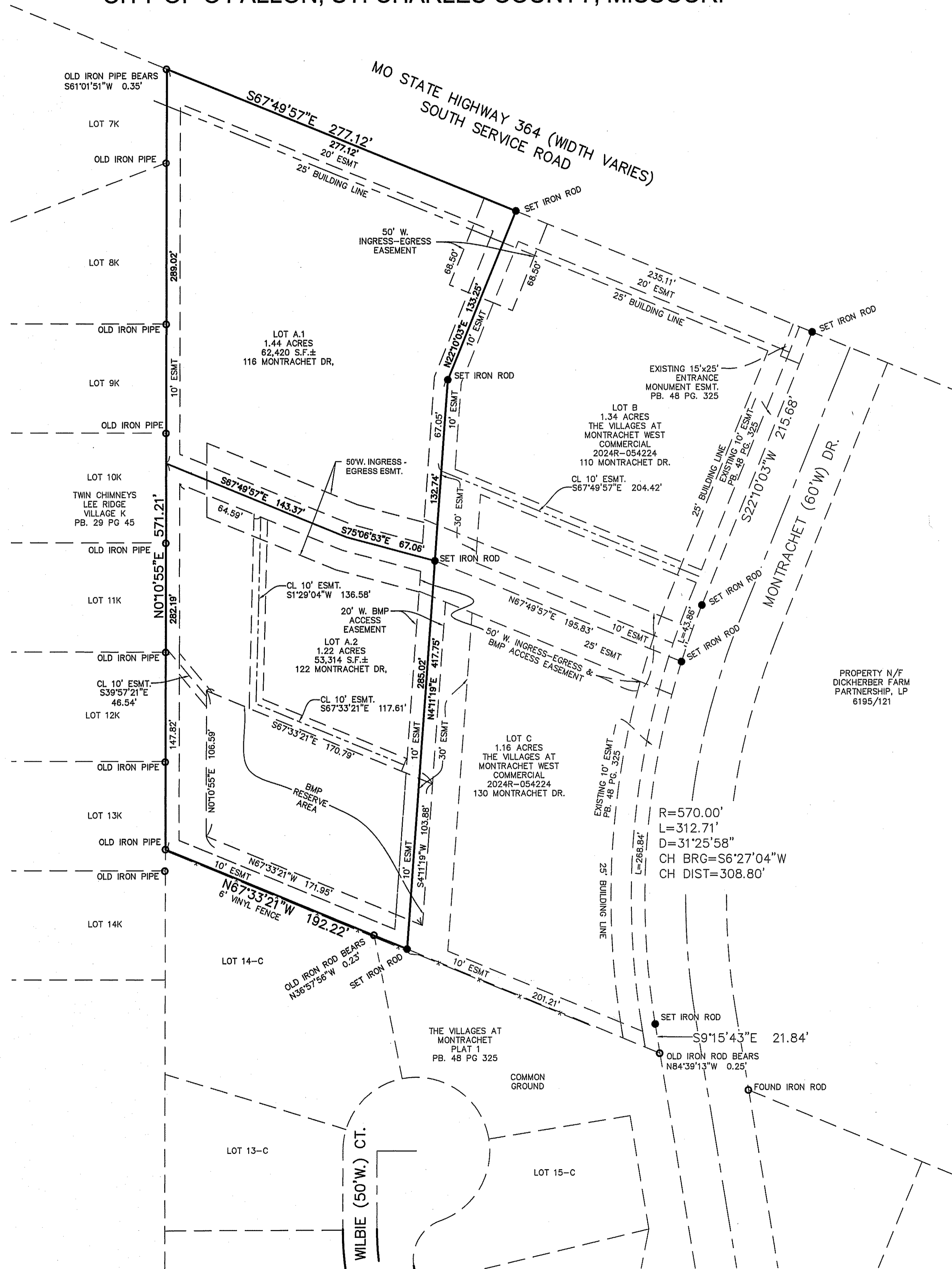


RECORD PLAT

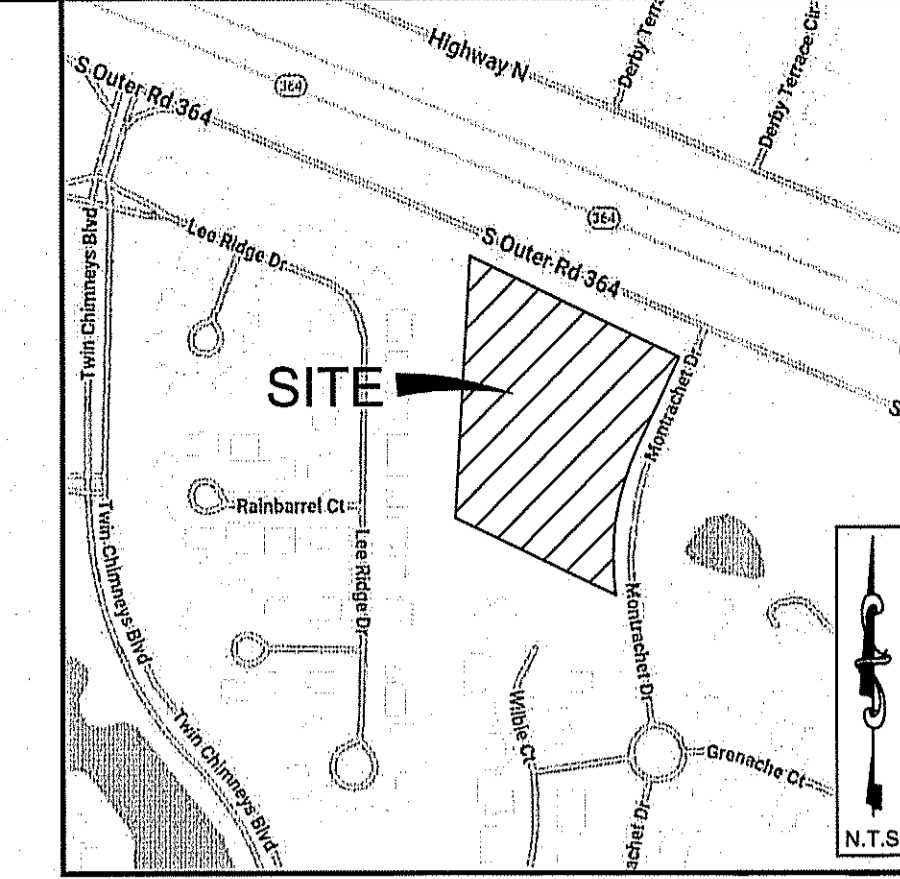
A RESUBDIVISION OF LOT A THE VILLAGES AT MONTRACHET WEST COMMERCIAL

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:

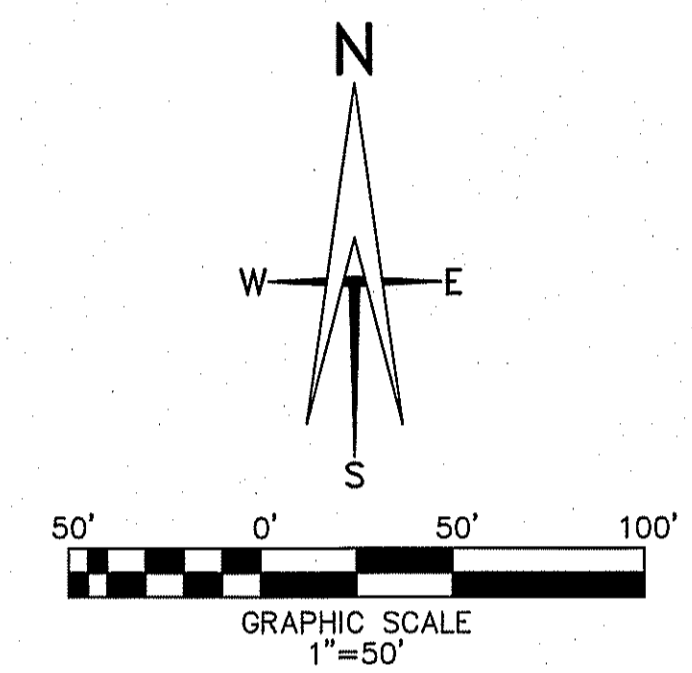
- THE BASIS OF BEARINGS: MISSOURI STATE PLANE - EAST ZONE - GRID NORTH.
- THE TOTAL AREA OF THIS TRACT IS 2.66 ACRES, MORE OR LESS.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 29183C0240 G, DATED JANUARY 20, 2016, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOODING.
- ST. CHARLES ENGINEERING & SURVEYING, INC. HAS USED EXCLUSIVELY A TITLE COMMITMENT ISSUED BY WESTCOOR 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 - DOES NOT AFFECT THE PARCEL SURVEYED BUT 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 "MUD" 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 2024R-054225



LOCATION MAP

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U. S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF TWIN CHIMNEYS LEE VILLAGE, A SUBDIVISION RECORDED IN PLAT BOOK 29 PAGE 45 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND THE SOUTHERN LINE OF MISSOURI STATE HIGHWAY 364; THENCE ALONG SAID SOUTHERN LINE, SOUTH 67 DEGREES 49 MINUTES 57 SECONDS EAST, 277.12 FEET, THENCE LEAVING SAID SOUTHERN LINE, SOUTH 22 DEGREES 10 MINUTES 3 SECONDS WEST, 133.25 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES 19 SECONDS WEST, 417.75 FEET TO THE NORTHERN LINE OF THE VILLAGES AT MONTRACHET PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 48 PAGE 325 OF SAID COUNTY RECORDS; THENCE ALONG SAID NORTHERN LINE, NORTH 67 DEGREES 33 MINUTES 21 SECONDS WEST, 192.22 FEET TO A POINT ON THE SAID EAST LINE OF TWIN CHIMNEYS LEE VILLAGE; THENCE ALONG SAID EAST LINE, NORTH 0 DEGREES 10 MINUTES 55 SECONDS EAST, 571.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2.66 ACRES, MORE OR LESS.



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 COMMUNICATIONS, GATEWAY FIBER LLC, MHA-BLUEBIRD, MCI, SPIRE MO EAST, ST. CHARLES COUNTY PWS# #2, DUCKETT CREEK SANITARY DISTRICT 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.1, A.2, 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.1, A.2, 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.

THIS PLAT SHALL BE SUBJECT TO THE CONDITIONS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF THE VILLAGES OF MONTRACHET WEST COMMERCIAL, AS SET FORTH IN AN INSTRUMENT FILED AS DOCUMENT NUMBER 2024R-054226 IN THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.

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 ____ DAY OF ____ 2026.

POHLE PROPERTIES, LLC
 BY: _____
 PRINT NAME: _____
 TITLE: _____

OWNER'S NOTARY

STATE OF MISSOURI }
 COUNTY OF WARREN } SS
 ON THIS ____ DAY OF _____, 2026, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LLC BY AUTHORITY OF ITS MEMBERS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 NOTARY PUBLIC: _____
 PRINT NAME: _____
 MY TERM EXPIRES: _____

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: _____

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "DISCOVERY CENTER PLAT 1" IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS ____ DAY OF ____ 2026.
 BY: _____
 PRINT NAME: _____
 TITLE: _____

LENDER'S NOTARY

STATE OF MISSOURI }
 COUNTY OF ST. CHARLES } SS
 ON THIS ____ DAY OF _____, 2026, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS _____ OF POHLE PROPERTIES, LLC AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 NOTARY PUBLIC: _____
 PRINT NAME: _____
 MY TERM EXPIRES: _____

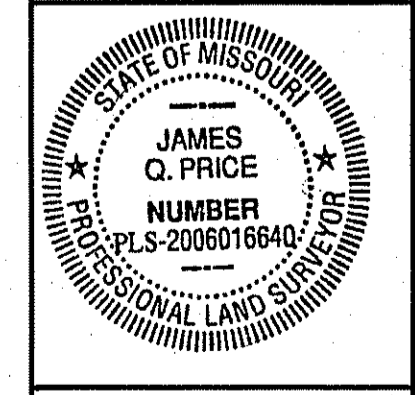
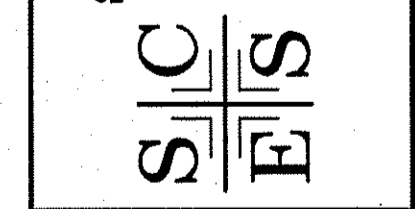
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF POHLE PROPERTIES & 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 SEPTEMBER 2025, 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 O. Price 2/11/26
 JAMES O. PRICE, MO. P.L.S. 2006016640 DATE

09/23/25	ISSUE PLAT FOR REVIEW
12/10/25	PLAT REVISIONS
02/11/26	REVISIONS PER CITY REQUEST

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 LAND SURVEYING CORPORATION
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379



ORDER NO.	2024090
DATE	2/11/26
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