

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 OCCUPIED 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, SAPLINGS, 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 1A WILL MAINTAIN THE PAVEMENT WITHIN THE CROSS ACCESS EASEMENT LOCATED ON LOT 1A. LOT 2A WILL MAINTAIN THE PAVEMENTS WITHIN ANY FUTURE CROSS ACCESS EASEMENT LOCATED ON LOT 2A.

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: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

LENDER FOR HARVEST HOPEWELL, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED AS DOCUMENT NUMBER _____ 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 _____ DAY OF _____ 20____

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

PROPERTY N/F
MENSCHER FAMILY TRUST
4703/633

PROPERTY N/F
HOPEWELL MISSIONARY
BAPTIST CHURCH OF
WENTZVILLE MO INC
5964/96

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 T25200011 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, (XXX), 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 REGULATIONS 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 CLAIMS OF 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 DEFEASIBLE EASEMENTS WHICH AFFECTED SUBJECT PROPERTY HAVE BEEN AUTOMATICALLY TERMINATED BY THE CREATION OF NEW EASEMENTS BY THIS PLAT WHICH OVERLAY SAID DEFEASIBLE EASEMENTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTARY FOR HARVEST HOPEWELL, LLC

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME,

PERSONALLY APPEARED _____ A NOTARY PUBLIC IN AND FOR SAID STATE,

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: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY CERTIFICATE

ORDINANCE NO. _____ CITY CLERK, HEREBY CERTIFY THAT

I 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 _____ DAY OF _____ 20____

HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____ 20____

CITY CLERK OF O'FALLON, MISSOURI
BESS BACHER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THIS PLAT CONTAINS 4.213 ACRES.

HARVEST AT HOPEWELL
COMMERCIAL

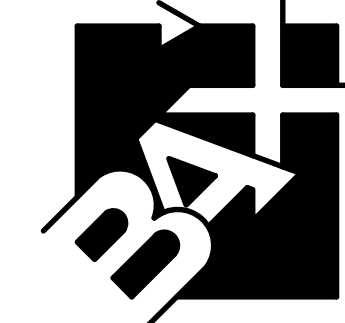
PREPARED FOR:

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

01/17/25	CITY COMMENTS



**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #00065
Missouri State Certificate of Authority
Surveying #000144

10/22/2024
DATE
24-19168
PROJECT NUMBER
1 of 1
SHEET OF
19168 REC
FILE NAME
JLH MEC
DRAWN CHECKED
06/2024
DATE DONE IN FIELD