

OWNER'S CERTIFICATE (PAYNE FAMILY HOMES, LLC):

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 3B'.

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, HAYCASTLE DRIVE (50 FEET WIDE) AND MOFFETT LAUREL DRIVE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF OFALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, SPIRE MISSOURI, INC., CENTURYTEL, THE RELEVANT CABLE TELEVISION COMPANY AND ANY PUBLIC UTILITY OR AGENCY PROVIDING UTILITY SERVICES TO THIS DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED (XXXXXX) ON THIS PLAT, ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF OFALLON, MISSOURI FOR DRAINAGE SWALES AND EMERGENCY RELIEF SWALES.

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 DETENTION AND WATER QUALITY FEATURES SERVICING DRAINAGE FROM THE LOTS CONTAINED WITHIN THIS PLAT.

SIGHT DISTANCE TRIANGLES ARE HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT.

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 OR AS AMENDED THEREAFTER.

IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS' ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN THE 'VILLAGES AT SHADY CREEK' SUBDIVISION.

BUILDING LINES AS 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 OF THIS PLAT.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2018.

PAYNE FAMILY HOMES, LLC

BY: KENNETH R. KRUSE, PRESIDENT

STATE OF MISSOURI)

COUNTY OF)

ON THIS DAY OF 2018, BEFORE ME APPEARED KENNETH R. KRUSE 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 ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID KENNETH R. KRUSE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC

PARTIAL RELEASE OF DEED OF TRUST (PAYNE FAMILY HOMES, LLC):

WHEREAS, THE BUSINESS BANK OF ST. LOUIS, BY A DEED OF TRUST DATED NOVEMBER 28, 2016 AND RECORDED IN DEED BOOK 6659, 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 QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL STREETS, COMMON 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 DAY OF 2018.

THE BUSINESS BANK OF ST. LOUIS

BY: ANDREW WEISSLER, SENIOR VICE PRESIDENT

STATE OF MISSOURI)

COUNTY OF)

ON THIS DAY OF 2018, BEFORE ME APPEARED ANDREW WEISSLER TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE SENIOR VICE PRESIDENT OF PAYNE FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, 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:

NOTARY PUBLIC

TYPICAL '62' WIDE" LOTS

NOT TO SCALE

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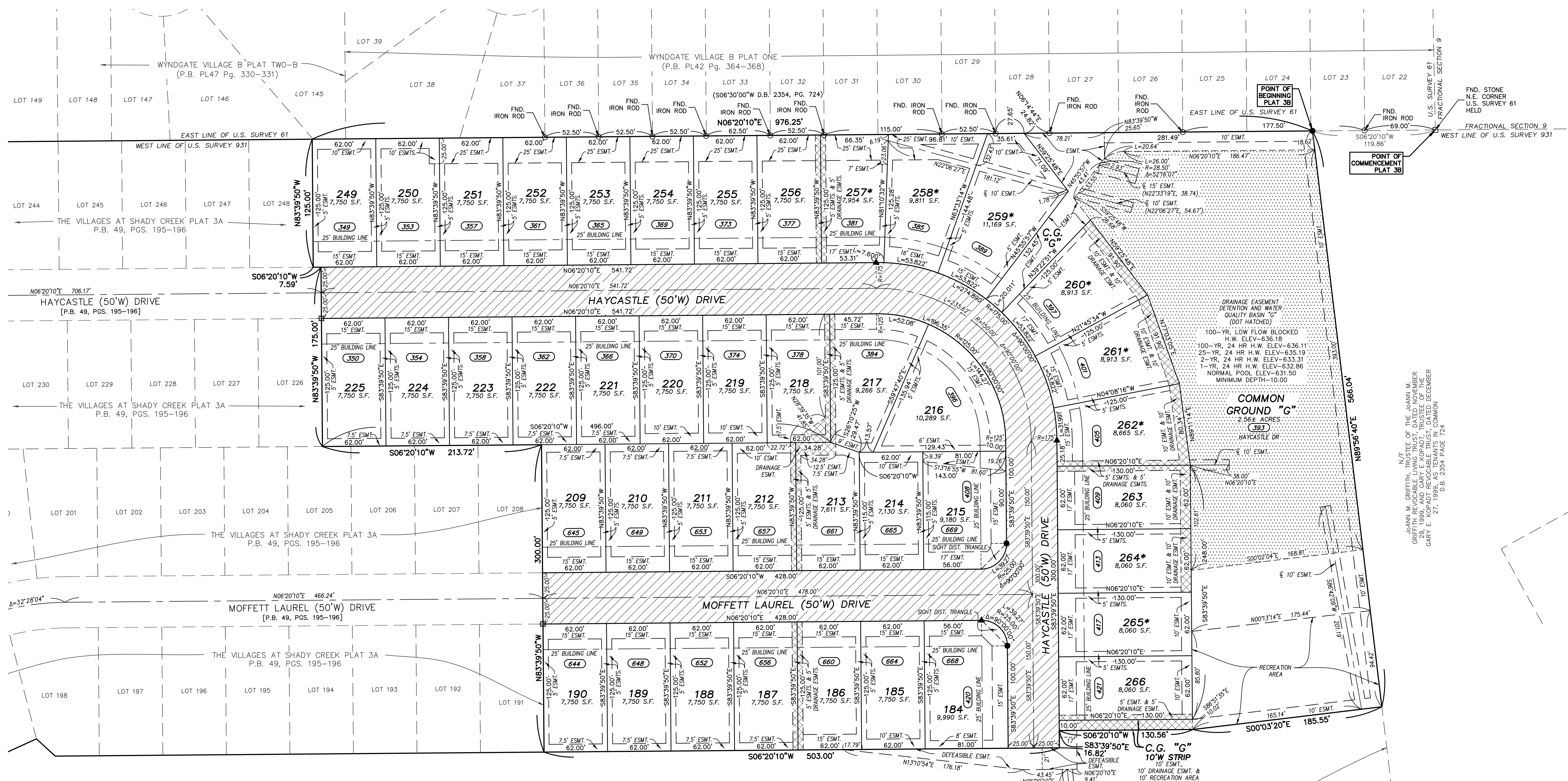
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25' BLDG. LINE

62' MIN. LINE

15' SETBACK MIN.

THE VILLAGES AT SHADY CREEK PLAT 3B

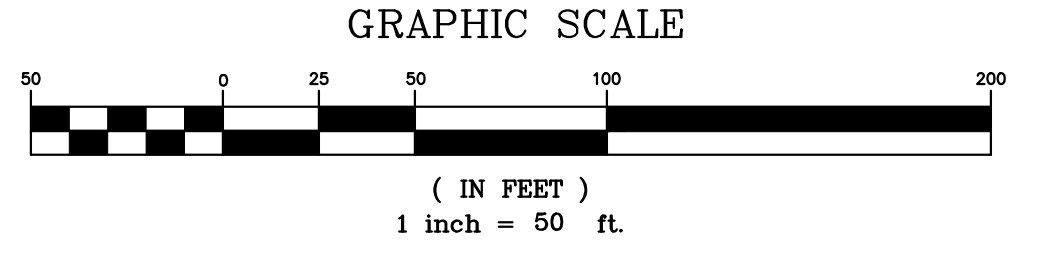


N/E
 JANNI W. GRIFFIN, JUSTICE OF THE PEACE
 GRIFFIN REALTY, MEMBER
 23, 1992, AND GARY E. KOPF, TRUSTEE OF THE
 GARY E. KOPF REVOCABLE TRUST, DATED DECEMBER
 27, 1990, D.B. 2354 PAGE 724

N/F
 LOMBARDO HOMES OF ST. LOUIS, LLC
 D.B. 6485, PG. 644
 LOC. # 4-0067-0931-00-0003.5

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.R.O.D W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.R.O.D W/ ALUMINUM CAP)
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - = SET PERMANENT MONUMENT IN PREVIOUS PLAT
 - ☆ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
 - * = LOT SUBJECT TO STREET CREEP
- 523 = ADDRESS
 + = FOUND CROSS
 ⊕ = BENCHMARK
 C.G. = COMMON GROUND
 FND. = FOUND
 PVM. = PAVEMENT
 ESM. = EASEMENT
 BLDG. = BUILDING
 S.F. = SQUARE FEET

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
 - DETENTION BASIN = [Dotted pattern]
 - DRAINAGE EASEMENT = [Cross-hatched pattern]



SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 2 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 307-D

JAMEY A. HENSON, PLS
 MO REG. L.S. #2007017963

Drawing name: C:\Users\jgmonro\appdata\local\temp\Acu\Publish_1125602938\ec3b.rwg Plotted on: Oct 22, 2018 7:51 am Plotted by: gemmon

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: OCT. 22, 2018
JOB NO.:	16-10-293	VILLAGES AT SHADY CREEK PLAT 3B