THE VILLAGES AT SHADY CREEK PLAT SIX

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

20190529000256710 PLAT
Bk:PL50 Pg:280
05/29/2019 11:43:13 AM 1/4

CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY KSUERSMELD $216.00
Kathryn Auersweld

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 THIS 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 SIX".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, LONG CREEK DRIVE (50 FEET WIDE) AND WYNDGATE VALLEY DRIVE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-DE-SACS, ARE 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 PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION; 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, SPIRE, MISSOURI INC., 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.

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.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY SECTION 405.247 OF THE CITY OF O'FALLON, MISSOURI MUNICIPAL CODE WITHIN THE 25 FOOT WIDE STREAM SETBACK/ NON-DISTURB BUFFER, AS SHOWN HEREON. THE LOCATION OF SAID SETBACK/ NON-DISTURB BUFFER IS 25 FEET AS MEASURED FROM THE TOP OF THE STREAM BANK AND IS APPROXIMATE.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED (XXXXXXX) ON THIS PLAT, ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF O'FALLON, MISSOURI FOR DRAINAGE SWALES AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND THE SLOPE OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE CITY OF O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES.

SIGHT DISTANCE TRIANGLE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, 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, 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.

THE RETAINING WALL AND FENCE EASEMENTS, SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF, CONSTRUCTING, MAINTAINING AND REPAIRING RETAINING WALLS AND FENCES, 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 RETAINING WALLS AND FENCES, AND FOR THE RIGHT TO ACCESS SAID RETAINING WALLS AND FENCES. THE CURRENT AND FUTURE OWNERS OF LOTS 3 THROUGH 5 INCLUSIVE ARE HEREBY GRANTED ACCESS ACROSS THE RETAINING WALL AND FENCE EASEMENTS LOCATED ON LOTS 2 THROUGH 8 INCLUSIVE FOR ACCESS TO THEIR RESPECTIVE REAR YARDS

THE RETAINING WALL AND FENCE ACCESS EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN BRICK-HATCHED (//////), ON THIS PLAT ARE HEREBY GRANTED TO THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION FOR ACCESS TO CONSTRUCT, REPAIR AND/OR MAINTAIN THE REQUIRED RETAINING WALLS AND/OR FENCES.

THE TEMPORARY TURNAROUND EASEMENT, AS SHOWN IN COMMON GROUND "A", NEAR THE EASTERN END OF LONG CREEK DRIVE, IS HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE AS A TEMPORARY TURNAROUND UNTIL SUCH TIME THAT THE RIGHT-OF-WAY OF LONG CREEK DRIVE IS EXTENDED ACROSS THE EASTERN LINE OF THE DEVELOPMENT BY THE RECORDING OF A FUTURE PLAT OR RIGHT-OF-WAY DEDICATION PLAT, AT WHICH TIME SAID TEMPORARY TURNAROUND EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN THE TEMPORARY TURNAROUND EASEMENT.

THE TEMPORARY SLOPE AND CONSTRUCTION LICENSE (T.S.C.L.) AS SHOWN ON COMMON GROUND "A" AT THE EASTERN END OF LONG CREEK DRIVE, IS HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI AND LOMBARDO HOMES OF ST. LOUIS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENTS, CONSTRUCTING SWALES, PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS RELATING TO THE EXTENSION OF LONG CREEK DRIVE TO THE EAST ACROSS THE EASTERN PROPERTY LINE OF THE DEVELOPMENT. THIS LICENSE SHALL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID AFTER LONG CREEK DRIVE IS EXTENDED TO THE EAST ACROSS THE EASTERN PROPERTY LINE OF THE DEVELOPMENT THROUGH THE RECORDING OF EITHER A FUTURE PLAT OR RIGHT-OF-WAY DEDICATION, AND AFTER LONG CREEK DRIVE HAS BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE 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 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.

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 29 DAY OF ~~April~~ May, 2019 IN DEED BOOK 7080 PAGE 1465 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 25 DAY OF April, 2019.

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

BY: _____
JEFF BOLAND
AUTHORIZED REPRESENTATIVE

LOMBARDO HOMES OF ST. LOUIS, LLC CORPORATE SEAL MICHIGAN

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

ON THIS 25 DAY OF April, 2019, BEFORE ME APPEARED JEFF BOLAND, TO BE PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE 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 ON 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.

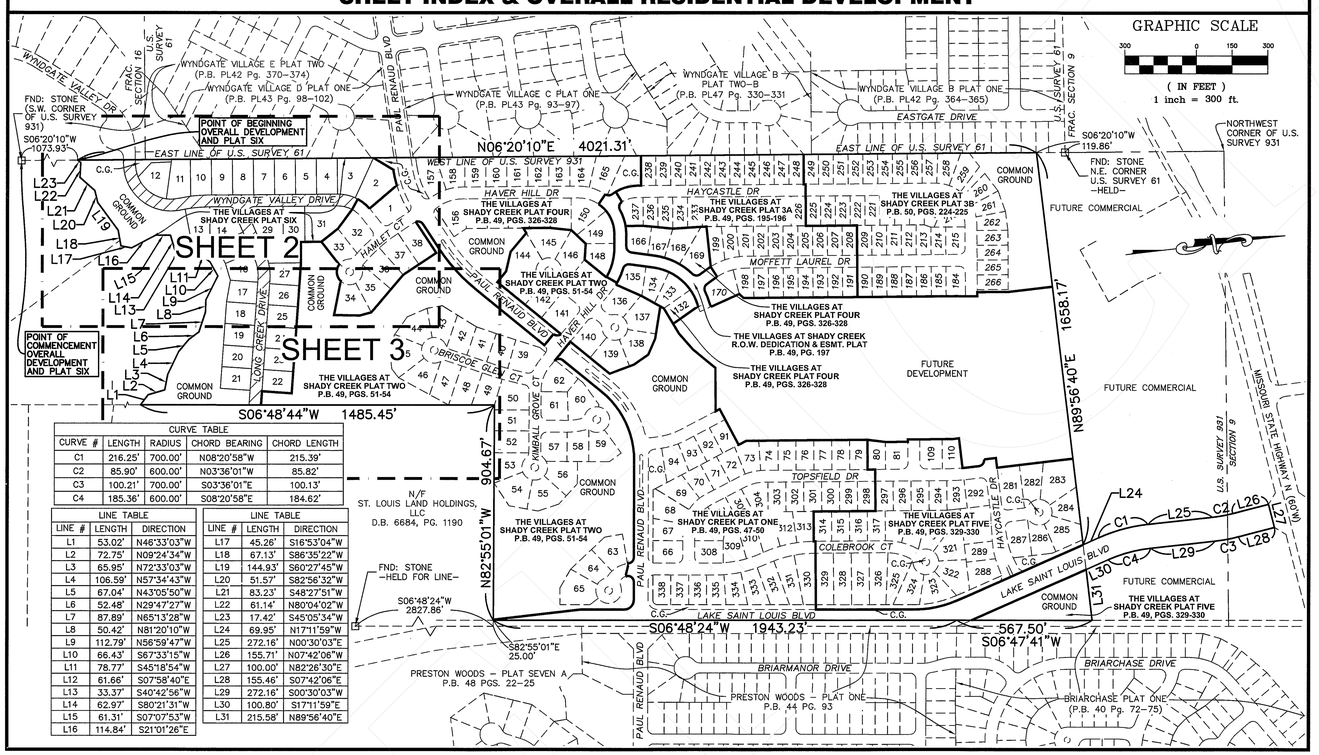
IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 7-25-20

Katie R. Gebert
NOTARY PUBLIC

KATIE R. GEBERT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI - ST. CHARLES CO.
COMMISSION NUMBER: 12372076
MY COMMISSION EXPIRES: July 25, 2020

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	LINE #	LENGTH	DIRECTION
L1	53.02'	N46°33'03"W	L17	45.26'	S16°53'04"W
L2	72.75'	N09°24'34"W	L18	67.13'	S86°35'22"W
L3	65.95'	N72°33'03"W	L19	144.93'	S60°27'45"W
L4	106.59'	N57°34'43"W	L20	51.57'	S82°56'32"W
L5	67.04'	N43°05'50"W	L21	83.23'	S48°27'51"W
L6	52.48'	N29°47'27"W	L22	61.14'	N80°04'02"W
L7	87.89'	N65°13'28"W	L23	17.42'	S45°05'34"W
L8	50.42'	N81°20'10"W	L24	69.95'	N17°11'59"W
L9	112.79'	N56°59'47"W	L25	272.16'	N00°30'03"E
L10	66.43'	S67°33'15"W	L26	155.71'	N07°42'06"W
L11	78.77'	S45°18'54"W	L27	100.00'	N82°26'30"E
L12	61.66'	S07°58'40"E	L28	155.46'	S07°42'06"E
L13	33.37'	S40°42'56"W	L29	272.16'	S00°30'03"W
L14	62.97'	S80°21'31"W	L30	100.80'	S17°11'59"E
L15	61.31'	S07°07'53"W	L31	215.58'	N89°56'40"E
L16	114.84'	S21°01'26"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 26 DAY OF April, 2019.

THE BANK OF OLD MONROE

DAVID VANDEVEN, VICE PRESIDENT

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

ON THIS 26 DAY OF April, 2019, 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: 7-25-20

Katie R. Gebert
NOTARY PUBLIC

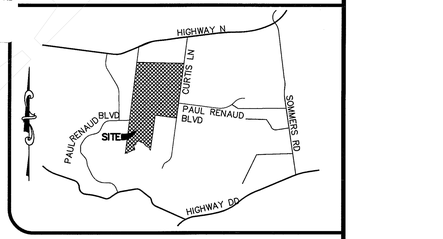
KATIE R. GEBERT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI - ST. CHARLES CO.
COMMISSION NUMBER: 12372076
MY COMMISSION EXPIRES: July 25, 2020

PROPERTY DESCRIPTION (PLAT SIX):

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, 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", RECORDED IN PLAT BOOK 42, PAGES 370-374 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND THE EASTERN LINE OF FRACTIONAL SECTION 16 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; THENCE ALONG THE EASTERN LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF SAID "WYNDGATE VILLAGE E PLAT TWO", NORTH 06°20'10" EAST, 1073.93 FEET TO THE POINT IN THE CENTERLINE OF A CREEK AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID EAST FRACTIONAL SECTION LINE, THE EAST LINE OF SAID "WYNDGATE VILLAGE E PLAT TWO", THE EAST LINE OF U.S. SURVEY 61 AND THE EAST LINE OF "WYNDGATE VILLAGE D PLAT ONE", RECORDED IN PLAT BOOK 43, PAGES 98-102 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; NORTH 06°20'10" EAST, 1241.49 FEET TO THE SOUTHWESTERN CORNER OF COMMON GROUND "D1" OF "THE VILLAGES AT SHADY CREEK PLAT FOUR" RECORDED IN PLAT BOOK 49, PAGES 326-328 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING THE AFORESAID EAST LINES AND PROCEEDING ALONG THE SOUTHERN AND WESTERN LINES OF SAID "THE VILLAGES AT SHADY CREEK PLAT FOUR", THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 37°29'22" EAST, 86.18 FEET; THENCE ALONG AN NON-RADIAL ARC TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 01°39'50" WEST, AN ARC LENGTH OF 66.70 FEET, A RADIUS OF 450.00 FEET, THE CHORD OF WHICH BEARS NORTH 84°05'24" EAST, 66.63 FEET, THENCE ALONG A NON-RADIAL LINE, SOUTH 33°48'46" EAST, 150.42 FEET; THENCE ALONG A RADIAL ARC TO THE LEFT, AN ARC LENGTH OF 63.75 FEET, A RADIUS OF 175.00 FEET, THE CHORD OF WHICH BEARS SOUTH 45°45'04" WEST, 63.40 FEET; THENCE ALONG A RADIAL LINE, SOUTH 54°41'05" EAST, 50.00 FEET; THENCE SOUTH 46°54'23" EAST, 100.47 FEET; THENCE SOUTH 31°23'42" EAST, 88.00 FEET TO A POINT ON THE WESTERN LINE OF COMMON GROUND "C" OF "THE VILLAGES AT SHADY CREEK PLAT TWO", RECORDED IN PLAT BOOK 49, PAGES 51-54 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE PROCEEDING ALONG THE WESTERN AND SOUTHERN LINES OF SAID COMMON GROUND "C", THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 06°20'10" WEST, 88.00 FEET; THENCE SOUTH 83°39'50" EAST, 88.00 FEET; THENCE SOUTH 79°12'32" EAST, 548.25 FEET; THENCE SOUTH 10°47'28" WEST, 125.00 FEET; THENCE SOUTH 79°12'32" EAST, 58.17 FEET TO A POINT ON THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS LAND HOLDINGS, LLC, BY INSTRUMENT RECORDED IN DEED BOOK 6684, PAGE 1190 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE WESTERN LINE OF SAID ST. LOUIS LAND HOLDINGS, LLC TRACT, SOUTH 08°48'44" WEST, 505.51 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE LEAVING SAID WESTERN LINE AND PROCEEDING ALONG THE MEANDERING CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 46°33'03" WEST, 53.02 FEET; THENCE NORTH 09°24'34" WEST, 72.75 FEET; THENCE NORTH 72°33'03" WEST, 65.95 FEET; THENCE NORTH 57°34'43" WEST, 106.59 FEET; THENCE NORTH 43°05'50" WEST, 67.04 FEET; THENCE NORTH 29°47'27" WEST, 52.48 FEET; THENCE NORTH 65°13'28" WEST, 87.89 FEET; THENCE NORTH 81°20'10" WEST, 50.42 FEET; THENCE NORTH 56°59'47" WEST, 112.79 FEET; THENCE SOUTH 67°33'15" WEST, 66.43 FEET; THENCE SOUTH 45°18'54" WEST, 78.77 FEET; THENCE SOUTH 07°58'40" EAST, 61.66 FEET; THENCE SOUTH 40°42'56" WEST, 33.37 FEET; THENCE SOUTH 80°21'31" WEST, 62.97 FEET; THENCE SOUTH 07°07'53" WEST, 61.31 FEET; THENCE SOUTH 21°01'26" EAST, 114.84 FEET; THENCE SOUTH 16°53'04" WEST, 45.26 FEET; THENCE SOUTH 86°35'22" WEST, 67.13 FEET; THENCE SOUTH 60°27'45" WEST, 144.93 FEET; THENCE SOUTH 82°56'32" WEST, 51.57 FEET; THENCE SOUTH 48°27'51" WEST, 83.23 FEET; THENCE NORTH 80°04'02" WEST, 61.14 FEET; THENCE SOUTH 45°05'34" WEST, 17.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 692,079 SQUARE FEET (15.8880 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE 2014, UNDER ORDER NUMBER 14-03-087.

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 PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES 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 PLAT APPEARS.
2. THIS PLAT CONTAINS 692,079 SQUARE FEET (15.8880 ACRES, MORE OR LESS), AND A TOTAL OF 30 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" (SHADED), FLOOD ZONE "X" (UNSHADED) AND FLOOD ZONE "AE" 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 AND 29183C0410G EFFECTIVE JANUARY 20, 2016.

   ZONE "AE" — DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.

   ZONE "X" (SHADED) — DEFINED AS AREAS OR 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   ZONE "X" (UNSHADED) — IS DEFINED *AS* AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   NOTE: SEE SHEET 4 OF 4 FOR APPROXIMATE FLOOD ZONE LOCATIONS AND THE LOCATION OF THE NEW PROPOSED FLOODPLAIN.

   LOTS 11 THROUGH 18 INCLUSIVE ARE LOCATED WITHIN THE EXISTING 100 YEAR FLOOD PLAIN. NO OCCUPANCY PERMIT MAY BE ISSUED ON THESE LOTS UNTIL A LOMR-F IS FILED THROUGH FEMA REMOVING SAID LOTS FROM THE 100 YEAR FLOOD PLAIN.
7. NOTE: FLOOD PLAIN ZONES ARE SUBJECT TO CONTINUAL CHANGE. THE FLOOD PLAIN AREAS SHOWN HEREON ARE APPROXIMATE AND ONLY REFLECT THE LIMITS ACCORDING TO THE DATE OF THE FLOOD INSURANCE RATE MATE REFERENCED ABOVE.
8. 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. PROPERTY CORNERS NOT SET ALONG THE SOUTHERN PROPERTY LINE DUE TO THE CORNERS BEING LOCATED WITHIN A CREEK.
9. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES
10. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES.
11. IRON PIPES SHALL BE SET AT REAR CORNERS AT THE COMPLETION OF CONSTRUCTION.
12. 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.
13. THE FOLLOWING LOTS, DESIGNATED BY * , ARE SUBJECT TO STREET CREEP: LOT 2, LOT 3, LOTS 7-11 INCLUSIVE, LOT 14, LOT 27 AND LOT 28.
14. 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 "MOOP" (O'FALLON).

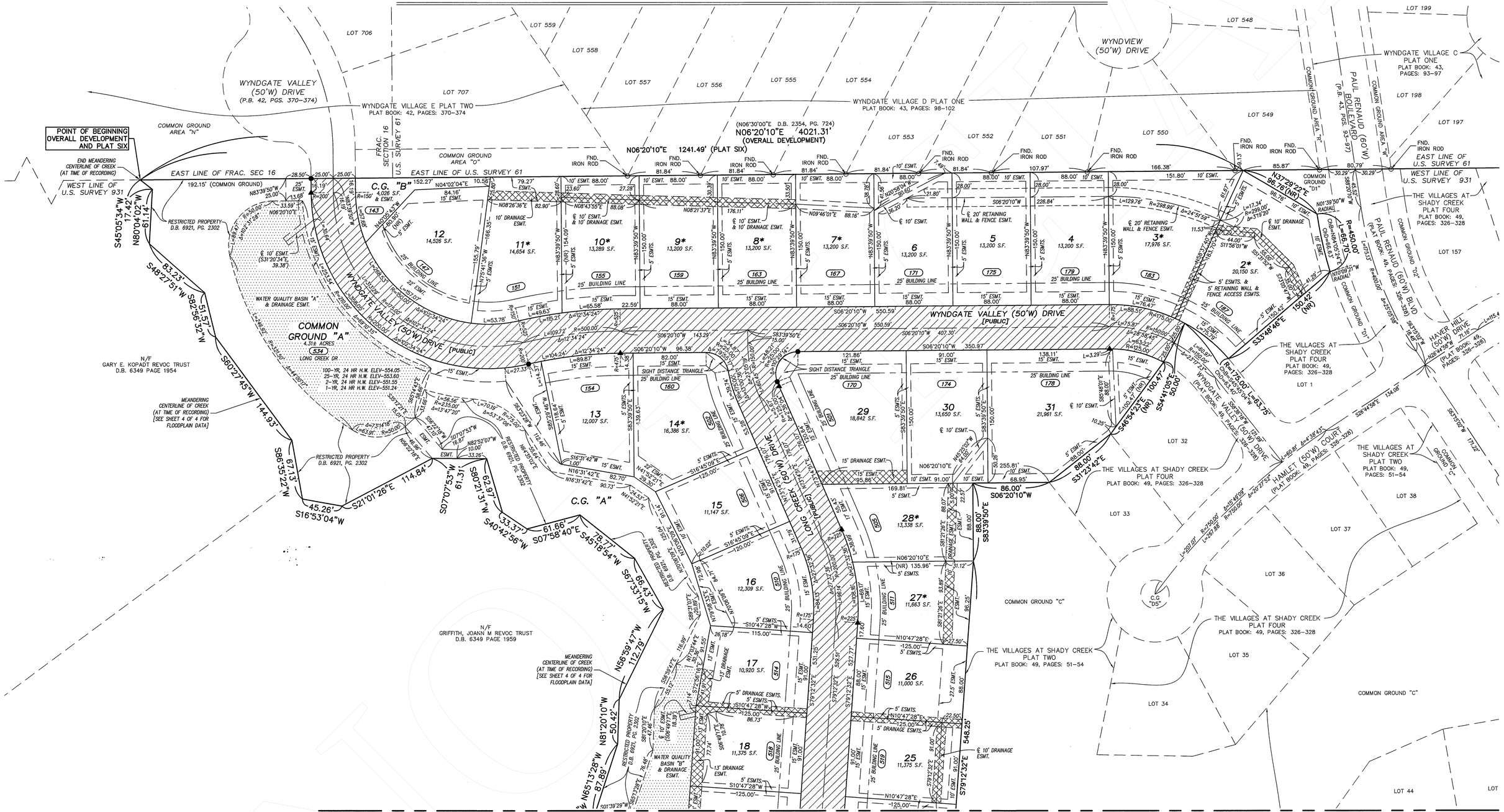
SITE BENCHMARK # 1

FOUND CROSS
ELEV.= 647.53' (NAVD 88)

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

20190529000256710 2/4
Bk:PL50 Pg:281

THE VILLAGES AT SHADY CREEK PLAT SIX



HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	
DETENTION BASIN	=	
DRAINAGE EASEMENT	=	
RETAINING WALL ACCESS EASEMENT	=	

ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
ChB	=	CHORD BEARING
ChD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
ESMT.	=	EASEMENT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
(NR)	=	NON-RADIAL
P.B.	=	PLAT BOOK
P.O.B	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD
RET.	=	RETAINING
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
'W	=	WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I.ROD W/ ALUMINUM CAP).
- ● = SET SEMI- PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I.ROD W/ PLASTIC CAP OR CUT CROSS).
- ⬡ = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ✡ = SET SEMI-PEMNANENT MONUMENT IN PREVIOUS PLAT.
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ⚓ = FOUND ANCHOR
- ◆ = BENCHMARK
- (523) = ADDRESS
- * = LOT SUBJECT TO STREET CREEP

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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

4-23-19

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007017963

DATE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

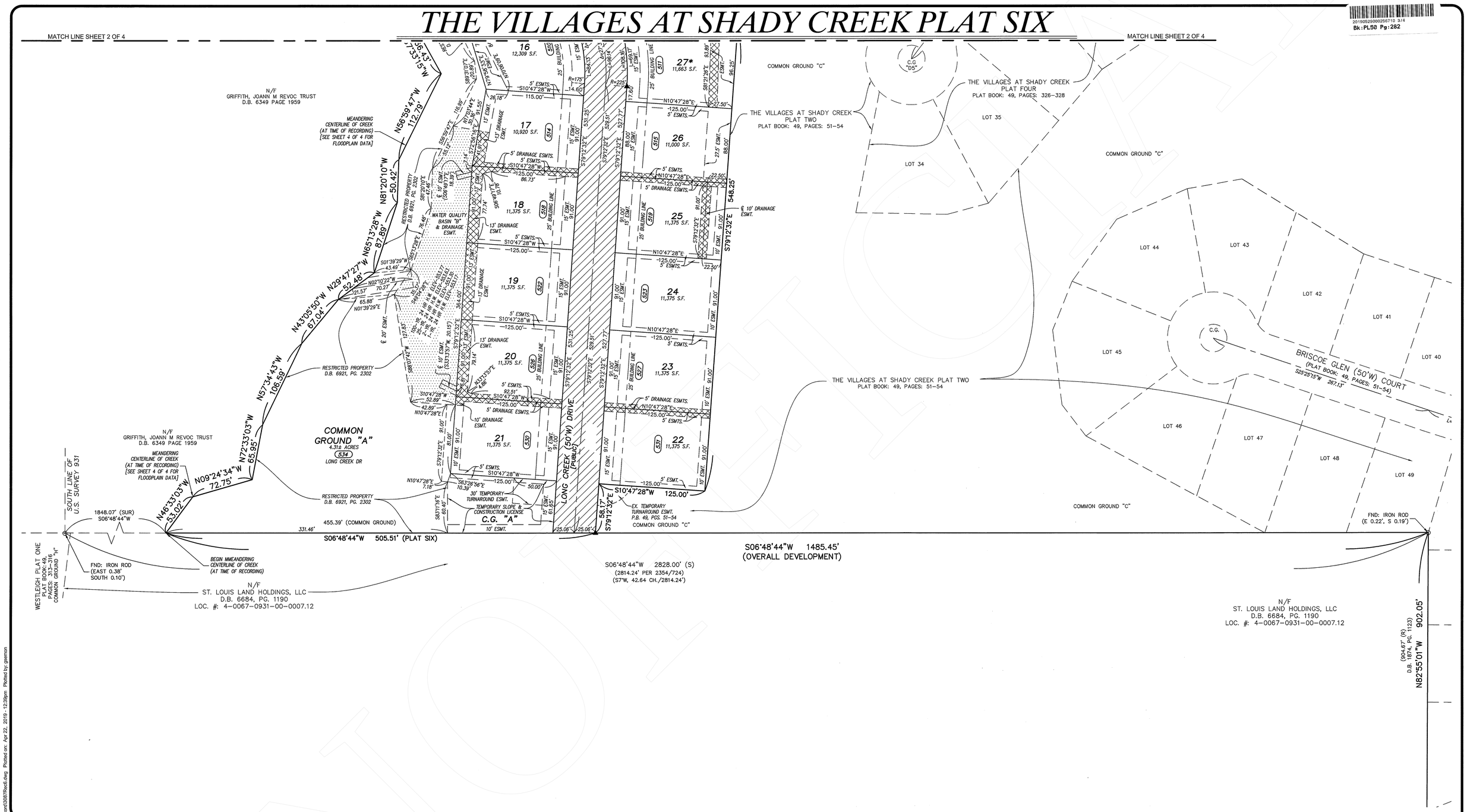
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# -	N/A
CHECKED BY:	JAH	DATE:	APR. 22, 2019
JOB NO.:	14-03-087	THE VILLAGES AT SHADY CREEK	

Drawing name: V:\14\03087 GRIFFITH\Drawings\Surveying\Record\03087Rec6.dwg Plotted on: Apr 22, 2019 - 12:39pm Plotted by: gsemon

THE VILLAGES AT SHADY CREEK PLAT SIX

20190329000250715 3/4
Bk:PL50 Pg:282



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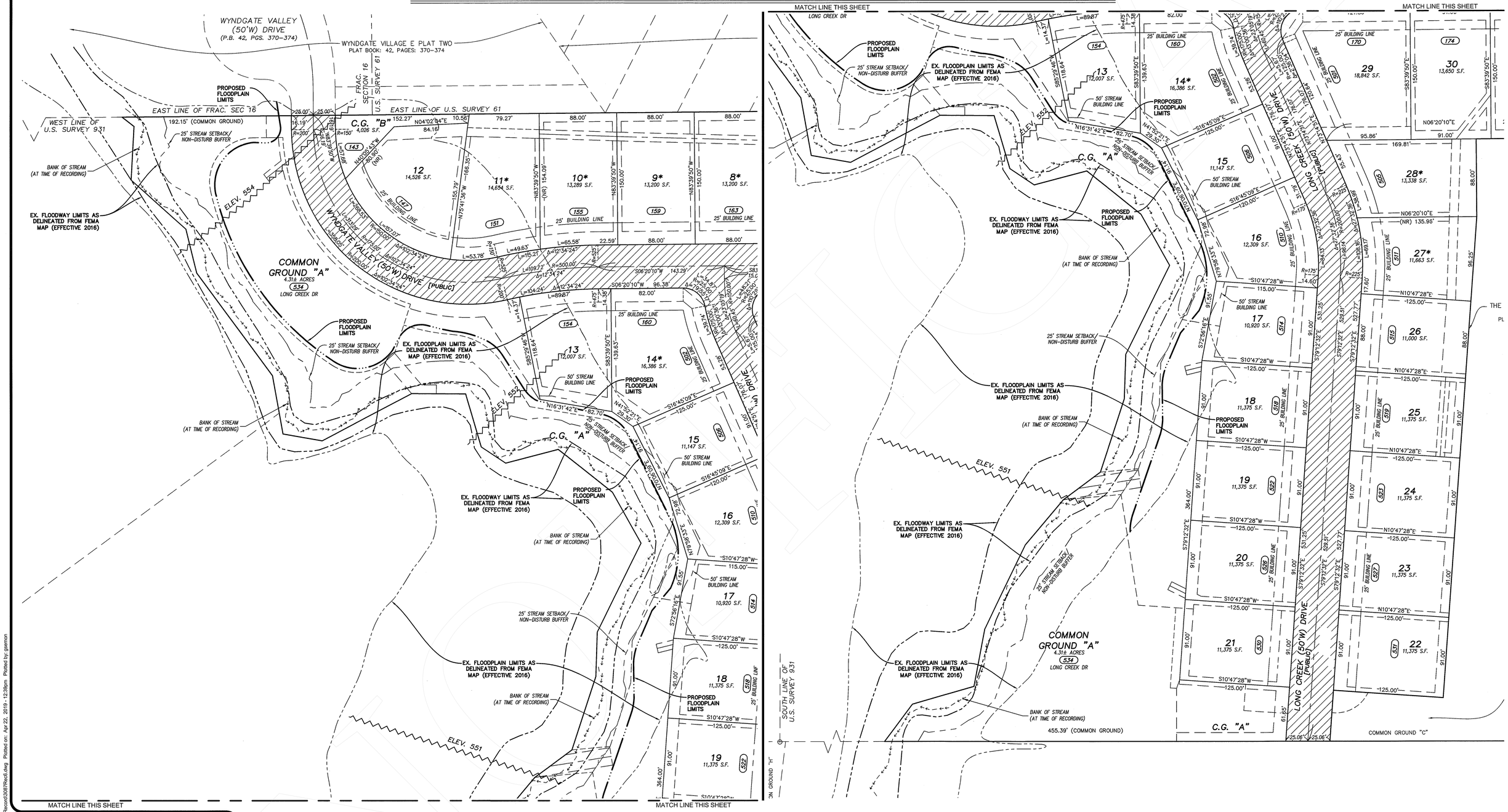
MO. REG. L.S. #2007017963

Drawing name: V:\14\0087 GRIFFITH\Drawings\Surveying\Revonc\0387Rec6.dwg Plotted on Apr 22, 2019 - 12:39pm Plotted by: gsemon

THE VILLAGES AT SHADY CREEK PLAT SIX

2019092900025671 0 4/4
Bk:PL50 Pg:283



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

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