

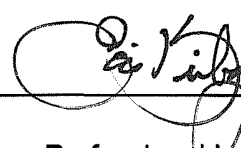
VILLAGES OF ARAGON
ROAD DEDICATION & EASEMENT PLAT
IN SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

2023R-051989
12/26/2023 10:16:53 AM
\$ 116.00
PAGES: 2
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KJETER

We, Volz Incorporated, have during September 2022 by order of Lombardo Homes of St. Louis, LLC, prepared a Road Dedication and Easement Plat of a tract of land in Section 28, Township 47 North, range 3 East and the results are shown hereon.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 22th day of August 2023.

VOLZ INCORPORATED


Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

Notes:

- Plat bearing system adopted from the Missouri State Plane Coordinate system of 1983, East Zone.
- The subject tract was formally known as "Laclede Mobile Home Estates" as recorded in Plat Book 11, Page 2 of the St. Charles County records, and "Laclede Mobile Home Estates II" as recorded in Plat Book 11, Page 11 of the St. Charles County records. Both subdivisions being vacated by "Laclede Mobile Home Estates Vacation Plat" as recorded document number 2022R-043287 of the St. Charles County records.
- A title report was not provided for this drawing.

Property Description per Deed

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 27 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, IN TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD HIGHWAY 40, FROM WHICH POINT AN OLD STONE BEARS NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 1.28 FEET, SAID POINT ALSO MARKS THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THOMAS L. AND CAROL SCHNEIDER PER DEED RECORDED IN BOOK 924 PAGE 1874 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE FROM SAID BEGINNING POINT, NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SCHNEIDER TRACT, 622.86 FEET TO THE SOUTHWEST CORNER OF LACLEDE MOBILE HOME ESTATES PLAT NO. II, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 11 PAGE 7 OF AFORESAID RECORDER'S OFFICE; THENCE CONTINUING NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LACLEDE MOBILE HOME ESTATES PLAT NO. II, 429.02 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70, FROM WHICH POINT A RIGHT-OF-WAY MARKER BEARS SOUTH 88 DEGREES 13 MINUTES 58 SECONDS EAST, 1.74 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 223.74 FEET TO A RIGHT-OF-WAY MARKER; THENCE NORTH 87 DEGREES 42 MINUTES 55 SECONDS EAST, 500.00 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS EAST, 100.69 FEET TO A RIGHT-OF-WAY MARKER; THENCE NORTH 87 DEGREES 42 MINUTES 55 SECONDS EAST, 463.33 FEET TO THE NORTHEAST CORNER OF LACLEDE MOBILE HOME ESTATES, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 11 PAGE 2 OF THE AFORESAID RECORDER'S OFFICE THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY LINE, ALONG THE EAST AND SOUTH LINES OF SAID LACLEDE MOBILE HOME ESTATES, THE FOLLOWING COURSES AND DISTANCES; SOUTH 02 DEGREES EAST, 59.55 FEET, SOUTH 43 DEGREES WEST 19.71 FEET, SOUTH 47 DEGREES EAST, 20.7 FEET, SOUTH 02 DEGREES EAST, 41.42 FEET, SOUTH 43 DEGREES WEST, 41.42 FEET, SOUTH 88 DEGREES WEST, 35.72 FEET, SOUTH 02 DEGREES EAST, 50.0 FEET, NORTH 88 DEGREES EAST, 10.71 FEET, SOUTH 47 DEGREES EAST, 41.42 FEET, SOUTH 02 DEGREES EAST, 41.42 FEET, SOUTH 43 DEGREES WEST, 41.42 FEET, SOUTH 88 DEGREES WEST 10.71 FEET, SOUTH 02 DEGREES EAST, 65.00 FEET, SOUTH 88 DEGREES WEST, 135.00 FEET, SOUTH 02 DEGREES EAST, 45.00 FEET, SOUTH 88 DEGREES WEST, 125.00 FEET, SOUTH 02 DEGREES EAST, 45.00 FEET, SOUTH 88 DEGREES WEST, 100.00 FEET TO THE EAST LINE OF LACLEDE DRIVE, 50 FEET WIDE; THENCE ALONG THE EAST AND NORTH LINES OF SAID LACLEDE DRIVE, THE FOLLOWING COURSES AND DISTANCES; SOUTH 02 DEGREES EAST, 44.40 FEET TO A POINT OF CURVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 90 DEGREES, AND AN ARC LENGTH OF 47.12 FEET TO A POINT OF TANGENCY; NORTH 88 DEGREES EAST, 50.00 FEET TO A POINT OF CURVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.01 FEET, A CENTRAL ANGLE OF 20 DEGREES 22 MINUTES, AND AN ARC LENGTH OF 39.46 FEET TO A POINT OF TANGENCY; NORTH 67 DEGREES 38 MINUTES EAST, 54.80 FEET TO A POINT OF CURVE; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90 FEET, A CENTRAL ANGLE OF 90 DEGREES, AN ARC LENGTH OF 141.37 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 22 MINUTES EAST, 127.28 FEET TO A POINT OF REVERSE CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 72 DEGREES 06 MINUTES 56 SECONDS, AN ARC LENGTH OF 31.47 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 25 MINUTES 30 SECONDS EAST, 29.43 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLD HIGHWAY 40; THENCE SOUTH 67 DEGREES 33 MINUTES 39 SECONDS WEST, ALONG SAID NORTHERN RIGHT-OF-WAY LINE, 1302.50 FEET TO THE POINT OF BEGINNING, AS SURVEYED BY LANDMARK SURVEYING, INC., DURING MARCH, 1989.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF O'FALLON BY DEED RECORDED IN BOOK 1941 PAGE 1080 OF THE ST. CHARLES COUNTY RECORDS.

The undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused said Road Dedication and Easement Plat to be prepared as shown hereon, which plat shall hereafter to be known as "Villages of Aragon Road Dedication and Easement Plat."

The undersigned owner hereby designates that the cross hatched area to the north of Veterans Parkway shown on this plat, is hereby dedicated to the City of O'Fallon, Missouri, for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated as perpetual, exclusive utility easements to the City of O'Fallon their successors and assigns, as their interests may appear, for the purpose of improving, installing, constructing, replacing, maintaining, and repairing public utilities including electric lines, sanitary 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 improvement, installation, construction, maintenance, repair, or replacement of said public utilities and the right to trim, control, cut and remove any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches and other obstructions that adversely impact the function or ability to maintain the public utilities. Any provider of public utilities that causes damage to the property shall be responsible to restore the disturbed area as nearly as possible to its prior former condition.

The undersigned hereby designates the easement shown as hatched for the purpose of an undisturbed stormwater drainage easement. This easement is hereby granted to the City of O'Fallon, Missouri for emergency use only. Said easement is not to be maintained by the City of O'Fallon.

The detention access easement and the detention basin easement are hereby dedicated to the City of O'Fallon, Missouri for emergency purposes and inspections only, with no implied rights to ownership or maintenance responsibility.

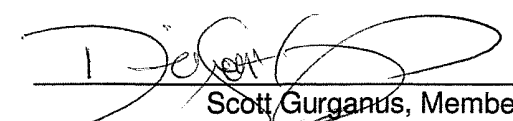
It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

It is hereby certified that there are no delinquent taxes outstanding.

IN WITNESS WHEREOF, the undersigned has executed these presents this 20th day of November, 2023.

Grantor:

Lombardo Homes, LLC
A Missouri limited liability company


Scott Gurganus, Member

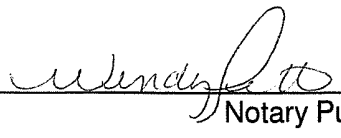
STATE OF MISSOURI)
COUNTY OF St. Charles) SS

On this 20th day of November, 2023, before me personally appeared Scott Gurganus, who being by me duly sworn did say that he a Member of Lombardo Homes, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said Member acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

4-13-25
WENDY JETT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 13, 2025
LINCOLN COUNTY
COMMISSION #13770794


Notary Public-Signature
Wendy Jett
Print Name

Grantee:
City of O'Fallon, Missouri


Michael Snowden, City Administrator



STATE OF MISSOURI)
COUNTY OF ST. CHARLES) SS

On this 15 day of December, 2023, before me appeared Michael Snowden, to me personally known, and stated that he is the City Administrator of the City of O'Fallon, Missouri, and that he executed the foregoing Easement Agreement and Deed on behalf of the City of O'Fallon, by authority of the City Council, and that the said Easement Agreement and Deed is the free act and deed of the City of O'Fallon.

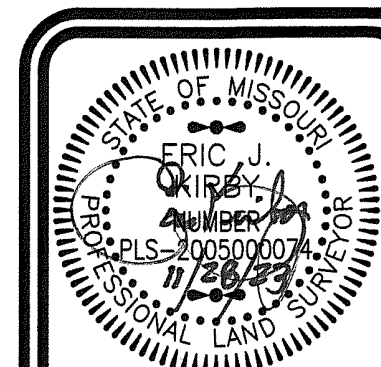
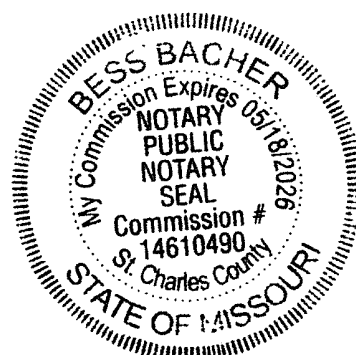
IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

05/18/2026


Notary Public-Signature

Bess Bacher
Print Name

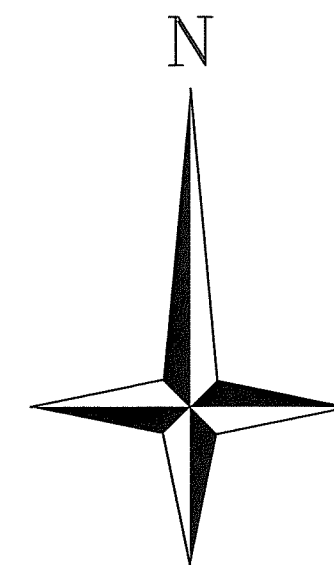


Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074



MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

INTERSTATE 70
SOUTH OUTER (VARIABLE WIDTH) ROAD



Scale in Feet
Scale: 1"=50'

PROPERTY
N/F
AJIMO PROPERTIES LLC
DB 7345 PG 703

PROPERTY
N/F
VILLAGES OF ARAGON LLC
DB 02021 PG 085096

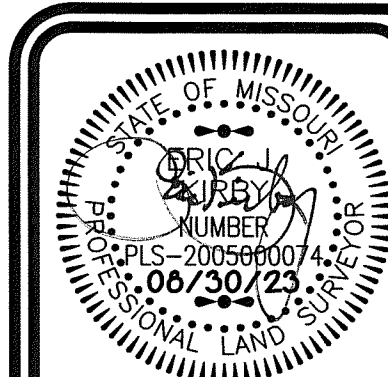
PROPERTY
N/F
CLEVER DR HENRY W III &
CLEVER VICTOR G SR,
UNIFIED CREDIT TRUST &
DYER MARTHA B
DB 1703 PG 1976

PROPERTY
N/F
SCHNEIDER THOMAS L &
SCHNEIDER CAROL A
DB 0924 PG 1874

LINE/CURVE TABLE

L1: N04°21'46"W 4.62'
L2: S85°38'14"W 20.16'
L3: N85°38'14"E 20.45'
L4: S04°18'14"W 25.22'
L5: S22°26'21"E 31.03'
C1: R=137.00' L=20.72'
C2: R=163.00' L=24.66'

VILLAGES OF ARAGON
ROAD DEDICATION & EASEMENT PLAT
IN SECTION 28, TOWNSHIP 47 NORTH,
RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI



Eric J. Kirby
Professional Land Surveyor
No. P.L.S. #2005000074

VOLZ
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

Veterans Memorial Parkway
St. Charles, MO 63366

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