

2025R-008260  
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CERTIFIED-FILED FOR RECORD  
MARY E. DEMPSEY  
RECORD OF DEEDS  
ST. CHARLES COUNTY, MISSOURI  
BY: GOMLSTED

**OWNERS CERTIFICATION**

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN 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 "HARVEST AT HOPEWELL COMMERCIAL".

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF O'FALLON, PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, SPIRE MISSOURI, CUIVRE RIVER ELECTRIC COMPANY, AT&T DISTRIBUTION, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCURRED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, BUSHES, SAPPLINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

ALL EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, ASSIGNS AND ALL UTILITY COMPANIES SERVING THIS AREA AS PERMITTED BY THE CITY FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUNDS NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES. THE DETENTION ACCESS AND DETENTION EASEMENT ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR EMERGENCY PURPOSES AND INSPECTION ONLY, WITH NO IMPLIED RIGHTS TO OWNERSHIP OR MAINTENANCE RESPONSIBILITY.

THE UNDERSIGNED DESIGNATES THE CROSS ACCESS EASEMENT, AS SHOWN CROSS HATCHED, FOR THE PURPOSE OF INGRESS AND EGRESS. THIS EASEMENT IS HEREBY GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT 1A AND LOT 2A, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR. THE LOT OWNERS ARE RESPONSIBLE FOR THE PAVEMENT WITHIN THE LIMITS OF THE CROSS ACCESS EASEMENT WITHIN THEIR RESPECTIVE LOTS. LOT 2A WILL MAINTAIN THE PAVEMENT WITHIN THE CROSS ACCESS EASEMENT LOCATED ON LOT 2A. LOT 1A WILL MAINTAIN THE PAVEMENTS WITHIN ANY FUTURE CROSS ACCESS EASEMENT LOCATED ON LOT 1A.

CROSS ACCESS EASEMENT SHALL BE MAINTAINED BY THE FUTURE OWNERS OF LOT 1A AND LOT 2A, THEIR SUCCESSORS AND ASSIGNS.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

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

**HARVEST HOPEWELL, LLC**

BY: Jeremy Roth  
PRINT NAME: Jeremy Roth  
TITLE: Authorized Agent  
DATE: 1-28-25

**LENDER FOR HARVEST HOPEWELL, LLC**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2022R-048559 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "HARVEST AT HOPEWELL COMMERCIAL".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 29th DAY OF January 2025.

LENDER: Off Highway / Commerce Bank  
PRINT NAME: Off Highway  
TITLE: Vice President  
BY: Off Highway  
STATE OF Missouri  
COUNTY OF St. Louis

ON THIS 29th DAY OF January IN THE YEAR 2025 BEFORE ME, IDA KATHLEEN HOUCK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Off Highway OF Commerce Bank KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: IDA KATHLEEN HOUCK  
PRINT NAME: IDA KATHLEEN HOUCK  
MY COMMISSION EXPIRES: 11/06/2025

IDA KATHLEEN HOUCK  
Notary Public, Notary Seal  
State of Missouri  
Lincoln County  
Commission #17042026  
My Commission Expires 11-06-2025

# HARVEST AT HOPEWELL COMMERCIAL

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8,  
TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF HARVEST HOPEWELL, LLC BY DEED RECORDED AS DOCUMENT NUMBER 2021R-104144 OF THE ST. CHARLES COUNTY RECORDS.
3. THIS PROPERTY IS CURRENTLY LISTED UNDER ACCOUNT NUMBER 125200101 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
4. ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
5. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0215G, COMMUNITY PANEL NUMBER (ST. CHARLES COUNTY, 290315 0215 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
  - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
6. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
7. THIS PLAT CONTAINS 4.213 ACRES AND 2 LOTS.
8. THE ADDRESSES AS SHOWN HEREIN, ~~XXXX~~ WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DISPATCH AND ALARM OFFICE. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
9. THIS PROPERTY IS CURRENTLY ZONED "C-2" GENERAL BUSINESS DISTRICT BY THE CITY OF O'FALLON, MISSOURI. THE RESTRICTIONS FOR "C-2" GENERAL BUSINESS DISTRICT ARE AS FOLLOWS:
  - MINIMUM LOT WIDTH: 25 FEET.
  - FRONT YARD SETBACK: 25 FEET.
  - SIDE YARD SETBACK: NONE UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN SAME AS THE RESIDENTIAL DISTRICT IT ABUTS.
  - REAR YARD SETBACK: NONE, UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 10 FEET.
  - MAXIMUM BUILDING HEIGHT: 3 STORIES, OR 50 FEET.
10. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS PROPERTY, THEREFORE THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
  - DEFECTS, ENCUMBRANCE, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  - EASEMENTS OR OTHER EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
11. THIS RECORD PLAT DOESN'T VACATE EXISTING EASEMENTS, HOWEVER PER DEDICATION LANGUAGE ON PLAT OF "HARVEST AT HOPEWELL PLAT ONE-A", THE DEFESABLE EASEMENTS WHICH AFFECTED SUBJECT PROPERTY HAVE BEEN AUTOMATICALLY TERMINATED BY THE CREATION OF NEW EASEMENTS BY THIS PLAT WHICH OVERLAY SAID DEFESABLE EASEMENTS.

PART OF ADJUSTED PARCEL 2  
WELKER BOUNDARY ADJUSTMENT  
2021R-100534

PROPERTY N/F  
HARVEST HOPEWELL, LLC  
2022R-048551

COMMON GROUND D  
HARVEST AT HOPEWELL  
PLAT ONE-A  
DOC# 2024R-013930

COMMON GROUND C  
HARVEST AT HOPEWELL  
PLAT ONE-A  
DOC# 2024R-013930

COMMON GROUND A  
HARVEST AT HOPEWELL PLAT ONE-A  
DOC# 2024R-013930

## NOTARY FOR HARVEST HOPEWELL, LLC

STATE OF Missouri  
COUNTY OF St. Louis

ON THIS 28th DAY OF January IN THE YEAR 2025 BEFORE ME, IDA KATHLEEN HOUCK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED IDA KATHLEEN HOUCK OF Harvest Hopewell, LLC KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

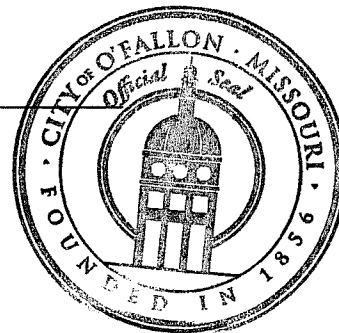
NOTARY PUBLIC: IDA KATHLEEN HOUCK  
PRINT NAME: IDA KATHLEEN HOUCK  
MY COMMISSION EXPIRES: 11/06/2025

IDA KATHLEEN HOUCK  
Notary Public, Notary Seal  
State of Missouri  
Lincoln County  
Commission #17042026  
My Commission Expires 11-06-2025

## CITY CERTIFICATE

I, Bess Bacher, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. 110 APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI AND SAME APPROVED BY THE MAYOR OF SAID CITY ON February 27, 2025, AND AS SAID SAID PLAT BY MY HANDED SEAL OF SAID CITY THIS 28th DAY OF February, 2025.

Bess Bacher  
CITY CLERK OF O'FALLON, MISSOURI  
BESS BACHER



## LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

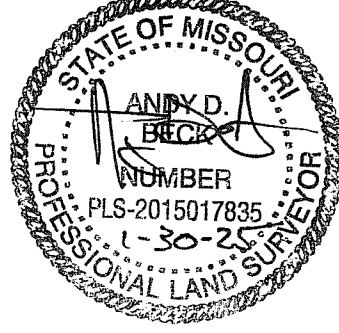
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF COMMON GROUND B OF "HARVEST AT HOPEWELL PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2024R-013965 OF THE ST. CHARLES COUNTY RECORDS WITH THE EAST RIGHT-OF-WAY LINE OF WELKER PARKWAY, 60 FEET WIDE, AS ESTABLISHED ON THE PLAT OF "HARVEST AT HOPEWELL PLAT ONE-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2024R-013930 OF SAID RECORDS; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF WELKER PARKWAY, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 01 DEGREES 54 MINUTES 15 SECONDS EAST 31.65 FEET AND WHOSE RADIUS POINT BEARS NORTH 85 DEGREES 51 MINUTES 52 SECONDS WEST 405.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 31.66 FEET, NORTH 00 DEGREES 20 MINUTES 06 SECONDS WEST 681.90 FEET; AND ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 52 DEGREES 01 MINUTES 57 SECONDS EAST 39.60 FEET AND WHOSE RADIUS POINT BEARS NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 45.70 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED 45 FOOT WIDE RIGHT-OF-WAY DEDICATION TO THE MISSOURI DEPARTMENT OF TRANSPORTATION AS SHOWN ON THE SAID PLAT OF "HARVEST AT HOPEWELL PLAT ONE-A"; THENCE ALONG THE SAID 45 FOOT WIDE DEDICATION, SOUTH 75 DEGREES 35 MINUTES 59 SECONDS EAST 246.94 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO THE MENSCHER FAMILY TRUST BY DEED RECORDED IN BOOK 4703 PAGE 633 OF SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE MENSCHER FAMILY TRUST PROPERTY, SOUTH 02 DEGREES 44 MINUTES 09 SECONDS WEST 710.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF COMMON GROUND B OF "HARVEST AT HOPEWELL PLAT TWO"; THENCE ALONG THE SAID NORTH LINE OF COMMON GROUND B OF "HARVEST AT HOPEWELL PLAT TWO", NORTH 81 DEGREES 58 MINUTES 28 SECONDS WEST 235.67 FEET TO THE POINT OF BEGINNING, CONTAINING 4.213 ACRES.

Line Table			Curve Table		
Line #	Length	Direction	Curve #	Length	Radius
L1	23.66'	S00°20'06"E	C1	45.70'	25.00'
L2	25.40'	N89°39'54"E	C2	31.66'	405.00'
L3	25.00'	S89°39'54"W	C3	46.21'	375.00'
L4	25.00'	N89°39'39"E	C4	14.92'	25.00'
L5	11.45'	N82°08'40"E	C5	14.98'	25.00'
L6	36.68'	S00°20'06"E	C6	8.51'	5.00'
L7	5.69'	S82°45'56"E			
L8	23.80'	N00°20'21"W			
L9	6.90'	N89°39'39"E			
L10	15.00'	S00°20'21"E			
L11	6.90'	S89°39'39"W			

## SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING JANUARY, 2025, BY ORDER OF VM PROPERTIES, EXECUTED A BOUNDARY SURVEY AND PREPARED A PLAT ON A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.

BAX ENGINEERING COMPANY, INC.  
ANDY D. BECK  
MISSOURI PROFESSIONAL  
LAND SURVEYOR #2015017835



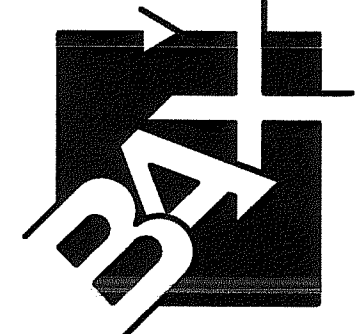
HARVEST AT HOPEWELL  
COMMERCIAL

PREPARED FOR:  
VM PROPERTIES, LLC  
3298 DYER ROAD  
O'FALLON, MISSOURI 63366

DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

## REVISIONS

DATE	REVISION
01/17/25	CITY COMMENTS
01/26/25	ADD EASEMENT



ENGINEERING  
PLANNING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-928-6552  
FAX 928-1718

Bax Engineering Company, Inc.  
Missouri State Certificate of Authority  
Engineering #000655  
Missouri State Certificate of Authority  
Surveying #000144

01/27/2025

DATE

24-19168

PROJECT NUMBER

1 of 1

SHEET OF

19168 REC

FILE NAME

JLH MEC

DRAWN CHECKED

06/2024

DATE DONE IN FIELD

THIS PLAT CONTAINS 4.213 ACRES.