CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ALDERMEN
AGENDA
NOVEMBER 4, 2026
7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Widaman
Alderman Detweiler
Alderman Gittemeier
Alderman Johnson
Alderman Nay
Alderman Waters
Alderman Wilson

CONSENT AGENDA

1. Board of Aldermen Regular Session Minutes – 10 21 26
2. Expenditures Report dated – 11 04 26
3. Salfen Farms – release of escrow
4. Fee Waiver for Program Participants – Salute to Service

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

NEW BUSINESS

OLD BUSINESS

1. **Bill No. 26 – 47** (first reading on 10 21 26)
   An Ordinance of the City of Dardenne Prairie, Missouri, Approving the Rezoning of Certain Real Property Located at 1670 Stump Road and 7393 Highway N to “R-1D” Single-Family Residential District, Planned Unit Development (PUD); and Approving an Area Plan with Conditions for the Same

2. **Bill No. 26 – 48** (first reading on 10 21 26)
   An Ordinance of the City of Dardenne Prairie, Missouri, Providing for the Release and Vacation of a Portion of a Drainage and Utility Easement at 2602 McLean Court, Lot 12 of Tysons Corner

3. RESIDENTIAL SOLAR PANEL DISCUSSION

OFFICER & STAFF COMMUNICATIONS

1. City Attorney
2. City Staff
3. Aldermen
4. Mayor
5. Monthly Reports

ADJOURNMENT

CALL TO ORDER

Mayor Widaman called the October 21, 2026, Board of Aldermen meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was said.

ROLL CALL

	Present	Absent
Mayor Widaman	X	
Ald Detweiler	X	
Ald Gittemeier	X	
Ald Johnson	X	
Ald Nay	X	
Ald Waters	X	
Ald Wilson	X	

ALSO PRESENT: City Administrator Kyle Michel, City Attorney John Young, IT Manager Rose Maresca and City Clerk Deborah Ryan

CONSENT AGENDA

1. Board of Aldermen Work Session Minutes – 10 07 26
2. Board of Aldermen Regular Session Minutes – 10 07 26
3. Expenditures Report dated – 10 21 26
4. Treasurers Report dated – 09 30 26
5. Temporary Use – ICD Annual Christmas Tree Lot
6. Encore CID - Budget

Moved by Alderman Gittemeier, seconded by Alderman Wilson to approve the consent agenda as presented.

All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

No items removed

PUBLIC COMMENT

No one requested to speak.

PUBLIC HEARING

Mayor Widaman opened the public hearing.

1. Lombardo Homes of St. Louis, LLC is Requesting Rezoning of a tract of land located at 1670 Stump Road and 7393 Highway N, Dardenne Prairie MO, current Zoning is R-1A and C-2 and requesting R-1D w/ PUD

Chad Wilson of Lombardo Homes spoke regarding this public hearing.

Noone from the public requested to speak during the public hearing.

The public hearing was closed.

NEW BUSINESS

1. **Bill No. 26 - 47**
   An Ordinance of the City of Dardenne Prairie, Missouri, Approving the Rezoning of Certain Real Property Located at 1670 Stump Road and 7393 Highway N to "R-1D" Single-Family Residential District, Planned Unit Development (PUD); and Approving an Area Plan with Conditions for the Same

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26 - 47, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 47 for the first time, by title only.

City Administrator Michel stated Planning and Zoning Commission recommended approval with conditions as listed in Bill No. 26 - 47.

2. **Bill No. 26 - 48**
   An Ordinance of the City of Dardenne Prairie, Missouri, Providing for the Release and Vacation of a Portion of a Drainage and Utility Easement at 2602 McLean Court, Lot 12 of Tysons Corner

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26 - 48, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 48 for the first time, by title only.

3. **Bill No. 26 - 49**
   An Ordinance of the City of Dardenne Prairie, Missouri, Setting the Filing Dates, Times and Place for the General Municipal Election to be Held on April 6, 2027, in the City of Dardenne Prairie, Missouri

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26 - 49, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 49 for the first time, by title only.

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 26 - 49, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 49 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 26 - 49.

Roll call vote:
Alderman Detweiler, Aye
Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Waters, Aye
Alderman Gittemeier, Aye
Alderman Wilson, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26 - 49 becomes Ordinance No. 2442.

4. **Bill No. 26 - 50**
   An Ordinance of the City of Dardenne Prairie, Missouri, Authorizing the City Administrator to Negotiate and Execute a Professional Services Contract in the Amount of $16,182.32 Between the City and PLM for the Crack Sealing Project in the Villages of Bainbridge

Moved by Alderman Gittemeier, seconded by Alderman Detweiler for the first reading of Bill No. 26 - 50, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 50 for the first time, by title only.

Moved by Alderman Detweiler, seconded by Alderman Gittemeier for the second reading of Bill No. 26 - 50, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 50 for the second time, by title only.

Motioned by Alderman Detweiler, seconded by Alderman Gittemeier for the final passage of Bill No. 26 - 50.

Roll call vote:
Alderman Wilson, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Waters, Aye
Alderman Gittemeier, Aye
Alderman Nay, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26 - 50 becomes Ordinance No. 2443.

5. **Bill No. 26 - 51**
   An Ordinance of the City of Dardenne Prairie, Missouri Authorizing the City Administrator to Negotiate and Execute a Professional Services Contract in the Amount of $50,175.00 Between the City and Tramar Contracting Inc. for the 2026 Pavement Marking Program

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26 - 51, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 51 for the first time, by title only.

Moved by Alderman Detweiler, seconded by Alderman Gittemeier for the second reading of Bill No. 26 - 51, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 51 for the second time, by title only.

Motioned by Alderman Wilson, seconded by Alderman Gittemeier for the final passage of Bill No. 26 - 51.

Roll call vote:
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Wilson, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26 - 51 becomes Ordinance No. 2444.

6. **Bill No. 26 - 52**
   An Ordinance of the City of Dardenne Prairie, Missouri Authorizing the City Administrator to Negotiate and Execute Professional Services Contract for Snow and Ice Removal Services

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26 - 52, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 52 for the first time, by title only.

City Administrator gave a brief overview and how plans are being scheduled for this year.

Moved by Alderman Detweiler, seconded by Alderman Gittemeier for the second reading of Bill No. 26 - 52, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 52 for the second time, by title only.

Motioned by Alderman Wilson, seconded by Alderman Gittemeier for the final passage of Bill No. 26 - 52.

Roll call vote:
Alderman Wilson, Aye
Alderman Waters, Aye
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye

Alderman Detweiler, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26 - 52 becomes Ordinance No. 2445.

7. **Bill No. 26 - 53**
   An Ordinance of the City of Dardenne Prairie, Missouri, Authorizing the City Administrator to Execute a Common Agreement Between the City and the St. Charles County Economic Development Council for Economic Development Services

Moved by Alderman Wilson, seconded by Alderman Gittemeier for the first reading of Bill No. 26 - 53, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 53 for the first time, by title only.

City Administrator Michel gave a brief overview and history of agreement with the St. Charles County EDC.

Moved by Alderman Detweiler, seconded by Alderman Wilson for the second reading of Bill No. 26 - 53, by title only. All ayes, motion carried.

City Attorney read Bill No. 26 - 53 for the second time, by title only.

Motioned by Alderman Detweiler, seconded by Alderman Wilson for the final passage of Bill No. 26 - 53.

Roll call vote:
Alderman Gittemeier, Aye
Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Waters, Aye
Alderman Detweiler, Aye
Alderman Wilson, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26 - 53 becomes Ordinance No. 2446.

OFFICER & STAFF COMMUNICATIONS

1. **City Attorney**
   No report.

2. **City Engineer**
   No report.

3. **City Administrator**
   City Administrator Michel stated the St. Charles County Historical Society – Dardenne Prairie Chapter will meet at City Hall, tomorrow, Thursday, October 22, 2026 at 6:00 pm

City Administrator Michel stated Bingo is Friday, November 6, 2026 at 10:30 am.

City Administrator Michel stated there is a display in the City Hall lobby from the Mid America Veterans Museum containing military uniforms and the stories of each of the service members.

City Administrator Michel stated the City is accepting applications for the Salute to Service program and staff are working on sample banners to bring before the Board.

City Administrator Michel stated the replacement playground equipment has been ordered and waiting on an estimated delivery date. Resurfacing documents should be finalized this week and hope to proceed with the project.

City Administrator Michel stated staff has been working on budget and asked that Elected Officials let him know availability to meet with each Ward to go through the budget. Budget work sessions will be scheduled for November.

4. Aldermen

Alderman Detweiler stated she attended the Lewis and Clark HOA meeting last night and questions were raised about the resurfacing project with slabs and sidewalks. Resident at 304 William Clark asked about the sidewalk in front of his house and witnessed several pedestrians' trip and requested staff could take a look at that.

5. Mayor

Mayor Widaman noted that the agenda was lengthy and was reviewed rather quickly. He stated that the elected officials would remain after adjournment to answer any questions and engage in further discussion.

Mayor Widaman thanked everyone for coming out and participating in the meeting and thanked our Police Officer for keeping everyone safe.

ADJOURNMENT

Moved by Alderman Gittemeier, seconded by Alderman Wilson to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 7:35 pm.

Approved by the Board of Aldermen on 11 04 26

Respectfully submitted:

Deborah Ryan, City Clerk

EXPENDITURES FOR APPROVAL
11/4/2026

1	America's Parking Remarking	Street sign	113.17
2	Americom Technology Solutions	IT - November	2,407.82
3	Benjamin Kloos	Prosecuting Attorney: November	2,000.00
4	Charter Communications	Service to 11-7-26	240.18
5	Cuivre River Electric	Light on Weldon Spring	44.25
6	Cuivre River Electric	Henke/Feise Rd. Traffic Signals	74.00
7	Cuivre River Electric	Light at Georgetown Park	34.66
8	Cuivre River Electric	Lights at St. Williams Apts.	40.96
9	Cuivre River Electric	Hanley Rd. Traffic Signal	83.00
10	Duckett Creek	City Hall service to December	160.00
11	Essential Network Technologies	Cameras and access control install	43,734.27
12	First Bank	Credit Card Charges	6,697.55
13	Gerstner Electric	Traffic signal repair	371.09
14	Green Clean Commercial	Cleaning: November	1,376.00
15	Hamilton Weber	Legal fees - September	9,786.02
16	Kyle Michel	Conference reimbursement	588.30
17	Mark Byrne	Municipal Judge: November	500.00
18	Parks: Sunbelt Rentals	Lighting for playgrounds - Prairie Day	974.69
19	Parks: Various Umpires	Umpire pay to 10-22-26	1,605.00
20	Payroll	10-23-26 Payroll	44,068.49
21	PEAC Solutions	Copiers	26.00
22	PWSD #2	City Hall water to 9-17-26	62.82
23	PWSD #2	Athletic Complex water to 9-17-26	48.31
24	PWSD #2	Fountain water to 9-17-26	1,259.11
25	SNP Express	John Deer Gator	14,254.24
26	UMB Bank, NA	October, 2026 TDD Sales Tax Payment	51,153.67
27	Vogel Heating & Cooling	AC maintenance	983.00
28	Weis Design Group	Development review	1,350.97
29	Weis Design Group	Post Road Phase I	20,309.88
			204,347.45

Approved by Board of Aldermen 11/04/26

Mayor Keith Widaman

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636-561-1718

Kyle Roettger | Public Works Supervisor
Phone 636-866-4514
Kyle.Roettger@DardennePrairie.gov

Staff Memo

To: Mayor and Board of Aldermen

Through: City Administrator

From: Kyle Roettger, Public Works Supervisor

Date: October 22, 2026

Subject: Construction Escrow Release - Salfen Farms Subdivision

Staff recommends approval of the developer's request to release the construction escrow letters of credit for Salfen Farms Subdivision, with verification of the required closeout documentation and escrow details before processing the release.

Bill Luetkenhaus, representing Luetkenhaus Properties, Inc., has submitted the attached request for release of the construction escrow letters of credit associated with the subdivision improvements. The City's deficiency list dated June 30, 2026, and accompanying map identified the corrective work needed for construction completion.

I completed the final inspection on October 13th and verified that the developer has completed the corrective work outlined in the deficiency list. The completed work addressed the identified storm drainage structure maintenance, pavement repairs, detention basin vegetation removal, and grading and stabilization items. No outstanding construction deficiencies remain from that list based on my final inspection.

Requested Board Action

Approve the release of the construction escrow letters of credit for Salfen Farms Subdivision.

Attachments

- Developer release request - Bill Luetkenhaus, Luetkenhaus Properties, Inc.
- Deficiency List - Salfen Farms, dated June 30, 2026
- Deficiency Map - Salfen Farm

LUETKENHAUS Properties

Integrity You Can Count On

REALTOR

Dear Dardenne Board of Aldermen,

I have completed my construction escrow requirements for Salfen Farm subdivision and respectfully request the release of my Construction Escrow Letters of Credit.
Thank you.

Sincerely,

Bill Luetkenhaus
Luetkenhaus Properties, Inc.
410 Crestview Drive
O'Fallon, MO 63366
Email: Bill@lpigroup.us
www.LPIGroup.us
636-272-4200 office
636-262-5495 cell

DARDENNE PRAIRIE
www.DardennePrairie.org

City Engineer
Phone 636.755-5320
CityEngineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718

Deficiency List

972110_SalfenFarms

6/30/2026

Site Improvement - Construction Completion Inspection - 01

Approx. Location	Deficiency
MH 2	Okay
OS 3	Okay
CI 5	Remove lift rings
CI 6	Remove debris
MH 7	Remove debris
AI 8	Remove debris, remove lift rings
AI 9	Okay
MH 10	Okay
AI 11	Remove debris, remove lift rings, add dirt around the inlet
AI 12	Remove lift rings
AI 13	Remove debris, remove lift rings, add dirt around the inlet
MH 15	Okay
MH 16	Okay
AI 17	Remove debris, remove lift rings, add dirt around the inlet
CI 18	Okay
	Detention Basin
Common Ground	Remove vegetation around OS3
	Salfen Farm Court
Sidewalk	Okay
0+00	5 slabs need routered and sealed, 1 slab needs replaced (marked pink)
2+00	3 slab needs routered and sealed (marked pink)
2+70	1 slab needs routered and sealed (marked pink)
3+75	3 slabs need routered and sealed (marked pink)
Cul-de-sac	12 slabs need routered and sealed, 1 slab needs replaced (marked pink)
	Detention Basin Water Quality Area
As-Built Plans	Basin as-built cross sections not yet provided;
	Landscaping
Throughout	Greenspace between the sidewalk and BOC from Sta. 0+00 LT to 3+25 LT needs finish grading, seeding, and strawed.
	Sidewalks
Throughout	Okay

DARDENNE PRAIRIE
www.DardennePrairie.org

City Engineer
Phone 636.755-5320
CityEngineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718

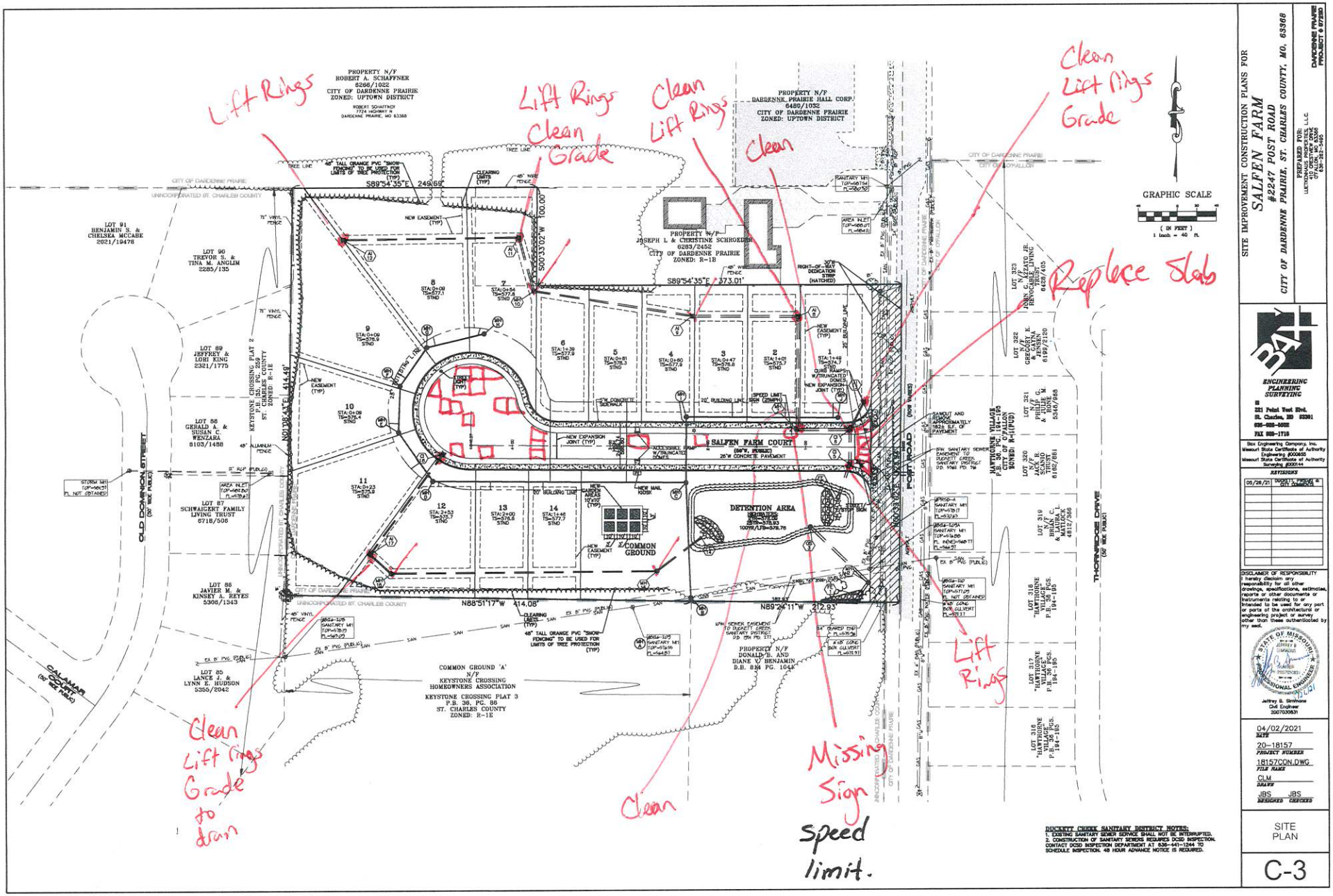
Deficiency List

972110_SalfenFarms

6/30/2026

Site Improvement - Construction Completion Inspection - 01

Status	Items to Be Completed
Okay	~~Recorded Record Plat (2 prints)~~
Not Yet Provided	Electronic Copy of Construction Plans ✓
Not Yet Provided	Electronic Copy of Record Plat
Not Yet Provided	As-Built Storm Sewer Plans ✓
Okay	~~Onsite Sidewalks and Ramps~~ ✓
Okay	~~Detention Basin~~ ✓
Not Yet Provided	Detention Basin As-Built Cross Sections After Site Revegetation ✓
Okay	~~Rough Grading~~
Not Yet Provided	Submit All Grading Compaction Tests ✓
See Attached Deficiencies	Storm Sewers ✓
See Attached Deficiencies	Streets ✓
Not Yet Provided	Submit All Subgrade Compaction Test Reports ✓
Not Yet Provided	Submit All Concrete Compressive Test Reports ✓
Okay	~~Finish grading per Drainage Area Map~~
Okay	~~All Landscaping Installed/Thriving~~
Okay	~~Storm Water Management Plan Fully Implemented~~
Not Yet Provided	Provide Permit Application to Own or Operate a Detention Basin HOA
Okay	~~Deposit for Sanitary Sewer Construction Guarantee or Report from Sewer District~~
Okay	~~Deposit for Water Line Construction Guarantee or Report from Water District~~
Not Yet Provided	Certificate of Completion (Exhibit 4 from Deposit Agreement)
Okay	~~All Site Inspection Fees Paid~~


Lift Rings
Lift Rings
Clean
Grade
Clean
Lift Rings
Clean
Clean
Lift Rings
Grade
Replace Slab
Clean
Lift Rings
Grade
to drain
Clean
Missing
Sign
Speed
limit.
Lift
Rings
23 slabs
PROPERTY N/F
ROBERT A. SCHAFFNER
6266/1022
CITY OF DARDENNE PRAIRIE
ZONED: UPTOWN DISTRICT
PROPERTY N/F
DARDENNE PRAIRIE HALL CORP.
6489/1032
CITY OF DARDENNE PRAIRIE
ZONED: UPTOWN DISTRICT
PROPERTY N/F
JOSEPH L & CHRISTINE SCHROEDER
6283/2452
CITY OF DARDENNE PRAIRIE
ZONED: R-1B
LOT 91
BENJAMIN S. &
CHELSEA MCCABE
2021/19476
LOT 90
TREVOR S. &
TINA M. ANGLIM
2285/135
LOT 89
JEFFREY &
LORI KING
2321/1775
LOT 88
GERALD A. &
SUSAN C.
WENZARA
8103/1488
LOT 87
SCHWAIGERT FAMILY
LIVING TRUST
6718/508
LOT 86
JAVIER M. &
KINSEY A. REYES
5306/1343
LOT 85
LANCE J. &
LYNN E. HUDSON
5355/2042
LOT 322
N/F
GREGORY K.
& CATHY
A. GROSS
6189/2120
LOT 323
N/F ESTATE OF
JOHN C. LITTLE
REVOCABLE LIVING
TRUST
6428/405
LOT 321
N/F
PRESTON G.
& JULIE M.
ROOS
5340/868
LOT 320
N/F
JACK D.
SCANLO
&
6182/861
LOT 319
N/F
BRIAN C.
&
MATLOCK
4812/366
LOT 318
"HAWTHORNE
VILLAGE"
P.B. 36, PGS.
194-195
LOT 317
"HAWTHORNE
VILLAGE"
P.B. 36, PGS.
194-195
LOT 316
"HAWTHORNE
VILLAGE"
P.B. 36, PGS.
194-195
SALFEN FARM COURT
(50'W. PUBLIC)
26'W CONCRETE PAVEMENT
DETENTION AREA
100YR/A/TR=578.93
100YR/A/TR=578.78
COMMON GROUND
N/F
KEYSTONE CROSSING
HOMEOWNERS ASSOCIATION
KEYSTONE CROSSING PLAT 3
P.B. 36, PG. 86
ST. CHARLES COUNTY
ZONED: R-1E
PROPERTY N/F
DONALD S. AND
DIANE V. BENJAMIN
D.B. 884 PG. 1043
OLD DOMINION STREET
(50' WIDE PUBLIC)
SALAMAR
(50' WIDE PUBLIC)
POST ROAD
(VARIABLE WIDTH PUBLIC)
THORNRIDGE DRIVE
(50' WIDE PUBLIC)
S89°54'35"E 249.68'
S00°33'02"W 100.00'
S89°54'35"E 373.01'
N00°08'43"E 414.49'
N88°51'17"W 414.08'
N89°24'11"W 312.93'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SITE IMPROVEMENT CONSTRUCTION PLANS FOR
SALFEN FARM
#2247 POST ROAD
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO. 63368
DARDENNE PRAIRIE PROJECT # 97393
PREPARED FOR:
LIETZHOUS PROPERTIES, LLC
ENGINEERING
PLANNING
SURVEYING
221 Point Test Blvd.
St. Charles, MO 63301
636-926-6002
FAX 926-1716
Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000835
Missouri State Certificate of Authority
Surveying #000144
REVISIONS
05/28/21
DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.
STATE OF MISSOURI
JEFFREY B. SIMMONS
NUMBER 2007030831
PROFESSIONAL ENGINEER
Jeffrey B. Simmons
Civil Engineer
2007030831
04/02/2021
DATE
20-18157
PROJECT NUMBER
18157CON.DWG
FILE NAME
CLM
DRAWN
JBS JBS
DESIGNED CHECKED
SITE PLAN
C-3
DICKERT CREEK SANITARY DISTRICT NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

Kyle Michel, MPA, ICMA-CM
City Administrator
City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
(636)561-1718

Staff Report

TO: Board of Aldermen

DATE: 21 October 2026

SUBJECT: Planning & Zoning Conditions of Approval for Sagebrook PUD

Executive Summary:

The Planning & Zoning Commission met on October 14th, 2026 to review and make recommendation regarding the rezoning and PUD Area Plan for the proposed Lombardo Subdivision Sagebrook. While detailed in the Ordinance contained within your packets, here is the comprehensive list of conditions recommended by the Commission as part of their conditional approval. These conditions include those recommended by staff as part of the staff review process as well as conditions determined appropriate by the Commission.

1. The Applicant and the Owner, having to the best of their knowledge, provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an "R-1D," Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. Prior to the installation of any site lighting, not including any lighting proposed on a dwelling, the applicant shall provide a lighting plan for review by the Planning Department. All exterior lighting shall follow the requirements listed under Dardenne Prairie Municipal Code Section 405.450.

3. Permanent monuments shall be installed throughout the community following the requirements listed under Dardenne Prairie Municipal Code Section 410.280 for review by the City Engineer.

4. All common ground areas identified in the Area Plan and which are to remain in private ownership shall remain as open space and shall be properly maintained.

5. The Applicant shall provide updated landscape plans demonstrating that a minimum of 10% of each lot will be landscaped with trees, shrubs, living ground cover or plant material other than grass or turf in accordance with the specifications detailed in the Arboricultural Specifications Manual and a minimum of two (2) frontage trees shall be provided on lots with a lot width of 80 feet or greater. The updated landscape plans shall provide for the installation and maintenance of trees and supplemental landscaping or screening deemed necessary by the City on Lots 13, 14, and 15, to establish and maintain an adequate visual buffer between these lots and the neighboring commercial property.

6. No trees shall be planted within the public right-of-way adjoining Street A. Instead, required street trees shall be planted within the front yards of each Lot.
7. All landscape material, living and non-living, shall be healthy and in place prior to the issuance of a final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.

8. The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.

a. The Applicant, its successors, and/or subsequent owners, and agents of any of the preceding shall be responsible for the continued maintenance of all such materials listed above.

b. Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated, and dead plants shall be promptly removed and replaced within the next planting season.

c. Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the Owner, the Applicant (and their respective successors in interest and agents), or lot owner, as applicable shall be considered in violation of the terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.

9. The cul-de-sac and its associated roadway, pavement, curb, and other improvements shall be designed to accommodate the safe and unobstructed turning, maneuvering, and passage of school buses. The Applicant will provide any turning-radius analyses and other supporting documentation requested by the City to verify compliance with this condition.

Respectfully,



Kyle Michel, MPA, ICMA-CM
City Administrator
636-561-1718
kyle.michel@dardenneprairie.org

BILL NO.26 - 47 **ORDINANCE NO._____**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 1670 STUMP ROAD AND 7393 HIGHWAY N TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

WHEREAS, the City of Dardenne Prairie, Missouri (the "City") received an application dated September 2, 2026 from Lombardo Homes of St. Louis, LLC, a Michigan limited liability company authorized to transact business in the State of Missouri (the "Applicant"), for the rezoning of approximately 11.78 acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein, to be known as "Sagebrook" (the "Property"), and owned by Pinecrest Rental Properties, LLC, a Missouri limited liability company, and TLR Enterprises LLC, a Missouri limited liability company (collectively, the "Owner"); and

WHEREAS, as part of the rezoning request, the Applicant also submitted a Planned Unit Development ("P.U.D.") Request – Area Plan for the approval of an Area Plan for the Property; and

WHEREAS, the Applicant requested that the Property be rezoned to "R-1D," Single-Family Residential District, with a P.U.D.; and

WHEREAS, the Board of Aldermen of the City (the "Board of Aldermen") and the Planning and Zoning Commission of the City ("Planning and Zoning Commission") held Public Hearings on the proposed rezoning application and P.U.D. Area Plan; and

WHEREAS, at such Public Hearings, all persons-in-interest and residents were given an opportunity to be heard on the proposed rezoning application request and P.U.D. Area Plan; and

WHEREAS, on October 14, 2026, the Planning and Zoning Commission considered the rezoning application and P.U.D. Area Plan and recommended approval of said rezoning application and P.U.D. Area Plan subject to certain conditions; and

WHEREAS, on October 21, 2026, the Applicant presented the P.U.D. Area Plan to the Board of Aldermen; and

WHEREAS, the Board of Aldermen finds it to be in the best interest of the City to grant the proposed rezoning application request and P.U.D. Area Plan, subject to the conditions enumerated herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Zoning Amendment. That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain 11.78 acres of

real property described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such 11.78 acres of real property to "R-1D," Single-Family Residential District, with a Planned Unit Development ("P.U.D."), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owner's (or their respective successors in interest) compliance with all conditions reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant dated September 30, 2026, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the "Area Plan"), subject to the Applicant's and the Owner's (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

SECTION 3. Area Plan Conditions of Approval. The approval of the Area Plan pursuant to Section 2 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of their knowledge, provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an "R-1D," Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. Prior to the installation of any site lighting, not including any lighting proposed on a dwelling, the applicant shall provide a lighting plan for review by the Planning Department. All exterior lighting shall follow the requirements listed under Dardenne Prairie Municipal Code Section 405.450.

3. Permanent monuments shall be installed throughout the community following the requirements listed under Dardenne Prairie Municipal Code Section 410.280 for review by the City Engineer.

4. All common ground areas identified in the Area Plan and which are to remain in private ownership shall remain as open space and shall be properly maintained.

5. The Applicant shall provide updated landscape plans demonstrating that a minimum of 10% of each lot will be landscaped with trees, shrubs, living ground cover or plant material other than grass or turf in accordance with the specifications detailed in the Arboricultural Specifications Manual and a minimum of two (2) frontage trees shall be provided on lots with a lot width of 80 feet or greater. The updated landscape plans shall provide for the installation and maintenance of trees and supplemental landscaping or screening deemed necessary by the City on Lots 13, 14, and 15, to establish

and maintain an adequate visual buffer between these lots and the neighboring commercial property.

6. No trees shall be planted within the public right-of-way adjoining Street A. Instead, required street trees shall be planted within the front yards of each Lot.

7. All landscape material, living and non-living, shall be healthy and in place prior to the issuance of a final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.

8. The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.

    a. The Applicant, its successors, and/or subsequent owners, and agents of any of the preceding shall be responsible for the continued maintenance of all such materials listed above.

    b. Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated, and dead plants shall be promptly removed and replaced within the next planting season.

    c. Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the Owner, the Applicant (and their respective successors in interest and agents), or lot owner, as applicable shall be considered in violation of the terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.

9. The cul-de-sac and its associated roadway, pavement, curb, and other improvements shall be designed to accommodate the safe and unobstructed turning, maneuvering, and passage of school buses. The Applicant will provide any turning-radius analyses and other supporting documentation requested by the City to verify compliance with this condition.

SECTION 4. Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

SECTION 5. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

BILL NO.26 - 47 **ORDINANCE NO._____**

SECTION 6. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

SECTION 7. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read for the first time this _____ day of _____, 2026.

_____
Mayor

Attest:

_____
City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____day of _____, 2026.

_____
Mayor

Attest:

_____
City Clerk

BILL NO.26 - 47 **ORDINANCE NO._____**

Exhibit A

SAGEBROOK PROPERTY DESCRIPTION (11.78 AC.)

A TRACT OF LAND BEING ALL OF LOT 2 OF "PINECREST APARTMENTS" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47 PAGE 208 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND A TRACT OF LAND BEING PART OF U.S. SURVEY 1669 AND FRACTIONAL SECTION 6, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE LOCATED ON THE SOUTHEAST CORNER OF THE COMMON GROUND OF "DARDENNE ACRES PLAT ONE", A SUBDIVISION RECORDED IN PLAT BOOK 28 PAGE 47 OF THE ABOVEMENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF LOT 5 OF "DARDENNE ACRES PLAT TWO", A SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 280 OF THE ABOVEMENTIONED RECORDS, THENCE ALONG THE WEST LINE OF SAID LOT 5, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO LIFE STORAGE LP, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2020R-096797 OF THE ABOVEMENTIONED RECORDS, SOUTH 22°21'13" WEST, 1,137.24 FEET TO THE SOUTHEAST CORNER OF SAID LIFE STORAGE LP TRACT, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "N", BEING DISTANT NORTH 22°09'48" EAST, 35.00 FEET FROM CENTERLINE STATION 3+205.818 OF SAID MISSOURI STATE HIGHWAY "N", FROM WHICH CORNER A FOUND IRON PIPE CAPPED "BAX" BEARS NORTH 22°21'13" EAST, 10.35 FEET, THENCE ALONG THE NORTH LINE OF SAID MISSOURI STATE HIGHWAY "N", NORTH 67°50'12" WEST, 19.09 FEET TO A POINT DISTANT NORTH 22°09'48" WEST, 35.00 FEET FROM CENTERLINE STATION 3+200.00; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AS ESTABLISHED BY DEED BOOK 5822, PAGE 25 OF SAID RECORDS, AND CORRECTED BY AFFIDAVIT RECORDED IN DEED BOOK 5920 PAGE 83 OF SAID RECORDS, NORTH 22°09'48" EAST, 33.90 FEET TO A POINT BEING DISTANT NORTH 22°09'48" WEST, 68.90 FEET FROM CENTERLINE STATION 3+200.00; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, ALONG A LINE BEING PARALLEL TO AND DISTANT 68.90 FEET NORTH OF SAID CENTERLINE, NORTH 67°50'12" WEST, 465.29 FEET TO A POINT BEING DISTANT NORTH 22°09'48" WEST, 68.90 FEET FROM CENTERLINE STATION 3+058.180, SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STUMP ROAD (40 FEET WIDE); THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 20°26'22" WEST, 298.12 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "PINECREST APARTMENTS" SUBDIVISION; THENCE ALONG THE SOUTH, EAST, AND NORTH LINES OF SAID LOT 1, THE

FOLLOWING COURSES AND DISTANCES: SOUTH 67°42'58" EAST, 455.93 FEET; NORTH 22°21'13" EAST, 542.80 FEET; AND NORTH 83°22'52" WEST, 650.87 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID STUMP ROAD AS WIDENED BY DOCUMENT NO. 2023R-041624; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 40.00 FEET EAST OF THE CENTERLINE OF SAID STUMP ROAD, NORTH 01°08'39" EAST, 268.99 FEET TO A POINT LOCATED ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO KATHLEEN M. PREWITT BY INSTRUMENT RECORDED IN DEED BOOK 906, PAGE 1074 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PREWITT TRACT AND THE SOUTH LINE OF THE ABOVEMENTIONED "DARDENNE ACRES PLAT ONE" SUBDIVISION, SOUTH 83°21'20" EAST, 991.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 513,491 SQUARE FEET (11.7881 ACRES) MORE OR LESS, ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2026 UNDER PROJECT NUMBER 26-05-089.

Kyle Michel, MPA, ICMA-CM
City Administrator
City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
(636)561-1718

Staff Report

TO: Board of Aldermen/Planning & Zoning Commission

DATE: 7 October 2026

SUBJECT: Vacation of Easement Area – 2602 McLean Court, Lot 12, Tysons Corner

Executive Summary:

This staff report is provided in connection with a request to vacate a portion of an existing drainage and utility easement located at 2602 McLean Court, Lot 12 of the Tysons Corner subdivision.

The requested vacation is associated with the property owner's proposed relocation of an existing public storm sewer currently traversing the rear yard of the property. The property owner proposes to relocate the storm sewer to the eastern portion of the property at their expense. Following completion and acceptance of the relocated storm sewer, the existing easement area associated with the abandoned alignment would no longer be necessary for the City's drainage purposes.

Overview:

The City received an application from Daren Ungerboeck requesting vacation of a portion of the platted drainage and utility easement affecting Lot 12 of Tysons Corner and adjoining property previously acquired by the applicant through quiet title proceedings. The existing easement contains an approximately 80-foot segment of 18-inch public storm sewer that runs diagonally through the rear yard. The applicant proposes to remove the existing storm sewer and replace it with approximately 160 feet of new 18-inch storm sewer, including a new manhole and outlet structure.

The proposed relocated storm sewer would remain within an area already dedicated as a drainage and utility easement on the original Tysons Corner plat. Accordingly, the applicant is not requesting that the City exchange the existing easement for a newly created easement. Rather, the request is to vacate only that portion of the existing easement associated with the current storm sewer alignment after the new infrastructure has been completed and accepted.

The applicant is responsible for all costs associated with the relocation. Construction plans have been submitted for City review, and the relocated improvements will be subject to applicable City engineering requirements, inspection, testing, and improvement escrow requirements prior to acceptance by the City.

Staff has reviewed the request pursuant to Section 530.080 of the City Code governing vacation of public rights-of-way and easements. A public hearing is not required by this section. However, given that the easement serves a public drainage function and the original easement was dedicated for multiple utility purposes, staff has required confirmation from applicable utility providers that no existing facilities or utility rights requiring retention are located within the area proposed for vacation and that the affected utilities have no objection to the vacation.

Staff is recommending that approval of the vacation be expressly conditioned upon completion, inspection, and City acceptance of the relocated storm sewer. The vacation should not become effective or be recorded until the replacement storm sewer has been accepted. This sequencing ensures that the City's existing easement rights remain fully intact until the replacement public infrastructure is operational and acceptable to the City.

Additionally, the applicant's acquisition of adjoining property results in an adjustment to the boundaries of Lot 12. Pursuant to Section 410.020 of the City Code, a survey reflecting the adjusted property boundaries must be filed with the Recorder of Deeds. Staff has requested that the final survey also reflect the vacated easement and remaining/new easement lines so that the property boundaries and easement configuration can be recorded together following completion of the vacation process.

Compensation for Vacation:

Section 530.080 provides the City discretion regarding appraisal and compensation associated with a vacation. Staff is not recommending that an appraisal or compensation be required in this instance.

While vacation of the easement provides a benefit to the property owner by removing an existing encumbrance, the applicant is also assuming the full expense of relocating and replacing the City's existing storm sewer infrastructure. The vacation does not involve abandonment of a street, public access, or other significant public use. Instead, the public drainage function will be relocated and maintained, with the City ultimately receiving replacement storm sewer infrastructure constructed at the applicant's expense.

For these reasons, staff believes requiring compensation in addition to the applicant's costs associated with relocating the public infrastructure is unnecessary in this instance. However, appraisal of and compensation for the vacation remains within the discretion of the Planning and Zoning Commission and Board of Aldermen. This position was communicated to the applicant during administrative review.

Financial Impacts:

There are no anticipated direct financial impacts to the City associated with the proposed vacation or storm sewer relocation. The applicant is responsible for the costs associated with design, construction, relocation, restoration, and required escrows.

Staff Recommendation:

Staff recommends approval of the requested easement vacation, subject to the conditions established through the City's administrative and engineering review.

Specifically, staff recommends that the vacation not become effective or be recorded until the relocated storm sewer improvements have been completed, inspected, and accepted by the City; all applicable utility-provider confirmations have been received; and the required boundary adjustment survey reflecting the final property and easement configuration is prepared for recording.

Staff does not recommend requiring an appraisal or compensation for the easement vacation in this instance, subject to the discretion of the Planning and Zoning Commission and Board of Aldermen.

Respectfully,



Kyle Michel, MPA, ICMA-CM
City Administrator
636-561-1718
kyle.michel@dardenneprairie.org

BILL NO. 26 - 48 **ORDINANCE NO. ___**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE RELEASE AND VACATION OF A PORTION OF A DRAINAGE AND UTILITY EASEMENT AT 2602 McLEAN COURT, LOT 12 OF TYSONS CORNER

WHEREAS, Daren Ungerboeck and Angela Ungerboeck (the "Owners") own certain real property located at 2602 McLean Court, Lot 12 of the Tysons Corner subdivision (the "Property"), and desire to vacate that certain drainage and utility easement across the Property dedicated to the City of Dardenne Prairie (the "City") as legally described on **Exhibit A**, attached hereto and incorporated by reference herein (the "Easement"); and

WHEREAS, the Planning and Zoning Commission for the City of Dardenne Prairie recommended that the City vacate the Easement; and

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie finds and determines that it is in the interest of the health, safety and welfare of the residents of the City of Dardenne Prairie that the Easement be vacated.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Vacation of Easement: That the Easement more particularly described on **Exhibit A** attached hereto and incorporated by reference herein, is hereby vacated and released upon satisfaction of the condition set forth in Section 2, and shall no longer be deemed or considered a public drainage and utility easement of the City of Dardenne Prairie and every right, title, interest, or easement the public has or might have in and to said Easement is hereby extinguished and divested of the public, and shall revert to those, who in law or in equity, are properly entitled thereto.

SECTION 2. Condition of Vacation: As a condition precedent to the City's vacation of the Easement, the Owners shall, at their sole cost and expense, relocate the existing storm sewer pipe located within the Easement and reconnect such pipe to the City's separate, existing drainage and sewer easement, in a manner and location approved in writing by the City and completed to the City's satisfaction. All relocation and reconnection work shall be completed in accordance with plans and specifications approved by the City and shall be subject to the City's inspection and final approval by the City, in the City's sole discretion.

SECTION 3. Reservation of Rights: Nothing contained herein is intended to or shall be construed as impacting or otherwise divesting any other public utility or political subdivision of this State of any right, title, interest, easement or right-of-way the public has or might have in and to said Easement.

SECTION 4. Savings: Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant

or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

SECTION 5. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. Effective Date: This Ordinance shall be in full force and effect from and after the day of its passage and approval.

Read two times, passed, and approved this _____ day of _____, 2026.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2026.

_____
Mayor

Attest:

_____
City Clerk

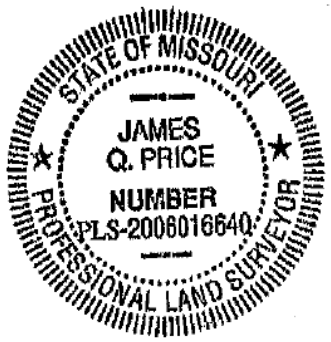
BILL NO. 26 - 48 **ORDINANCE NO. ___**

EXHIBIT A

LAND DESCRIPTION
EASEMENT VACATION
080488 - LOT 12 AND PART OF COMMON GROUND 'A'
TYSONS CORNER
SEPTEMBER 3, 2026 JQP

A TRACT OF LAND BEING PART OF LOT 12 AND PART OF COMMON GROUND 'A ' OF TYSONS CORNER AS RECORDED IN PLAT BOOK 44 PAGES 250-252, ST. CHARLES COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE NORTHERN LINE OF SAID LOT 12 AND THE SOUTHERN LINE OF MCLEAN COURT; THENCE ALONG THE NORTHERN LINE OF SAID LOT 12, SOUTH 78 DEGREES 35 MINUTES 02 SECONDS EAST, 128.14 FEET TO A POINT; THENCE SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, 45.97 FEET TO A POINT; THENCE SOUTH 42 DEGREES 44 MINUTES 32 SECONDS EAST, 22.72 FEET TO A POINT; THENCE SOUTH 24 DEGREES 35 MINUTES 51 SECONDS WEST, 43.12 FEET TO A POINT; THENCE NORTH 85 DEGREES 55 MINUTES 44 SECONDS WEST, 85.79 FEET TO A POINT; THENCE NORTH 62 DEGREES 19 MINUTES 14 SECONDS EAST, 42.99 FEET TO A POINT; THENCE NORTH 32 DEGREES 36 MINUTES 36 SECONDS EAST, 91.29 FEET TO A POINT; THENCE SOUTH 78 DEGREES 35 MINUTES 02 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,202 SQUARE FEET, MORE OR LESS ACCORDING TO CALCULATIONS BY ST. CHARLES ENGINEERING AND SURVEYING, INC DURING THE MONTH OF AUGUST, 2026.



September 3, 2026

Kyle Michel
City Administrator City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

Re: Request to Vacate Public Right-of-Way / Easement — Adjusted Lot 12, Tysons Corner 2602 McLean Court — Storm Sewer Relocation

Kyle,

Enclosed is our completed application, notarized, together with the $100 application fee and the supporting exhibits listed at the end of this letter. An electronic set of the same materials will follow by email.

Because this request is a little unusual, I have tried to explain it plainly first and then give the technical detail behind each point. I have also addressed the public interest considerations the application asks the Board to weigh.

The Short Version

There is a City storm sewer pipe buried diagonally under our back yard. We want to move it out from under the middle of the yard and run it along the eastern edge of the property instead. We are paying for the entire thing.

The pipe sits inside an easement — a strip of land the City has the right to dig in. The place we are moving it to is also inside City easement, so the City's right to be there already exists and nothing new has to be created. We explain that further below.

Once the pipe moves, the City no longer needs the old strip. That is the only thing we are asking the City to release. Nothing else about the property changes.

Technically: the project relocates an existing 18-inch public storm sewer and requires vacating the portion of the platted drainage and utility easement occupied by the existing alignment. The relocation is designed by St. Charles Engineering & Surveying and is shown on the enclosed plan set, sealed by Michael N. Meiners, PE, latest revision 08/27/2026.

Why we are not asking for a new easement

This is the part that usually raises a question, so here it is up front.

When Tysons Corner was platted in 2007, the developer did not just put an easement over one narrow strip. The **entire common ground** was dedicated as a drainage and utility easement. So the City already holds the

right to have drainage pipes in that whole area. The new pipe stays inside it. Nothing new has to be created — the right is already there.

We have since acquired a portion of that common ground through two quiet title judgments, described below. That changed who owns the dirt. **It did not change the City's easement rights**, which came from the plat and remain fully in place. We own that ground subject to the City's easement, exactly as before.

So the only thing we are asking for is the release of the strip the old pipe occupies — not a swap, and not a reduction in the City's rights over the rest.

Technically: the record plat, PB 44 Pages 250–252, sheet 3, designates the area as "Common Ground Drainage and Utility Easement, 61,733 S.F." The Owner's Certificate dedicates all easements to the City of Dardenne Prairie and the listed utilities for the purpose of constructing, maintaining and repairing sewer and drainage facilities. The relocated alignment lies wholly within that dedicated easement area. The quiet title judgments conveyed fee title only and did not extinguish, alter, or affect the platted easement.

Public trust functions

Nothing the public uses is going away. This is not a street. No one drives on it, walks on it, or parks on it. There are no sight lines, no access, and no open space at stake. The only public function involved is drainage — and drainage is not being reduced. It is being rebuilt.

Technically: the relocated line is designed to City standards, will be inspected by the City before backfill, and will be secured by an improvement escrow held until the work is completed and found in compliance with the approved plans.

Utilities

The plat put a lot of names on this easement, so it is fair to ask whether releasing part of it steps on anyone. It does not.

There are only two things in the ground back there: the storm sewer we are moving, and a Duckett Creek sanitary sewer line. Everything else — electric, gas, water, cable and telephone — runs along the front of the homes and down the sides between lots, which is how the subdivision was laid out. None of it comes near this area. This is a rear yard in the interior of the block, with no street frontage and no through access. It is not a route any utility would have reason to use.

We have already been in contact with Duckett Creek, who will be performing some sanitary work for us on a related matter, and with Ameren and Spire regarding the service lines to our own home, both during construction and in their permanent locations.

We went through the full list of parties the plat named and compared it against what is actually in the ground. Nothing else is out there, and we cannot come up with a reason anything ever would be. A utility line routed through this area would run from the back of one yard toward the drainage basin and serve no home at all. It would be infrastructure to nowhere.

Technically: the Owner's Certificate on the record plat dedicates easements to the City of Dardenne Prairie, Public Water Supply District No. 2 of St. Charles County, Duckett Creek Sewer District, AmerenUE, Laclede Gas Company, CenturyTel and Charter Communications. Of those, only Duckett Creek Sewer District has facilities in the vicinity of the area proposed to be vacated — a sanitary sewer main and manhole, both shown on the enclosed relocation plan, neither of which is disturbed by this request or by the relocation. We reviewed each dedicatee against the facilities shown on the relocation plan. The area proposed to be vacated is interior rear yard abutting the subdivision's drainage basin; it has no street frontage, serves no lots, and provides no through route. We are aware of no utility interest in the area beyond the drainage function being relocated and Duckett Creek's existing sanitary facilities.

Land Use

The property is a single-family home today. It will be a single-family home when this is done. Nothing about how the land is used changes.

Technically: the property is zoned R1-D, PUD. The vacation involves no change in use, no change in density, and no change in lot configuration.

Public Benefit

The City's storm sewer is being replaced with new pipe, a new manhole, and a new outlet structure — and the City is not paying for any of it. Old pipe comes out, new pipe goes in, the City inspects the work, and the City holds money in escrow until it is satisfied. When it is finished, Dardenne Prairie owns a newer, better piece of its drainage system than it has today, at no cost to taxpayers.

Technically: approximately 80 linear feet of existing 18-inch reinforced concrete pipe will be removed and replaced with approximately 160 linear feet of new 18-inch pipe, one new 42-inch precast concrete manhole, and one new flared end section with toewall, all constructed to City standards, inspected by the City prior to backfill, and secured by an improvement escrow.

Ownership

The common ground behind our home — the subdivision's drainage basin — is titled to a company called PDIL, LLC, which the Missouri Secretary of State dissolved years ago. There has been no one to contact about that ground for

a long time. The Tysons Corner HOA has looked after the basin for years, but it has never held title to it — and, as we eventually learned, it had no ability to convey it.

Our two judgments cover roughly half an acre of that ground — a small portion of the overall basin: the part immediately behind our home that we alone have maintained and used as part of our yard. That is the part we possessed, and it is the only part we asked the court for. We went to court twice, and both times the court quieted title in our names. Both judgments are recorded at the County.

The rest of the drainage basin is unchanged. It remains titled to PDIL today. We did not ask for it, and nothing in this application involves it.

We did not start with a lawsuit. When we first looked at this, our plan was simply to buy the land from the Tysons Corner HOA, and that is what we asked them to do — we went to the board first, months before any court filing. In working through it, we learned that the HOA could not sell it to us — the ground was never actually conveyed to the association. It was still titled to PDIL, and PDIL no longer existed. So there was no seller. Quieting title was the only path left, not the one we picked first.

The result is that we own all of the land we are asking the City to release. There is no third party involved and no one else to get permission from.

We did not go to court to gain something new. We went to court to match the paperwork to what had already been true for a long time. This ground has been maintained by us and by the prior owner of our home for well over ten years — mowed, cleared, and kept up as part of the yard. We have spent several thousand dollars of our own money taking down dead trees and cleaning up the wooded area behind the house. Because the land was titled to a company that no longer exists, there was no one else responsible for it and no one to ask for help. We took care of it because it needed taking care of.

Technically: both judgments rest on findings that Plaintiffs and their predecessors-in-title had hostilely, actually, exclusively, openly, and continuously possessed the subject realty for more than ten years, and both quiet title in our names free and clear of any interest of PDIL, LLC, its unknown successors, or unknown owners and claimants.

- Amended Default Judgment, *Ungerboeck v. PDIL, LLC, et al.*, Case No. 2311-CC00686, entered January 5, 2024, recorded January 17, 2024 as Instrument 2024R-001985; and
- Default Judgment, *Ungerboeck v. PDIL, LLC, et al.*, Case No. 2511-CC01587, entered April 27, 2026, recorded April 29, 2026 as Instrument 2026R-019686.

Together with our deed to Lot 12 (Book DE7358, Page 356), those judgments establish the current configuration of the property, approximately 0.845 acres, as shown on the enclosed survey and plan set. The entire area proposed to be vacated lies within property we own. Certified copies of both judgments are included with the exhibits.

Neighbors and Coordination

We have not done this quietly. This has been discussed with the Tysons Corner board since 2023, beginning before we filed anything in court, and it has been raised at board meetings since so the neighborhood has been kept current as the project developed. The Board of Trustees corresponded with us directly about the sewer relocation in May 2025 and has been copied on our correspondence with the City since. We have committed to restoring the area we disturb when the work is finished.

Former City Engineer Matthew Davidson completed a preliminary review of the relocation plan in August 2026 and advised that the proposed design was sufficient to move forward through the City's approval process.

Questions We Expect, Answered in Advance

What happens to the old pipe?

It comes out. The existing pipe is excavated, removed from the site, and hauled off — it is not abandoned in place. The trench is then backfilled.

Technically: approximately 80 linear feet of existing 18-inch reinforced concrete pipe and one existing flared end section will be removed and disposed of off-site by the contractor. Backfill and compaction of both the removal trench and the new pipe trench are being addressed in coordination with a geotechnical engineer.

Who maintains the new pipe, and who pays if something goes wrong?

We are paying to build it. The City inspects it before it is covered up, and the City holds our money in escrow until it is satisfied the work was done right. After that, the relocated line sits in a City easement the same as the old one did.

Technically: the improvement escrow remains in place until the work has been completed, inspected, and found in compliance with the approved plans. If the City elects to accept the relocated storm sewer for maintenance, we understand a one-year maintenance escrow covering defects in workmanship may also be required, and we are prepared to post it.

When will the work happen?

As soon as the City's approvals are complete and the permits are issued. We are not asking to start early and no work will begin before then.

Technically: we understand from the City's stated sequence that the relocation may not begin until the Planning and Zoning and easement actions are complete, the Engineering plans are approved, the required escrow is posted, and the permits have been issued.

Does approving this open the door for other lots to do the same thing?

We do not think so. This request exists because of a specific and unusual set of facts: a public storm sewer running diagonally under a private back yard, adjoining common ground that had been titled to a dissolved company for years with no one maintaining it, and two court judgments resolving who owns it. That combination is not something another lot in Tysons Corner is positioned to repeat.

Technically: the request is limited to the portion of the platted drainage and utility easement occupied by the existing alignment. It does not affect the balance of the easement, the remaining common ground, or the rights of any other lot owner.

We appreciate the City's time on this. If anything here would be clearer with a drawing, a walk of the site, or a conversation with our engineer, we are glad to arrange it.

Respectfully,

Daren Ungerboeck
2602 McLean Court
Dardenne Prairie, MO 63368
Daren.ungerboeck@gmail.com
314-422-9328

Enclosures

1. Request to Vacate Public Right-of-Way application, notarized
2. Application fee, $100.00

Exhibits

3. 01 / 02 — Land Description — Easement Vacation, 080488, Lot 12 and Part of Common Ground 'A', prepared by James Q. Price, PLS — printed and Microsoft Word format
4. 03 — Easement Vacation Exhibit "A" — Lot 12, Tysons Corner
5. 04 — Storm Sewer Relocation Plan, 2 sheets, sealed by Michael N. Meiners, PE, latest revision 08/27/2026
6. 05 / 06 / 07 — Tysons Corner Record Plat, Plat Book 44, Pages 250, 251 and 252
7. 08 — Quit-Claim Deed, Book DE7358, Page 356 — Lot 12, Tysons Corner
8. 09 — Certified Amended Default Judgment, Case No. 2311-CC00686, recorded January 17, 2024 as Instrument 2024R-001985
9. 10 — Certified Default Judgment, Case No. 2511-CC01587, recorded April 29, 2026 as Instrument 2026R-019686

cc: Michael N. Meiners, PE — St. Charles Engineering & Surveying

DARDENNE PRAIRIE
www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

REQUEST TO VACATE PUBLIC RIGHT-OF-WAY

APPLICANT (if other than real property fee owner):

N/A - Applicant is the fee owner (see below)
Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone Number (Day)

Email Address Facsimile

FEE OWNERS OF THE REAL PROPERTY BURDENED BY THE RIGHT-OF-WAY BEING REQUESTED TO BE VACATED (additional attached):

N/A - Individual owners
Company Name

Daren Ungerboeck and Angela Ungerboeck, Owners
Printed Name, Title

2602 McLean Court
Street Address

Dardenne Prairie, MO 63368
City/State/Zip Code

314-422-9328
Telephone Number (Day)

Daren.ungerboeck@gmail.com
Email Address Facsimile

DARDENNE
PRAIRIE
www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

INFORMATION OF THE PROPERTY / RIGHT(S)-OF-WAY TO BE AFFECTED:

LEGAL DESCRIPTION: See attached - Land Description, Easement Vacation, 080488, Lot 12 and Part of Common Ground 'A', by James Q. Price, PLS, St. Charles Engineering & Surveying

STREET ADDRESS: 2602 McLean Court, Dardenne Prairie, MO 63368

CURRENT ZONING: R1-D, PUD

CURRENT USE: Single-family residential; public drainage and utility easement

PROPOSED USE: Residential; future swimming pool

One (1) original and one (1) copy of this completed application including the following must be submitted for review by the City Engineer. Upon review, additional copies will be requested for distribution to the Planning and Zoning Commission and the Board of Aldermen.

☑ A legal description of the right(s)-of-way to be affected, including one printed copy and one electronic copy in a Microsoft Word compatible format;

☑ A scaled map of such right(s)-of-way, correlated with its legal description and clearly showing the right(s)-of-way' s location;

☑ Copies of the deed(s) on file with the office of the St. Charles County Recorder of Deeds evidencing ownership of the property(s) burdened by the right(s)-of-way;

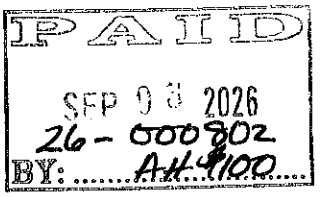
☑ Copies of all deeds, plats, easements, instruments of dedication or such other records or documents on file with the office of the St. Charles County Recorder of Deeds evidencing the location, nature and extent of the right(s)-of-way subject to the application.

☑ The notarized signature(s) of the applicant(s), fee owner(s) and agents of the fee owner(s), if any, certifying the accuracy of the required information. If the applicant(s) or fee owner(s) of the real property are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, trust agreement, operating agreement, or other legally appropriate means;

☑ Non-Refundable Application fee of _____$100.00_____ provided.

Additional costs and fees may also include the costs and fees associated with a vacation include an appraisal fee, a vacation fee (based on the appraised value of the property), professionally prepared project drawings and plans, maps and plot plans, and traffic analysis. Applicant will be notified of any additional costs and fees upon review of this application by the City Engineer.

*** Before signing this application, familiarize yourself with all City procedures and requirements related to the vacation of public rights-of-way and make sure all items above are completed ***



THE UNDERSIGNED APPLICANT OF THE REAL PROPERTY BURDENED BY THE RIGHT(S) OF WAY BEING REQUESTED TO BE VACATED HEREBY CERTIFIES THE ACCURRACY OF THE INFORMATION PROVIDED IN THIS APPLICATION:

Authorized Signature

Daren Ungerboeck — Owner
Printed Name — Title

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

On this 3RD day of September, 2024, before me personally appeared Daren Ungerboeck, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Notary Public

My Commission Expires: 10/29/2026

BRAD KEARNEY
Notary Public Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires Oct 29, 2026
Commission # 18626310

THE UNDERSIGNED FEE OWNER OF THE REAL PROPERTY BURDENED BY THE RIGHT(S) OF WAY BEING REQUESTED TO BE VACATED HEREBY CERTIFIES THE ACCURRACY OF THE INFORMATION PROVIDED IN THIS APPLICATION: (attach additional):

Authorized Signature

Angela Ungerboeck — Owner
Printed Name — Title

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

On this 2nd day of September, 20 24, before me personally appeared Angela Ungerboeck, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Notary Public

My Commission Expires: 10/29/2026

BRAD KEARNEY
Notary Public, Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires Oct. 29, 2026
Commission # 18626310

THE UNDERSIGNED AGENT OF FEE OWNER OF THE REAL PROPERTY BURDENED BY THE RIGHT(S) OF WAY BEING REQUESTED TO BE VACATED HEREBY CERTIFIES THE ACCURRACY OF THE INFORMATION PROVIDED IN THIS APPLICATION: (attach additional):

No Agent

_____

Authorized Signature

_____

Company Name

_____

Printed Name, Title

_____

Street Address

_____

City/State/Zip Code

_____

Telephone Number Facsimile

_____

Email Address

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

On this _____ day of _____, 20____, before me personally appeared _____
_____, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

_____

Notary Public

My Commission Expires:

Pursuant to the above application, this request may be granted under the following conditions:

Procedures pertaining to the vacation of public rights-of-way are provided in Chapter 530 of the Municipal Code.

There is no right under law to vacate or to develop public right-of-way. In order to do so, a discretionary legislative approval must be obtained from the Board of Aldermen and the Board may not vacate right-of-way unless it determines that to do so is in the public interest. Part of that determination is to assure that potential development and use of the vacated right-of-way would serve the public interest in a significant way. The Board is not bound by land use policies or this ordinance in making right-of-way vacation decisions and may condition or deny vacations as it may deem necessary, in its sole discretion, to protect the public interest. The City will generally not support vacations that do not advance City planning goals, particularly if inconsistent with the desired intensity of development and preferred uses. In making this determination, the Board of Aldermen and City reviewers will weigh three components of the public interest described as follows:

1. Public Trust Functions: The City will consider the impact of the proposed vacation upon the circulation, access, utilities, light, air, open space, and views provided by the right-of-way;

2. Land Use impacts: The City will consider the land use impacts of the proposed vacation. Potential development involving the vacated right-of-way must be consistent with city land use policies for the area in which the right-of-way is located; and

3. Public Benefit: Benefits accruing to the public from the vacation of the right-of-way will be considered. The proposal must provide a long-term benefit for the general public.

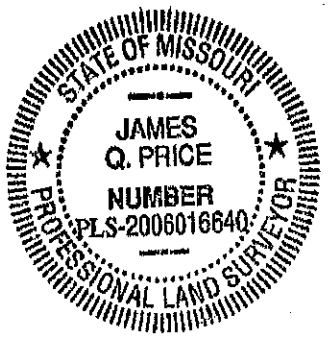
Prior to consideration by the Board of Aldermen, all applications for vacation of public rights-of-way shall be submitted to the Planning and Zoning Commission for its review and recommendation.

Prior to the formal process to petition the Board of Aldermen for the vacation, the City Engineer will make a threshold assessment of the feasibility of a potential vacation whenever possible. As part of this threshold assessment, the City Engineer will consider the impact of the proposed vacation on right-of-way functions and may recommend that the petition not proceed. Following the review of a vacation petition by the City Engineer and the Planning and Zoning Commission, the City Engineer will make a recommendation to the Board of Aldermen, including conditions to address the impacts of the proposed vacation and to ensure the provision of the required public benefit. This recommendation will include comments from the Planning and Zoning Commission, and may include a recommendation whether to grant or deny the vacation.

LAND DESCRIPTION
EASEMENT VACATION
080488 - LOT 12 AND PART OF COMMON GROUND 'A'
TYSONS CORNER
SEPTEMBER 3, 2026 JQP

A TRACT OF LAND BEING PART OF LOT 12 AND PART OF COMMON GROUND 'A ' OF TYSONS CORNER AS RECORDED IN PLAT BOOK 44 PAGES 250-252, ST. CHARLES COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE NORTHERN LINE OF SAID LOT 12 AND THE SOUTHERN LINE OF MCLEAN COURT; THENCE ALONG THE NORTHERN LINE OF SAID LOT 12, SOUTH 78 DEGREES 35 MINUTES 02 SECONDS EAST, 128.14 FEET TO A POINT; THENCE SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, 45.97 FEET TO A POINT; THENCE SOUTH 42 DEGREES 44 MINUTES 32 SECONDS EAST, 22.72 FEET TO A POINT; THENCE SOUTH 24 DEGREES 35 MINUTES 51 SECONDS WEST, 43.12 FEET TO A POINT; THENCE NORTH 85 DEGREES 55 MINUTES 44 SECONDS WEST, 85.79 FEET TO A POINT; THENCE NORTH 62 DEGREES 19 MINUTES 14 SECONDS EAST, 42.99 FEET TO A POINT; THENCE NORTH 32 DEGREES 36 MINUTES 36 SECONDS EAST, 91.29 FEET TO A POINT; THENCE SOUTH 78 DEGREES 35 MINUTES 02 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,202 SQUARE FEET, MORE OR LESS ACCORDING TO CALCULATIONS BY ST. CHARLES ENGINEERING AND SURVEYING, INC DURING THE MONTH OF AUGUST, 2026.



EASEMENT VACATION
LOT 12 TYSONS CORNER
PLAT BOOK 44 PAGE 250-252
ST. CHARLES COUNTY, MISSOURI

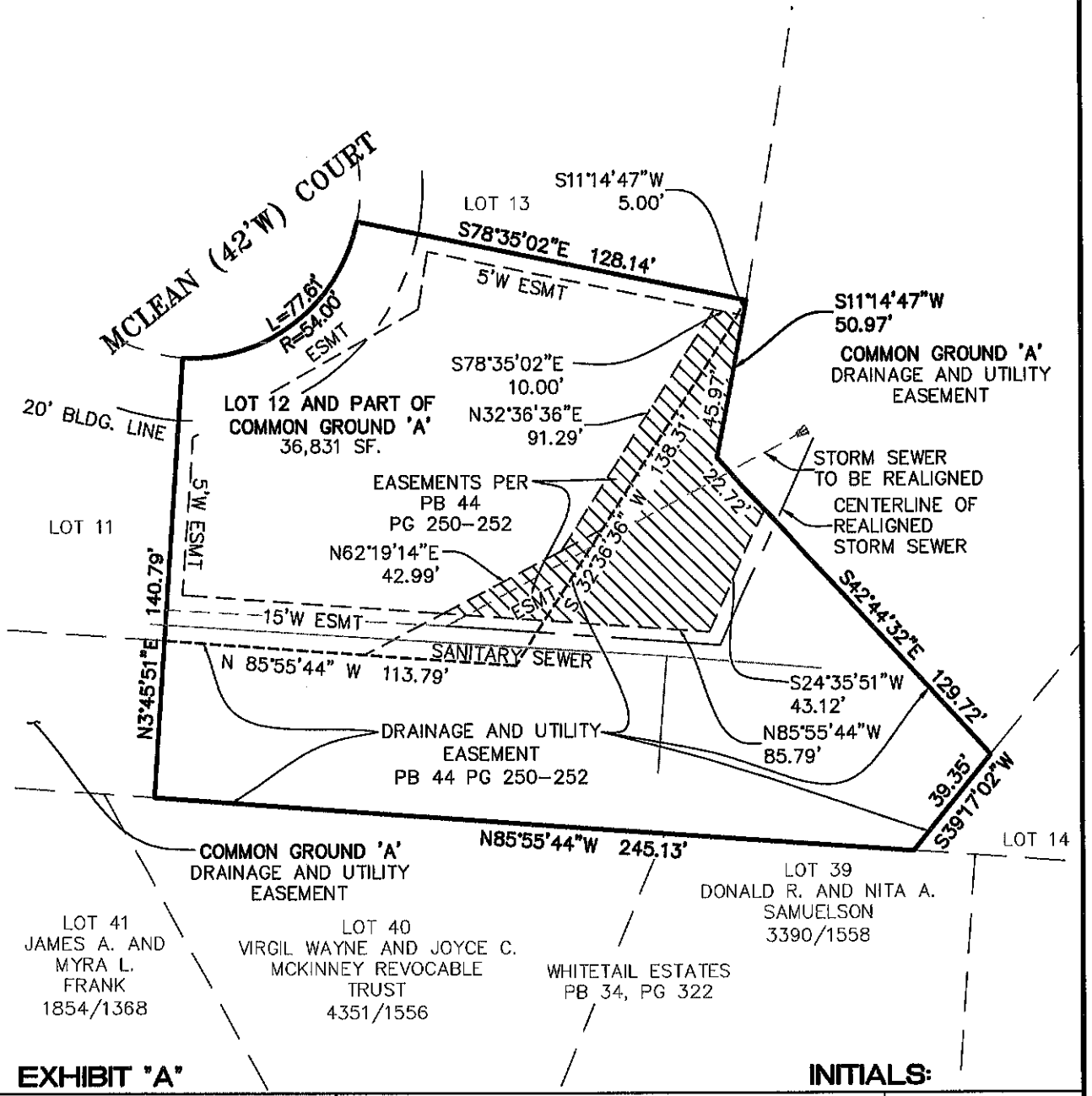


EXHIBIT "A"

INITIALS:

SCALE: 1" = 50'

N

0 25 50 100

REVISED: 9/03/26

SHEET 1 OF 1

S|C
E|S
ST. CHARLES ENGINEERING & SURV., INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

ORDER NO. 080488

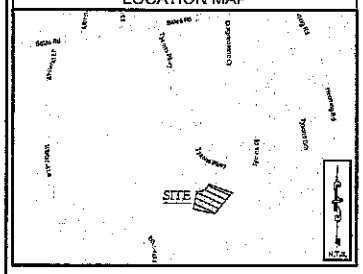
DATE 9/03/26

STORM SEWER RELOCATION PLAN

ADJUSTED LOT 12
TYSONS CORNER

A TRACT OF LAND BEING ADJUSTED LOT 12A OF "A BOUNDARY ADJUSTMENT PLAT OF LOT 12 AND COMMON GROUND TYSONS CORNER"
PB 44 PG 250-252
ST. CHARLES COUNTY, MISSOURI

LOCATION MAP

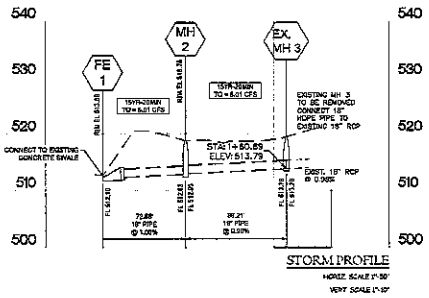


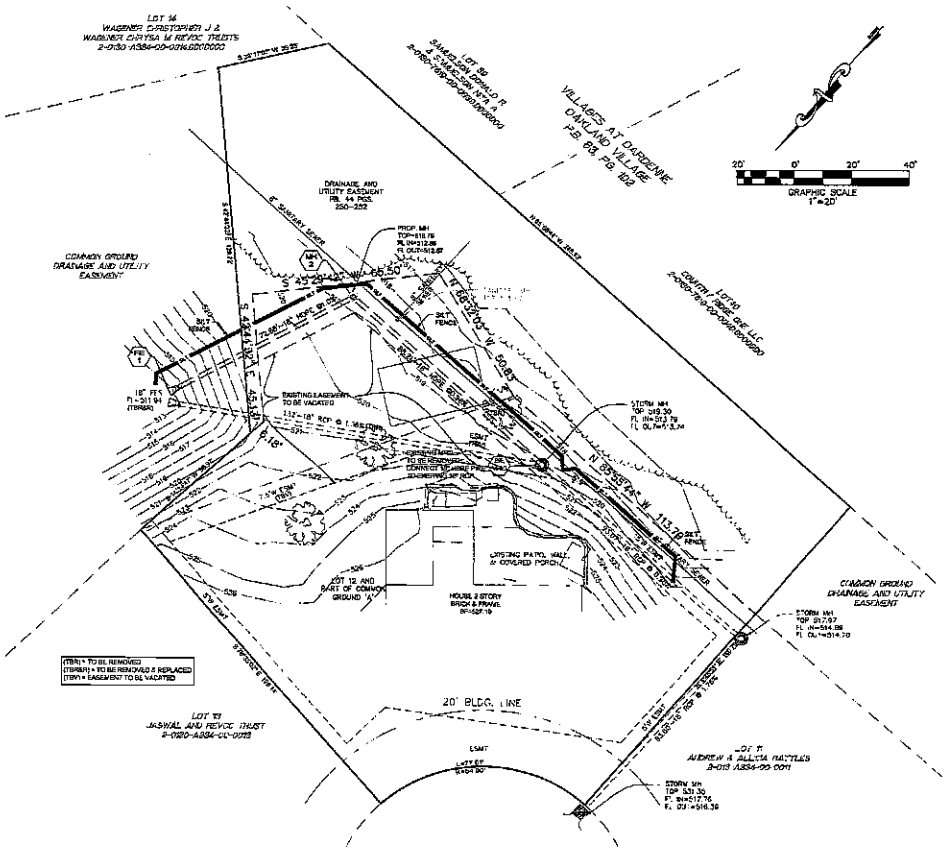
GENERAL SITE NOTES:

1. PROPERTY OWNER: DARIN & ANGELA UNDERBROCK
   3992 MOLEAH CT
   O'FALLON MO 63368
   CONTACT: DARIN UNDERBROCK
   PHONE: (636) 400-4033 EXT. 109
   EMAIL: DARIN@CEDARCREEKGROUP.com
2. PARCEL ID #: 2-0130-A334-00-0012
3. SITE AREA: 0.85 ACRES±
4. EXISTING ZONING: SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

1. ALL CITY OF DARDENNE PRAIRIE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS DEVELOPMENT WILL BE WITHIN THIS BASINS LOCATED ON EACH SIDE OF THE CREEK. EACH BASIN WILL PROVIDE THE REQUIRED WATER QUALITY AND FLOOD PROTECTION FOR THE WATERSHED ON THAT SIDE OF THE CREEK.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, DATED JANUARY 20, 2016, MAP NUMBER 29183C0063G, THE PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN.
3. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.
4. ALL NECESSARY UTILITIES PUBLIC AND PRIVATE WILL BE AVAILABLE, FUNCTIONING AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
5. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
6. FINAL LOCATION OF PUBLIC UTILITIES AND EASEMENTS FOR EXISTING DRAINAGE DITCHES SHALL BE DETERMINED WITH THE IMPROVEMENT PLANS.
7. SANITARY SEWER, STORM SEWER AND WATER LINE LOCATIONS SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS WILL BE DETERMINED WITH IMPROVEMENT PLANS.
8. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
9. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH THE CITY OF DARDENNE PRAIRIE, MODNR, AND OTHER GOVERNING AGENCY STANDARDS.
10. DNR AND OGE SPECIFY NO GRADING ON THE BED OR BANK OF A JURISDICTIONAL TRIBUTARY CAN OCCUR UNLESS A PERMIT HAS BEEN OBTAINED. IN ADDITION, DNR AND OGE DO NOT ALLOW DISTURBANCE OF WETLAND AREAS WITHOUT A PERMIT AND A MITIGATION PLAN.
11. ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC) SHALL BE REPLACED IN KIND AT THE DEVELOPERS EXPENSE.
12. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF DARDENNE PRAIRIE REQUIREMENTS.





STORM SEWER REPORT

Line No.	Line ID	Section No	Invert El.	Coord/Sta El Dn	Invert Up	Coord/Sta El Up	Line Length	Line Slope	Line Size	Line Type	Capac Full	Known Q	Flow Ratio	Vel Ave	Energy Loss	Minor Loss	HGL Dn	HGL Up	Transfer
			(ft)	(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(cfs)	(fps)	(ft)	(ft)	(ft)	(ft)	(ft)
1		1-2	Outlet	511.94	513.77	512.67	516.75	72.67	1.23	18	0.913	10.52	0.00	3.01	4.78	0.000	0.34	512.82	513.53	5.22
2		2-3	1	512.66	513.79	513.54	518.36	68.215	1.23	18	0.913	10.49	3.01	6.01	5.32	0.000	0.25	513.91	514.66	4.16

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

L:\088438 - TYSONS CORNER LOT 12\TYSONS CORNER 12\dwg\088438_LOT 12_WORKING.dwg 03/27/26-2:35pm

MARK	DESCRIPTION	DATE
1	ADJUSTED LOT 12 PLAN	03/26/26
2	PLAN REVISIONS	03/27/26
3	PLAN REVISIONS	03/27/26

STORM SEWER RELOCATION PLAN
TYSONS CORNER
COVER & SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 203
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-8448
ST CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL CERTIFICATES OF AUTHORITY - 001647 & 000379
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379

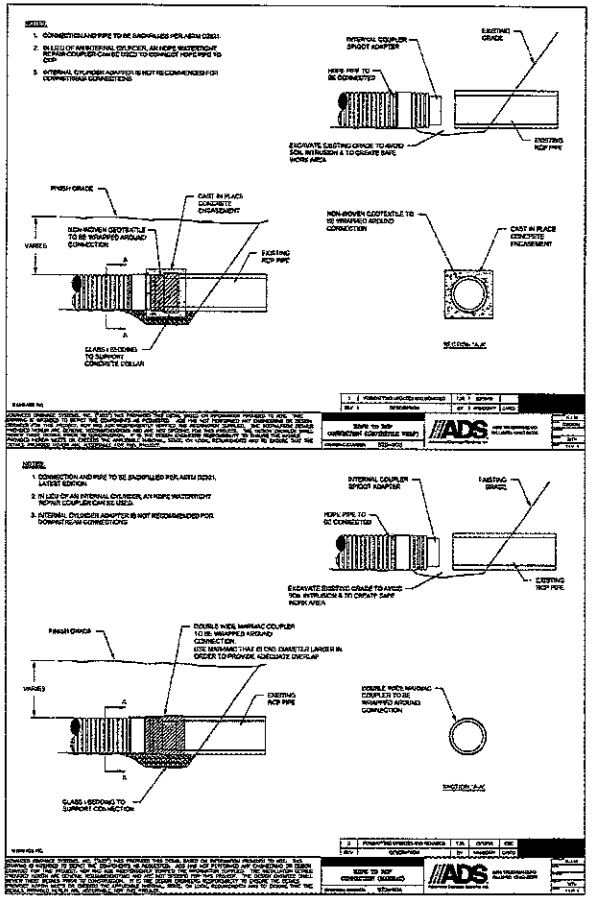
STATE OF MISSOURI
MICHAEL NEWBY
NUMBER E-22483
PROFESSIONAL ENGINEER
DATE SIGNED 03/27/26
MY COMMISSION EXPIRES

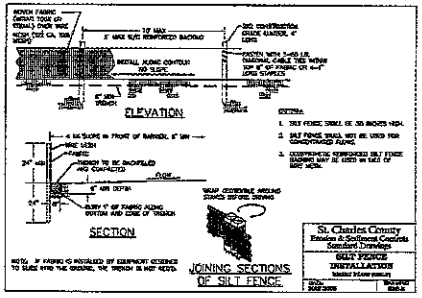
ORDER NO.
08-0488
DATE
03/27/26
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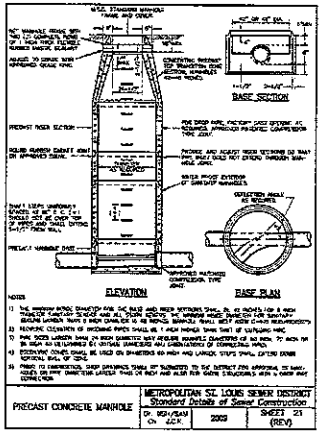
STORM SEWER RELOCATION PLAN

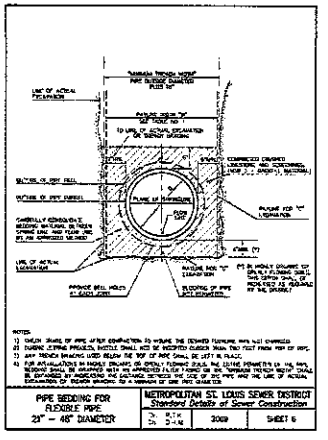
ADJUSTED LOT 12
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A TRACT OF LAND BEING ADJUSTED LOT 12A OF "A BOUNDARY
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STORM SEWER RELOCATION PLAN
TYSONS CORNER
DETAILS

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 208
ST. CHARLES, MISSOURI 63301
TEL: (636) 947-0697 FAX: (636) 947-2445
ST. CHARLES ENGINEERING AND SURVEYING CORPORATION
PROFESSIONAL ENGINEERING AND LAND SURVEYING
MISSOURI STATE CERTIFICATES OF AUTHORITY – 001947 & 000379

ORDER NO.
06-0486
DATE
08/21/2026

Recorder's Fee
Rec'd Plat Pg/Doc
Barbara J. Hall
St. Charles County
MO, Karen Peterson
Deputy Recorder

CERTIFIED-FILED FOR RECORD

TYSONS CORNER
RECORD PLAT
PART OF A TRACT OF LAND BEING PART OF U.S. SURVEY 1841,
TOWNSHIP 48 NORTH, RANGE 3 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "TYSONS CORNER". TYSONS PARKWAY (40' W.), TYSONS COURT (40' W.), MALEVAL BOUNT (40' W.), AND TYSONS GREEN (40' W.), TOGETHER WITH ALL RIGHTDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION IS SHOWN HACHURED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE, MISSOURI FOR PUBLIC USE FOREVER.

THE UNDERSIGNED DESIGNATES SAID STREETS AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATERLINES, STORM SEWERS, ETC.

ALL EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE, PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, DUCKETT CREEK SEWER DISTRICT, AMEREN/ME, LACLEDE GAS COMPANY, CENTURYTEL, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC ROADWAYS, PUBLIC UTILITIES AND SEWER 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 ROADWAY, UTILITIES, SEWERS, AND DRAINAGE FACILITIES. NO BUILDING OR STRUCTURE SHALL BE ERECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE UNDERSIGNED DECLARES THAT THE COMMON GROUND AS SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND SHALL BE SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION, RECORDED AS NOTED BELOW.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF "TYSONS CORNER" AS SET FORTH IN AN INSTRUMENT FILED IN BOOK _____ PAGE _____ IN THE OFFICE OF THE RECORDER OF DEEDS, ST. CHARLES COUNTY, MISSOURI.

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

THE UNDERSIGNED DECLARES THAT THERE SHALL BE ESTABLISHED, ALONG ALL PUBLIC ROAD RIGHT OF WAYS WITHIN THIS DEVELOPMENT, A TEN (10) FOOT LANDSCAPE SETBACK PER ARTICLE IX, SECTION 405.050, PARAGRAPH B, SUBPARAGRAPH B.1, OF THE ZONING REGULATIONS OF THE CITY OF DARDENNE PRAIRIE. PER ARTICLE IX SECTION 405.060 PARAGRAPH B, SUBPARAGRAPH B.1, SUBSECTION F LOT OWNERS SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ANY REQUIRED PLANTINGS WITHIN THE LANDSCAPE SETBACK.

THE ENTRANCE MONUMENT EASEMENTS AND THE 15' WIDE LANDSCAPE EASEMENT ALONG BATES ROAD AND HENNING ROAD ARE HEREBY DEDICATED TO THE HOME OWNERS FOR MAINTENANCE.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 2 DAY OF March, 2007

BY: _____ BY: _____

PRINT NAME: RICHARD D. CARROLL PRINT NAME: BRIAN M PRATT

TITLE: MEMBER TITLE: MEMBER

OWNERS NOTARY

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS

ON THIS 2 DAY OF March 2007, BEFORE ME APPEARED Brian M Pratt AND Richard D Carroll TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE Members OF Hennan Dev., LLC A MISSOURI LLC CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

SALLY S. KANIPE
Notary Public - Notary Seal
State of Missouri
County of St. Charles
My Commission Exp. 10/15/2007

NOTARY PUBLIC: Sally S. Kanipe
PRINT NAME: Sally S. Kanipe
MY TERM EXPIRES: 10/15/07

LENDERS CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK 0E4976 PAGE 1920 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "TYSONS CORNER".

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 7th DAY OF March, 2007

BY: Darrell Roberts

PRINT NAME: DARRELL ROBERTS

TITLE: Vice V.P.

LENDER'S NOTARY

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS

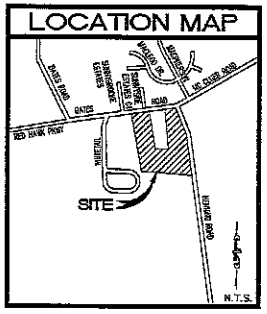
ON THIS 7th DAY OF March 2007 BEFORE ME APPEARED Darrell Roberts TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE Vice President OF Regions Bank A Missouri Corporation, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID Corporation, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID Corp. BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID Corporation.

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

JODI M. BALDWIN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Aug. 19, 2007

NOTARY PUBLIC: Jodi M Baldwin
PRINT NAME: Jodi M Baldwin
MY TERM EXPIRES: 8-19-07

LOCATION MAP



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTION

A TRACT OF LAND BEING IN U.S. SURVEY 1841, TOWNSHIP 48 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "VILLAGES AT DARDENNE-OAKLAND VILLAGE", A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGE 192 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE NORTHERN LINE OF SAID SUBDIVISION NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 3.11 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID NORTHERN LINE AND ALONG THE NORTH LINE OF LOT 19 OF "WHITEHALL ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 302 OF SAID COUNTY RECORDS NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,055.10 FEET TO A POINT BEING A COMMON CORNER OF LOT 19 AND LOT 11 OF SAID "WHITEHALL ESTATES"; THENCE ALONG THE EAST LINE OF SAID LOT 10 AND THE EAST LINE OF PROPERTY CONVEYED TO ALFRED H. FRANK, JR. IN BOOK 2722A, PAGE 209 OF SAID RECORDS NORTH 09 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF 1,079.87 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY LINE OF BATES ROAD(VARY); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 81 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 287.94 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,870.49 FEET AND A CENTRAL ANGLE OF 00 DEGREES 58 MINUTES 55 SECONDS; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 32.63 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO ELMER AND DORIS BERGHOLD IN BOOK 486, PAGE 269 OF SAID RECORDS; THENCE ALONG THE WESTERN, SOUTHERN AND EASTERN LINES OF SAID BERGHOLD PROPERTY SOUTH 07 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 643.80 FEET TO A POINT, SOUTH 84 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 149.40 FEET TO A POINT AND NORTH 01 DEGREES 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 629.26 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF BATES ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WESTERN RIGHT OF WAY LINE OF HENNING ROAD(VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 174.99 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 686.17 FEET AND A CENTRAL ANGLE OF 12 DEGREES 50 MINUTES 09 SECONDS EASTERLY ALONG THE ARC A DISTANCE OF 143.76 FEET; NORTH 72 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 48.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 22 DEGREES 11 MINUTES 16 SECONDS WEST, A RADIAL DISTANCE OF 345.69 FEET; SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43 DEGREES 58 MINUTES 16 SECONDS, A DISTANCE OF 265.28 FEET; SOUTH 27 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 97.72 FEET TO THE POINT OF CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 62 DEGREES 19 MINUTES 39 SECONDS WEST, A RADIAL DISTANCE OF 934.25 FEET; SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 13 SECONDS, A DISTANCE OF 116.17 FEET TO A POINT; SOUTH 20 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 281.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 626.17 FEET AND A CENTRAL ANGLE OF 12 DEGREES 57 MINUTES 00 SECONDS; SOUTHERLY ALONG THE ARC A DISTANCE OF 141.55 FEET TO A POINT; SOUTH 07 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 74.87 FEET TO THE POINT OF BEGINNING. CONTAINING 25.53 ACRES, MORE OR LESS ACCORDING TO SURVEY AND CALCULATIONS BY ST. CHARLES ENGINEERING AND SURVEYING, INC. IN MARCH, 2006.

PROPERTY OWNER and DEVELOPER

HENNING DEVELOPMENT LLC
1730 DISCOVERY DR
WENTZVILLE MO 63385
(314) 575-8673

GENERAL NOTES

1. BASIS OF BEARINGS: MISSOURI STATE PLANE- EAST ZONE-GRID NORTH
2. TOTAL AREA OF THIS PLAT IS 25.53 ACRES. AREA PLATTED IS ZONED R1-D, PUD.
3. TOTAL NUMBER OF LOTS = 82.
4. BUILDING LINES ARE AS FOLLOWS, UNLESS INDICATED OTHERWISE ON THIS PLAT:
   FRONT BUILDING LINES ARE 25 FEET, UNLESS SHOWN OTHERWISE.
   SIDE YARD SETBACKS ARE 8 FEET.
   REAR YARD SETBACKS ARE 25 FEET.
5. EASEMENTS ARE AS FOLLOWS:
   ALL EASEMENTS ALONG THE FRONT PROPERTY LINES ARE 10 FEET WIDE, UNLESS OTHERWISE NOTED.
   ALL EASEMENTS ALONG THE SIDE PROPERTY LINES ARE 5 FEET WIDE, UNLESS OTHERWISE NOTED.
   ALL EASEMENTS ALONG THE REAR PROPERTY LINES ARE 7.5 FEET WIDE, UNLESS OTHERWISE NOTED.
6. CROSSES TO BE CUT AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL P.C.'S AND P.T.'S OF CURVES AT THE STREET CENTERLINE AND CROSSES TO BE CUT ON THE CURB AT THE PROLONGATION OF THE SIDE LOT LINES AFTER THE COMPLETION OF STREET CONSTRUCTION. IRON PIPES TO BE SET AT THE REAR LOT CORNERS WITHIN TWELVE MONTHS AFTER THE RECORDING OF THIS SUBDIVISION PLAT, IN ACCORDANCE WITH 10 CSR 30-2.060 OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND 4 CSR 30-16.010 OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.
7. ACCORDING TO FIRM MAP #29183C0430 E REVISED AUGUST 2, 1996, THIS PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.
8. THIS SURVEY IS SUBJECT TO A TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBERS IT-23574-08-DR, IT-23570-08-DR AND IT-23572-08-DR WITH AN EFFECTIVE DATE MARCH 12, 2006, AND IS SUBJECT TO THE EXCEPTIONS LISTED BELOW:
9. ST. CHARLES ENGINEERING AND SURVEYING, INC. HAS PERFORMED NO EASEMENT SEARCH AND THE EASEMENTS LISTED IN THE ABOVE REFERENCED TITLE COMMITMENTS ARE ADDRESSED IN THE SCHEDULE "B-I" NOTES BELOW.

   COMMITMENT NO. IT-23572-08-DR

   ITEM #10, SUBJECT TO REPORT OF COMMISSIONERS BY AND BETWEEN TOWN OF DARDENNE PRAIRIE, MISSOURI AND BEVERLY JOAN MUNSON (ETAL, FILED 8/22/00 AS CASE NUMBER 00CV126289 IN THE ST. CHARLES COUNTY CIRCUIT COURT.(RIGHT OF WAY TAKING-NEW RIGHT OF WAY SHOWN)

   COMMITMENT NO. IT-23570-08-DR

   ITEM #10, SUBJECT TO AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A GAS DISTRIBUTION SYSTEM IN FAVOR OF LACLEDE GAS COMPANY AS SET FORTH IN INSTRUMENT RECORDED 7/08/03 IN BOOK 2904, PAGE 517.(SHOWN)

   COMMITMENT NO. IT-23574-08-DR

   ITEM #10, SUBJECT TO AN EASEMENT FOR UTILITY IN FAVOR OF LACLEDE GAS COMPANY, A MISSOURI CORPORATION AS SET FORTH IN INSTRUMENT RECORDED 7/03/03 IN BOOK 2904 AT PAGE 514.(SHOWN)
10. THE FOLLOWING LOTS SUBJECT TO STREET MOVEMENT:
    LOT 7, 8, 9, 10, 11, 12, 14, 15, 19, 20, 26, 27, 28, 33, 34, 40, 41, 42, 43, 44, 45, 46, 47, 53, 55, 56.
11. (0000) - DENOTES LOT ADDRESS.
12. AFTER NORMAL WARRANTY PERIODS, TREES ALONG THE RIGHT-OF-WAY SHALL BE MAINTAINED IN GOOD CONDITION BY THE CORRESPONDING HOMEOWNERS ASSOCIATION AS PART OF SAID 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. NOT MORE THAN 30% OF THE LOT AREA SHALL BE COVERED BY THE PRINCIPAL BUILDING.

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF "TYSONS CORNER" HAS BEEN APPROVED BY THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS 21st DAY OF February, 2007

PLANNING AND ZONING CHAIRMAN
PRINTED NAME
MAYOR
PRINTED NAME

CITY ENGINEER
PRINTED NAME
CITY CLERK
PRINTED NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF HENNING DEVELOPMENT, LLC, DURING THE MONTH OF MARCH, 2006 EXECUTED A BOUNDARY SURVEY OF "THREE TRACTS OF LAND BEING PART OF U.S. SURVEY 1841, TOWNSHIP 48 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI", AND SUBSEQUENTLY IN NOVEMBER, 2006 PREPARED A SUBDIVISION PLAT OF SAID SURVEY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (10 CSR 30-2 AND 4 CSR 30-16.010-16.110)."

RICHARD KEITH SIEBOHMAN MO. P.L.S. #2002014094

2-28-07
DATE

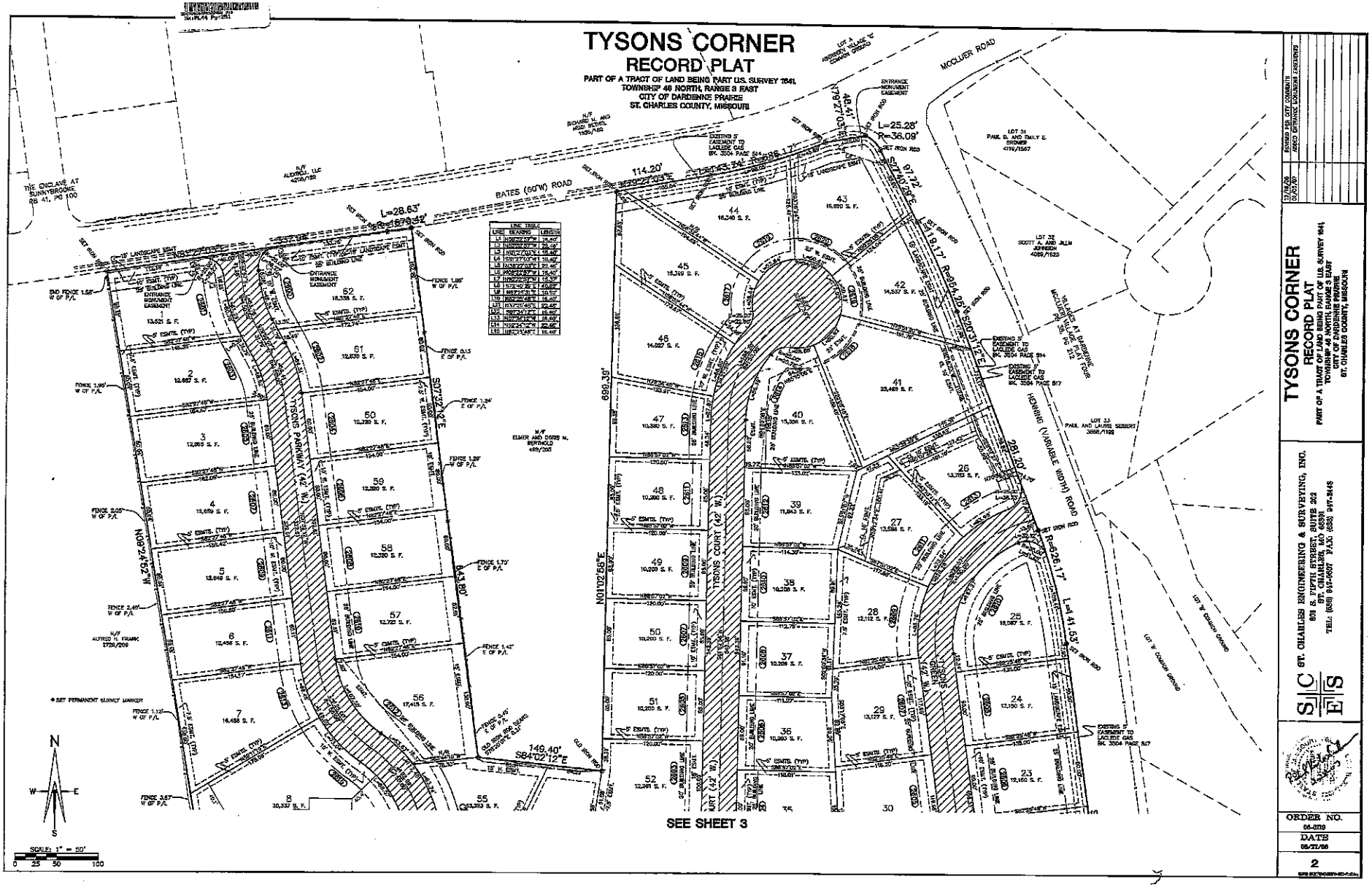
12/11/06	REVISED PER CITY COMMENTS
01/05/07	ADDED ENTRANCE MONUMENT EASEMENTS

TYSONS CORNER
RECORD PLAT
PART OF A TRACT OF LAND BEING PART OF U.S. SURVEY 1841,
TOWNSHIP 48 NORTH, RANGE 3 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.
401 S. FIFTH STREET, SUITE 200
ST. CHARLES, MO 63301
TELE (636) 947-0667 FAX (636) 947-2446

ORDER NO.
060110
DATE
06/27/06
1

© 2006 ST. CHARLES ENGINEERING & SURVEYING, INC.



TYSONS CORNER
RECORD PLAT
PART OF A TRACT OF LAND BEING PART OF U.S. SURVEY 1941
TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

REVISED PER CITY COMMENTS 12/18/06
ADDED ENTRANCE MONUMENT EASEMENTS 01/03/07

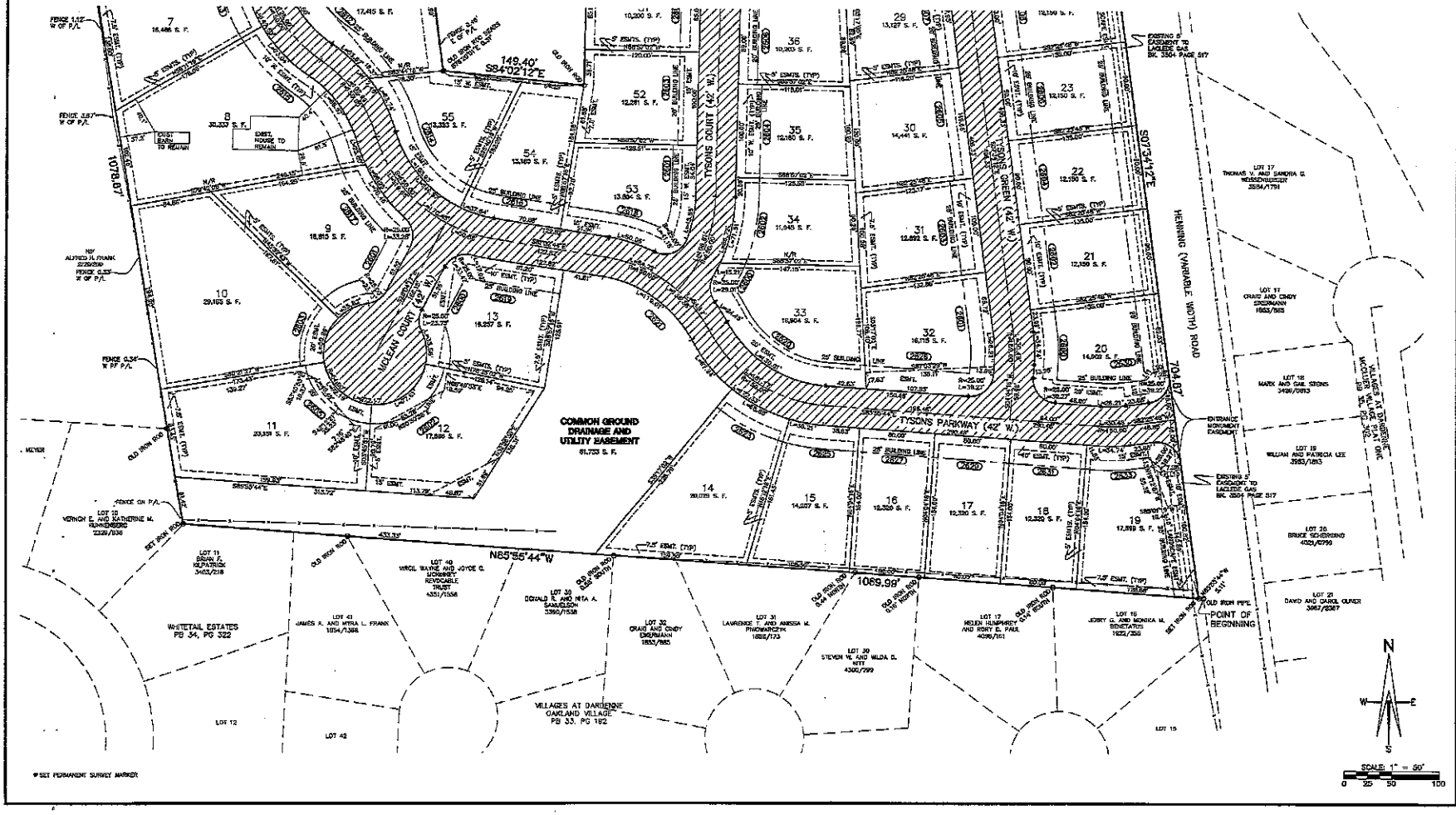
SIC ES
ST. CHARLES ENGINEERING & SURVEYING, INC.
809 S. TWELFTH STREET, SUITE 202
ST. CHARLES, MO. 63301
TEL: (636) 940-6600 FAX: (636) 947-8446

ORDER NO.
56-079
DATE
05/22/06
2

TYSONS CORNER
RECORD PLAT

PART OF A TRACT OF LAND BEING PART OF U.S. SURVEY 1941,
TOWNSHIP 46 NORTH, RANGE 5 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

SEE SHEET 2



* SET PERMANENT SURVEY MARKER

12/13/06	REVISED PER CITY COMMENTS
04/09/07	ADDED ENTRANCE MONUMENT EASEMENTS

TYSONS CORNER
RECORD PLAT
PART OF A TRACT OF LAND BEING PART OF U.S. SURVEY 1941
TOWNSHIP 46 NORTH, RANGE 5 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0007 FAX: (636) 947-2448

ORDER NO.
06-0229
DATE
06/27/06
3

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Bk:DE7358 Pg:356
07/30/2020 09:42:29 AM 1/2
$24.00
CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY:CGRAF

QUIT-CLAIM DEED

5th 53451-20.

THIS DEED, made and entered into this 24TH day of July, 2020, between
Daren Ungerboeck and Angela Ungerboeck, husband and wife,
Grantor(s), whose address is: 2602 Mclean Court, O'Fallon, MO 63368, County of St. Charles, parties of the first, and,
Daren Ungerboeck and Angela Ungerboeck, husband and wife,
Grantee(s), whose address is: 2602 Mclean Court, O'Fallon, MO 63368, County of St. Charles, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents, Remise, Release and Forever Quit-Claim unto the said parties of the second part, the following described Real Estate, situated in the County of St. Charles, State of Missouri.

LEGAL DESCRIPTION:
Lot 12 of Tysons Corner, a subdivision filed for record in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 44 page 250 of the St. Charles County Records.

Property Address: 2602 Mclean Court, O'Fallon, MO 63368
Parcel: 2-0130-A334-00-0012.0000000

TO HAVE AND TO HOLD the same, together with all right and appurtenances to the same belonging, unto the said parties of the second part, and to the heirs and assigns of such party forever. So that either the said party of the first part, nor his heirs, nor any other person or persons nor they or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by their presents be excluded and forever barred.

WITNESS WHEREOF, Grantor has caused these presents to be signed by its seal affixed..

GRANTOR(S):

Daren Ungerboeck

Angela Ungerboeck

STATE OF MISSOURI }
} ss
COUNTY OF SAINT CHARLES }

On this 24th day of July, 2020, personally appeared Daren Ungerboeck and Angela Ungerboeck, husband and wife, Grantor(s) to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

Anita Brockway, Notary Public

My Commission Expires: 6-3-2022

ANITA BROCKWAY
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 18418634
My Commission Expires 06-03-2022

2024R-001985
01/17/2024 09:16:06 AM
$ 33.00
PAGES: 6
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KBEXTERMUELLER
ELECTRONICALLY RECORDED

CERTIFIED

Recorder of Deeds Certificate
St. Charles County Missouri

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4.
This is the first page of your document - DO NOT REMOVE.

ST. CHARLES COUNTY
RECORDER OF DEEDS

Mary E. Dempsey
Recorder of Deeds
201 North Second Street, Suite 338
St. Charles, MO 63301

IN THE CIRCUIT COURT OF SAINT CHARLES COUNTY
STATE OF MISSOURI

FILED
JAN 10 2024
CIRCUIT CLERK
ST. CHARLES COUNTY

DAREN AND ANGELA UNGERBOECK, Plaintiff,	)	
vs.	)	Case No. 2311-CC00686
PDIL, LLC, et al., Defendants.	)	

AMENDED DEFAULT JUDGMENT

This matter comes before the Court on the Motion for Default Judgment that Plaintiffs Daren Ungerboeck and Angela Ungerboeck ("Plaintiffs") filed on December 19, 2023, against Defendants PDIL, LLC ("PDIL"), Unknown Successors of PDIL, LLC ("Unknown Successors"), and Unknown Non-Record Owners and Claimants of St. Charles County, Missouri Tax Parcel 2-0130-A334-00-000A.0000000 a/k/a Part of the Common Grounds of Tysons Corner ("Unknown Owners"). Plaintiffs appear by and through counsel. No one else appears. The Court takes judicial notice of its file and is fully informed and advised.

THE COURT HEREBY FINDS AS FOLLOWS:

1. On June 30, 2023, Plaintiffs filed their original Petition.

2. On October 4, 2023, Plaintiffs filed their Amended Petition filed on October 4, 2023.

3. The Amended Petition concerns realty that is legally described as follows (and hereinafter referred to and identified as "the Subject Realty"):

> **A TRACT OF LAND BEING PART THE COMMON GROUND OF TYSONS CORNER AS RECORDED IN PLAT BOOK 44 PAGES 250-252 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERN**

CORNER OF LOT 12 OF SAID TYSONS CORNER SUBDIVISION, THENCE SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, 57.15 FEET TO A SET IRON ROD; THENCE SOUTH 42 DEGREES 44 MINUTES 32 SECONDS EAST, 45.13 FEET TO A SET IRON ROD; THENCE SOUTH 45 DEGREES 29 MINUTES 42 SECONDS WEST, 65.50 FEET TO A SET IRON ROD; THENCE NORTH 68 DEGREES 32 MINUTES 3 SECONDS WEST, 50.83 FEET TO AN OLD IRON ROD AT THE SOUTHEASTERN CORNER OF SAID LOT 12; THENCE NORTH 32 DEGREES 36 MINUTES 36 SECONDS EAST ALONG THE SOUTHEASTERN LINE OF SAID LOT 12, 138.31 FEET TO THE POINT OF BEGINNING, CONTAINING 4,936 SQUARE FEET MORE OR LESS ACCORDING TO SURVEY AND CALCULATIONS BY ST. CHARLES ENGINEERING, LLC DURING THE MONTH OF JANUARY, 2023.

4. The Subject Realty (a) is adjacent to the realty commonly known as 2602 McLean Court, Dardenne Prairie, Missouri, 63338 ("Original Lot 12"); and (b) was originally part of the common ground of Tyson's Corner subdivision ("Original Common Ground").

5. Plaintiffs own Original Lot 12.

6. Plaintiffs filed the Amended Petition because they and their predecessors-in-title have hostilely, actually, exclusively, openly, and continuously possessed the Subject Realty for more than ten years. In the Amended Petition, Plaintiffs ask the Court to quiet title to the Subject Realty in their names.

7. The last recorded deed concerning the Original Common Ground, of which the Subject Realty is a part, identified PDIL as the grantee.

8. Missouri's Secretary of State has administratively dissolved PDIL.

9. Unknown Successors and Unknown Owners represent unknown and unidentified individuals who may claim some right, title, or interest in the Subject Realty.

10. Cole County, Missouri's Sheriff served PDIL via the Missouri Secretary of State with a copy of the Amended Petition and a summons on November 3, 2023.

11. Mo Sup. Ct. R. 55.25(a) requires a party to file responsive pleadings within thirty (30) days of receiving personal service of a summons and petition.

12. PDIL's response to the Amended Petition was due on December 4, 2023.

13. PDIL has failed to answer or otherwise defend itself against the Amended Petition.

14. On October 18, 2023, *St. Charles County Business Record* began publishing a notice of this action. *St. Charles County Business Record* continued publishing that notice on October 25, 2023; November 1, 2023; and November 8, 2023.

15. The publication by *St. Charles County Business Record* operated as service on Unknown Owners and Unknown Successors.

16. Mo Sup. Ct. R. 55.25(a) requires a party to file responsive pleadings within forty-five (45) days of publication notice commencing.

17. Unknown Owners and Unknown Successors have failed to answer or otherwise defend themselves against the Amended Petition.

18. Under Mo. R. Civ. P. 74.05(a), Plaintiffs are entitled to default judgment against PDIL, Unknown Owners, and Unknown Successors.

19. The foregoing constitutes good cause why default judgment should be entered in Plaintiffs' favor and against PDIL, Unknown Owners, and Unknown Successors.

THE COURT THEREFORE ORDERS, ADJUDGES, AND DECREES THAT:

a. Plaintiffs' Motion for Default Judgment is granted and sustained.

b. Default Judgment is entered in favor of Plaintiffs and against PDIL, Unknown Owners, and Unknown Successors.

c. Plaintiffs own the Subject Realty.

d. Neither PDIL, nor Unknown Owners, nor Unknown Successors owns any right, title, or interest in the Subject Realty.

e. Title to the Subject Realty is quieted in Plaintiffs' names free and clear of any right, title, or interest that PDIL, Unknown Owners, and/or Unknown Successors have ever owned.

SO ORDERED:

The Honorable W. Christopher McDonough
Circuit Judge, Division 5

11/5/24
Date

CERTIFICATE OF TRUE COPY

I, Cheryl Crowder, Clerk of Circuit Court, within and for the county of St. Charles, State of Missouri, do certify that the foregoing is a true copy of an original document remaining on file and recorded in my office.

Witness my hand and SEAL of said Court this 11 day of January 2024

Cheryl Crowder, Circuit Clerk, BY: S. Davenport
Deputy Clerk

2026R-019686

04/29/2026 08:08:35 AM
$ 33.00
PAGES: 6
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: BNIEMERG
ELECTRONICALLY RECORDED

COURT CERTIFIED

Recorder of Deeds Certificate
St. Charles County Missouri

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4.
This is the first page of your document - DO NOT REMOVE.

ST. CHARLES COUNTY
RECORDER OF DEEDS

MARY DEMPSEY
Recorder of Deeds
201 North Second Street, Suite 338
St. Charles, MO 63301

IN THE CIRCUIT COURT OF SAINT CHARLES COUNTY
STATE OF MISSOURI

FILED
APR 27 2026
CIRCUIT CLERK
ST. CHARLES COUNTY

DAREN UNGERBOECK AND ANGELA UNGERBOECK Plaintiff, vs. PDIL, LLC, et al., Defendants.	)	Case No. 2511-CC01587

DEFAULT JUDGMENT

This matter comes before the Court on the Motion for Default Judgment that Plaintiffs Daren Ungerboeck and Angela Ungerboeck ("Plaintiffs") filed on November 14, 2025, against Defendants PDIL, LLC ("PDIL"), Unknown Successors of PDIL, LLC ("Unknown Successors"), and Unknown Non-Record Owners and Claimants of St. Charles County, Missouri Tax Parcel 2-0130-A334-00-000A.0000000 a/k/a Part of the Common Grounds of Tysons Corner ("Unknown Owners"). Plaintiffs appear by and through counsel. No one else appears. The Court takes judicial notice of its file and is fully informed and advised.

THE COURT HEREBY FINDS AS FOLLOWS:

1. On November 14, 2025, Plaintiffs filed their Petition.

2. The Petition concerns realty that is legally described as follows (and hereinafter referred to and identified as "the Subject Realty"):

> **A TRACT OF LAND BEING PART OF THE COMMON GROUND OF TYSONS CORNER, A SUBDIVISION RECORDED IN PLAT BOOK 44 PAGE 249 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**
>
> **COMMENCING AT THE INTERSECTION OF THE NORTHERN LINE OF LOT 12 OF SAID SUBDIVISION AND THE SOUTHERN LINE OF MCLEAN COURT, 50' WIDE;**

THENCE ALONG SAID NORTHERN LINE AND THE EASTERN LINE OF SAID LOT 12 THE FOLLOWING COURSES AND DISTANCE, SOUTH 78 DEGREES 35 MINUTES 2 SECONDS EAST, A DISTANCE OF 128.14 FEET; SOUTH 11 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 50.97 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 42 DEGREES 44 MINUTES 32 SECONDS EAST, A DISTANCE OF 129.72 FEET TO A POINT IN THE EASTERN LINE OF SAID COMMON GROUND AND THE WESTERN PROPERTY LINE OF LOT 14 AFORESAID SUBDIVISION; THENCE SOUTH 39 DEGREES 17 MINUTES 2 SECONDS WEST, A DISTANCE OF 39.35 FEET TO THE SOUTHEASTERN CORNER OF SAID COMMON GROUND; THENCE ALONG THE SOUTHERN LINE OF SAID COMMON GROUND, NORTH 85 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 245.13 FEET; THENCE LEAVING SAID SOUTHERN LINE, NORTH 3 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 12; THENCE ALONG THE SOUTHERN, AND EASTERN LINE OF SAID LOT 12 THE FOLLOWING COURSES AND DISTANCES, SOUTH 85 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 113.79 FEET; SOUTH 68 DEGREES 32 MINUTES 3 SECONDS EAST, A DISTANCE OF 50.84 FEET; NORTH 45 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 65.50 FEET; NORTH 42 DEGREES 44 MINUTES 32 SECONDS WEST, A DISTANCE OF 45.13 FEET TO AN EASTERN CORNER OF LOT 12; THENCE NORTH 11 DEGREES 14 MINUTES 47 SECONDS EAST, A DISTANCE OF 6.18 FEET TO THE POINT OF BEGINNING. CONTAINING 14,008.29 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

3. The Subject Realty (a) is adjacent to the realty commonly known as 2602 McLean Court, Dardenne Prairie, Missouri, 63338 ("Original Lot 12"); and (b) was originally part of the common ground of Tyson's Corner subdivision ("Original Common Ground").

4. Plaintiffs own Original Lot 12.

5. Plaintiffs filed the Petition because they and their predecessors-in-title have hostilely, actually, exclusively, openly, and continuously possessed the Subject Realty for more than ten years. In the Petition, Plaintiffs ask the Court to quiet title to the Subject Realty in their names.

6. The last recorded deed concerning the Original Common Ground, of which the Subject Realty is a part, identified PDIL as the grantee.

7. Missouri's Secretary of State has administratively dissolved PDIL.

8. Unknown Successors and Unknown Owners represent unknown and unidentified individuals who may claim some right, title, or interest in the Subject Realty.

9. Cole County, Missouri's Sheriff served PDIL via the Missouri Secretary of State with a copy of the Petition and a summons on December 1, 2025.

10. Mo Sup. Ct. R. 55.25(a) requires a party to file responsive pleadings within thirty (30) days of receiving personal service of a summons and petition.

11. PDIL's response to the Petition was due on December 31, 2025.

12. PDIL has failed to answer or otherwise defend itself against the Petition.

13. On January 13, 2026, *St. Charles County Business Record* began publishing a notice of this action. *St. Charles County Business Record* continued publishing that notice on January 20, 2026; January 27, 2026; and February 3, 2026.

14. The publication by *St. Charles County Business Record* operated as service on Unknown Owners and Unknown Successors.

15. Mo Sup. Ct. R. 55.25(a) requires a party to file responsive pleadings within forty-five (45) days of publication notice commencing.

16. Unknown Owners and Unknown Successors have failed to answer or otherwise defend themselves against the Petition.

17. Under Mo. R. Civ. P. 74.05(a), Plaintiffs are entitled to default judgment against PDIL, Unknown Owners, and Unknown Successors.

18. The foregoing constitutes good cause why default judgment should be entered in Plaintiffs' favor and against PDIL, Unknown Owners, and Unknown Successors.

THE COURT THEREFORE ORDERS, ADJUDGES, AND DECREES THAT:

a. Plaintiffs' Motion for Default Judgment is granted and sustained.

b. Default Judgment is entered in favor of Plaintiffs and against PDIL, Unknown Owners, and Unknown Successors.

c. Plaintiffs own the Subject Realty.

d. Neither PDIL, nor Unknown Owners, nor Unknown Successors owns any right, title, or interest in the Subject Realty.

e. Title to the Subject Realty is quieted in Plaintiffs' names free and clear of any right, title, or interest that PDIL, Unknown Owners, and/or Unknown Successors have ever owned.

SO ORDERED:

Deborah J. Alessi

The Honorable Deborah J. Alessi
Circuit Judge, Division 2

4-27-26

Date

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION	Municipality: Dardenne Prairie Municipal	Reporting Period: Oct 1, 2026 - Oct 30, 2026
Mailing Address: 2032 HANLEY RD, DARDENNE PRAIRIE, MO 63368		
Physical Address: 2032 HANLEY RD, DARDENNE PRAIRIE, MO 63368	County: St. Charles County	Circuit: 11
Telephone Number:	Fax Number:	
Prepared by: Carrie Hamilton	E-mail Address:	
Municipal Judge:		

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month	21	1,156	44
B. Cases (citations/informations) filed	1	74	1
C. Cases (citations/informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court/bench trial - GUILTY	0	0	0
3. court/bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	1	89	2
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	29	0
6. dismissed by court	0	2	1
7. *nolle prosequi*	0	22	0
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	1	142	3
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	21	1,088	42
E. Trial de Novo and/or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)	
1. # Issued during reporting period	51
2. # Served/withdrawn during reporting period	39
3. # Outstanding at end of reporting period	615

IV. PARKING TICKETS	
1. # Issued during period	0
☐ Court staff does not process parking tickets	

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Dardenne Prairie Municipal	Reporting Period: Oct 1, 2026 - Oct 30, 2026

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines - Excess Revenue	$8,366.80
Clerk Fee - Excess Revenue	$916.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$30.81
Bond forfeitures (paid to city) - Excess Revenue	$307.00
Total Excess Revenue	$9,620.61
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines - Other	$3,521.03
Clerk Fee - Other	$176.00
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	$49.64
Peace Officer Standards and Training (POST) Commission surcharge	$99.27
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$707.81
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$5.92
Law Enforcement Training (LET) Fund surcharge	$200.00
Domestic Violence Shelter surcharge	$200.00
Inmate Prisoner Detainee Security Fund surcharge	$0.00
Restitution	$0.00
Parking ticket revenue (including penalties)	$0.00
Bond forfeitures (paid to city) - Other	$0.00
Total Other Revenue	$4,959.67

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Appointed Counsel Fund	$49.64
Court Automation	$694.91
Law Enf Arrest-Local	$235.70
Overpayment-E/R	$6.00
Total Other Disbursements	$986.25
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$15,566.53
Bond Refunds	$0.00
Total Disbursements	$15,566.53