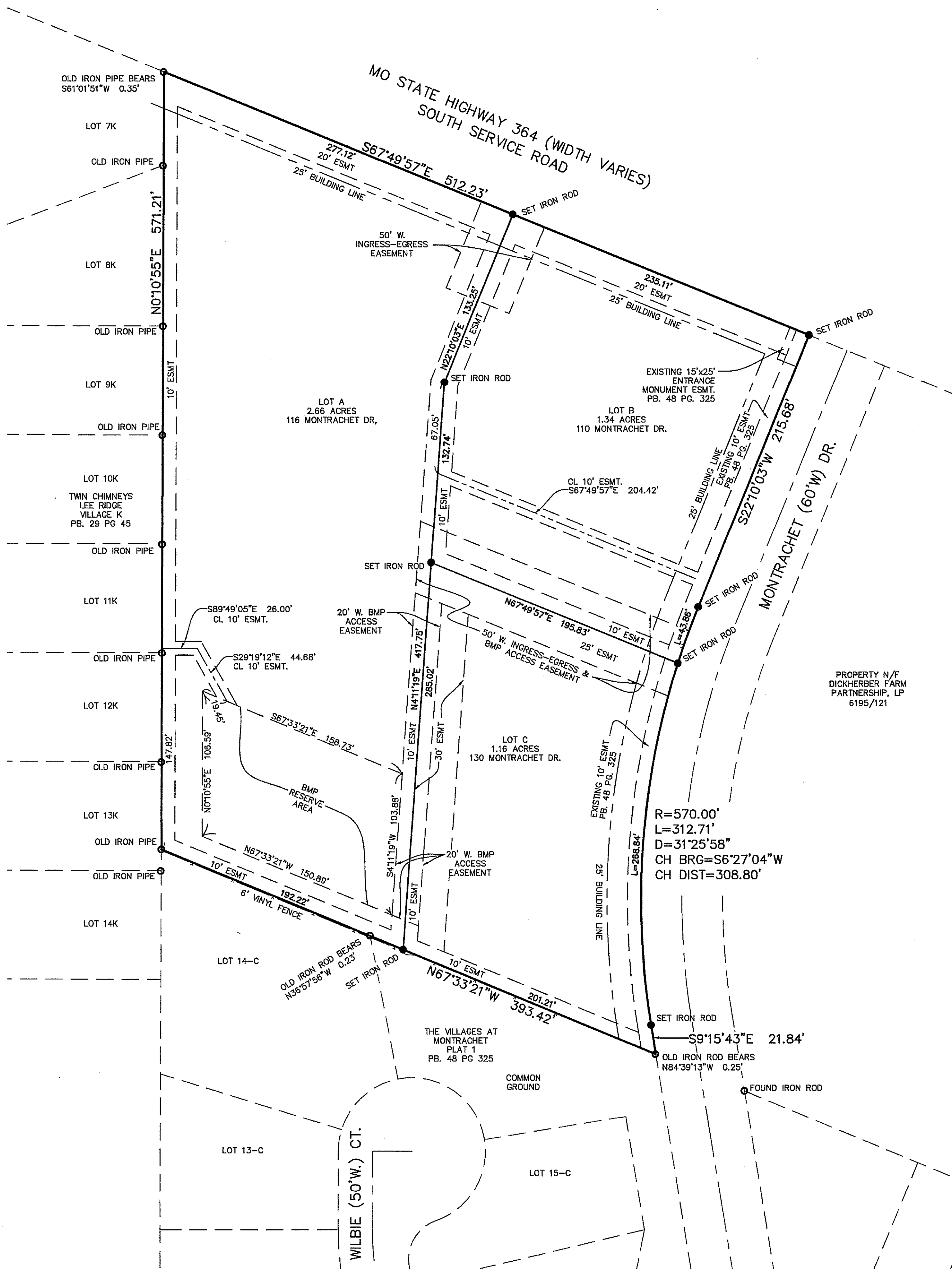


RECORD PLAT
THE VILLAGES AT MONTRACHET WEST COMMERCIAL
A TRACT OF LAND BEING PART OF U.S. SURVEY
1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES:

- THE BASIS OF BEARINGS: MISSOURI STATE PLANE - EAST ZONE - GRID NORTH.
- THE TOTAL AREA OF THIS TRACT IS 5.16 ACRES, MORE OR LESS.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 29183C0240 G, DATED JANUARY 20, 2016, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOODING.
- ST. CHARLES ENGINEERING & SURVEYING, INC. HAS USED EXCLUSIVELY A TITLE COMMITMENT ISSUED BY WESTCOT LAND TITLE INSURANCE COMPANY AND INVESTORS TITLE COMPANY, FILE NUMBER: 769986 WITH A COMMITMENT DATE OF MARCH 25, 2024 AND IS SUBJECT TO THE EXCEPTIONS LISTED IN THE SCHEDULE "B" SECTION II AS LISTED BELOW.
 - ITEMS 1-4 - ARE NOT OF A SURVEY NATURE.
 - ITEM 5 - WHILE NOT OF A SURVEY NATURE THE SEWER LIEN WAS RELEASED WITH DOCUMENT NO. 2021R-049483.
 - ITEMS 6 - DOES NOT AFFECT THE PARCEL SURVEYED..
 - ITEM 7 - DOES NOT AFFECT THE PARCEL SURVEYED.
 - ITEM 8-9 - AFFECTS THE PARCEL SURVEYED AND IS SHOWN AS RIGHT OF WAY OF MONTRACHET DR.(60'W) AND ADJACENT EASEMENT PER THE RECORDED PLAT OF "THE VILLAGES AT MONTRACHET PLAT ONE, PB. 48 PG. 325.
 - ITEM 10 - AS SHOWN HEREON.
 - ITEM 11 - AS SHOWN HEREON.
 - ITEMS 12-17 - ARE NOT OF A SURVEY NATURE.
- ZONING CLASSIFICATION IS "MUDT" MIXED USE TRADITIONAL.
- BUILDING SETBACKS PER ZONING:
 - FRONT YARD SETBACK=25'
 - SIDE YARD SETBACK=10'
 - REAR YARD SETBACK=35'
- ACCESS EASEMENTS, AND BMP RESERVE AREA TO BE MAINTAINED BY PROPERTY OWNERS.
- THE STORM WATER POST CONSTRUCTION BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR THIS SITE IS RECORDED AS DOCUMENT NUMBER _____

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE INTERSECTION OF THE EASTERN LINE OF TWIN CHIMNEYS LEE RIDGE VILLAGE K, A SUBDIVISION RECORDED IN PLAT BOOK 29 PAGE 45 OF THE ST. CHARLES COUNTY RECORDS AND THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 364 FROM WHICH AN OLD IRON PIPE BEARS SOUTH 61 DEGREES 01 MINUTES 51 SECONDS WEST, 0.35 FEET; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 67 DEGREES 49 MINUTES 57 SECONDS EAST, 512.23 FEET TO A SET IRON ROD AT THE INTERSECTION OF SAID SOUTHERN LINE AND THE WESTERN RIGHT OF WAY LINE OF MONTRACHET DR. (60' WIDE); THENCE ALONG SAID WESTERN LINE THE FOLLOWING COURSES AND DISTANCES, SOUTH 22 DEGREES 10 MINUTES 3 SECONDS WEST, 215.68 FEET TO A SET IRON ROD BEING A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 58 SECONDS; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 312.71 FEET TO A SET IRON ROD; THENCE SOUTH 9 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 21.84 FEET TO A POINT FROM WHICH AN OLD IRON ROD BEARS NORTH 84 DEGREES 39 MINUTES 13 SECONDS WEST, 0.25 FEET; SAID POINT BEING ON THE NORTHERN LINE OF COMMON GROUND C-1 OF THE VILLAGES AT MONTRACHET PLAT ONE A SUBDIVISION RECORDED IN PLAT BOOK 48 PAGE 325 OF AFORESAID COUNTY RECORDS, THENCE ALONG SAID NORTHERN LINE AND THE CONTINUATION THEREOF, NORTH 67 DEGREES 33 MINUTES 21 SECONDS WEST, 393.42 FEET TO AN OLD IRON PIPE IN THE EASTERN LINE OF SAID, THE OF TWIN CHIMNEYS LEE RIDGE VILLAGE K; THENCE ALONG SAID EASTERN LINE, NORTH 0 DEGREES 10 MINUTES 55 SECONDS EAST, 571.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.16 ACRES ACCORDING TO SURVEY BY ST. CHARLES ENGINEERING AND SURVEYING, LLC DURING THE MONTH OF APRIL, 2004.

OWNER'S CERTIFICATE

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 SUB-DIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION PLAT SHALL HEREAFTER BE KNOWN AS "THE VILLAGES AT MONTRACHET WEST COMMERCIAL".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO AMEREN MISSOURI ELECTRIC, ATT DISTRIBUTION, BRIGHTSPEED, CHARTER COMPANIONS, GATEWAY FIBER LLC, MVA-BLUEBIRD, MCI, SPIRE MO EAST, ST. CHARLES COUNTY PWSD #2 AND THE CITY OF O'FALLON, MO, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER 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 INGRESS-EGRESS EASEMENTS ARE HEREBY DEDICATED TO THE OWNERS OF LOTS A, B, AND C, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF CROSS ACCESS BETWEEN THE LOTS. THE BMP RESERVE AREA AND THE BMP ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, THE OWNERS OF LOTS A, B, AND C, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF INSPECTION, MAINTENANCE AND REPAIR OF SAID BMP RESERVE AREA.

BUILDING LINES SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING THIS PLAT.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 28th DAY OF October 2024.

DICKHERBER FARMS PARTNERSHIP, LP
4367 N HWY 94
ST. CHARLES, MO 63301

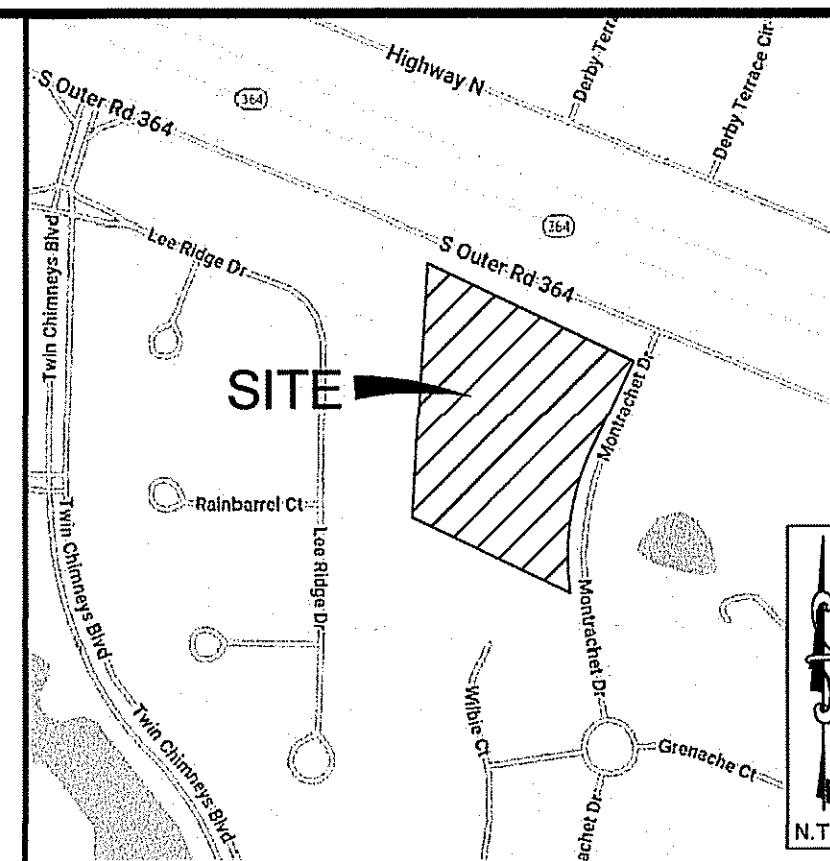
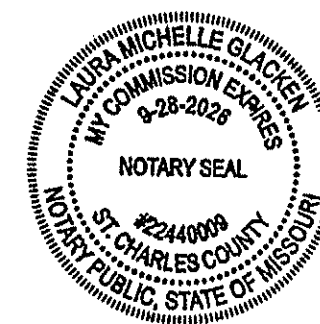
BY: Mary Anne Burkemper
PRINT NAME: Mary Anne Burkemper
TITLE: owner

OWNER'S NOTARY

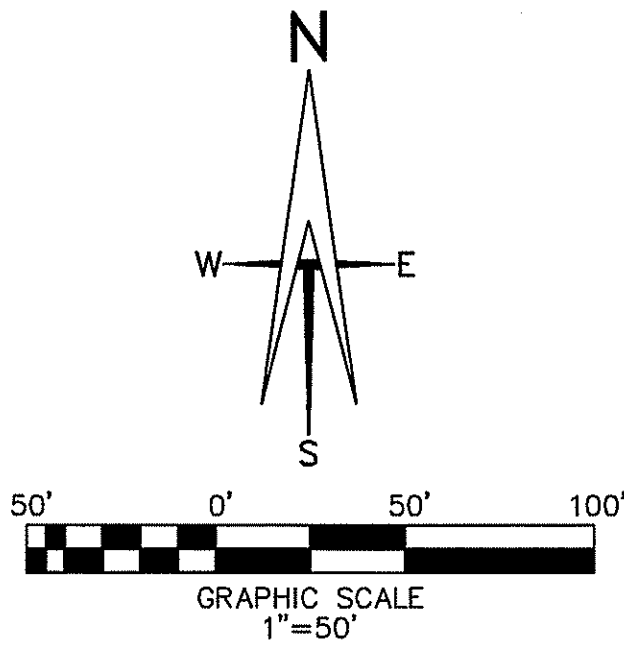
STATE OF MISSOURI }
COUNTY OF WARREN } SS

ON THIS 28th DAY OF October 2024, BEFORE ME APPEARED Dick Herber Burkemper TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS Limited Partner OF DICKHERBER FARMS PARTNERSHIP, LP, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID PARTNERSHIP BY AUTHORITY OF ITS MEMBERS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: Laura Michelle Stachen
PRINT NAME: Laura Michelle Stachen
MY TERM EXPIRES: 9/28/2026



LOCATION MAP



CITY CERTIFICATE

I, _____, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NUMBER _____ 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 _____ 20____, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF THE CITY THIS _____ DAY OF _____ 20____.

PRINTED NAME _____

CITY CLERK _____

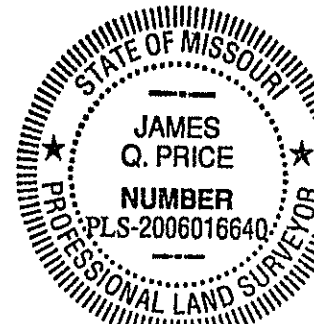
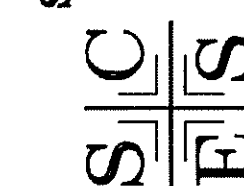
Boundary Survey

THIS IS TO CERTIFY THAT AT THE REQUEST OF DICKHERBER FARMS PARTNERSHIP, LP & WE HAVE DURING APRIL, 2024 EXECUTED A BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, T. 46 N., R. 3 E. AND DURING THE MONTH OF MAY, 2024 SUBDIVIDED SAID PROPERTY. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE, AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY ST. CHARLES ENGINEERING AND SURVEYING, INC. AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

James Q. Price 10/29/24
JAMES Q. PRICE, MO. P.L.S. 2006016640 DATE

ST. CHARLES ENGINEERING & SURVEYING, INC.

801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379



ORDER NO.

2024020

DATE

10/04/24

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