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

PLANNING AND ZONING COMMISSION
AGENDA
October 14, 2026
7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Alderman Detweiler

PUBLIC HEARING

1. Lombardo Homes of St. Louis, LLC 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

APPROVAL OF MINUTES

1. Planning and Zoning Commission Regular Session Minutes – 09 09 26

COMMISSION COMMUNICATIONS

NEW BUSINESS

1. Lombardo Homes of St. Louis, LLC 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

2. Vacate Easement – Request for vacating a portion of an existing drainage and utility easement located at 2602 McLean Court, Lot 12 of the Tysons Corner Subdivision

3. Moving November Planning and Zoning Commission meeting date due to Veterans Day

OLD BUSINESS

ADJOURNMENT

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Request for a tract of land owned by the property owners listed below. Said hearing will occur before the Planning and Zoning Commission on **Wednesday, October 14, 2026,** at **7:00 p.m**., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, October 21, 2026**, at **7:00 p.m.,** or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Rezoning Request

Name of Applicant:	Lombardo Homes of St. Louis, LLC
Name of Property Owner:	Earnest Trust Agreement, TLR Enterprises, LLC and Pinecrest Rental Properties, LLC
Present Zoning Classifications:	R-1A and C-2
Proposed Zoning Classification:	R-1D w / PUD
Proposed Use:	17 detached single-family homes
Property Location:	1670 Stump Road and 7393 Highway N

DARDENNE PRAIRIE

NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning request for a tract of land near your property before the Planning and Zoning Commission on **Wednesday, October 14, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, October 21, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	Lombardo Homes of St. Louis, LLC
Name of Property Owner:	Earnest Trust Agreement, TLR Enterprises, LLC and Pinecrest Rental Properties, LLC
Present Zoning Classifications:	R-1A and C-2
Proposed Zoning Classification:	R-1D w / PUD
Proposed Use:	17 detached single-family homes
Property Location:	1670 Stump Road and 7393 Highway N

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact

DARDENNE PRAIRIE

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 9, 2026

CALL TO ORDER
Chairman Wooldridge call the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE
Boy Scout Michel Weber of Troop #35 from St. Joachim and Ann, led the Pledge of Allegiance.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp		X
Commissioner Musler	X	
Commissioner Neske		X
Commissioner Pollard	X	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

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

PUBLIC COMMENT
No one requested to speak.

PUBLIC HEARING
Motion by Commissioner Northcutt seconded by Commissioner Lamb to open the Public Hearing. All ayes, motion carried.

1. The Velvet Paw is Requesting a Conditional Use Permit for a Dog Grooming Salon located at 1656 Bryan Road, Dardenne Prairie MO, current Zoning is C-2 and requesting C-2 CUP

Motion by Commissioner Musler, seconded by Commissioner Northcutt to close the Public Hearing. All ayes, motion carried.

APPROVAL OF MINUTES

1. Planning and Zoning Commission Work Session Minutes – 05 13 26
2. Planning and Zoning Commission Regular Session Minutes – 05 13 26

Commissioner Musler stated there is a correction to the Work Session Minutes, first page, paragraph after Item 3, states “Chairman Wooldridge recognized City Administrator Wooldridge” it should state, “Chairman Wooldridge recognized City Administrator Pratt”.

Motion by Commissioner Northcutt, seconded by Commissioner Lamb to approve the Planning and Zoning minutes as amended and listed. All ayes, motion carried.

COMMISSION COMMUNICATIONS
No report.

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 9, 2026

NEW BUSINESS

1. The Velvet Paw is Requesting a Conditional Use Permit for a Dog Grooming Salon located at 1656 Bryan Road, Dardenne Prairie MO

Motioned by Commissioner Stankovich, seconded by Commissioner Pollard to recommend approval of the Conditional Use Permit for the Velvet Paw located at 1656 Bryan Road.

All ayes, motion carried.

OLD BUSINESS
No Old Business.

ADJOURNMENT
Motioned by Chairman Northcutt, seconded by Commissioner Lamb to adjourn the meeting at 7:11 pm. All ayes, motion carried.

Respectfully submitted:

_____
Deborah Ryan, City Clerk

Approved by P & Z on October 14,2026

Kyle Michel
City Administrator
Kyle.Michel@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission

FROM: Kyle Michel

DATE: October 14, 2026

SUBJECT: Sagebrook PUD Area Plan, Rezoning, and Preliminary Plat (DP Project #26-000828)

Project Summary

The 11.78-acre site is located at the northeast corner of Stump Road and State Highway North (North Outer Road 364) and surrounds the sides and rear of the Pinecrest Apartment complex. The site is mostly surrounded by residential uses with the exception of the self-storage facility east of the project site (see Figure 1 below; subject property is outlined in red). The applicant proposes a Planned Unit Development (PUD) Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the northern parcel from Single-Family Residential (R-1A) to Single-Family Residential District with Planned Unit Development R-1DPUD, and a Preliminary Plat for the subdivision of the parcels into several lots. The plan includes 17 new home lots with a large single-family home on each and three separate lots for common ground/open space area. Site access is provided by two, 26-foot-wide public street entrances, one on Stump Road and another off of State Highway North.

Background

On April 1, 2026, the Board of Aldermen approved Bill Nos. 26-03 and 26-10 relating to the 7393 Highway North PUD Area Plan. These approvals rezoned a six-acre property at the intersection of 7393 Highway North and Stump Road from C-2 (General Business) to R-1D (Single-Family Residential) and granted a Conditional Use Permit (CUP) for single-family attached housing. The project site covers the entire Landscapers Stock Shop property and the land directly south of the Pinecrest Apartment complex.

When the applicant first submitted an application for the Sagebrook PUD Area Plan, the project site was only 5.82 acres and just north of the Pinecrest Apartment complex. Over the preceding months, the Sagebrook Area Plan has doubled in size to include the property within the 7393 Highway North PUD Area Plan.

Project Site

The northern portion of the property is fairly flat with two existing buildings and is encompassed with trees. A stream runs across the property at the eastern portion of the development. The eastern portion (previous location of the Landscapers Stock Shop), contains a nursery building and has been completely disturbed. The remaining project area located near the corner of Stump Road and State Highway North is half grass and half trees.

All existing buildings will be demolished, and construction will require clearing trees from 55% (3.3 acres) of the site.

Figure 1: Project Location



Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision has three different designations for the project site on the Future Land Use Map. The northern portion of the project site is “Single-Family Residential,” “Villa Residential” for the southwest portion of the project site, and “Highway 364 Commercial” for the remainder of the project site (site portion containing the previous Landscapers Stock Shop).

On page 49 under the “*Residential Development*” heading, the Plan notes: *“based on input from development community representatives and current market trends, the desire for large lots has been declining…These demographic trends and desires have also fueled a market for large-unit villa style development where the housing units are clustered closer together on smaller lot sizes with a greater portion of the overall development devoted to green space. The maintenance of the common areas, yards and landscaping is handled by a homeowner*

or condo association. These residential development types, while higher in overall density on a given site than traditional single-family residential uses, do not represent typical multi-family unit densities…."

However, on page 50, the Plan goes on to say; "*Where the Future Land Use Plan proposes residential development for properties that are currently vacant, there is no attempt to make a distinction between the types of development. Rather this Plan recommends that consideration for the type and density of residential development be indicated by the adjacent land uses, roadway access and other development considerations unique to the site."*

The proposed lots range from 13,350 square feet to 17,205 square feet and homes range from 2,600 square feet to 3,300 square feet. Residential developments on the opposite side of Stump Road and north of the project contain similar lot and home sizes. As proposed, the detached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned single-family residential use based on adjacent uses. The proposed development would be complementary to the single-family homes to the north, and west of the project site.

Zoning Compliance Summary

This project proposes changing the northern portion from the R-1A zone to R-1DPUD. The R-1D district is composed of those areas of the City where the principal use is to be single-family dwellings of moderate to small size lots. The regulations of this district are designed to create and to preserve a predominately suburban character as evidenced by the lot sizes. In addition to the dwellings permitted in this district, certain common compatible recreation and public uses are conditionally allowed and strictly regulated to ensure harmony with the principal land use of the district. Single-family dwellings are a permitted use under this zone.

The applicant is requesting a PUD to allow deviations from the standard requirements found under the provisions of the R-1D Zoning District in Section 405.170D. The project's compliance with the underlying regulatory framework is outlined in Table 1 below and lists the "R-1D" District deviations/waivers required in the proposed PUD Area Plan.

Table 1: R-1D Zoning Standards and Compliance

R-1 Standards	Required	Proposed	Complies
Min. Dwelling Size	One-Story: 1,600 SF living area One & One-Half Story: 1,900 SF Two-Story: 1,250 SF for the 1st floor and 2,200 SF total of living area.	One-Story: 2,620 SF living area One & One-Half Story: N/A Two-Story: 1,700 SF for the 1st floor and 3,324 SF total of living area.	Yes

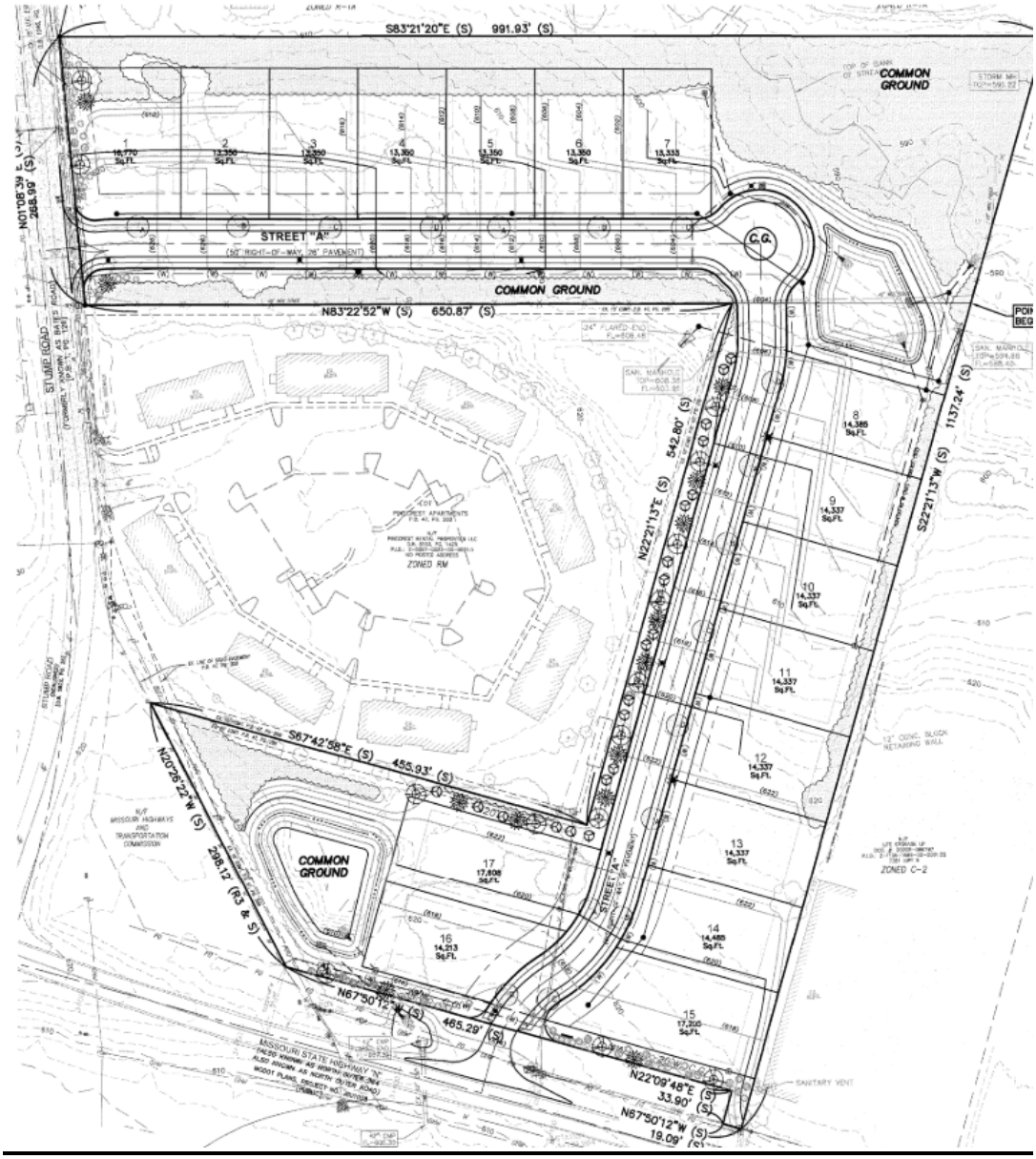
Min. Lot Area Dwellings	12,000 SF	Ranges from 13,350 SF to 17,205 SF	Yes
Min. Lot Width	80’ at building line	Starts at 80’ at building line	Yes
Min. Lot Depth	100’	Starts at 100’	Yes
Max. Lot Coverage	Not to exceed 30%	Less than 30%	Yes
Max. Height	Not to exceed 2.5 stories or 35’, whichever is less	Greatest height is a maximum of 2 stories	Yes
Min. Yard Setbacks	Front: 25’ Side: 10’ Rear: 25’	Front: 25’ Side: 7’ Rear: 25’	No; deviation requested
Covered Parking	2 spaces per dwelling	2 spaces per dwelling	Yes
Sidewalks	Both sides & min. 5’ wide	Both sides & min. 5’ wide	Yes
Landscaping* Lots With <40% Open Space Lots With >40% Open Space Trees Lot <79 ft. wide Lot 80ft.+	 Min. 20% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf Min. 10% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf 1 street tree in front of each lot 2 street trees every 40 ft. of lot frontage	Meets the landscape requirements	Yes
* Must conform to the specifications detailed in the "Arboricultural Specifications Manual"			

Site Layout

There are two access/exit points, one on Stump Road and the other on State Highway North, into the development. The 26-foot-wide public street contains a small roundabout near the midpoint of the street’s length. A stream runs across the property at the eastern portion of the development and a detention basin is located below it. Another detention basin is located at the southwest portion of the project site. A 25-foot buffer is maintained

from the stream's top of bank. Sidewalks will be provided on both sides of the street to increase walkability. There are no proposed amenities.

Figure 2: Site Layout



This proposed development layout provides future Sagebrook residents privacy and a buffer from residents of the Pinecrest Apartments complex with use of existing trees, new landscaping where there are no existing trees, and the placement of the street. The stream acts as a natural buffer from neighbors on the east.

Landscaping

Trees along the northern, eastern, and southern boundaries will be left undisturbed and act as a green screen/additional buffer from neighboring properties.

The landscape plans include notes that the "lawn areas shall be turf-type fescue grass or approved equivalent" and "all lots having less than 40% open spaces shall have 20% of that space landscaped." The proposed lots will not exceed 30% in lot coverage, leaving greater than 40% of the lot with open space. A condition of approval has been added for the applicant to provide a minimum of 10% landscaped area with trees, shrubs, living ground cover or plant material other than grass or turf.

Each new residential lot will have at least one tree of either the swamp white oak, white oak, red maple, or sugar maple species. Where the property fronts Stump Road or State Highway North, landscaping will be provided.

Lighting

There are several streetlights proposed for the length of the street. No details of the street lighting design were provided; a condition of approval was added for the proposed lighting to comply with the City's lighting standards under DPMC Section 405.450 Exterior Lighting Standards. The proposed Area Plan includes a note that street lighting will be maintained by Ameren Missouri.

Utilities and Drainage

The entire site will be accessible to public utilities and they will be located underground. The sanitary sewers for all proposed homes will drain by gravity and routed to the detention basins. The property is within Flood Zone X and determined to be outside the 0.2% annual Chance Flood Plain. Three (3) fire hydrants are proposed; one (1) in front of lot 3, another in front of lots 8 and 9, and the other in front of lots 12 and 13.

Design

The development will have seven (7) different home types – three (3) single-story and four (4) two-story options to choose from. Front elevation views are provided below in Figures 3 through 9. All home product types will have between four (4) to seven (7) different elevation designs - traditional, craftsman, cape cod, and colonial. All architectural styles will have gable roofs and will be composed of asphalt shingles. A mix of cementitious panels, vinyl siding, brick veneer, and stone veneer will be used depending on the architectural style of the home. Architectural elements include decorative gable elements, shutters, window trims, corbels, posts, and awnings.

Figure 3: Single-Story Front Elevations (Savannah)



Figure 4: Single-Story Front Elevations (Glacier)



Figure 5: Single-Story Front Elevations (Redwood)



Figure 6: Two-Story Front Elevations (Harbor)



Figure 7: Two-Story Front Elevations (Rainer)













Figure 8: Two-Story Front Elevations (Shenandoah)



Figure 9: Two-Story Front Elevations (Thornberry)



Conditions of Approval

Staff recommends that the PZC consider the conditions listed below. The condition is italicized and an explanation for the condition request is included in regular font.

1. *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.*

The area plan shows four light poles does not provide any specifics on the lighting detail. Submittal of a lighting plan is needed to ensure that there is no spillover of light and glare on operators of motor vehicles, pedestrians and land use in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.

2. *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.*

   These monuments will help to accurately trace street alignment.

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

   Having this condition in place will help enforce the upkeep of these spaces.

4. *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 to 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.*

5. *All landscape material, living and non-living, shall be healthy and in place prior to issuance of 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.*

6. *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 developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance.*
   b. *Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated and dead plants 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 and his/her agent or agents shall be considered in violation of 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.*

Recommended Action

Any residential development at this location should follow the City's PUD procedures and include considerations that make the development compatible with the adjacent existing uses. In accordance with the Comprehensive Plan, the petitioner is requesting the northern portion (northern parcel) of the project site be rezoned from "R-1A" to "R-1DPUD," and approval of the PUD Area Plan and preliminary plat.

Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed Area Plan requires the deviations noted in Table 1 included in this report, all of which can be modified pursuant to the PUD procedures Section 405.220 A.

The proposed development is complementary to the existing surrounding residential uses. After consideration of the analysis provided herein and the information provided at the public hearing, Staff recommends the Planning and Zoning Commission review and recommend approval, subject to the Conditions of Approval, to the Board of Alderman.

Next Steps: 1. Consideration of the Rezoning, PUD Area Plan, and Preliminary Plat by the Commission. 2. If approved, P&Z will review and recommend the Rezone, PUD Area Plan, and Final Plat to the Board for final consideration. 3. Improvement Plans. 4. Record Plat.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen
Matt Davidson, City Engineer
Kim Clark, City Clerk
John Young, City Attorney

dotloop signature verification: dtlp.us/PacN-ljyc-RbhG

DARDENNE PRAIRIE

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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Lombardo Homes of St. Louis,LLC
Company Name

Doug Nance , Director of Land Acquisition
Printed Name, Title

4 Research Park Circle, Suite 130
Street Address

St. Charles, Mo.63304
City/State/Zip Code

314-482-7781
Telephone

dnance@lombardohomes.com
Email Address

STREET ADDRESS OF P.U.D.: 1670 Stump Road and 7393 Highway N Dardenne Prairie, Mo

OWNER (attach additional):

Earnest Trust Agreement, TLR Enterprises, Pinecrest Rental Properties llc
Printed Name

Printed Name

P.O. Box 144 , 2370 Scattered Oak Dr,11 Mulligan dr
Street Address

O'Fallon, Mo. 63366, Wentzville,Mo.63385, Farmington, MO 63640
City/State/Zip Code

Telephone

Email Address

Contract Purchaser/Developer:

Lombardo Homes of St. Louis,LLC
Company Name

Doug Nance, Dir. of Land Acquistion
Printed Name, Title

4 Reseach Park Circle, Suite 130
Street Address

St. Charles, Mo. 63304
City/State/Zip Code

314-482-7781
Telephone

dnance@lombardohomes.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

EXISTING ZONING: R-1A, C-2 PROPOSED ZONING: R-1D w / PUD

PROPOSED USE: detached single family NO. UNITS: 17

PROJECT AREA: 11.78 acres PROPERTY AREA:

REZONING REQUEST FEE SUBMITTED:

AREA PLAN REVIEW FEE SUBMITTED:

dotloop signature verification: dtlp.us/PacN-ljyc-RbhG

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

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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.

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P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"

2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.

3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

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[√] CHECKLIST TO COMPLETE THIS APPLICATION

[ ] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.

[ ] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org)

[ ] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

Doug Nance dotloop verified 09/02/26 10:09 AM CDT RUFU-K0J2-BVKW-PE4B — 09/02/2026
Applicant's Signature — Date

Tim Ruesch dotloop verified 09/02/26 11:00 AM CDT Z0ZW-RVU8-FZB0-VXLB — 09/02/2026
Owner's Signature (additional below) — Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

dotloop signature verification: dtlp.us/PacN-Ijyc-RbhG

[√] CHECKLIST TO COMPLETE THIS APPLICATION

[ ] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.

[ ] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org)

[ ] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

Doug Nance dotloop verified 09/02/26 10:09 AM CDT I8I5-IFOH-WQ2X-L1KC — 09/02/2026

Applicant's Signature — Date

Mark Heisel dotloop verified 09/02/26 10:10 AM CDT IJZF-YLHQ-XX9F-RRUG — 09/02/2026

Owner's Signature (additional below) — Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

dotloop signature verification: dtlp.us/r0GN-3uqn-hGOE

[√] **CHECKLIST TO COMPLETE THIS APPLICATION**

[ ] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.

[ ] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org)

[ ] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

Doug Nance — dotloop verified 09/02/26 10:26 AM CDT EYTS-VGTB-CGAF-QHXW
Applicant's Signature — Date: 09/02/2026

Marilyn K Earnest
Owner's Signature (additional below) — Date: 9/1/26

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

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

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;

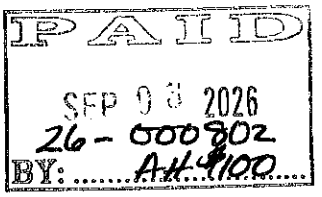
☑ Copies of all deeds, plats, easements, instruments of dedication or such other records or documents on file with the office of the St. Charles County Recorder of Deeds evidencing the location, nature and extent of the right(s)-of-way subject to the application.

☑ 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.

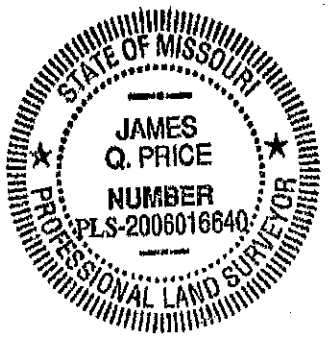
Prior to consideration by the Board of Aldermen, all applications for vacation of public rights-of-way shall be submitted to the Planning and Zoning Commission for its review and recommendation.

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

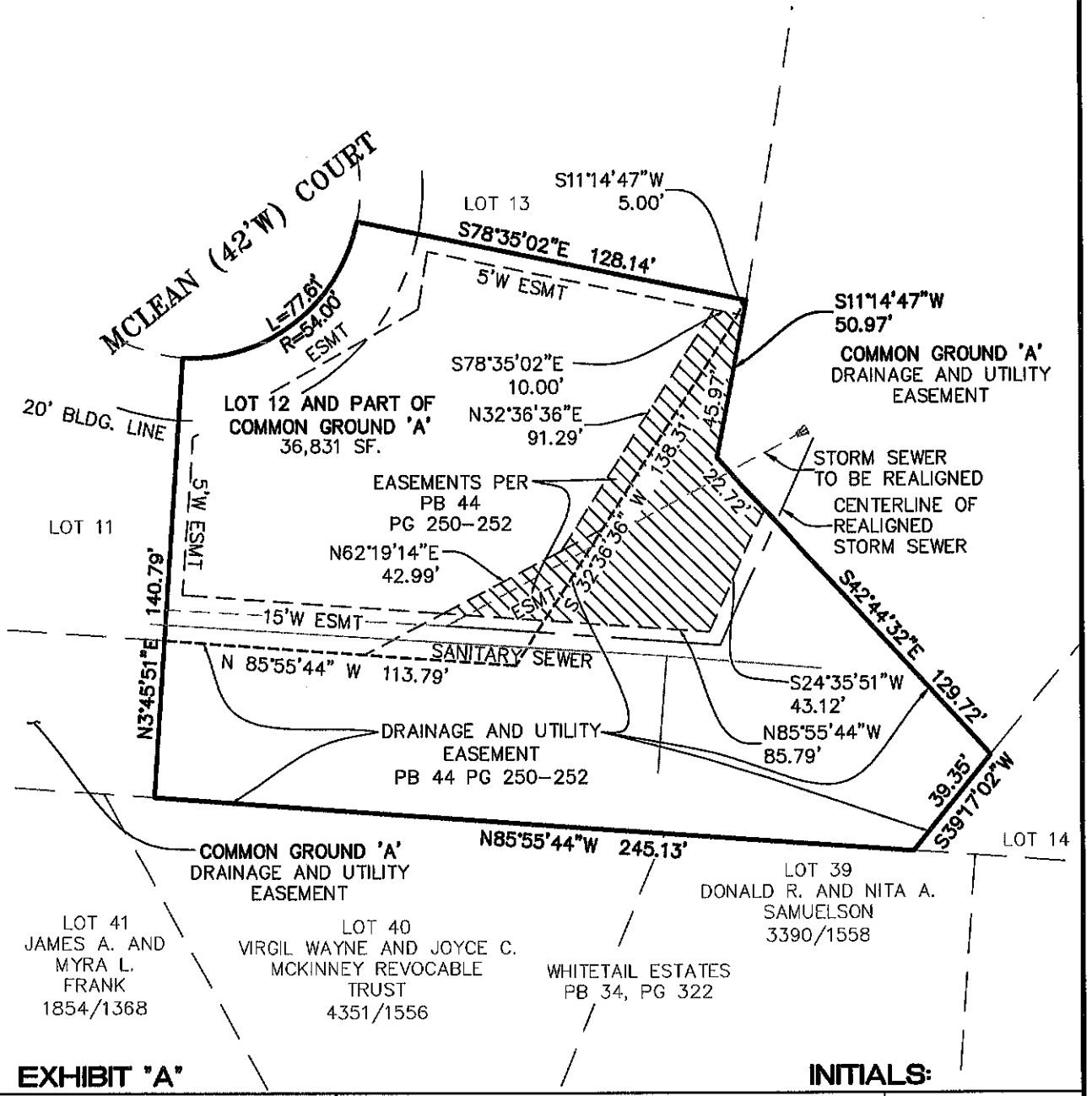


EXHIBIT "A"

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

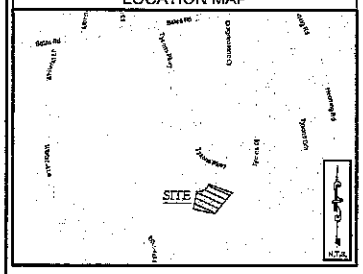
DATE 9/03/26

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

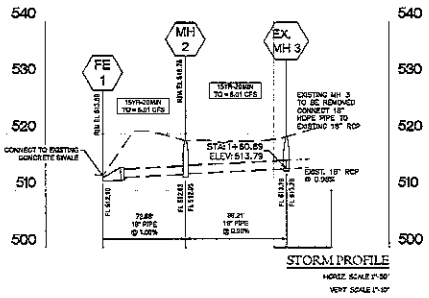


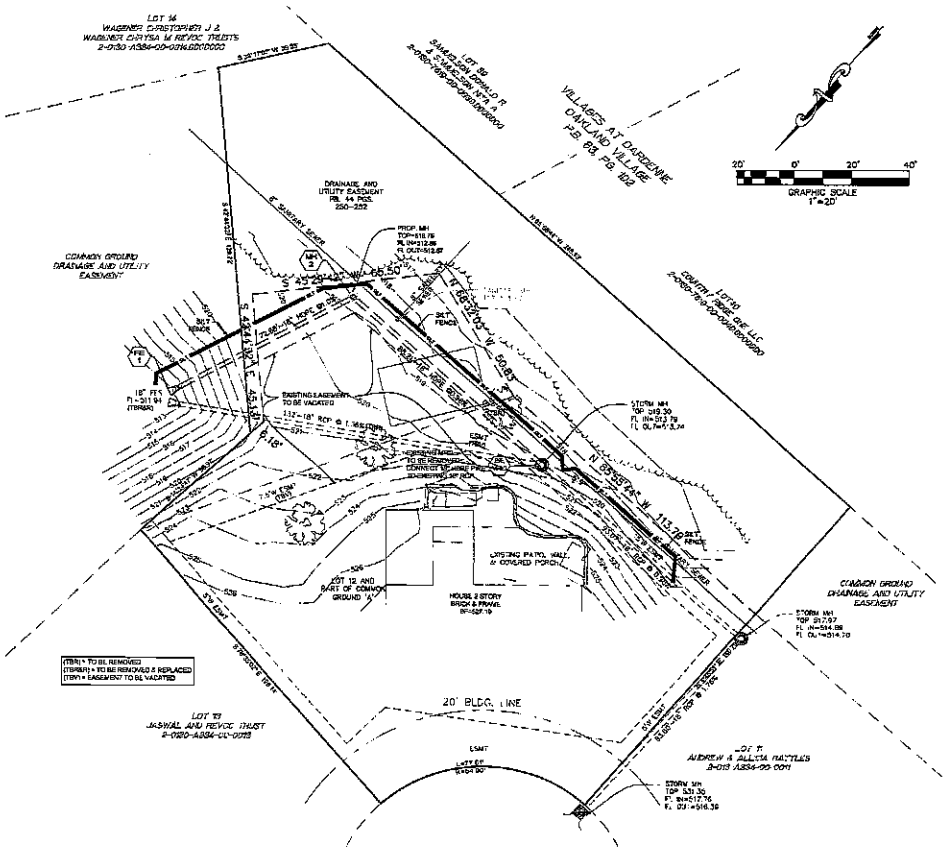
GENERAL SITE NOTES:

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

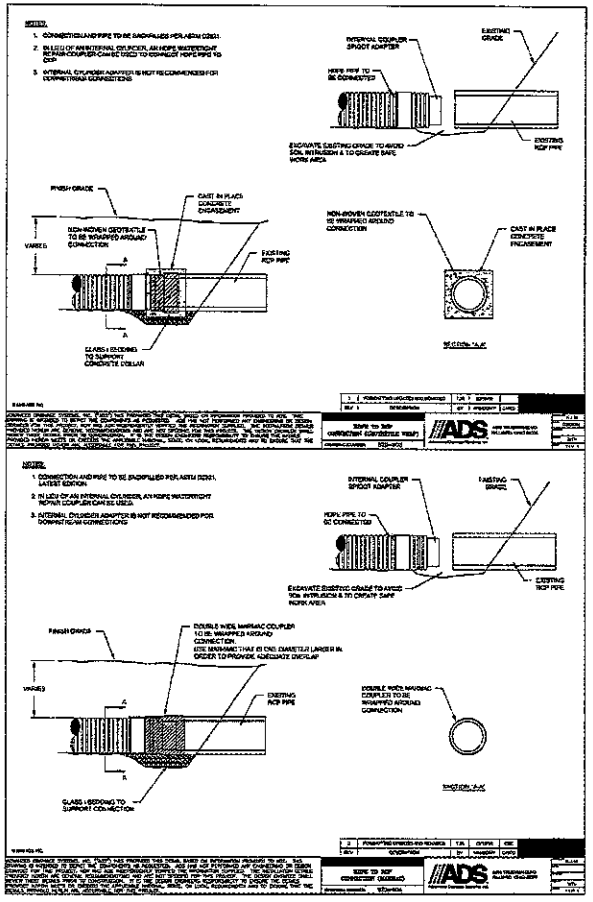
STATE OF MISSOURI
MICHAEL NEWBY
NUMBER E-22483
PROFESSIONAL ENGINEER
DATE SIGNED 03/27/26
MY COMMISSION EXPIRES

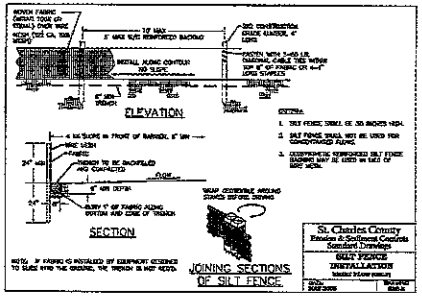
ORDER NO.
08-0488
DATE
03/27/26
1

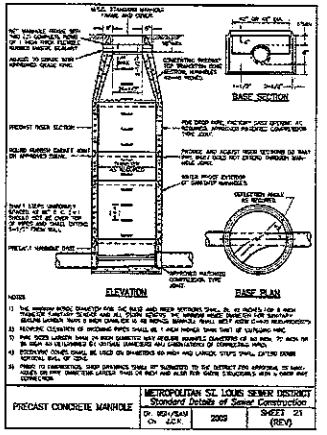
STORM SEWER RELOCATION PLAN

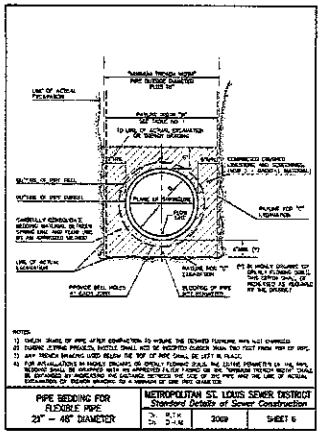
ADJUSTED LOT 12
TYSONS CORNER

A TRACT OF LAND BEING ADJUSTED LOT 12A OF "A BOUNDARY
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PB 44 PG 250-252
ST. CHARLES COUNTY, MISSOURI









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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

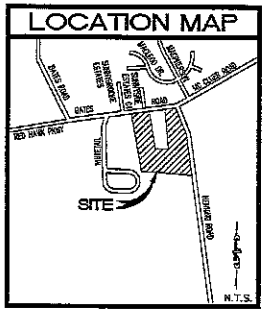
ON THIS 7th DAY OF March 2007 BEFORE ME APPEARED Darrell Roberts TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE Vice President OF Regions Bank A Missouri Corporation, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID Corporation, AND THAT 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

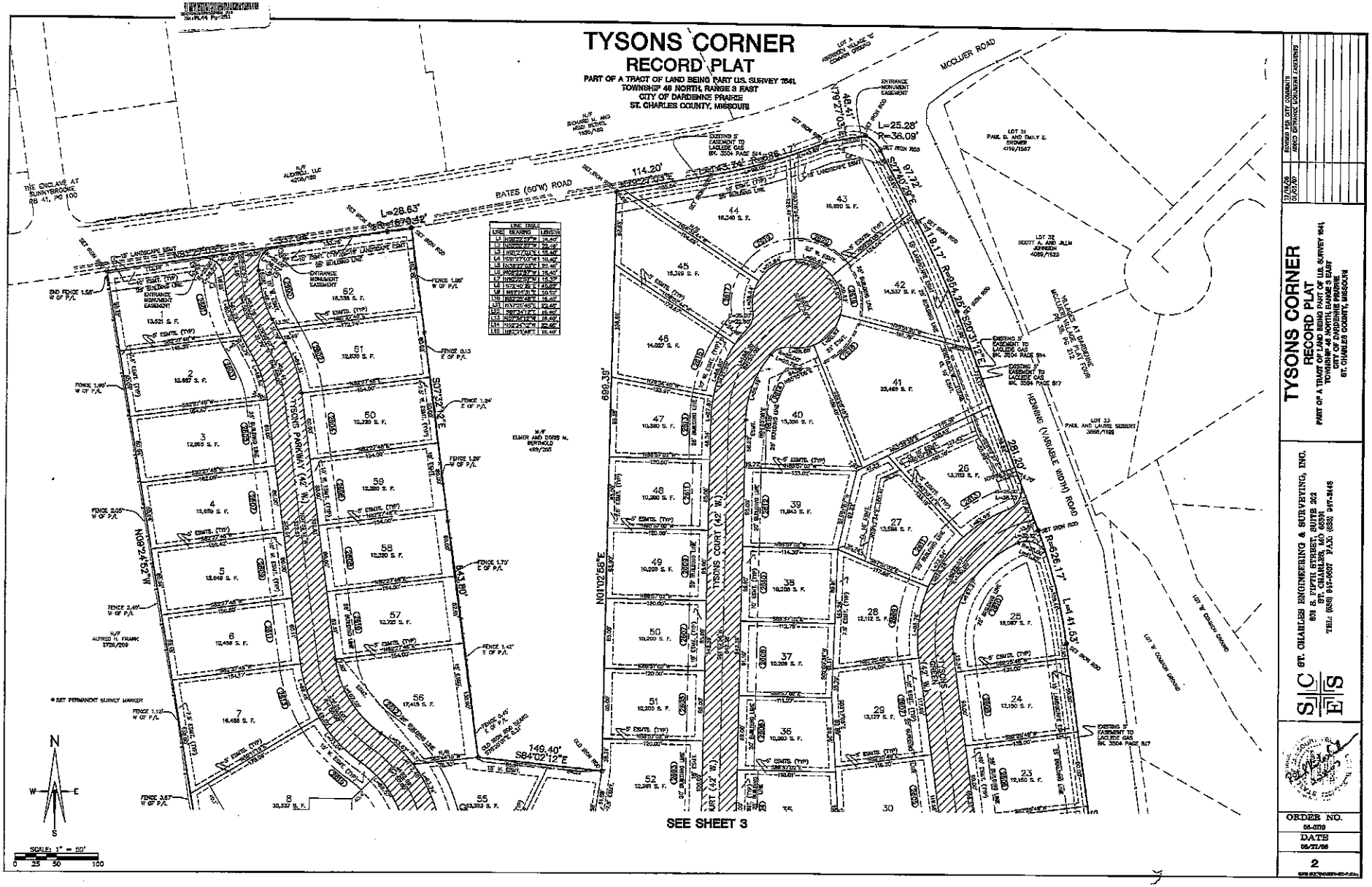
12/11/06	REVISED PER CITY COMMENTS
01/05/07	ADDED ENTRANCE MONUMENT EASEMENTS

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

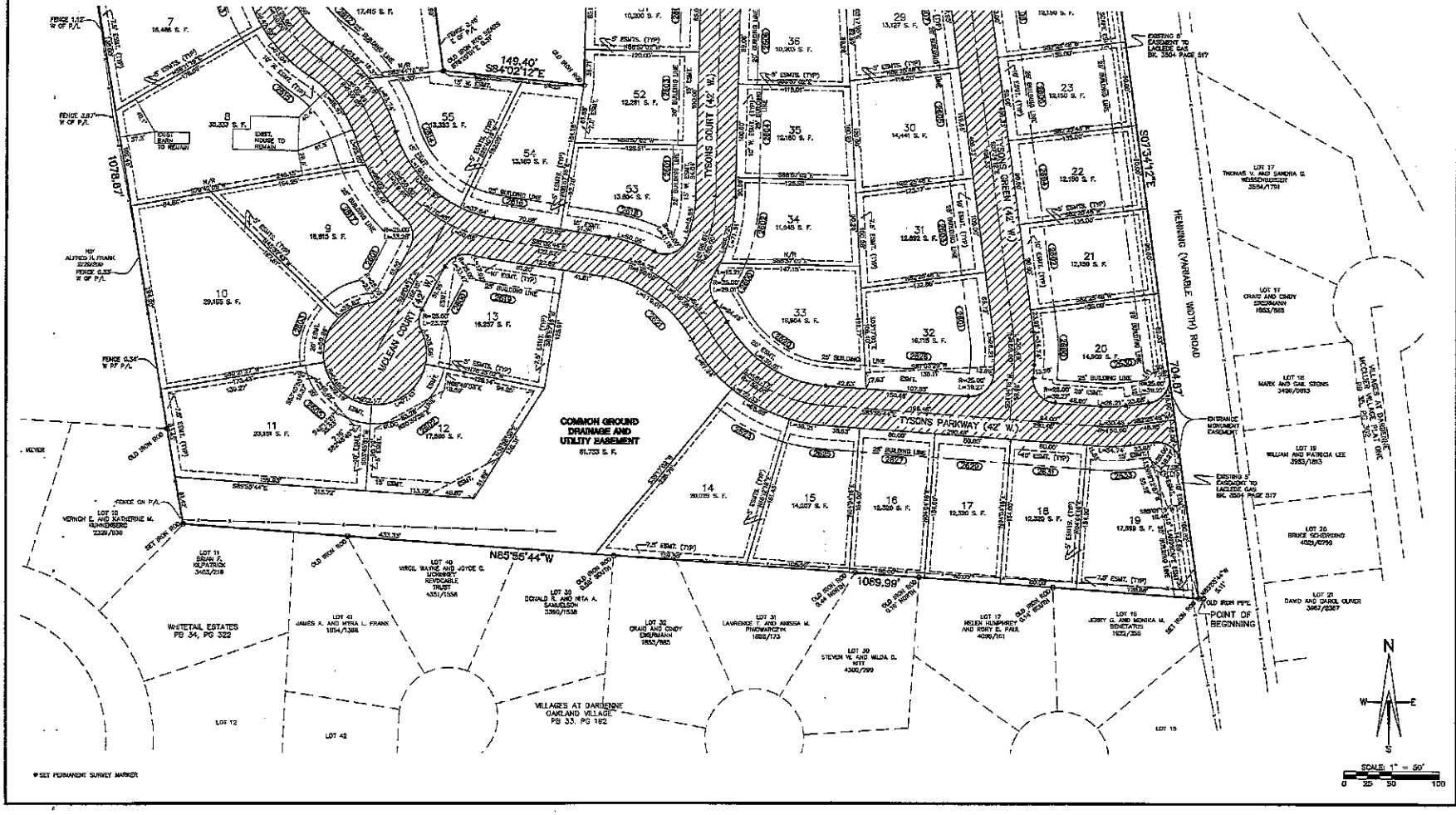
SIC ES
ST. CHARLES ENGINEERING & SURVEYING, INC.
809 S. TWELFTH STREET, SUITE 202
ST. CHARLES, MO. 63301
TEL: (636) 940-6600 FAX: (636) 947-8446

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
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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

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PAGES: 6
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MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KBEXTERMUELLER
ELECTRONICALLY RECORDED

CERTIFIED

Recorder of Deeds Certificate
St. Charles County Missouri

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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

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PAGES: 6
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MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: BNIEMERG
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COURT CERTIFIED

Recorder of Deeds Certificate
St. Charles County Missouri

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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