THE VILLAGES AT SHADY CREEK PLAT SEVEN

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

2019052900026720 PLAT
Bk:PL50 Pg:284
05/28/2019 11:43:14 AM 1/2
CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St Charles County, Missouri
BY:KRUERSWALD $116.00
Kathryn Kruerswald

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 SEVEN".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED HEREON, BRETTON TRAILS DRIVE (50 FEET WIDE), HAYCASTLE COURT (50 FEET WIDE), AND HAYCASTLE 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.

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.

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.

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.

THE RECREATIONAL AREA SHOWN IN COMMON GROUND "I" IS HEREBY DEDICATED TO THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION FOR THE RIGHT TO USE, IMPROVE, CONSTRUCT, REPAIR AND MAINTAIN RECREATIONAL FACILITIES LOCATED WITHIN SAID AREA. THE VILLAGES AT SHADY CREEK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID RECREATIONAL FACILITIES.

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 DEED'S BOOK 6615, PAGE 1151, OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF DETENTION AND WATER QUALITY FEATURES SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

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.

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, 2019 IN DEED BOOK 7080, PAGE 1468 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 26th DAY OF April, 2019.

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

BY: _____
JEFF BOLAND
AUTHORIZED REPRESENTATIVE

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

ON THIS 26th 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

NOTARY PUBLIC

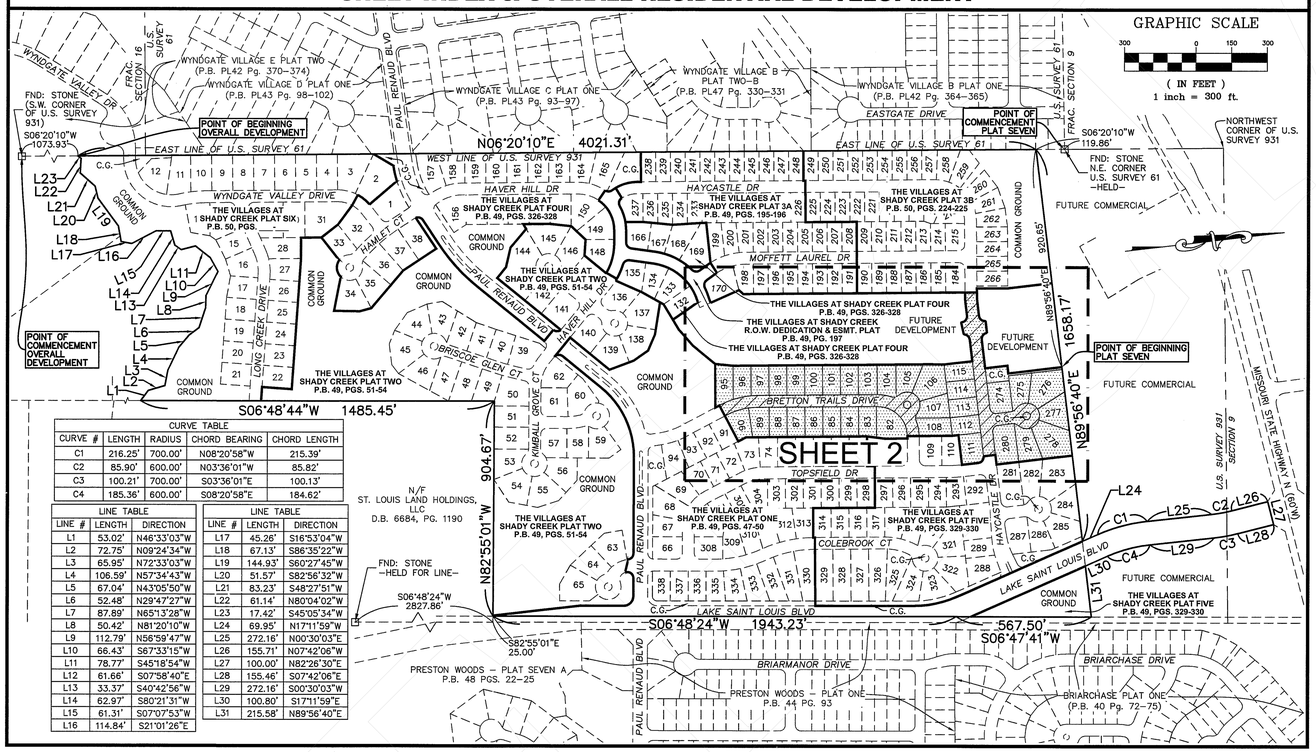
KATIE R. GEBERT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI - ST. CHARLES CO.
COMMISSION NUMBER: 12372076
MY COMMISSION EXPIRES: July 25, 2020

CITY CERTIFICATION:

THIS IS TO CERTIFY THAT I, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. 6573 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 May 23, 2019, 2019, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS 24 DAY OF May, 2019.

Bess Bucher
CITY CLERK Deputy
CITY OF O'FALLON, MISSOURI

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 1168 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 DAVID VANDEVEN 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

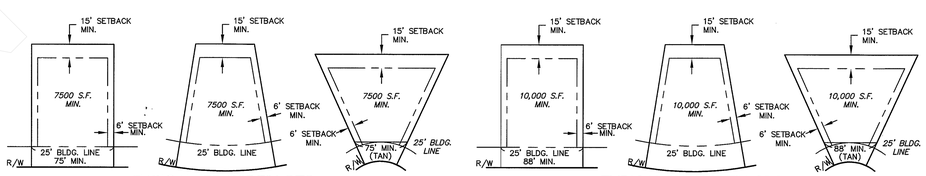
NOTARY PUBLIC

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 SEVEN):

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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

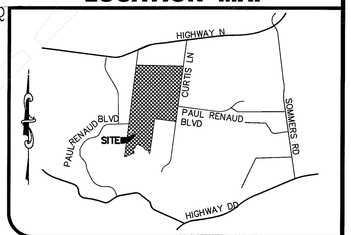
COMMENCING AT A STONE FOUND ON THE NORTHEAST CORNER OF U.S. SURVEY 61 OF THE ABOVEMENTIONED TOWNSHIP AND RANGE, SAID STONE ALSO BEING LOCATED ON THE WESTERN LINE OF U.S. SURVEY 931 OF THE ABOVEMENTIONED TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG THE EASTERN LINE OF SAID U.S. SURVEY 61 AND THE WESTERN LINE OF SAID U.S. SURVEY 931, SOUTH 06°20'10" WEST, 119.86 FEET TO THE NORTHWESTERN CORNER OF COMMON GROUND "G" OF "THE VILLAGES AT SHADY CREEK PLAT 3B", A SUBDIVISION RECORDED IN PLAT BOOK 50, PAGES 224-225 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID COMMON GROUND "G" AND IT'S EASTWARDLY PROLONGATION, NORTH 89°56'40" EAST, 920.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID EASTWARDLY PROLONGATION, NORTH 89°56'40" EAST, 372.95 FEET TO THE NORTHWESTERN CORNER OF LOT 283 OF "THE VILLAGES AT SHADY CREEK PLAT FIVE", A SUBDIVISION RECORDED IN PLAT BOOK 49, PAGES 329-330 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID "THE VILLAGES AT SHADY CREEK PLAT FIVE" THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 00°00'20" EAST, 320.00 FEET; THENCE SOUTH 89°56'40" WEST, 40.60 FEET; THENCE SOUTH 00°03'20" EAST, 50.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET. THE CHORD OF WHICH BEARS SOUTH 45°03'20" EAST, 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°03'20" EAST, 69.00 FEET; THENCE SOUTH 89°56'40" WEST, 125.38 FEET; THENCE SOUTH 00°03'20" EAST, 26.00 FEET; THENCE SOUTH 06°20'10" WEST, 189.02 FEET; THENCE SOUTH 83°39'50" EAST, 10.00 FEET; THENCE SOUTH 06°20'10" WEST, 94.00 FEET; THENCE SOUTH 13°55'51" WEST, 75.66 FEET TO THE NORTHWESTERN CORNER OF LOT 79 OF "THE VILLAGES AT SHADY CREEK PLAT ONE", A SUBDIVISION RECORDED IN PLAT BOOK 49, PAGES 47-50 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE WESTERN AND NORTHERN LINES OF SAID "THE VILLAGES AT SHADY CREEK PLAT ONE" SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 06°20'10" WEST, 507.72 FEET; THENCE SOUTH 21°04'06" EAST, 36.47 FEET; THENCE SOUTH 68°55'54" WEST, 170.00 FEET; THENCE SOUTH 21°04'06" EAST, 18.98 FEET; THENCE NORTH 83°39'50" WEST, 182.42 FEET; THENCE LEAVING THE NORTHERN LINE OF SAID "THE VILLAGES AT SHADY CREEK PLAT ONE" AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 12°17'24" EAST, 75.41 FEET; THENCE NORTH 06°20'10" EAST, 825.00 FEET; THENCE NORTH 07°40'36" EAST, 59.78 FEET; THENCE NORTH 00°03'20" WEST, 120.00 FEET; THENCE SOUTH 89°56'40" WEST, 91.39 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 36.48 FEET, A RADIUS OF 25.00 FEET. THE CHORD OF WHICH BEARS SOUTH 48°08'25" WEST, 33.33 FEET; THENCE ALONG A NON-RADIAL LINE, SOUTH 83°42'29" WEST, 51.24 FEET; THENCE ALONG A NON-RADIAL ARC TO THE LEFT, THE RADIUS OF WHICH BEARS NORTH 83°39'50" WEST, AN ARC LENGTH OF 42.06 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS NORTH 41°51'35" WEST, 37.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°56'40" WEST, 54.09 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 30.88 FEET, A RADIUS OF 275.00 FEET, THE CHORD OF WHICH BEARS NORTH 86°51'35" WEST, 30.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°39'50" WEST, 12.85 FEET TO THE NORTHEASTERN CORNER OF LOT 184 OF THE ABOVEMENTIONED "THE VILLAGES AT SHADY CREEK PLAT 3B" SUBDIVISION; THENCE ALONG THE EASTERN LINE OF SAID "THE VILLAGES AT SHADY CREEK PLAT 3B" SUBDIVISION, NORTH 06°20'10" EAST, 50.00 FEET; THENCE LEAVING THE EASTERN LINE OF SAID "THE VILLAGES AT SHADY CREEK PLAT 3B" SUBDIVISION AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 83°39'50" EAST, 12.85 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 25.10 FEET, A RADIUS OF 225.00 FEET, THE CHORD OF WHICH BEARS SOUTH 86°51'35" EAST, 25.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°56'40" EAST, 60.00 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 44°56'40" EAST, 35.36 FEET; THENCE ALONG A RADIAL LINE, NORTH 89°56'40" EAST, 50.00 FEET; THENCE ALONG A RADIAL ARC TO THE LEFT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'20" EAST, 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°56'40" EAST, 121.83 FEET; THENCE NORTH 00°03'20" WEST, 94.00 FEET; THENCE NORTH 89°56'40" EAST, 32.77 FEET; THENCE NORTH 00°03'20" WEST, 226.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 495,552 SQUARE FEET (11.3763 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2015 UNDER ORDER NUMBER 14-03-087.



TYPICAL "75' WIDE" LOTS
NOT TO SCALE

TYPICAL "88' WIDE" LOTS
NOT TO SCALE

LOCATION MAP N.T.S.



LEGEND:

⊡ = FOUND PERMANENT MONUMENT
⊙ = FOUND SEMI-PERMANENT MONUMENT
FND. = FOUND

HATCHING LEGEND:

PLAT 7 LIMITS =

SURVEYOR'S NOTES:

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THE PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.411 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 PLAT APPEARS.
2. THIS PLAT CONTAINS 495,552 SQUARE FEET (11.3763 ACRES, MORE OR LESS), AND A TOTAL OF 35 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" (UNSHADED) 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" (UNSHADED) 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 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 95-97 INCLUSIVE, LOTS 104-108 INCLUSIVE, LOTS 111-113 INCLUSIVE, AND LOTS 275-279.
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.
14. THE FUTURE DEVELOPMENT AREAS ARE SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS CREATED BY THIS PLAT.

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.

SITE BENCHMARK # 2

FOUND CROSS
ELEV.= 612.98' (NAVD 88)

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

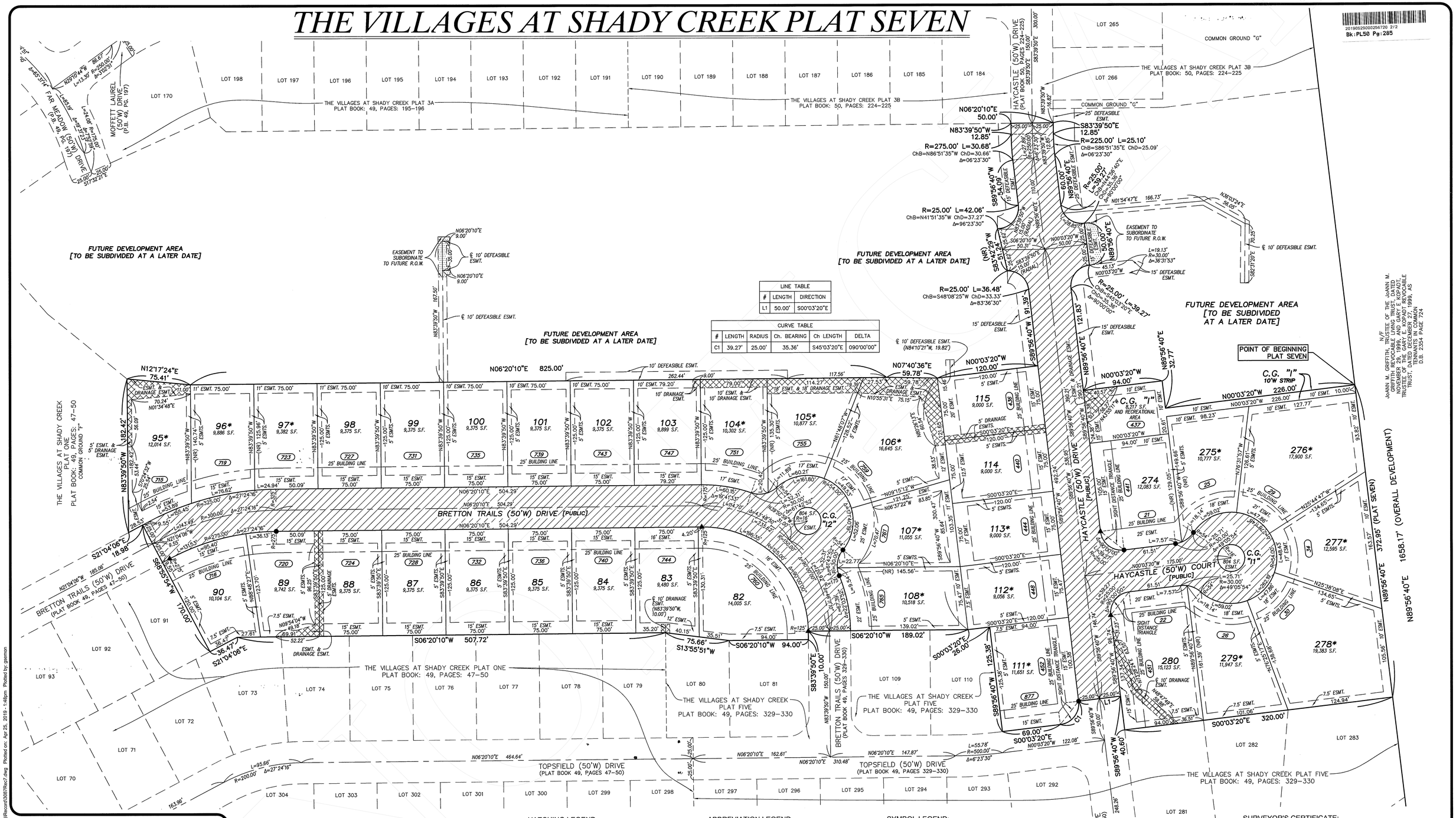
PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

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 BOO

THE VILLAGES AT SHADY CREEK PLAT SEVEN

29190829000256720 2/2
Bk:PL50 Pg:285



LINE TABLE		
#	LENGTH	DIRECTION
L1	50.00'	S00°03'20"E

CURVE TABLE					
#	LENGTH	RADIUS	Ch. BEARING	Ch LENGTH	DELTA
C1	39.27'	25.00'	35.36'	S45°03'20"E	090°00'00"

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. 25, 2019
JOB NO.:	14-03-087	THE VILLAGES AT SHADY CREEK

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

HATCHING LEGEND:
- PUBLIC RIGHT-OF-WAY =
- DRAINAGE EASEMENT =
- DEFEASIBLE EASEMENT TO SUBORDINATE TO FUTURE R.O.W. =

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
R.O.W.	=	RIGHT-OF-WAY
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 2 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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

4-26-19

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

SHEET 2 OF 2

Drawing name: V:\1403087 GRIFFITH\Drawings\Surveying\Record\087Rec7.dwg Plotted on: Apr 25, 2019 - 1:48pm Plotted by: gsemon