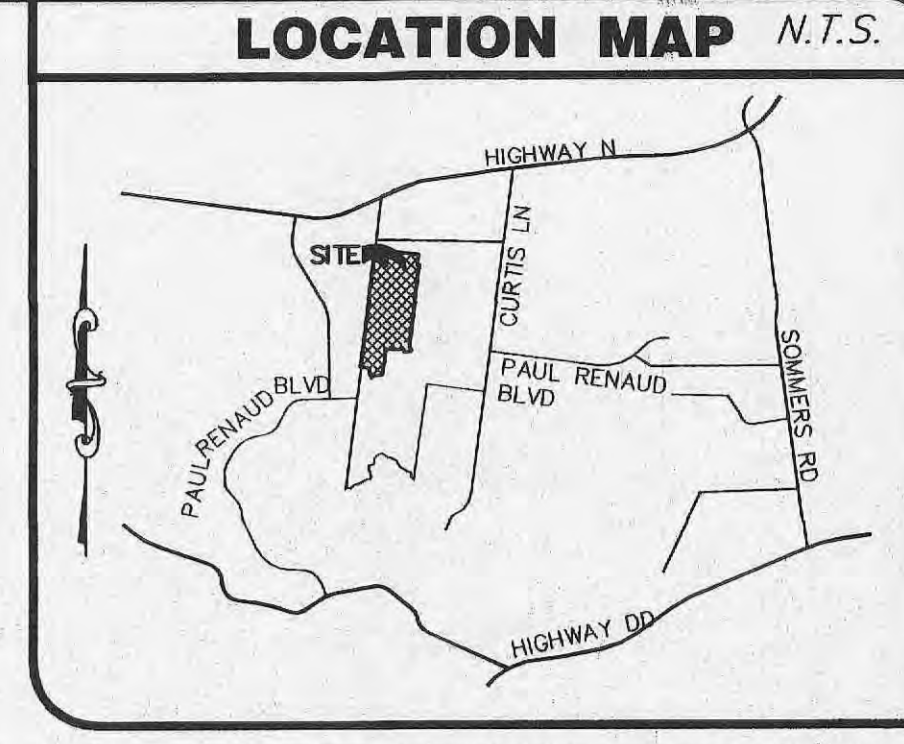


THE VILLAGES AT SHADY CREEK PLAT 3A

A TRACT OF LAND BEING A PART OF U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
ZIP CODE 63367



OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE 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 "THE VILLAGES AT SHADY CREEK PLAT 3A".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, HAYCASTLE DRIVE (60 FEET WIDE) AND MOFFETT LAUREL DRIVE (60 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CURB-DE-SACS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER COVENANTS AND AGREES THAT THE CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS FOR MAINTENANCE 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 AMENDMENTS THERETO, ADOPTED BY THE BOARD OF ALDERMAN 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 CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CURVE RIVER ELECTRIC COOPERATIVE, LAKEDE GAS COMPANY, CENTURYTEL, AND 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 DRAINAGE EASEMENTS LOCATED ON LOT 170, LOT 178, LOTS 234-236 AND LOTS 239-240 INCLUSIVE WHICH FOR BETTER IDENTIFICATION ARE SHOWN DOT HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPAIRING AND MAINTAINING PERMANENT AND/OR EMERGENCY RELIEF SWALES.

SIGHT DISTANCE REQUIREMENT - ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPED VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRASSES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THIS PLAT. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPED THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

DEFESABLE EASEMENTS ARE HEREBY ESTABLISHED OVER FUTURE DEVELOPMENT AREAS FOR THE BENEFIT OF THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CURVE RIVER ELECTRIC COOPERATIVE, LAKEDE GAS COMPANY, CENTURYTEL, AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS OR 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 STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. SAID EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID UPON THE DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THIS DEFESABLE EASEMENT, THIS DEFESABLE EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THE TEMPORARY TURNAROUND EASEMENTS, SHOWN HEREON AT THE NORTHERN ENDS OF HAYCASTLE DRIVE AND MOFFETT LAUREL DRIVE ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, PAYNE FAMILY HOMES, LLC, SHADY CREEK HOMEOWNERS ASSOCIATION, AND THE PRESENT AND FUTURE OWNERS (AND THEIR INVITEES AND GUESTS) OF ALL LOTS CONTAINED WITHIN THIS PLAT FOR THE PURPOSES OF INGRESS AND EGRESS. THIS EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID UPON THE DEDICATION, EXECUTION AND RECORDING OF PLAT(S) EXTENDING HAYCASTLE DRIVE AND MOFFETT LAUREL DRIVE OVER THE NORTHERN PROPERTY LINE OF THIS PLAT WITH NO FURTHER ACTION REQUIRED.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THIS PLAT IS AFFECTED BY A MAINTENANCE AGREEMENT EXECUTED ON THE 11TH DAY OF AUGUST 2016, AS RECORDED IN THE ST. CHARLES COUNTY RECORDER OF DEEDS BOOK 6615, PAGE 1151, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF OFFSITE DETENTION, RETENTION AND WATER QUALITY FEATURES SERVICING DRAINAGE FROM THE LOTS CONTAINED WITHIN THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO THE VILLAGES AT SHADY CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION IS FILED IN BOOK 6615, PAGE 1169 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE.

ACCESS ACROSS PORTIONS OF HAYCASTLE DRIVE (50'W), HAVER HILL DRIVE (50'W), FAR MEADOW DRIVE (50'W) AND MOFFETT LAUREL DRIVE (50'W) IS GRANTED BY RIGHT-OF-WAY DEDICATION PLAT RECORDED IN PLAT BOOK 49, PAGE 195 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE.

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, I HAVE HERETO SET MY HAND THIS 21 DAY OF February, 2017.

PAYNE FAMILY HOMES, LLC
BY: Kenneth R. Kause, President
STATE OF MISSOURI }
COUNTY OF St. Charles } SS
ON THIS 21 DAY OF February, 2017, BEFORE ME APPEARED Kenneth R. Kause, TO BE PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE AUTHORIZED REPRESENTATIVE OF PAYNE FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID Kenneth R. Kause ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-14-18
COURTNEY HOFFMEIER
Notary Public - Notary Seal
State of Missouri, St. Charles County
Commission # 14520289
My Commission Expires MAR 13, 2018

PARTIAL RELEASE OF DEED OF TRUST:
WHEREAS, Payne Family Homes, LLC BY A DEED OF TRUST DATED November 28, 2014 AND RECORDED IN DEED BOOK DE 6557, PAGE 116 OF THE ST. CHARLES COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUIT CLAIM INTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT, ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS AS SHOWN ON THIS PLAT.

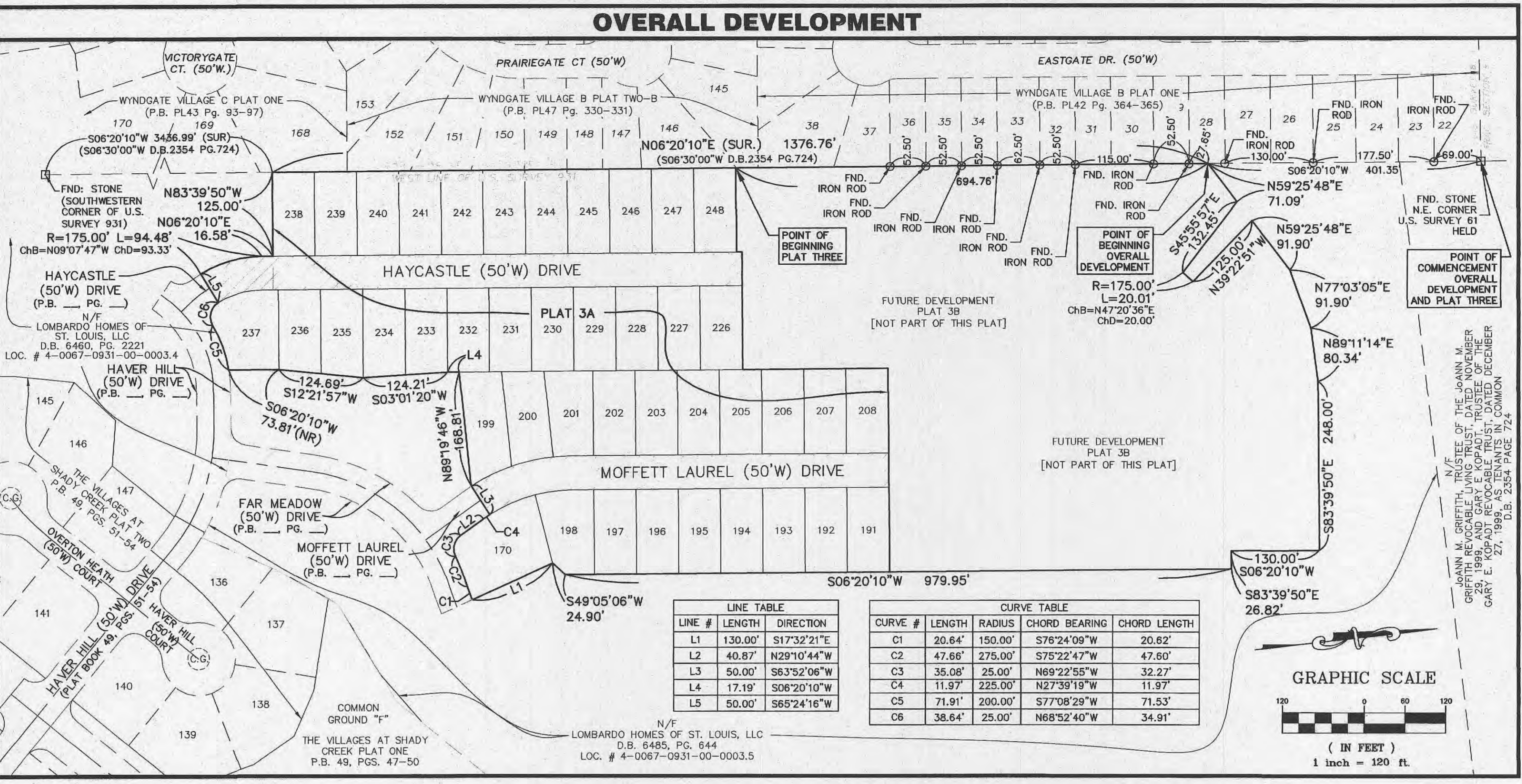
TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 1st DAY OF March, 2017.

BY: Andrew Weissler, SVP
STATE OF MISSOURI }
COUNTY OF St. Louis } SS
ON THIS 1 DAY OF March, 2017, BEFORE ME APPEARED Andrew Weissler, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE SVP AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID Andrew Weissler ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 7-1-20
DIANE L. SMITH
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: July 01, 2020
Commission Number: 1284616

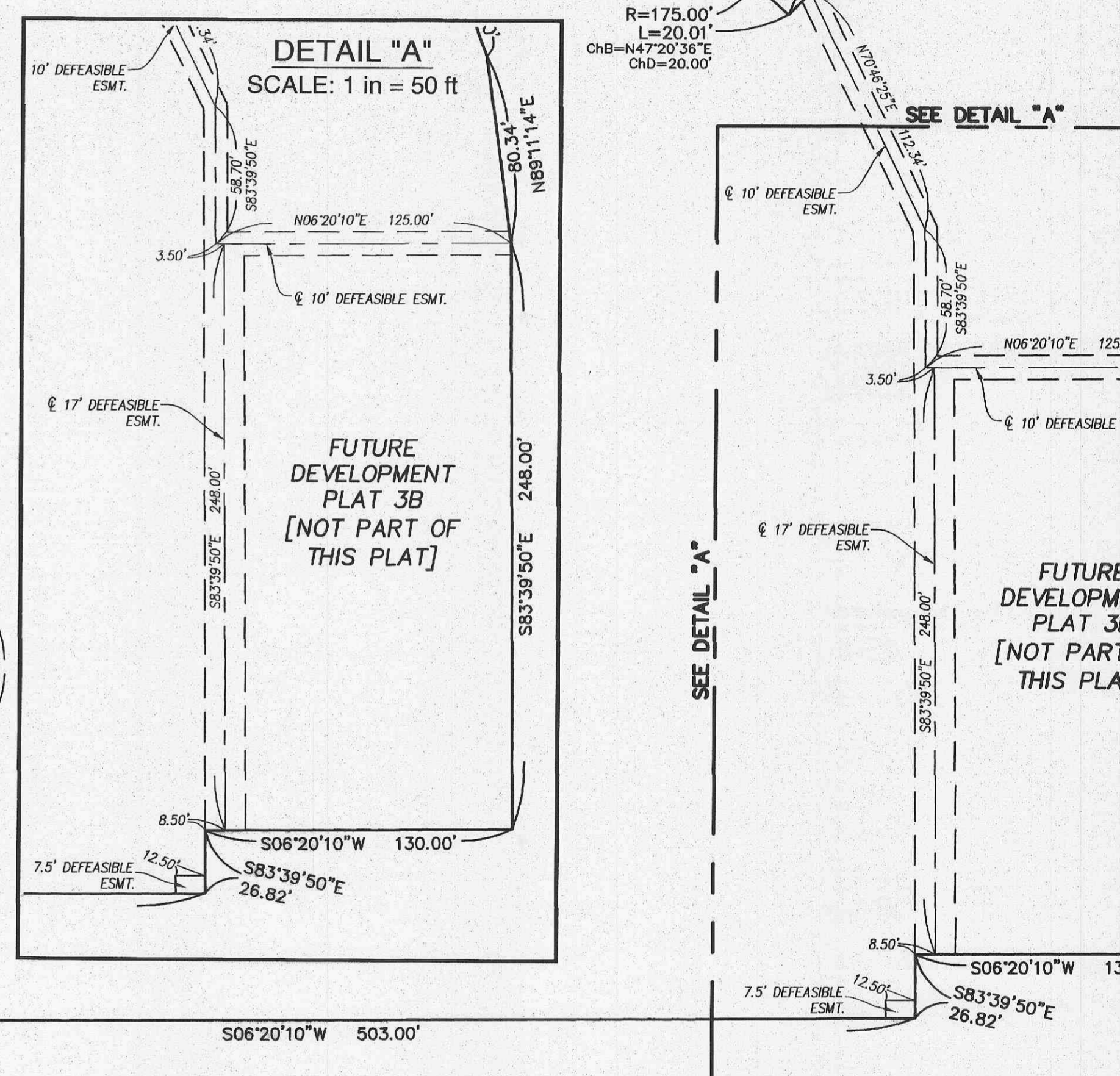
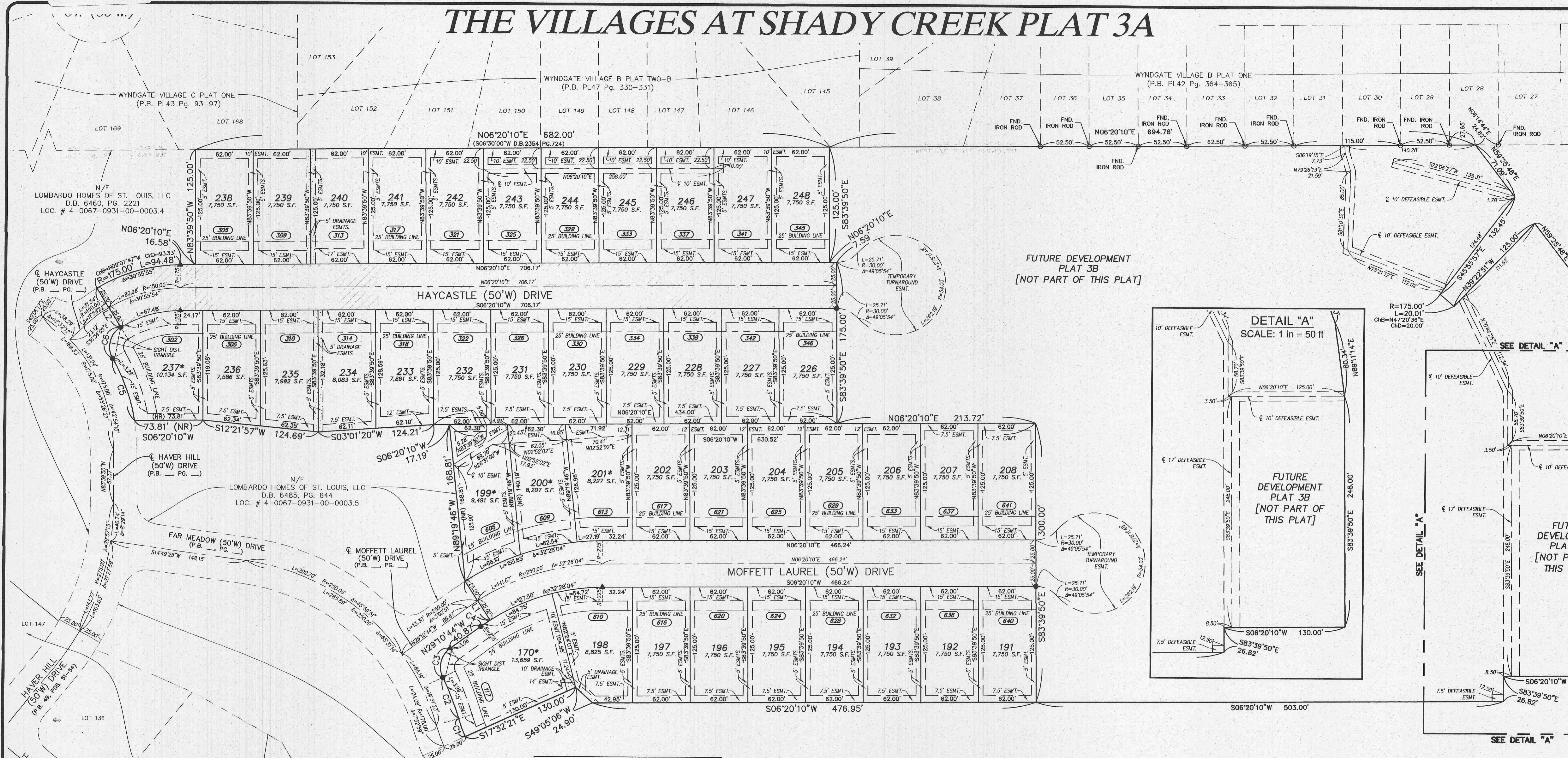


LINE #	LENGTH	DIRECTION
L1	130.00'	S17°32'21"E
L2	40.87'	N29°10'44"W
L3	50.00'	S63°52'06"W
L4	17.19'	S06°20'10"W
L5	50.00'	S65°24'16"W

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.64'	150.00'	S76°24'09"W	20.62'
C2	47.68'	275.00'	S75°22'47"W	47.60'
C3	35.08'	25.00'	N69°22'55"W	32.27'
C4	11.97'	225.00'	N27°39'19"W	11.97'
C5	71.91'	200.00'	S77°08'29"W	71.53'
C6	38.64'	25.00'	N68°52'40"W	34.91'

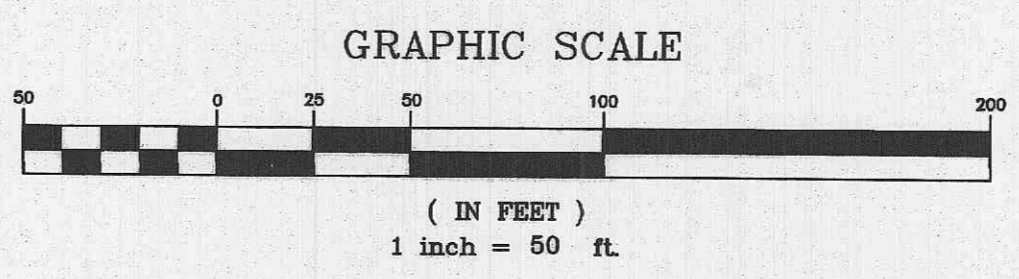
PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):
A TRACT OF LAND BEING PART OF U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE LOCATED ON THE NORTHEASTERN CORNER OF U.S. SURVEY 61, SAID CORNER ALSO BEING THE NORTHEASTERN CORNER OF WYNDGATE VILLAGE B PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 364-365 OF THE ST. CHARLES COUNTY RECORDS, AND SAID CORNER ALSO BEING LOCATED ALONG THE WESTERN LINE OF U.S. SURVEY 931; THENCE LEAVING SAID STONE AND PROCEEDING ALONG THE WESTERN LINE OF SAID U.S. SURVEY 931 AND THE EASTERN LINES OF U.S. SURVEY 61 AND SAID WYNDGATE VILLAGE B PLAT ONE, SOUTH 06°20'10" WEST, 401.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID EASTERN AND WESTERN LINES AND PROCEEDING ALONG A RADIAL ARC TO THE LEFT, WITH A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 20.61 FEET, THE CHORD OF WHICH BEARS NORTH 89°25'48" EAST, 20.00 FEET; THENCE ALONG A RADIAL LINE, NORTH 39°22'21" WEST, 125.00 FEET; THENCE NORTH 59°25'48" EAST, 91.90 FEET; THENCE NORTH 77°03'05" EAST, 91.90 FEET; THENCE NORTH 89°11'14" EAST, 80.34 FEET; THENCE SOUTH 89°39'50" EAST, 248.00 FEET; THENCE SOUTH 06°20'10" WEST, 130.00 FEET; THENCE SOUTH 89°39'50" EAST, 28.62 FEET; THENCE SOUTH 06°20'10" WEST, 079.95 FEET; THENCE SOUTH 49°05'06" WEST, 24.90 FEET; THENCE SOUTH 17°32'21" EAST, 130.00 FEET; THENCE SOUTH 89°39'50" EAST, 213.72 FEET; THENCE SOUTH 89°39'50" EAST, 300.00 FEET; THENCE SOUTH 06°20'10" WEST, 476.95 FEET; THENCE SOUTH 49°05'06" WEST, 24.90 FEET; THENCE SOUTH 17°32'21" EAST, 130.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 20.64 FEET, THE CHORD OF WHICH BEARS NORTH 78°24'09" WEST, 20.62 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 47.66 FEET, THE CHORD OF WHICH BEARS SOUTH 75°22'47" WEST, 47.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.27 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 20.64 FEET, THE CHORD OF WHICH BEARS NORTH 89°25'48" WEST, 20.00 FEET; THENCE SOUTH 06°20'10" WEST, 17.19 FEET; THENCE SOUTH 06°20'10" WEST, 24.90 FEET; THENCE SOUTH 17°32'21" EAST, 130.00 FEET; THENCE SOUTH 89°39'50" EAST, 213.72 FEET; 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THE VILLAGES AT SHADY CREEK PLAT 3A



CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.64'	150.00'	S76°24'09"W	20.62'
C2	47.66'	275.00'	S75°22'47"W	47.60'
C3	35.08'	25.00'	N69°22'55"W	32.27'
C4	11.97'	225.00'	N27°39'19"W	11.97'
C5	71.91'	200.00'	S77°08'29"W	71.53'
C6	38.64'	25.00'	N68°52'40"W	34.91'

LINE #	LENGTH	DIRECTION
L1	50.00'	S63°52'06"W
L2	50.00'	S65°24'16"W

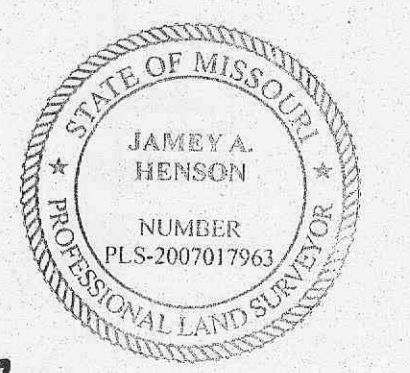


- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I.R.O.D. W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I.R.O.D. W/ PLASTIC CAP)
 - C.G. COMMON GROUND
 - ESMT. EASEMENT
 - FND. FOUND
 - PVMT. PAVEMENT
 - BLDG. BUILDING
 - (523) ADDRESS
 - + FOUND CROSS
 - ⊕ FOUND ANCHOR

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 2 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMES A. HENSON
PLS-2007017963
2/15/17



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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: FEB. 14, 2017
JOB NO.:	16-10-293	VILLAGES AT SHADY CREEK PLAT 3A

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