THE VILLAGES AT SHADY CREEK PLAT FIVE

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

20171114000710390 PLAT
Bk:PL49 Pg:329
11/14/2017 01:43:39 PM 1/2
CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:KAUERSWALD $116.00

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 FIVE".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, BRETTON TRAILS DRIVE (50 FEET WIDE), CHESSINGTON COURT (50 FEET WIDE), COLEBROOK COURT (50 FEET WIDE), HAYCASTLE DRIVE (VARIABLE WIDTH) AND TOPSFIELD DRIVE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-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, CUIVRE RIVER ELECTRIC COOPERATIVE, LACLEDE 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 VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING AND IRRIGATION WITHIN THE COMMON GROUND AREA(S) LABELED "ENTRANCE MONUMENT AREA" AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS

ALL COMMON GROUND AREAS INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI.

ALL COMMON GROUND AREAS, INCLUDING CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS AND MEDIAN STRIPS SHALL BE MAINTAINED BY THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION.

THE DETENTION, RETENTION & WATER QUALITY BASINS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 11TH DAY OF AUGUST, 2016, AS RECORDED IN THE ST. CHARLES COUNTY RECORDER OF DEED'S BOOK 6615, PAGE 1151, OR AS AMENDED THEREAFTER.

THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE DETENTION AND WATER QUALITY BASINS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON.

THE DRAINAGE EASEMENTS LOCATED ON LOTS 80, 281, 282, 295-297 INCLUSIVE, 314-320 INCLUSIVE, 322 AND 323, 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.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF O'FALLON THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION.

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

DEFEASIBLE EASEMENTS ARE HEREBY ESTABLISHED OVER FUTURE DEVELOPMENT AREAS FOR THE BENEFIT OF THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, AND PUBLIC WATER SUPPLY DISTRICT NO. 2, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, 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. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFEASIBLE EASEMENTS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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.

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.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY SPECIAL WARRANTY DEED RECORDED THE 14th DAY OF November, 2017 IN DEED BOOK 6838, PAGE 1234 OF THE ST. CHARLES COUNTY RECORDS.

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 THEREOF, I HAVE HEREUNTO SET MY HAND THIS 4th DAY OF october, 2017.

LOMBARDO HOMES OF ST. LOUIS, LLC
A LIMITED LIABILITY COMPANY OF THE STATE OF MICHIGAN

BY: [signature]
JEFF BOLAND
AUTHORIZED REPRESENTATIVE

(Lombardo Home of St. Louis LLC — CORPORATE SEAL — MICHIGAN)

STATE OF MISSOURI)
) SS.
COUNTY OF ST. CHARLES)

ON THIS 4th DAY OF October, 2017, BEFORE ME APPEARED JEFF BOLAND, TO BE PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AUTHORIZED REPRESENTATIVE OF LOMBARDO HOMES OF ST. LOUIS, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MICHIGAN, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID JEFF BOLAND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

Katie R. Gebert
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-25-20

KATIE R. GEBERT
Notary Public, State of Missouri
St. Charles County
Commission # 12372076
My Commission Expires July 25, 2020

CITY CERTIFICATION:

I, PAM CLEMENT, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 6407 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON November 9th, 2017, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 14th DAY OF November, 2017.

Pamela D. Clement
PAM CLEMENT
CITY CLERK
CITY OF O'FALLON, MISSOURI

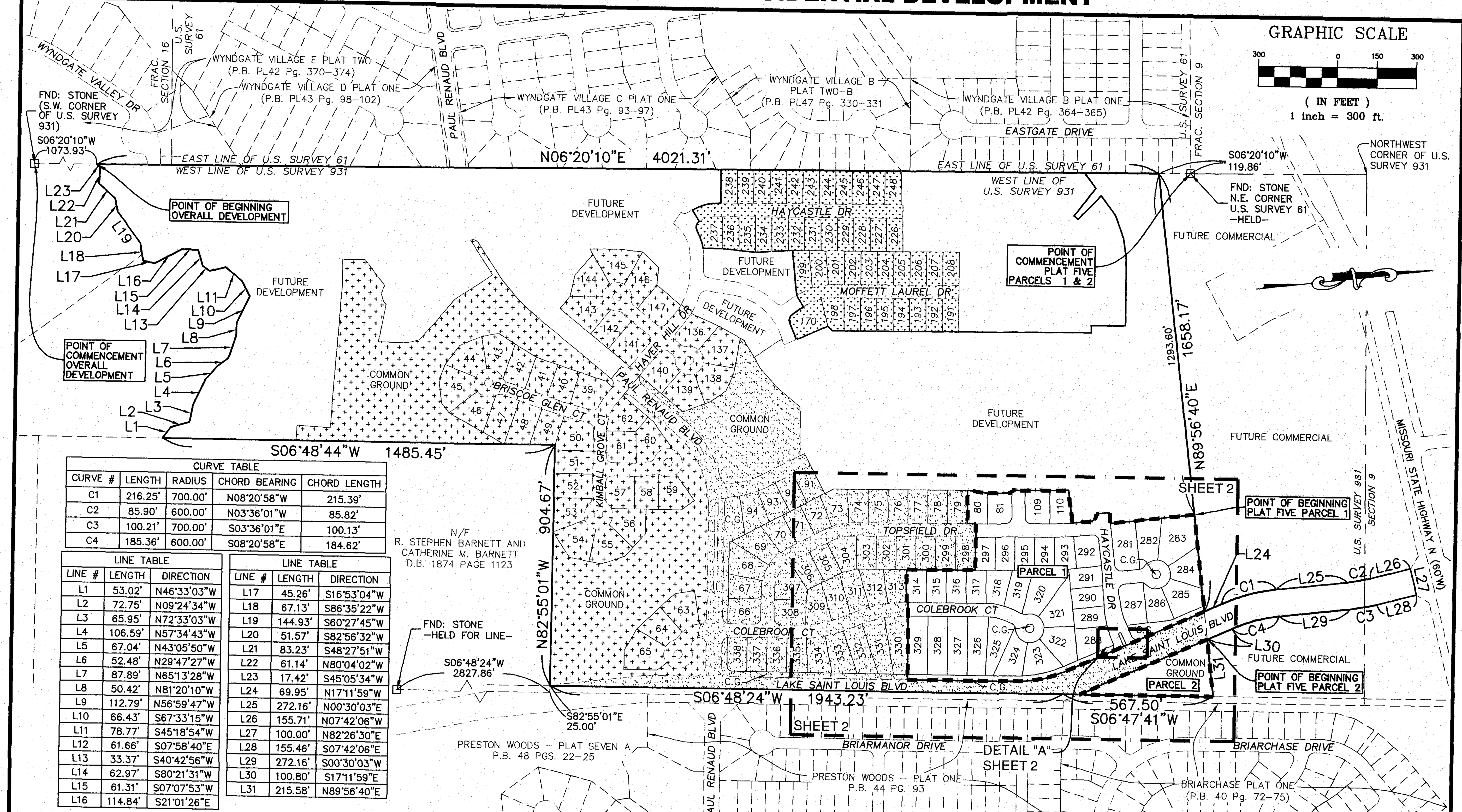
(CITY of O'FALLON · MISSOURI — Official Seal — FOUNDED IN 1856)

Drawing name: V:\1403087 GRIFFITH\Drawings\Surveying\Record\3087Rec5.dwg Plotted on: Oct 03, 2017 - 7:39am Plotted by: gsemon

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. 3, 2017	
JOB NO.:	14-03-087	THE VILLAGES AT SHADY CREEK	

SHEET INDEX & OVERALL RESIDENTIAL DEVELOPMENT



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	216.25'	700.00'	N08°20'58"W	215.39'
C2	85.90'	600.00'	N03°36'01"W	85.82'
C3	100.21'	700.00'	S03°36'01"E	100.13'
C4	185.36'	600.00'	S08°20'58"E	184.62'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.02'	N46°33'03"W
L2	72.75'	N09°24'34"W
L3	65.95'	N72°33'03"W
L4	106.59'	N57°34'43"W
L5	67.04'	N43°05'50"W
L6	52.48'	N29°47'27"W
L7	87.89'	N65°13'28"W
L8	50.42'	N81°20'10"W
L9	112.79'	N56°59'47"W
L10	66.43'	S67°33'15"W
L11	78.77'	S45°18'54"W
L12	61.66'	S07°58'40"E
L13	33.37'	S40°42'56"W
L14	62.97'	S80°21'31"W
L15	61.31'	S07°07'53"W
L16	114.84'	S21°01'26"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	45.26'	S16°53'04"W
L18	67.13'	S86°35'22"W
L19	144.93'	S60°27'45"W
L20	51.57'	S82°56'32"W
L21	83.23'	S48°27'51"W
L22	61.14'	N80°04'02"W
L23	17.42'	S45°05'34"W
L24	69.95'	N17°11'59"W
L25	272.16'	N00°30'03"E
L26	155.71'	N07°42'06"W
L27	100.00'	N82°26'30"E
L28	155.46'	S07°42'06"E
L29	272.16'	S00°30'03"W
L30	100.80'	S17°11'59"E
L31	215.58'	N89°56'40"E

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, THE BANK OF OLD MONROE, BY A DEED OF TRUST DATED SEPTEMBER 20, 2016 AND RECORDED IN DEED BOOK 6622, PAGE 1166 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 COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS 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 THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 5th DAY OF OCTOBER, 2017.

THE BANK OF OLD MONROE
[signature]
DAVID VANDEVEN, VICE PRESIDENT

STATE OF MISSOURI)
)SS.
COUNTY OF ST. CHARLES)

ON THIS 5th DAY OF OCTOBER, 2017, BEFORE ME APPEARED DAVID VANDEVEN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE VICE PRESIDENT OF THE BANK OF OLD MONROE, A MISSOURI BANKING CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION AND SAID DAVID VANDEVEN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: MAY 6, 2019
Sherry L. Sinclair
NOTARY PUBLIC

SHERRY L. SINCLAIR
Notary Public, Notary Seal
State of Missouri
Lincoln County
Commission # 15467629
My Commission Expires May 06, 2019

PROPERTY DESCRIPTION (PLAT FIVE):

FIVE TRACTS 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

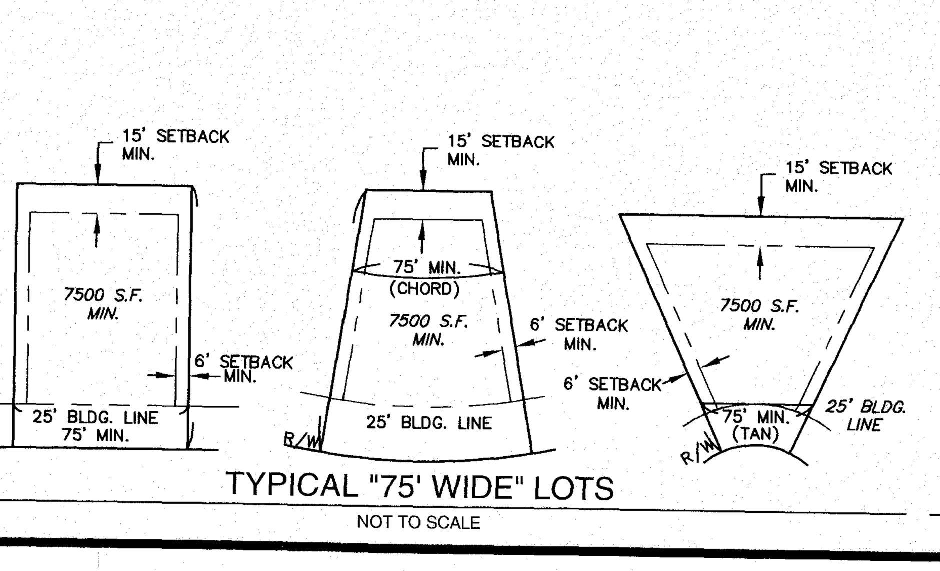
PARCEL 1

COMMENCING AT A STONE FOUND ON THE NORTHEASTERN CORNER OF U.S. SURVEY 61, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID STONE ALSO BEING LOCATED ON THE WESTERN LINE OF U.S. SURVEY 931 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG THE EASTERN LINE OF SAID U.S. SURVEY 61 AND THE WESTERN LINE OF SAID U.S. SURVEY 931, SOUTH 06°20'10" WEST, 119.86 FEET TO A POINT; THENCE LEAVING SAID EASTERN AND WESTERN U.S. SURVEY LINES AND PROCEEDING NORTH 89°56'40" EAST, 1293.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89°56'40" EAST, 364.58 FEET TO A POINT LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF LAKE SAINT LOUIS BOULEVARD (100 FEET WIDE), DEDICATED BY THE VILLAGES AT SHADY CREEK PLAT ONE, RECORDED IN PLAT BOOK 49, PAGES 47-50 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF LAKE SAINT LOUIS BOULEVARD (100 FEET WIDE) THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE SOUTH 17°11'59" EAST, 575.50 FEET TO A POINT OF CURVATURE; THENCE ALONG AND ARC TO THE RIGHT, AN ARC LENGTH OF 188.54 FEET, A RADIUS OF 450.00 FEET, THE CHORD OF WHICH BEARS SOUTH 05°11'47" EAST, 187.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°48'24" WEST, 411.65 FEET TO THE NORTHEASTERN CORNER OF COMMON GROUND "F4" OF THE AFOREMENTIONED VILLAGES AT SHADY CREEK PLAT ONE; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY AND PROCEEDING ALONG THE NORTHERN LINE OF SAID VILLAGES AT SHADY CREEK PLAT ONE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 83°11'36" WEST, 20.00 FEET; THENCE NORTH 83°39'50" WEST, 266.72 FEET; THENCE SOUTH 06°20'10" WEST, 6.63 FEET; THENCE NORTH 83°39'50" WEST, 125.00 FEET; THENCE NORTH 06°20'10" EAST, 259.26 FEET; THENCE NORTH 83°39'50" WEST, 175.00 FEET; THENCE SOUTH 06°20'10" WEST, 31.39 FEET; THENCE NORTH 83°39'50" WEST, 125.00 FEET TO THE NORTHWESTERN CORNER OF LOT 79 OF SAID THE VILLAGES AT SHADY CREEK PLAT ONE; THENCE LEAVING SAID NORTHERN LINE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE NORTH 13°55'51" EAST, 75.66 FEET; THENCE NORTH 06°20'10" EAST, 94.00 FEET; THENCE NORTH 83°39'50" WEST, 10.00 FEET; THENCE NORTH 06°20'10" EAST, 189.02 FEET; THENCE NORTH 00°03'20" WEST, 26.00 FEET; THENCE NORTH 89°56'40" EAST, 125.38 FEET; THENCE NORTH 00°03'20" WEST, 69.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS NORTH 45°03'20" WEST, 35.36 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°03'20" WEST, 50.00 FEET; THENCE NORTH 89°56'40" EAST, 40.60 FEET; THENCE NORTH 00°03'20" WEST, 320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 587,499 SQUARE FEET (13.4871 ACRES MORE OR LESS).

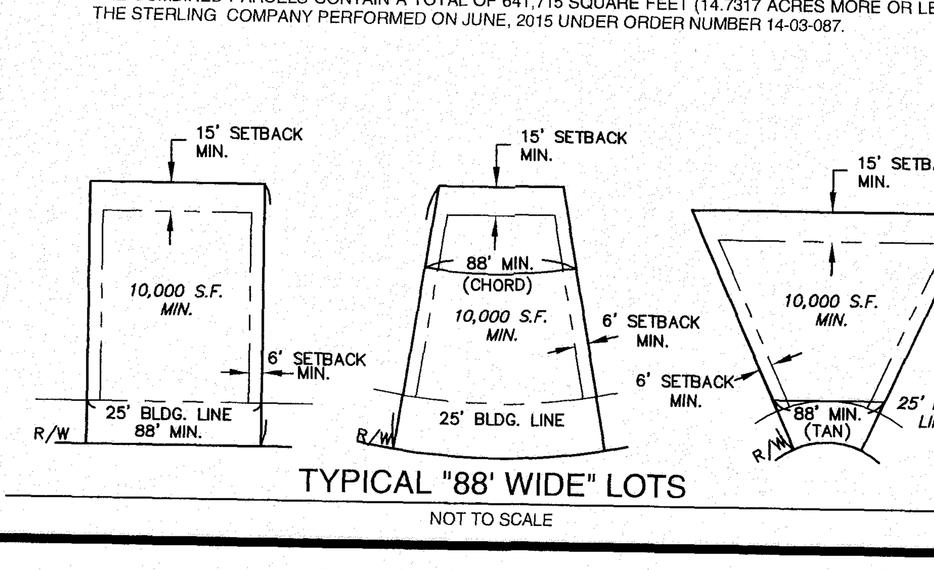
PARCEL 2

COMMENCING AT A STONE FOUND ON THE NORTHEASTERN CORNER OF U.S. SURVEY 61, TOWNSHIP 46, NORTH, RANGE 2 EAST, SAID STONE ALSO BEING LOCATED ON THE WESTERN LINE OF U.S. SURVEY 931 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG THE EASTERN LINE OF SAID U.S. SURVEY 61 AND THE WESTERN LINE OF SAID U.S. SURVEY 931, SOUTH 06°20'10" WEST, 119.86 FEET TO A POINT; THENCE LEAVING SAID EASTERN AND WESTERN U.S. SURVEY LINES AND PROCEEDING NORTH 89°56'40" EAST, 1762.82 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY OF LAKE SAINT LOUIS BOULEVARD (100 FEET WIDE), DEDICATED BY THE VILLAGES AT SHADY CREEK PLAT ONE, RECORDED IN PLAT BOOK 49, PAGES 47-50 OF THE ABOVE MENTIONED RECORDS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY AND PROCEEDING NORTH 89°56'40" EAST, 215.58 FEET TO A POINT LOCATED ON THE WESTERN LINE OF A PROPERTY CONVEYED TO LOMBARDO HOMES OF ST. LOUIS, LLC, BY DEED RECORDED IN BOOK 6495, PAGE 1827 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG SAID WESTERN LINE OF THE LOMBARDO TRACT, SOUTH 06°47'41" WEST, 506.60 FEET TO A POINT LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF THE AFOREMENTIONED LAKE SAINT LOUIS BOULEVARD (100 FEET WIDE); THENCE ALONG SAID EASTERN RIGHT-OF-WAY, NORTH 17°11'59" WEST, 526.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 54,216 SQUARE FEET (1.2446 ACRES MORE OR LESS).

THE COMBINED PARCELS CONTAIN A TOTAL OF 641,715 SQUARE FEET (14.7317 ACRES MORE OR LESS), ACCORDING TO A SURVEY BY THE STERLING COMPANY PERFORMED ON JUNE, 2015 UNDER ORDER NUMBER 14-03-087.



TYPICAL "75' WIDE" LOTS
NOT TO SCALE



TYPICAL "88' WIDE" LOTS
NOT TO SCALE

HATCHING LEGEND:

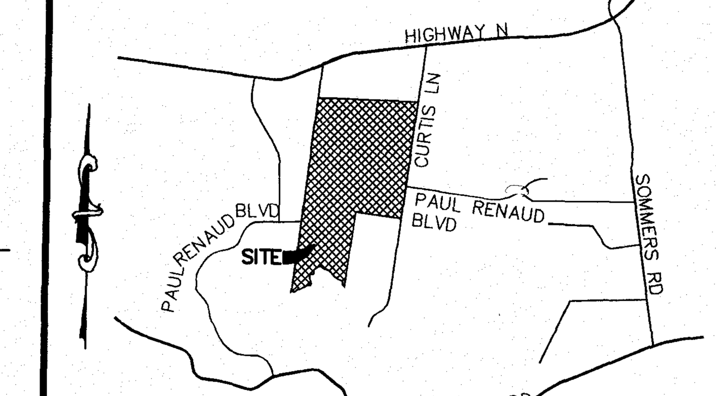
PUBLIC RIGHT-OF-WAY =

THE VILLAGES AT SHADY CREEK PLAT ONE = (PLAT BOOK: 49, PAGES: 47-50)

THE VILLAGES AT SHADY CREEK PLAT TWO = (PLAT BOOK: 49, PAGES: 51-54)

THE VILLAGES AT SHADY CREEK PLAT 3A = (PLAT BOOK: 49, PAGES: 195-196)

LOCATION MAP *N.T.S.*



LEGEND:

⊡ = FOUND PERMANENT MONUMENT

⊙ = FOUND SEMI-PERMANENT MONUMENT

FND. = FOUND

SURVEYOR'S NOTES:

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE APPEARS.
2. THIS PLAT CONTAINS 641,715 SQUARE FEET (14.7317 ACRES, MORE OR LESS), AND 37 LOTS.
3. BASIS OF BEARINGS: BEARING OF NORTH 06°20'10" EAST ALONG THE EAST BOUNDARY LINE OF WYNDGATE VILLAGE E PLAT 2 SUBDIVISION AS RECORDED IN PLAT BOOK PL42 PAGE 370-374 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
4. ALL BEARINGS AND DISTANCES ARE RECORD AND SURVEYED UNLESS NOTED OTHERWISE. ( ) DENOTES RECORD INFORMATION.
5. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEED TO LOMBARDO HOMES OF ST. LOUIS, LLC, RECORDED IN BOOK 6485, PAGE 644 OF THE ST. CHARLES COUNTY, MISSOURI.
6. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UN-SHADED) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29183C0220G EFFECTIVE JANUARY 20, 2016.

   ZONE "X" (UN-SHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE, SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
8. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES
9. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
10. IRON PIPES SHALL BE SET AT REAR CORNERS AT THE COMPLETION OF CONSTRUCTION.
11. AFTER NORMAL WARRANTY PERIODS, TREES SHALL BE MAINTAINED IN GOOD CONDITION BY THE CORRESPONDING HOMEOWNERS ASSOCIATION AS PART OF THE COVENANTS AND RESTRICTIONS OF THE SUBDIVISION. SAID RESTRICTIONS SHALL INCLUDE LANGUAGE APPROVED BY THE CITY TO ALLOW THE CITY TO REMOVE TREES SHOULD PUBLIC SAFETY BE THREATENED.
12. THE FOLLOWING LOTS, DESIGNATED BY * , ARE SUBJECT TO STREET CREEP: LOTS 281-286 INCLUSIVE, 288-291 INCLUSIVE, 293, 295, 296 AND 318-324 INCLUSIVE.
13. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CONTINENTAL TITLE OF MISSOURI, LLC, AGENTS FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 05009488-REV 2, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2014.

BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED 2 SITE BENCHMARKS, AS DESCRIBED HEREON. THE SITE DATUM HAS BEEN ESTABLISHED BY GPS OBSERVATION USING CORS REFERENCE STATION 'MOOF' (O'FALLON).

SITE BENCHMARK # 1

FOUND CROSS
ELEV.= 647.53' (NAVD 88)

LOCATED IN CUL-DE-SAC AT SOUTH END OF EASTGATE DRIVE.

SITE BENCHMARK # 2

FOUND CROSS
ELEV.= 612.98' (NAVD 88)

LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,, ST. CHARLES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY 931 SAID POINT ALSO BEING ON A NORTHERN CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF WYNDGATE VILLAGE E PLAT TWO (PLAT BOOK PL42 PAGES 370-374) AND THE EAST LINE OF WYNDGATE VILLAGE D PLAT ONE (PLAT BOOK PL43 PAGES 98-102), WYNDGATE VILLAGE C PLAT ONE (PLAT BOOK PL43 PAGES 93-97), WYNDGATE VILLAGE B PLAT TWO-B (PLAT BOOK PL47, PAGES 330-331) AND WYNDGATE VILLAGE B PLAT ONE (PLAT BOOK PL42 PAGES 364-365) RECORDS OF ST. CHARLES COUNTY MISSOURI; THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 931 AND EAST LINE OF SAID FRACTIONAL SECTION 16; NORTH 06°20'10" EAST A DISTANCE OF 1073.93 FEET TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIPTION; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE FRACTIONAL SECTION 16 ENDS AND U.S. SURVEY 61 BEGINS W/ IN THIS CALL) AND THE WEST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, D PLAT ONE, C PLAT ONE, B PLAT TWO-B AND B PLAT ONE, NORTH 06°20'10" EAST A DISTANCE OF 4021.31 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID U.S. SURVEY 931 AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 89°56'40" EAST, 1658.17 FEET; NORTH 17°11'59" WEST, 69.95 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 216.25 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°20'58" EAST, 215.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°30'03" WEST, 272.16 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 85.90 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°36'01" WEST, 85.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°42'06" WEST, 155.71 FEET TO A POINT; DISTANT 100.00 FEET SOUTHWARDLY FROM THE CENTERLINE OF MISSOURI STATE HIGHWAY N (VARIABLE WIDTH); THENCE ALONG A LINE PARALLEL TO AND DISTANT 100.00 FEET SOUTHWARDLY FROM THE CENTERLINE OF SAID MISSOURI STATE HIGHWAY N; NORTH 82°26'30" EAST, 100.00 FEET TO A POINT; THENCE SOUTH 07°42'06" EAST, 155.46 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 100.21 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03°36'01" EAST, 100.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°30'03" WEST, 272.16 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 185.36 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08°20'58" EAST, 184.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°11'59" EAST, 100.80 FEET; THENCE NORTH 89°56'40" EAST, 215.58 FEET TO A POINT ON THE WEST LINE OF 25 FOOT WIDE STRIP OF LAND DEEDED TO R. STEPHEN AND CATHERINE M. BARNETT IN DEED BOOK 1874 PAGE 1123, RECORDS OF ST. CHARLES COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°47'41" WEST A DISTANCE OF 567.50 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°48'24" WEST A DISTANCE OF 1943.23 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN AFOREMENTIONED DEED TO BARNETT; THENCE ALONG THE NORTH LINE OF SAID BARNETT TRACT NORTH 82°55'01" WEST A DISTANCE OF 904.67 FEET TO THE NORTHWEST CORNER OF SAID BARNETT TRACT; THENCE ALONG THE WEST LINE OF SAID BARNETT TRACT SOUTH 06°48'44" WEST A DISTANCE OF 1485.45 FEET TO THE CENTERLINE OF A CREEK; THENCE LEAVING SAID WEST LINE OF BARNETT TRACT WITH MEANDERING CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 46°33'03" WEST, 53.02 FEET; NORTH 09°24'34" WEST, 72.75 FEET; NORTH 72°33'03" WEST, 65.95 FEET; NORTH 57°34'43" WEST, 106.59 FEET; NORTH 43°05'50" WEST, 67.04 FEET; NORTH 29°47'27" WEST, 52.48 FEET; NORTH 65°13'28" WEST, 87.89 FEET; NORTH 81°20'10" WEST, 50.42 FEET; NORTH 56°59'47" WEST, 112.79 FEET; SOUTH 67°33'15" WEST, 66.43 FEET; SOUTH 45°18'54" WEST, 78.77 FEET; SOUTH 07°58'40" EAST, 61.66 FEET; SOUTH 40°42'56" WEST, 33.37 FEET; SOUTH 80°21'31" WEST, 62.97 FEET; SOUTH 07°07'53" WEST, 61.31 FEET; SOUTH 21°01'26" EAST, 114.84 FEET; SOUTH 16°53'04" WEST, 45.26 FEET; SOUTH 86°35'22" WEST, 67.13 FEET; SOUTH 60°27'45" WEST, 144.93 FEET; SOUTH 82°56'32" WEST, 51.57 FEET; SOUTH 48°27'51" WEST, 83.23 FEET; NORTH 80°04'02" WEST, 61.14 FEET; SOUTH 45°05'34" WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,210,956 S.F. (142.5839 ACRES) MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING JUNE 2014, UNDER ORDER NUMBER 14-03-087.

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 14-03-087
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY THAT, AT THE REQUEST OF LOMBARDO HOMES OF ST. LOUIS, LLC, THE STERLING COMPANY HAS, DURING THE MONTH OF JUNE, 2015, COMPLETED A PROPERTY BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI", AND BASED UPON SAID SURVEY, HAVE SUBDIVIDED THE PROPERTY AS SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 307-D

[signature] 10/3/17
JAMEY A. HENSON, P.L.S. DATE
MO. REG. PLS #2007017963

(STATE OF MISSOURI — JAMEY A. HENSON — NUMBER PLS-2007017963 — PROFESSIONAL LAND SURVEYOR)

PREPARED FOR:

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MO 63368

THE VILLAGES AT SHADY CREEK PLAT FIVE

2017111400710393 2/2
Bk:PL49 Pg:330

DETAIL "A"
SCALE: 1 in = 20 ft

HAYCASTLE DRIVE (WIDTH VARIES)
COMMON GROUND "H1" AND EASEMENT
COMMON GROUND "H2" 568 S.F.
LOT 288
C.G. "H3" & ESM'T. 146.98' (NR)
SIGHT DISTANCE TRIANGLE
15' ENTRANCE MONUMENT AREA
€ 10' ESMT. (S17°11'59"E, 12.00')
511.85' LAKE SAINT LOUIS (100'W) BLVD (PLAT BOOK 49, PAGES 47-50)
S17°11'59"E 63.00'

FUTURE DEVELOPMENT AREA [TO BE SUBDIVIDED AT A LATER DATE]

THE VILLAGES AT SHADY CREEK PLAT ONE PLAT BOOK: 49, PAGES: 47-50

TOPSFIELD (50'W) DRIVE (PLAT BOOK 49, PAGES 47-50)

BRETTON TRAILS (50'W) DRIVE

HAYCASTLE DRIVE (WIDTH VARIES)

CHESSINGTON (50'W) COURT

COLEBROOK (50'W) COURT (PLAT BOOK 49, PAGES 47-50)

COMMON GROUND "H1" 9,454 S.F. HAYCASTLE DR

COMMON GROUND "H2" 9,454 S.F.

COMMON GROUND "H3" & ESM'T. 16,009 S.F. HAYCASTLE DR

COMMON GROUND "H4" 804 S.F. ESM'T.

COMMON GROUND "H5" 804 S.F. ESM'T.

COMMON GROUND "H" 54,216 S.F.
100-YR, 24 HR H.W. ELEV=639.96
25-YR, 24 HR H.W. ELEV=639.55
2-YR, 24 HR H.W. ELEV=638.19
1-YR, 24 HR H.W. ELEV=637.86
DRAINAGE EASEMENT
RETENTION AND WATER QUALITY BASIN "H"
& GENERAL UTILITY EASEMENT
(DOT HATCHED)

COMMON GROUND "F4"

LAKE SAINT LOUIS BOULEVARD (PLAT BOOK 49, PAGES 47-50)

CENTERLINE OF THE FUTURE EXTENSION OF LAKE SAINT LOUIS BOULEVARD

25' R.O.W. DEDICATION TO CITY OF O'FALLON, MO FOR LAKE SAINT LOUIS BOULEVARD (D.B. 6774, PG. 2237)

EX. 30' ROADWAY EASEMENT D.B. 398, PG. 648, D.B. 814, PG. 591, D.B. 1704, PG. 166, D.B. 1730, PG. 1277, D.B. 2617, PG. 1, AND D.B. 2623, PG. 754

PRESTON WOODS - PLAT ONE P.B. 44 PG. 93

BRIARCHASE PLAT ONE (P.B. 40 Pg. 72-75)

BRIARMANOR (WIDTH VARIES) DRIVE

LOMBARDO HOMES OF ST. LOUIS, LLC D.B. 6495 PAGE 1827

JoANN M. GRIFFITH, TRUSTEE OF THE JoANN M. GRIFFITH REVOCABLE LIVING TRUST, DATED NOVEMBER 26, 1999, AND GARY E. KOPADT, TRUSTEE OF THE GARY E. KOPADT REVOCABLE TRUST, DATED DECEMBER 27, 1999, AS TENNANTS IN COMMON D.B. 2354 PAGE 724

POINT OF BEGINNING PLAT FIVE PARCEL 1

POINT OF BEGINNING PLAT FIVE PARCEL 2

LEGEND:

- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.ROD W/ ALUMINUM CAP)
- ● = SEMI- PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.ROD W/ ALUMINUM CAP)
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- ⬡ = SET PERMANENT MONUMENT IN PREVIOUS PLAT
- ✡ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
- (523) = ADDRESS
- + = FOUND CROSS
- ✥ = BENCHMARK
- C.G. = COMMON GROUND
- FND. = FOUND
- PVMT. = PAVEMENT
- ESMT. = EASEMENT
- BLDG. = BUILDING
- S.F. = SQUARE FEET

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY =

DETENTION BASIN/ DRAINAGE EASEMENT=

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 2 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963
10/3/17

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. 3, 2017
JOB NO.:	14-03-087	THE VILLAGES AT SHADY CREEK

Drawing name: V:\14-03087 GRIFFITH\Drawings\Surveying\Record\3087Rec5.dwg Plotted on: Oct 03, 2017 - 7:38am Plotted by: psemon