

HARVEST AT HOPEWELL PLAT ONE-A

A TRACT OF LAND IN FRACTIONAL SECTIONS 8 & 17 AND IN U.S. SURVEYS 61 & 418,
TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ZONED "R-1/PUD" SINGLE FAMILY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT ACCORDING TO THE CITY OF O'FALLON, ORDINANCE NO. 6810
AND "C-2" GENERAL BUSINESS DISTRICT ACCORDING TO THE CITY OF O'FALLON, ORDINANCE NO. 6811
ZIP CODE: 63385

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS 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 PLAT ONE-A".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED (////////) HEREON, AUTUMN HARVEST DRIVE (42 FEET WIDE), BARNWOOD HILL DRIVE (50 FEET WIDE), FALL HARVEST PARKWAY (60 FEET WIDE), LITTLE FIELDSTONE DRIVE (50 FEET WIDE), SUNSET TERRACE DRIVE (60 FEET WIDE), WELKER PARKWAY (60 FEET WIDE), AND WHEATFIELD CIRCLE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-DE-SACS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER COVENANTS AND AGREES THAT THE CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS FOR MAINTENANCE SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION; AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE PERMITTED BY THE CITY OF O'FALLON TO UTILIZE SAID STREETS AND ROADWAYS SUBJECT TO THE CITY'S RIGHT TO USE, IMPROVE, REPAIR AND CONTROL SUCH RIGHT-OF-WAY AND ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, CENTRAL ELECTRIC POWER COOPERATIVE, SPIRE MISSOURI, INC., CENTURYLINK, CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC ("CHARTER"), AND ANY OTHER RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

ALL STREET LIGHTS ARE OWNED, OPERATED, AND MAINTAINED BY CUIVRE RIVER ELECTRIC COOPERATIVE. THE HARVEST HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR THE COST OF THE OPERATION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID STREET LIGHTS.

ANY TRAFFIC SAFETY GUARDRAILS/ CRASH BARRIERS LOCATED WITHIN THE COMMON GROUND SHALL BE MAINTAINED BY THE HARVEST HOMEOWNERS' ASSOCIATION.

DEFEASIBLE EASEMENTS ARE HEREBY ESTABLISHED OVER FUTURE DEVELOPMENT AREAS FOR THE BENEFIT OF THE CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, CENTRAL ELECTRIC POWER COOPERATIVE, SPIRE MISSOURI, INC., CENTURYLINK, AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS 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 UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFEASIBLE EASEMENTS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF O'FALLON, MISSOURI FOR DRAINAGE SWALES, CREEK/STREAM DRAINAGE CHANNELS AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHERE SAID EASEMENT IS LOCATED ON A LOT, AND MAINTAINED BY THE HARVEST HOMEOWNERS' ASSOCIATION WHERE SUCH EASEMENT IS LOCATED IN COMMON GROUND, AND THE SLOPE OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE CITY OF O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF O'FALLON, MISSOURI.

DEFEASIBLE SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED SIDEWALK EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFEASIBLE SIDEWALK EASEMENTS, THESE DEFEASIBLE SIDEWALK EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF O'FALLON, MISSOURI.

THE HARVEST HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE COMMON GROUND AREAS, AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE HARVEST HOMEOWNERS' ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS.

THE ENTRANCE MONUMENT EASEMENT, AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE HARVEST HOMEOWNERS' ASSOCIATION FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE HARVEST HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY SECTION 405.247 OF THE CITY OF O'FALLON, MISSOURI MUNICIPAL CODE WITHIN THE 25 FOOT WIDE STREAM BANK SETBACKS, AS SHOWN HEREON. THE LOCATION OF SAID SETBACK IS 25 FEET AS MEASURED FROM THE TOP OF THE STREAM BANK AND IS APPROXIMATE.

THERE SHALL BE NO CONSTRUCTION OF ANY STRUCTURE THAT REQUIRES A FOUNDATION AND/OR EXCAVATION EXCEPT AS PERMITTED BY SECTION 405.247 OF THE CITY OF O'FALLON, MISSOURI MUNICIPAL CODE WITHIN THE 50 FOOT WIDE STREAM BUILDING LINE, AS SHOWN HEREON. THE LOCATION OF SAID BUILDING LINE IS 50 FEET AS MEASURED FROM THE TOP OF THE STREAM BANK AND IS APPROXIMATE.

THE PUMP STATION EASEMENT AS SHOWN BRICK-HATCHED (XXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO DUCKETT CREEK SANITARY DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHTS TO BUILD AND MAINTAIN A LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND TO USE SUCH ADDITIONAL SPACE IN THE COMMON GROUND ADJACENT TO THE EASEMENT AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES. DUCKETT CREEK SANITARY DISTRICT MAY FROM TIME TO TIME ENTER UPON SAID PREMISES TO CONSTRUCT, RECONSTRUCT, REPLACE, MAINTAIN, OR REPAIR THE AFORESAID LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND MAY ASSIGN ITS RIGHTS IN THIS EASEMENT TO THE STATE, COUNTY, CITY, OR OTHER POLITICAL SUBDIVISIONS OF THE STATE. THE EASEMENT HEREBY GRANTED IS IRREVOCABLE AND SHALL CONTINUE FOREVER.

SIGHT DISTANCE TRIANGLES (S.D.T.) AND SIGHT DISTANCE EASEMENTS (S.D.E.), ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT. NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT DISTANCE AREAS AS SHOWN ON THIS PLAT. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

THE TEMPORARY SLOPE AND CONSTRUCTION LICENSES (T.S.C.L.), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF O'FALLON, MISSOURI AND ST. CHARLES COUNTY, MISSOURI, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENTS, CONSTRUCTING SWALES, PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS RELATED TO THE FUTURE EXTENSION OF AUTUMN HARVEST DRIVE TO THE WEST. SAID LICENSE SHALL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID AFTER AUTUMN HARVEST DRIVE HAS BEEN EXTENDED BY A FUTURE PLAT OR RIGHT-OF-WAY DEDICATION AND ACCEPTED BY THE RESPECTIVE MUNICIPALITY FOR PUBLIC USE WITH NO FURTHER ACTION REQUIRED.

ALL COMMON GROUND AREAS SHALL BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF O'FALLON, MISSOURI, WHICH INCLUDES THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF ACCESSING THE DETENTION AND RETENTION BASINS. ALL COMMON GROUND SHALL BE MAINTAINED BY THE HARVEST HOMEOWNERS' ASSOCIATION.

THE HARVEST HOMEOWNERS' ASSOCIATION IS HEREBY GRANTED AN ACCESS AND MAINTENANCE EASEMENT FOR THE RIGHT TO ACCESS ALL CUL-DE-SACS, DIVIDED STREET ISLANDS, AND MEDIAN STRIPS LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED ON THIS PLAT FOR THE PURPOSE OF MAINTAINING ALL LANDSCAPING, SIGNAGE, AND IRRIGATION LOCATED THEREON. THE HARVEST HOMEOWNERS' ASSOCIATION IS OBLIGATED TO MAINTAIN ALL LANDSCAPING, SIGNAGE, AND IRRIGATION LOCATED WITHIN ALL CUL-DE-SACS, DIVIDED STREET ISLANDS, AND MEDIAN STRIPS SHOWN ON THIS PLAT.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES, LANDSCAPING, SIGNAGE, AND IRRIGATION IN ACCORDANCE WITH THE APPROVED IMPROVEMENT AND LANDSCAPING PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF O'FALLON THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

OWNER'S CERTIFICATE (CONTINUED):

THE DETENTION AND RETENTION BASINS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" RECORDED ON THE _____ DAY OF _____, 2024 RECORDED IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER.

THE HARVEST HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE DETENTION AND RETENTION BASINS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON. THE CITY OF O'FALLON, MISSOURI RESERVES THE RIGHT TO ACCESS ANY DETENTION AND RETENTION BASINS LOCATED WITHIN THE COMMON GROUND FOR INSPECTIONS AND EMERGENCY ACCESS PURPOSES.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE HARVEST HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2024 IN DOCUMENT NO. _____ OF THE ST. CHARLES COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE HARVEST DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE _____ DAY OF _____, 2024 IN DOCUMENT NO. _____ IN THE ST. CHARLES COUNTY RECORDS, OR AS AMENDED THEREAFTER.

IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE HOMEOWNERS' ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF EACH PROPERTY OWNER WITHIN THE "HARVEST AT HOPEWELL" SUBDIVISION.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2024.

HARVEST HOPEWELL, LLC

BY: _____
JEREMY ROTH, AUTHORIZED AGENT

STATE OF MISSOURI)
)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF HARVEST HOPEWELL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CERTIFICATION:

I, BESS BACHER, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON _____, 2024, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.

BESS BACHER
CITY CLERK
CITY OF O'FALLON, MISSOURI

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED AUGUST 31, 2022 AND RECORDED IN DOCUMENT NO. 2022R-048558 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH, AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT, ALL STREETS, PUBLIC OR PRIVATE, AND ROADWAY EASEMENTS.

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2024.

COMMERCE BANK

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER'S CERTIFICATE (2697 HOPEWELL ROAD):

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED (////////) HEREON, SUNSET TERRACE DRIVE (50 FEET WIDE), TOGETHER WITH THEIR ROUNDINGS AT INTERSECTIONS AND TOGETHER WITH THE CUL-DE-SACS, AS PUBLIC STREETS AND ROADWAYS AND ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI FOR PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER COVENANTS AND AGREES THAT THE CITY ACCEPTANCE OF SAID STREETS AND ROADWAYS FOR MAINTENANCE SHALL NOT BE PETITIONED UNTIL THE STREETS AND ROADWAYS ARE IMPROVED IN SUCH A MANNER AS TO COMPLY WITH THE STREET CONSTRUCTION PROVISIONS AND LAND SUBDIVISION REGULATIONS OF THE O'FALLON MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF SUCH PETITION; AND THIS COVENANT SHALL RUN WITH THE LAND ABUTTING UPON SAID STREETS AND ROADWAYS. ALL UTILITY COMPANIES MAY BE PERMITTED BY THE CITY OF O'FALLON TO UTILIZE SAID STREETS AND ROADWAYS SUBJECT TO THE CITY'S RIGHT TO USE, IMPROVE, REPAIR AND CONTROL SUCH RIGHT-OF-WAY AND ALL CONDITIONS SET FORTH IN STATUTE, ORDINANCE OR ANY PERMIT ISSUED BY THE CITY.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF O'FALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, CENTRAL ELECTRIC POWER COOPERATIVE, SPIRE MISSOURI, INC., CENTURYLINK AND BY THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THERE ARE NO LIENS OR DEEDS OF TRUST AGAINST THE SUBJECT TRACT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2024.

ROBERT E. WELKER AND MARGIE A. WELKER REVOCABLE LIVING TRUST,
DATED JUNE 17, 1992

TIMOTHY WELKER, TRUSTEE

STATE OF MISSOURI)
)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED TIMOTHY WELKER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE TRUSTEE OF THE ROBERT E. WELKER AND MARGIE A. WELKER REVOCABLE LIVING TRUST DATED JUNE 17, 1992, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST, AND SAID TIMOTHY WELKER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TRUST.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PREPARED FOR:

HARVEST HOPEWELL, LLC AND
McBRIDE HARVEST, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PH: (314) 487-0440

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 20-09-327
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO HARVEST HOPEWELL, LLC AND McBRIDE HARVEST, LLC THAT WE HAVE, DURING THE MONTH OF MARCH, 2021, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND IN FRACTIONAL SECTIONS 8 & 17 AND IN U.S. SURVEYS 61 & 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS SURVEY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S., VICE PRESIDENT
MO. REG. L.S. #2007017963

DATE

THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- THIS PLAT CONTAINS 1,224,986 SQUARE FEET (28.122 ACRES MORE OR LESS), A TOTAL OF 9 FUTURE DEVELOPMENT AREAS AND NO DEVELOPABLE LOTS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "R-1/PUD" SINGLE FAMILY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT ACCORDING TO THE CITY OF O'FALLON, MISSOURI ORDINANCE NO. 6810, APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON AUGUST 26, 2021, AND ZONED "C-2" GENERAL BUSINESS DISTRICT ACCORDING TO THE CITY OF O'FALLON, MISSOURI ORDINANCE NO. 6811, APPROVED BY THE CITY OF O'FALLON, MISSOURI CITY COUNCIL ON AUGUST 26, 2021. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: QUIT CLAIM DEED TO HARVEST HOPEWELL, LLC, RECORDED IN DOCUMENT NO. 2022R-048551 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- SUBJECT PLAT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE", AND FLOOD ZONE "AE" (FLOODWAY) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 29183C0215G AND 29183C0405G EFFECTIVE JANUARY 20, 2016.
FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FLOOD ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED.
FLOOD ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS WITHIN ZONE "AE"
- PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS AND THE BEGINNING AND END OF ALL CURVES ALONG STREET CENTERLINES.
- SEMI-PERMANENT MONUMENTS SHALL BE SET AT REAR PROPERTY CORNERS AT THE COMPLETION OF CONSTRUCTION.
- PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KK", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YY", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

- ITEM 1: GENERAL EXCEPTION WITH NO COMMENT BY THE SURVEYOR.
- ITEM 2: EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN BOOK 999 PAGE 669 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 3: EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 1529 PAGE 1434 OF THE ST. CHARLES COUNTY RECORDS. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 4: EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 BY INSTRUMENT RECORDED IN BOOK 1975 PAGE 1523 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 5: BOUNDARY LINES ACCORDING TO PLAT AS DOCUMENT NO. 2020R-103703. EASEMENTS CREATED BY SAID DOCUMENT AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 6: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE RECORDED IN BOOK 649 PAGE 83. AFFECTS THE SUBJECT TRACT, AND STATES THAT "PERMISSION IS GRANTED FOR THE CONSTRUCTION OF AN ELECTRIC LINE, ON AND ALONG THE PROPERTY LINE, ADJOINING HIGHWAY N RIGHT-OF-WAY, NO WIDTH OR SPECIFIC LOCATION IS GIVEN ON SAID DOCUMENT; THE LOCATION OF CURRENT OVERHEAD LINES SHOWN HEREON.
- ITEM 7: EASEMENT(S) GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED JULY 27, 2022 AS DOCUMENT NO. 2022R-041869 AND 2022R-041870. AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 8: TEMPORARY ACCESS EASEMENT AND RELEASE GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2022 AS DOCUMENT NO. 2022R-041868. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 9: BOUNDARY LINES AND EASEMENTS ACCORDING TO PLAT RECORDED DECEMBER 13, 2021 AS DOCUMENT NO. 2021R-100531. AFFECTS THE SUBJECT TRACT; HOWEVER, SAID INSTRUMENT DOES NOT CREATE ANY EASEMENTS.
- ITEM 10: TEMPORARY SLOPE AND CONSTRUCTION EASEMENT GRANTED TO HARVEST HOPEWELL, LLC ACCORDING TO INSTRUMENT RECORDED MARCH 9, 2022 AS DOCUMENT NO. 2022R-013909. PLOTS OFFSITE; HOWEVER, SAID EASEMENT BENEFITS THE SUBJECT TRACT, BY PROVIDING AN EASEMENT FOR ALL CONSTRUCTION RELATED ACTIVITIES ON THE GRANTOR'S PARCEL. SAID EASEMENT IS SHOWN HEREON FOR REFERENCE PURPOSES.
- ITEM 11: MEMORANDUM OF POST-CLOSING COVENANTS AND OBLIGATIONS RECORDED MARCH 9, 2022 AS DOCUMENT NO. 2022R-013910. BENEFITS THE SUBJECT TRACT BY PROVIDING A RIGHT TO DEDICATE NEW RIGHT-OF-WAY ACROSS GRANTOR'S PARCEL.
- ITEM 12: WELKER BOUNDARY ADJUSTMENT PLAT, A BOUNDARY ADJUSTMENT OF A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 17, AND U.S. SURVEY 61, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT DOCUMENT NO. 2021R-100534. AFFECTS THE SUBJECT TRACT, AND CREATES NO NEW BUILDING LINES OR EASEMENTS.
- ITEM 13: RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 4573 PAGE 288. AFFECTS PARCEL 2; EASEMENT LOCATION IS DESCRIBED ONLY AS BEING 30 FEET WIDE OVER LOCATION OF FACILITIES AS INSTALLED. LOCATION SHOWN HEREON IS BASED ON LOCATION OF OVERHEAD FACILITIES LOCATED ALONG HOPEWELL ROAD, AND ASSUMES THAT THE LOCATION ARE THE CORRECT FACILITIES, WHICH ARE LOCATED IN A STRIP WHICH HAS BEEN DEDICATED FOR PUBLIC USE AND NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM 14: PERMANENT EASEMENT FOR DRAINAGE STRUCTURES GRANTED TO THE COUNTY OF ST. CHARLES, MISSOURI RECORDED IN BOOK 6301 PAGE 1135. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 15: TRANSMISSION LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 654 PAGE 988. EASEMENT IS 100 FEET WIDE CENTERED OVER FACILITIES AS INSTALLED; SAID FACILITIES ARE LOCATED ON THE SUBJECT TRACT AND THE EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 16: TRANSMISSION LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 302 PAGE 357. GRANTS RIGHTS TO CLEAR FIRE HAZARDS WITHIN 50 FEET OF THE INSTALLED TRANSMISSION LINE; SAID TRANSMISSION LINE IS LOCATED ON THE SUBJECT TRACT AND SAID RIGHTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON. SAID INSTRUMENT ADDITIONALLY GRANTS INGRESS AND EGRESS RIGHTS TO ACCESS SAID TRANSMISSION LINE THAT AFFECTS ALL THAT PART OF THE SUBJECT TRACT LOCATED WITHIN ADJUSTED PARCEL 2 OF "WELKER BOUNDARY ADJUSTMENT PLAT" (SEE ITEM 12).
- ITEM 17: TRANSMISSION LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 302 PAGE 358. GRANTS RIGHTS TO CLEAR FIRE HAZARDS WITHIN 50 FEET OF THE INSTALLED TRANSMISSION LINE; SAID TRANSMISSION LINE IS LOCATED ON THE SUBJECT TRACT AND SAID RIGHTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON. SAID INSTRUMENT ADDITIONALLY GRANTS INGRESS AND EGRESS RIGHTS TO ACCESS SAID TRANSMISSION LINE THAT AFFECTS ALL THAT PART OF THE SUBJECT TRACT LOCATED WITHIN ADJUSTED PARCEL 2 OF "WELKER BOUNDARY ADJUSTMENT PLAT" (SEE ITEM 12).
- ITEM 18: TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021R-019917. EASEMENT IS 100 FEET WIDE CENTERED OVER FACILITIES AS INSTALLED; SAID FACILITIES ARE LOCATED ON THE SUBJECT TRACT AND THE EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 19: TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021R-019918. EASEMENT IS 100 FEET WIDE CENTERED OVER FACILITIES AS INSTALLED; SAID FACILITIES ARE LOCATED ON THE SUBJECT TRACT AND THE EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 20: GENERAL EXCEPTION WITH NO COMMENT BY THE SURVEYOR.
- ITEM 21: DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT DATED AS OF AUGUST 31, 2022 FROM HARVEST HOPEWELL, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO LYNN SANSONE, TRUSTEE FOR COMMERCE BANK, A MISSOURI BANK AND TRUST COMPANY, IN THE PRINCIPAL SUM OF \$72,600,000.00 FILED FOR RECORD ON SEPTEMBER 1, 2022 AS DOCUMENT NUMBER 2022R-048558 IN THE SAINT CHARLES COUNTY, MISSOURI RECORDS. AFFECTS THE SUBJECT TRACT.
- NOTE: THE SANITARY SEWER EASEMENT GRANTED BY DOCUMENT NO. 2023R-007468 WAS NOT MENTIONED IN THE ABOVE TITLE COMMITMENT AND AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- NOTE: A 15-FOOT WIDE EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY DOCUMENT NO. 2023R-039036 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS WAS GRANTED AFTER THE EFFECTIVE DATE OF THE ABOVEMENTIONED TITLE COMMITMENT AND AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- NOTE: A 15-FOOT WIDE EASEMENT GRANTED TO SPIRE MISSOURI INC. BY DOCUMENT NO. 2024R-007253 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS WAS GRANTED AFTER THE EFFECTIVE DATE OF THE ABOVEMENTIONED TITLE COMMITMENT AND AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

HARVEST AT HOPEWELL PLAT ONE-A

A TRACT OF LAND IN FRACTIONAL SECTIONS 8 & 17 AND IN U.S. SURVEYS 61 & 418,
TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ZONED "R-1/PUD" SINGLE FAMILY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT ACCORDING TO THE CITY OF O'FALLON, ORDINANCE NO. 6810
AND "C-2" GENERAL BUSINESS DISTRICT ACCORDING TO THE CITY OF O'FALLON, ORDINANCE NO. 6811
ZIP CODE: 63385

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON OCTOBER 7, 2015 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 324131.153 METERS AND EAST (X) = 232983.488 METERS.

COMBINED GRID FACTOR = 0.999923973 (1 METER = 3.28083333 FEET)

BENCHMARKS:

NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF ELEVATION = 496.90' (NAVD 88 OBSERVED).

THE STERLING COMPANY HAS ESTABLISHED THREE SITE BENCHMARKS, AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL-TIME KINEMATIC NETWORK PUBLISHED AND MAINTAINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK) USING PUBLISHED BASE STATION "MOOF" AND OBSERVING THE SITE BENCHMARKS. SEE "STATEMENT OF STATE PLANE COORDINATE TIE" SECTION HEREON FOR MORE INFORMATION.

SITE BENCHMARK #1: ELEVATION = 669.60' (NAVD 88)

*"ALUMINUM DISK" LABELED AS CONTROL POINT FOUND AT THE NORTH SIDE OF HIGHWAY N, 21 FEET EAST OF THE CENTERLINE OF GRAVEL FOR WEST ENTRANCE TO 1065 EAST HIGHWAY N; 19 FEET NORTH OF NORTH EDGE OF ASPHALT, 53 FEET NORTH OF A MAILBOX FOR 910 EAST HIGHWAY N AND 79 FEET NORTHWEST OF A UTILITY POLE.

SITE BENCHMARK #2: ELEVATION = 584.08' (NAVD 88)

*"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET NORTH OF THE NORTHERNMOST OF TRIPLE CULVERT FOR CREEK CROSSING UNDER HOPEWELL ROAD, 8 FEET WEST OF WEST EDGE OF ASPHALT, 41 FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 188 FEET SOUTH OF MAILBOX FOR 2512 HOPEWELL ROAD (LOCATION SHOWN HEREON).

SITE BENCHMARK #3: ELEVATION = 556.27' (NAVD 88)

*"PK" NAIL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRIVE TO 3037 HOPEWELL ROAD; 11 FEET EAST OF SOUTHEAST CORNER OF VINYL FENCE, 39 FEET SOUTHWEST OF MAILBOX FOR 3136 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY POLE (LOCATION SHOWN HEREON).

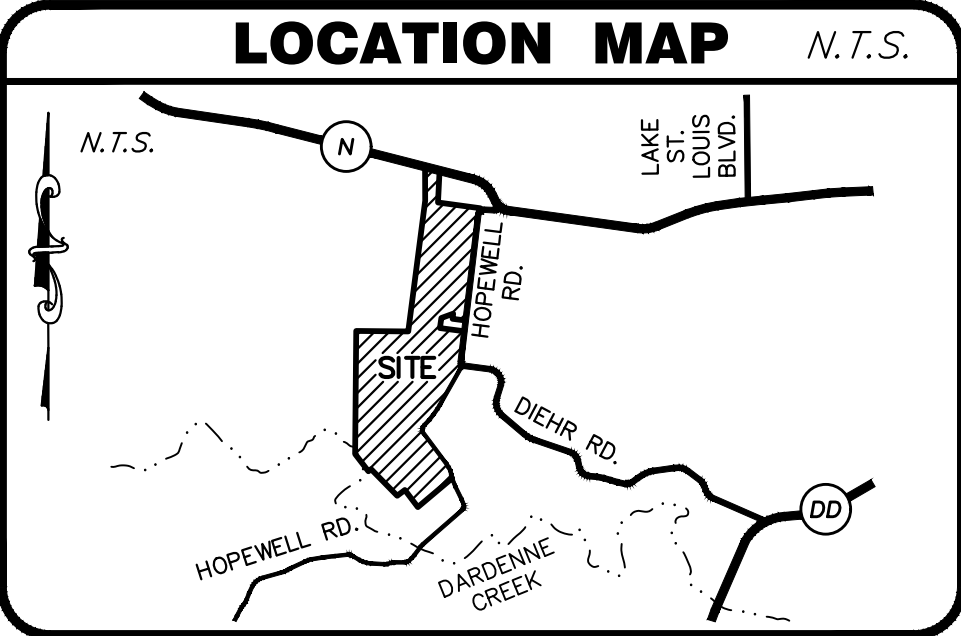
PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS 8 AND 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 OF ABOVE-SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF ABOVE-SAID FRACTIONAL SECTION 17, SOUTH 89°00'42" EAST, 1258.78 FEET TO A POINT ON THE WEST LINE OF ABOVE-SAID U.S. SURVEY 61; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 06°43'19" EAST, 3261.30 FEET TO AN OLD STONE AT THE NORTHWEST CORNER OF SAID U.S. SURVEY 61; THENCE LEAVING SAID WEST LINE, NORTH 00°20'21" WEST, 801.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY N (60 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 75°36'14" EAST, 364.63 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 02°43'54" WEST, 756.16 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. SURVEY 61; THENCE ALONG SAID NORTH LINE OF U.S. SURVEY 61, SOUTH 81°58'43" EAST, 821.46 FEET; THENCE LEAVING LAST SAID NORTH LINE, SOUTH 36°07'10" WEST, 251.16 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 45°03'30" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°50'12", AN ARC DISTANCE OF 17.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°08'18" EAST, 127.71 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°06'42", AN ARC DISTANCE OF 41.69 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°07'49" EAST, 231.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, WIDTH VARIES, TO THE BEGINNING OF A 565.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 73°12'21" EAST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°54'28", AN ARC DISTANCE OF 97.70 FEET TO A POINT OF TANGENCY; SOUTH 06°52'11" WEST, 132.26 FEET; SOUTH 83°07'49" EAST, 10.00 FEET; SOUTH 06°52'11" WEST, 1509.94 FEET; NORTH 83°28'44" WEST, 23.42 FEET; SOUTH 06°52'11" WEST, 286.75 FEET; SOUTH 83°07'49" EAST, 23.42 FEET; AND SOUTH 06°52'11" WEST, 345.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE (CEPC) BY DOCUMENT RECORDED IN DEED BOOK 1886 PAGE 1372 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH, WEST AND SOUTH LINES OF SAID CEPC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 82°57'48" WEST, 325.00 FEET TO AN OLD IRON ROD; NORTH 07°02'12" EAST, 125.13 FEET; SOUTH 70°14'46" WEST, 308.07 FEET; SOUTH 07°02'03" WEST, 251.14 FEET TO AN OLD IRON ROD; AND SOUTH 82°57'48" EAST, 600.77 FEET TO THE SOUTHEAST CORNER OF SAID CEPC TRACT, SAID CORNER BEING ON SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, BEING 20 FEET PERPENDICULAR DISTANCE WEST OF SAID CENTERLINE OF HOPEWELL ROAD; THENCE LEAVING SAID NORTH LINE OF CEPC TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 896.62 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. SURVEY 61; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 61, NORTH 82°10'53" WEST, 485.98 FEET; THENCE LEAVING LAST SAID SOUTH LINE, SOUTH 07°18'29" WEST, 196.45 FEET TO A POINT ON THE NORTH LINE OF LOT 8 OF "HOPEWELL FARM SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2020R-103703 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 8, SOUTH 82°18'09" EAST, 460.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY OF HOPEWELL ROAD, BEING 20 FEET PERPENDICULAR DISTANCE WEST OF SAID CENTERLINE OF HOPEWELL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 31°11'12" WEST, 915.79 FEET; SOUTH 38°27'37" WEST, 733.00 FEET TO AN OLD IRON PIPE; SOUTH 36°26'38" EAST, 730.15 FEET; SOUTH 37°02'32" EAST, 483.42 FEET; AND SOUTH 11°11'07" EAST, 238.98 FEET TO AN OLD IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LOT 8 THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°46'57" WEST, 1077.80 FEET TO AN OLD IRON ROD; NORTH 37°16'53" WEST, 523.96 FEET TO AN OLD STONE; SOUTH 53°17'38" WEST, 233.68 FEET TO AN OLD IRON PIPE; NORTH 44°22'18" WEST, 905.75 FEET TO AN OLD IRON PIPE ON THE NORTH LINE OF ABOVE-SAID U.S. SURVEY 418; ALONG THE NORTHWEST LINE OF U.S. SURVEY 418, SOUTH 52°47'20" WEST, 84.19 FEET TO THE EASTERNMOST CORNER OF U.S. SURVEY 891; ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891, NORTH 37°39'48" WEST, 182.99 FEET TO THE SOUTHERNMOST CORNER OF LOT A OF SAID "HOPEWELL FARM SUBDIVISION"; NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERNMOST CORNER OF SAID LOT 8; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT A; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT A, NORTH 88°45'45" WEST, 134.64 FEET TO THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON THE WEST LINE OF SAID FRACTIONAL SECTION 17; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID WEST LINE OF FRACTIONAL SECTION 17, NORTH 00°33'36" EAST, 1829.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,651,036 SQUARE FEET, OR 267,470 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 20-09-327.

PLATTED AREA DETAIL:

TOTAL PLAT ONE AREA:	1,224,986 S.F.	(28.122± ACRES)
DEVELOPABLE LOTS:	NONE	
COMMON GROUND:	964,460 S.F.	(22.141± ACRES)
PUBLIC RIGHT-OF-WAY:	260,526 S.F.	(5.981± ACRES)
MODOT RIGHT-OF-WAY:	16,351 S.F.	(0.375± ACRES)
FUTURE RIGHT-OF-WAY DEDICATION:	184,850 S.F.	(4.243± ACRES)
FUTURE DEVELOPMENT PARCELS:	10,224,940 S.F.	(234.782± ACRES)
OVERALL DEVELOPMENT AREA:	11,651,036 S.F.	(267.470± ACRES)
PUBLIC RIGHT-OF-WAY GRANTED BY WELKER:	3,405 S.F.	(0.078± ACRES)



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D




JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. I.S. #2007017963

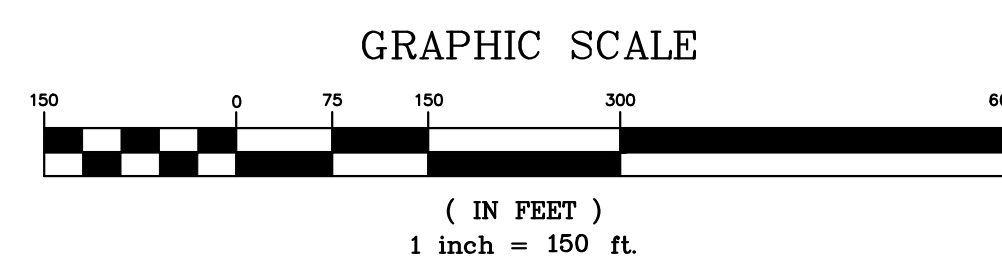
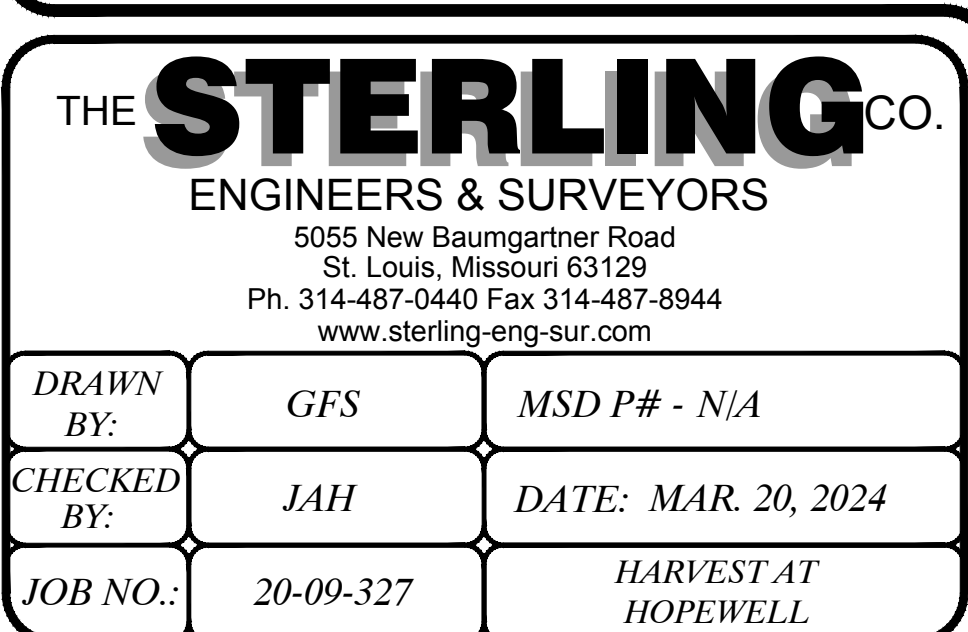
DATE

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

SITE OVERVIEW & SHEET INDEX

PUBLIC RIGHT-OF-WAY	=	
MODOT RIGHT-OF-WAY	=	
PLAT ONE-A AREA	=	

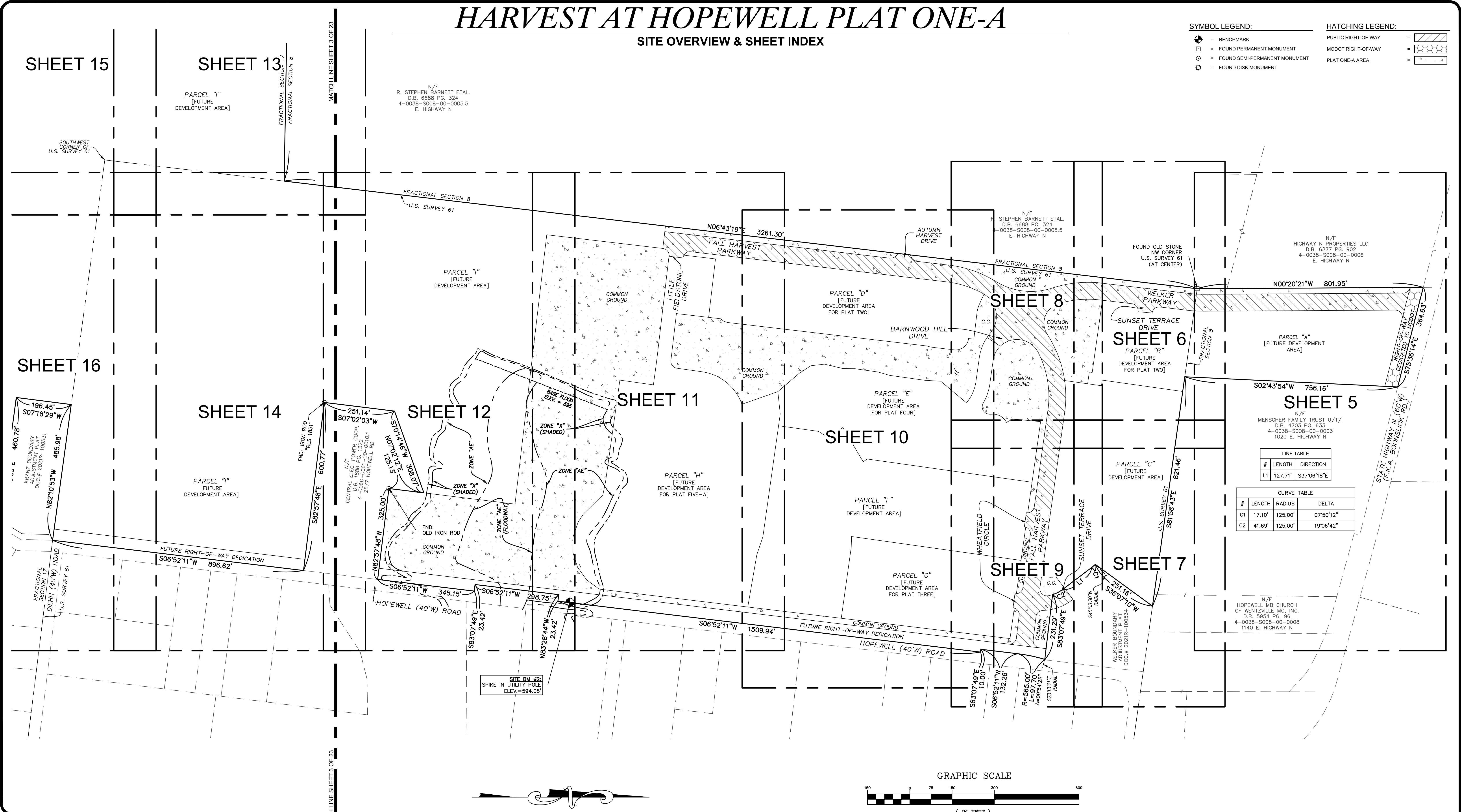


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JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S.#2007017963

HARVEST AT HOPEWELL PLAT ONE-A

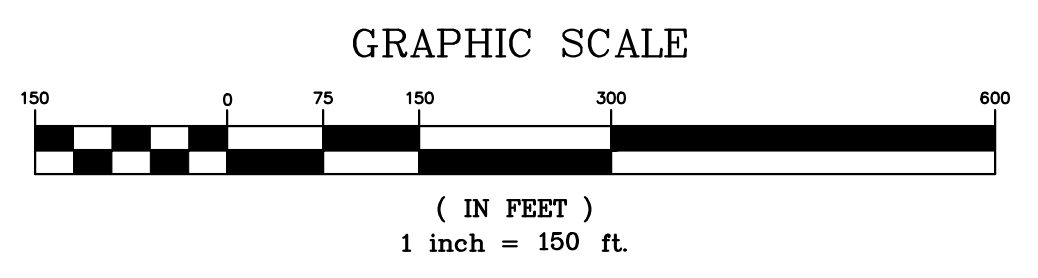
SITE OVERVIEW & SHEET INDEX



SYMBOL LEGEND:		HATCHING LEGEND:	
	= BENCHMARK		= PUBLIC RIGHT-OF-WAY
	= FOUND PERMANENT MONUMENT		= MOTTOT RIGHT-OF-WAY
	= FOUND SEMI-PERMANENT MONUMENT		= PLAT ONE-A AREA
	= FOUND DISK MONUMENT		

LINE TABLE		
#	LENGTH	DIRECTION
L1	127.71'	S37°06'18"E

CURVE TABLE			
#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	07°50'12"
C2	41.69'	125.00'	19°06'42"



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JOB NO.:	20-09-327	HARVEST AT HOPEWELL

SURVEYOR'S CERTIFICATE:

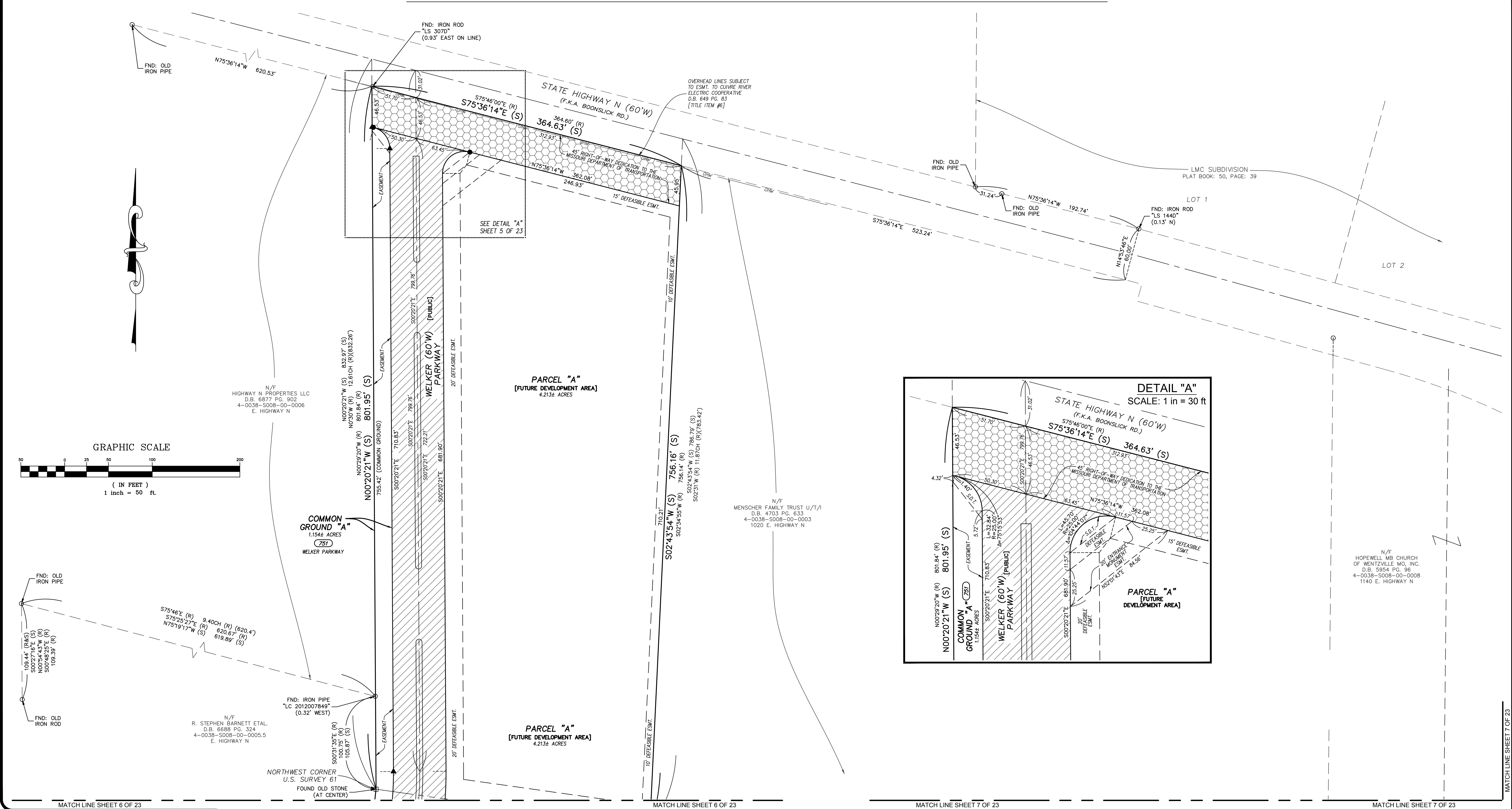
SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. I.S. #2007017963

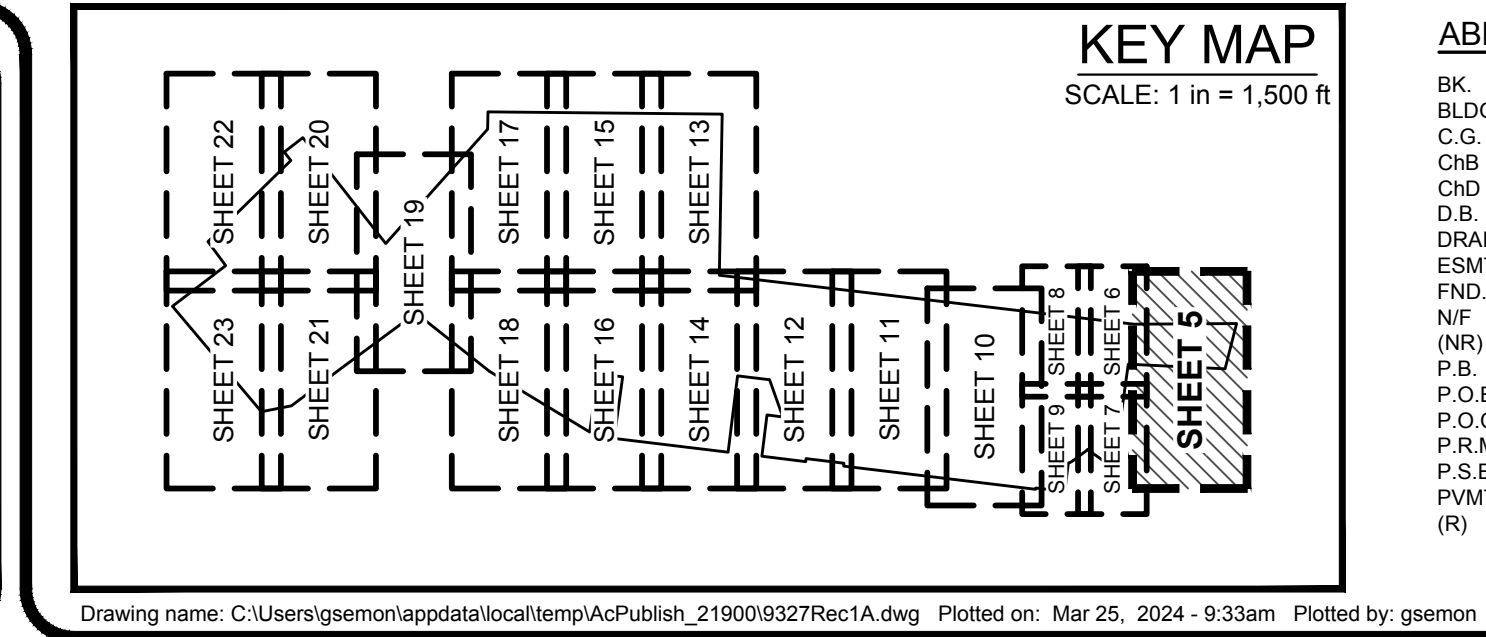
SHEET 4 OF 23

HARVEST AT HOPEWELL PLAT ONE-A



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JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

ABBREVIATION LEGEND:

SYMBOL LEGEND:

HATCHING LEGEND:

SURVEYOR'S CERTIFICATE:

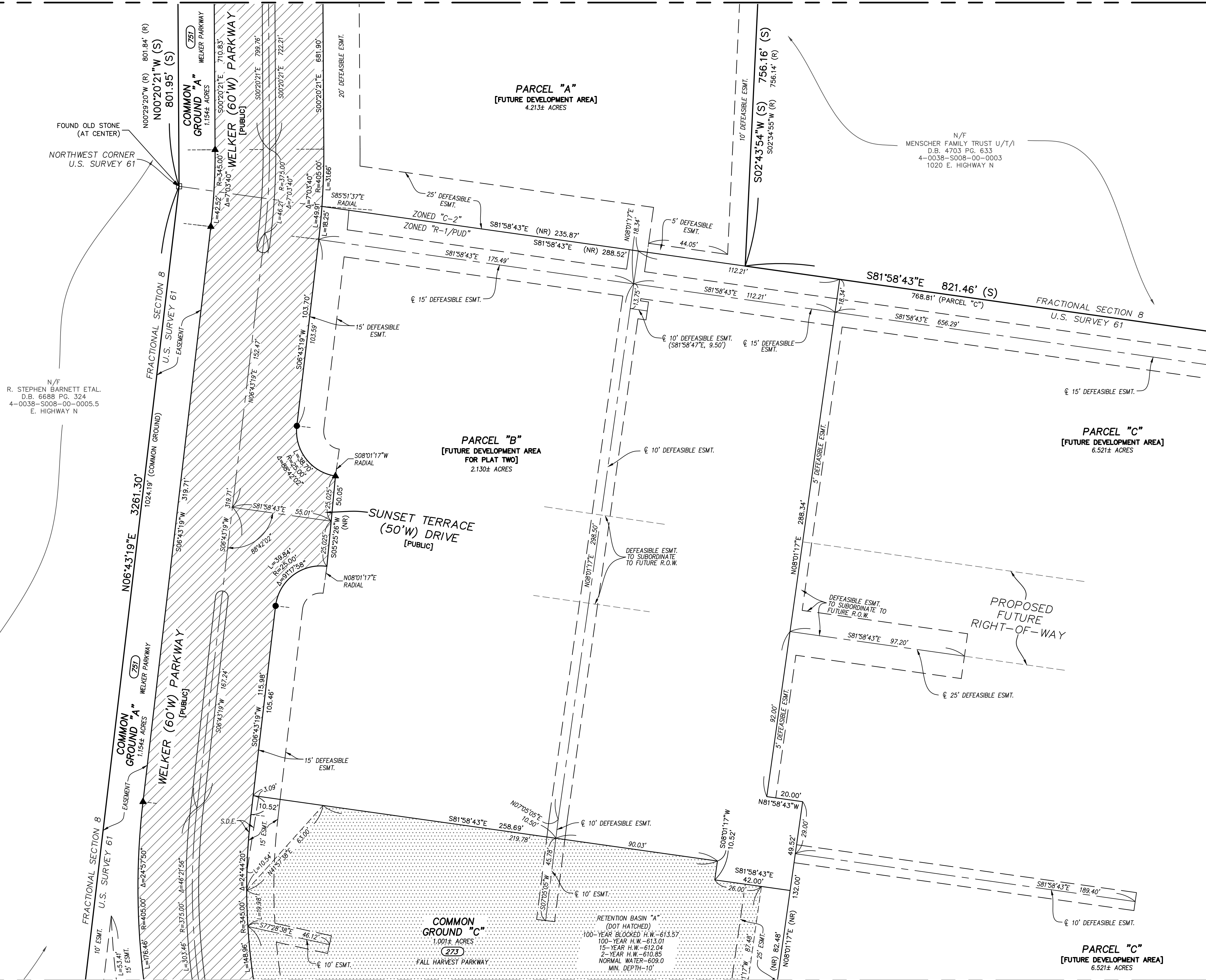
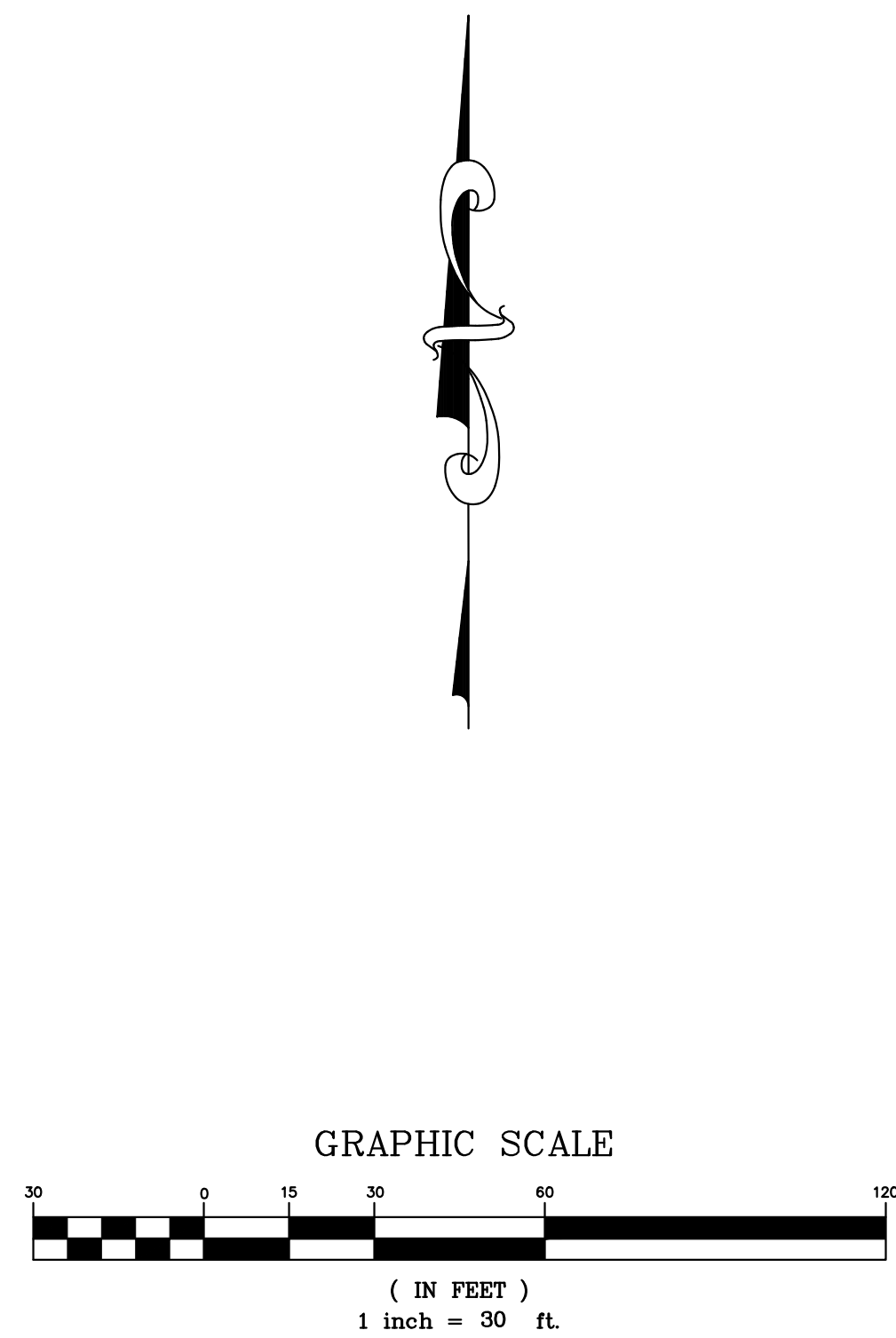
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. I.S. #2007017963

SHEET 5 OF 23

HARVEST AT HOPEWELL PLAT ONE-A

MATCH LINE SHEET 5 OF 23

MATCH LINE SHEET 5 OF 23

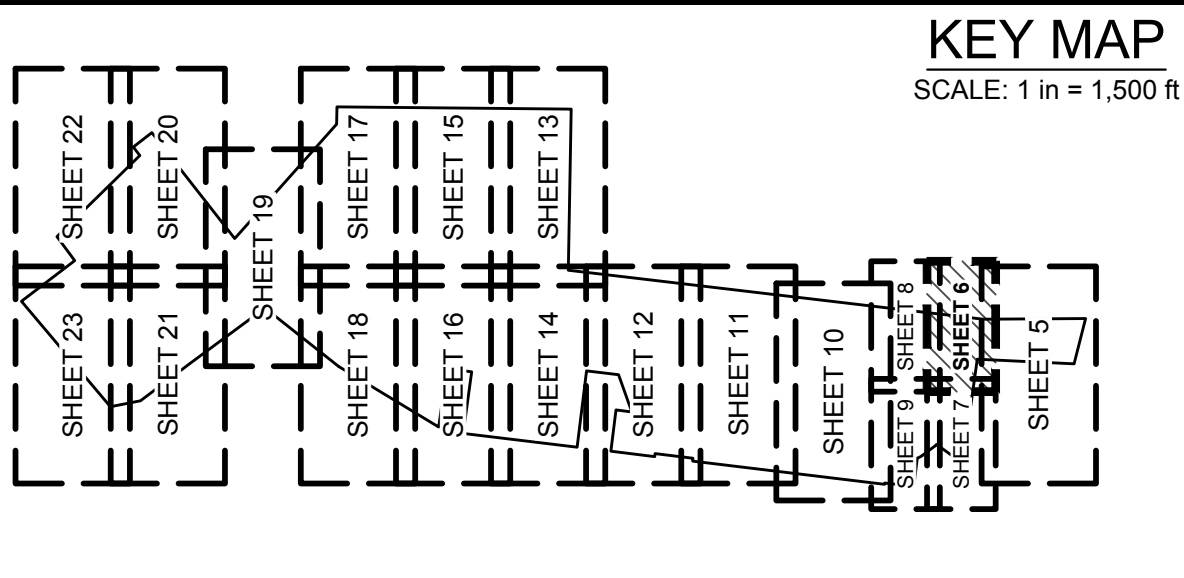


MATCH LINE SHEET 8 OF 23

MATCH LINE SHEET 8 OF 23

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JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BK.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
CHB	CHORD BEARING
CHD	CHORD DISTANCE
D.B.	DEED BOOK
DRAIN	DRAINAGE
ESMT.	EASEMENT
FND.	FOUND
N/F	NOW OR FORMERLY
NR	NON-RADIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.V.M.T.	PAVEMENT
(R)	RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
(S)	SURVEYED
S.D.T.	SIGHT DISTANCE TRIANGLE
S.F.	SQUARE FEET
T.S.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
☆	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	FOUND PERMANENT MONUMENT
⊙	FOUND SEMI-PERMANENT MONUMENT
+	FOUND CROSS
⬇	FOUND ANCHOR
⬆	BENCHMARK
523	ADDRESS
*	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	
MODOT RIGHT-OF-WAY	
PRIVATE RIGHT-OF-WAY	
DRAINAGE EASEMENT	
DETENTION BASIN	
PUMP STATION EASEMENT	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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MO. REG. I.S. #2007017963

DATE

MATCH LINE SHEET 5 OF 23



N/F
- MENSCHER FAMILY TRUST U/T/I
D.B. 4703 PG. 633
4-0038-S008-00-0003
1020 E. HIGHWAY N

S81°58'43"E
 768.81' (PARCEL "C")
 821.46' (S)
 © 15' DEFENSIBLE ESMT.

FRACTIONAL SECTION 8
U.S. SURVEY 61

FND: IRON ROD
— "RLS 1851"
(0.14' SOUTH)

FND
IRON

SET IN BOUNDARY
ADJUSTMENT PLAT
RECORDED IN
DOC. #: 2021R-100534

3"E 189.40'

- @ 10' DEFEASIBLE ESMT.

WELKER BOUNDARY
ADJUSTMENT PLAT
DOC.# 2021R-100534
ADJUSTED
PARCEL 1
[NOT PART OF PLAT]
N/F
TIMOTHY J & ANNEMARIE WELKER
JOINT LIVING TRUST
DOC. # 2022R-061816
4-0066-0175-00-0001.0
2697 HOPEWELL RD.

N/F
ST. CHARLES COUNTY
D.B. 7171 PG. 622
4-0066-0061-00-0006
2320 HOPEWELL RD.







MATCH LINE SHEET 9 OF 23

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ABBREVIATION LEGEND:

R.O.W. = RIGHT-OF-WAY
(S) = SURVEYED
S.D.T. = SIGHT DISTANCE TRIANGLE
S.F. = SQUARE FEET
T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W = WIDTH

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	
MODOT RIGHT-OF-WAY	=	
PRIVATE RIGHT-OF-WAY	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
PUMP STATION EASEMENT	=	

SEE SHEET 1 OF 23 FOR CERTIFICATION.

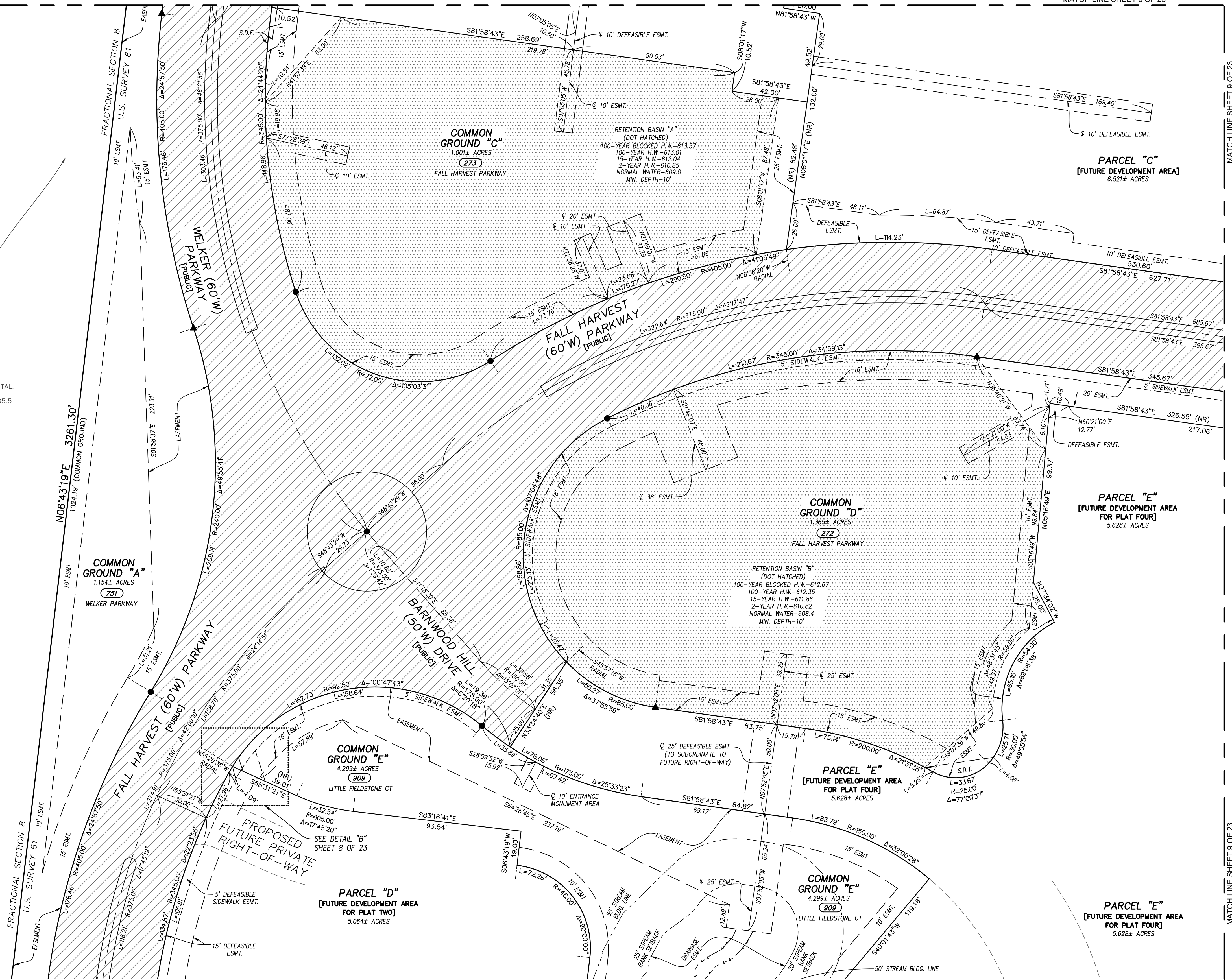
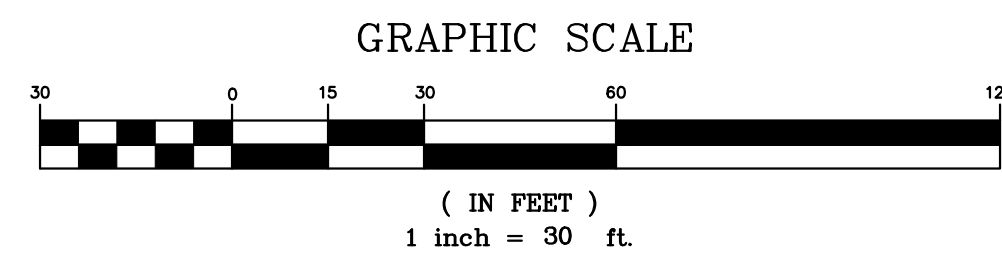
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. I.S. #2007017963

SHEET 7 OF 23

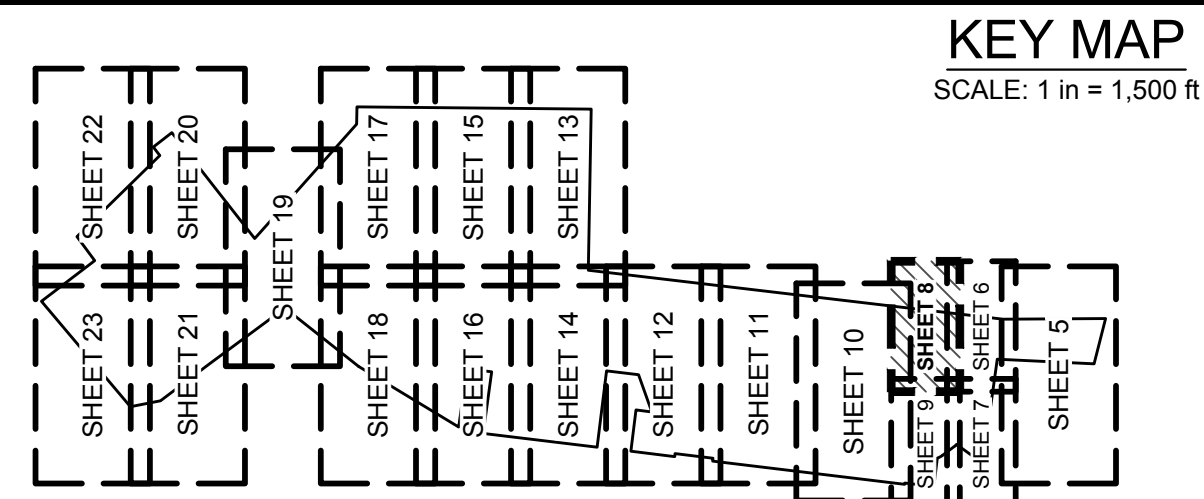
MATCH LINE SHEET 6 OF 23

MATCH LINE SHEET 6 OF 23



MATCH LINE SHEET 10 OF 23

MATCH LINE SHEET 10 OF 23



Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_21900\9327Rec1A.dwg Plotted on: Mar 25, 2024 - 9:33am Plotted by: gsemon

ABBREVIATION LEGEND:

- BK = BOOK
BLDG. = BUILDING
C.G. = COMMON GROUND
CHB = CHORD BEARING
CHD = CHORD DISTANCE
D.B. = DEED BOOK
DRAIN. = DRAINAGE
ESMT. = EASEMENT
FND. = FOUND
N/F = NOW OR FORMERLY
(NR) = NON-RADIAL
P.B. = PLAT BOOK
P.O.B = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M.E. = PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E. = PRIVATE SIDEWALK EASEMENT
P.V.M.T. = PAVEMENT
(R) = RECORD







ABBREVIATION LEGEND:

- R.O.W. = RIGHT-OF-WAY
(S) = SURVEYED
S.D.T. = SIGHT DISTANCE TRIANGLE
S.F. = SQUARE FEET
T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W = WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (6" I ROD W/ ALUMINUM CAP).
- = SET SEMI- PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I ROD W/ PLASTIC CAP OR CUP CROSS).
- = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ✱ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- ✚ = FOUND CROSS
- ⬇ = FOUND ANCHOR
- ⬇ = BENCHMARK
- 523 = ADDRESS
- = LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

- | | | |
|-----------------------|---|---|
| PUBLIC RIGHT-OF-WAY | = |  |
| MODOT RIGHT-OF-WAY | = |  |
| PRIVATE RIGHT-OF-WAY | = |  |
| DRAINAGE EASEMENT | = |  |
| DETENTION BASIN | = |  |
| PUMP STATION EASEMENT | = |  |

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

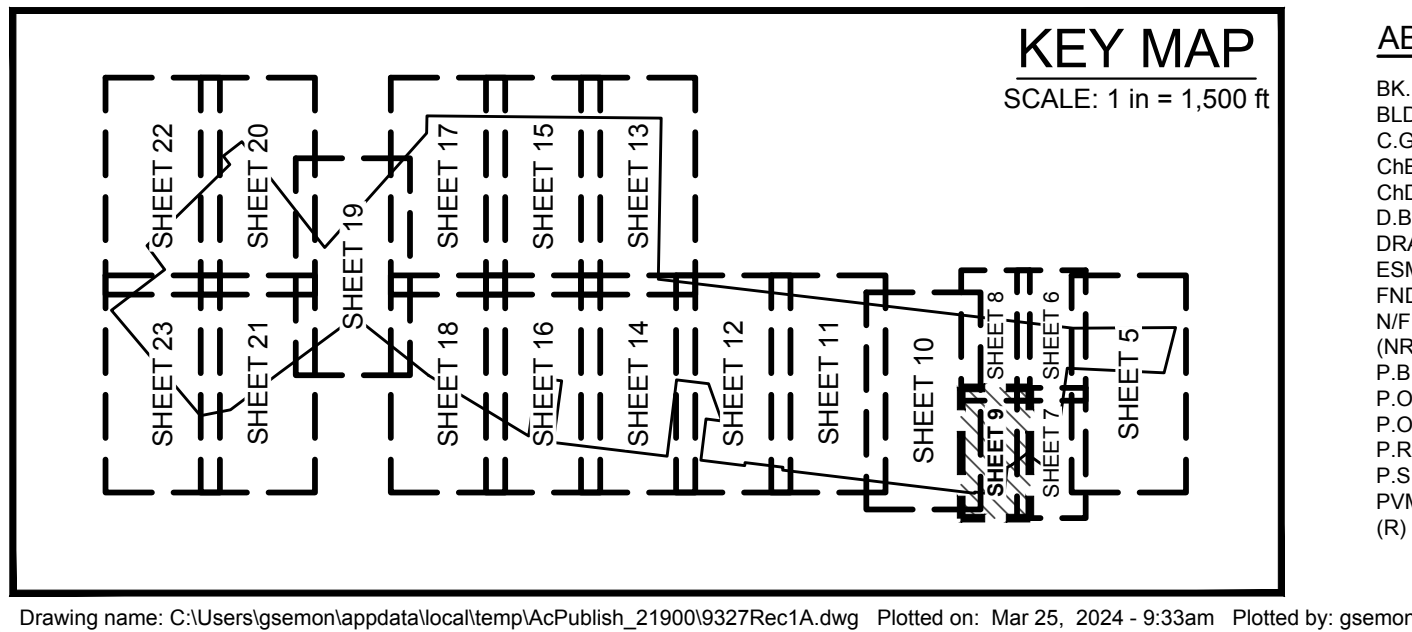
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007017963

DATE _____

SHEET 8 OF 23

MATCH LINE SHEET 7 OF 23



ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHB	=	CHORD BEARING
CHD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
DRAIN.	=	DRAINAGE
ESMT.	=	EASEMENT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
(NR)	=	NON-RADIAL
P.B.	=	PLAT BOOK
P.O.B	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M.E.	=	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	=	PRIVATE SIDEWALK EASEMENT
P.V.M.T.	=	PAVEMENT
(R)	=	RECORD

ABBREVIATION LEGEND:

R.O.W.	=	RIGHT-OF-WAY
(S)	=	SURVEYED
S.D.T.	=	SIGHT DISTANCE TRIANGLE
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

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⊗	= SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	= FOUND PERMANENT MONUMENT
⊙	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⬇	= FOUND ANCHOR
⬇	= BENCHMARK
523	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	
MODOT RIGHT-OF-WAY	=	
PRIVATE RIGHT-OF-WAY	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
PUMP STATION EASEMENT	=	

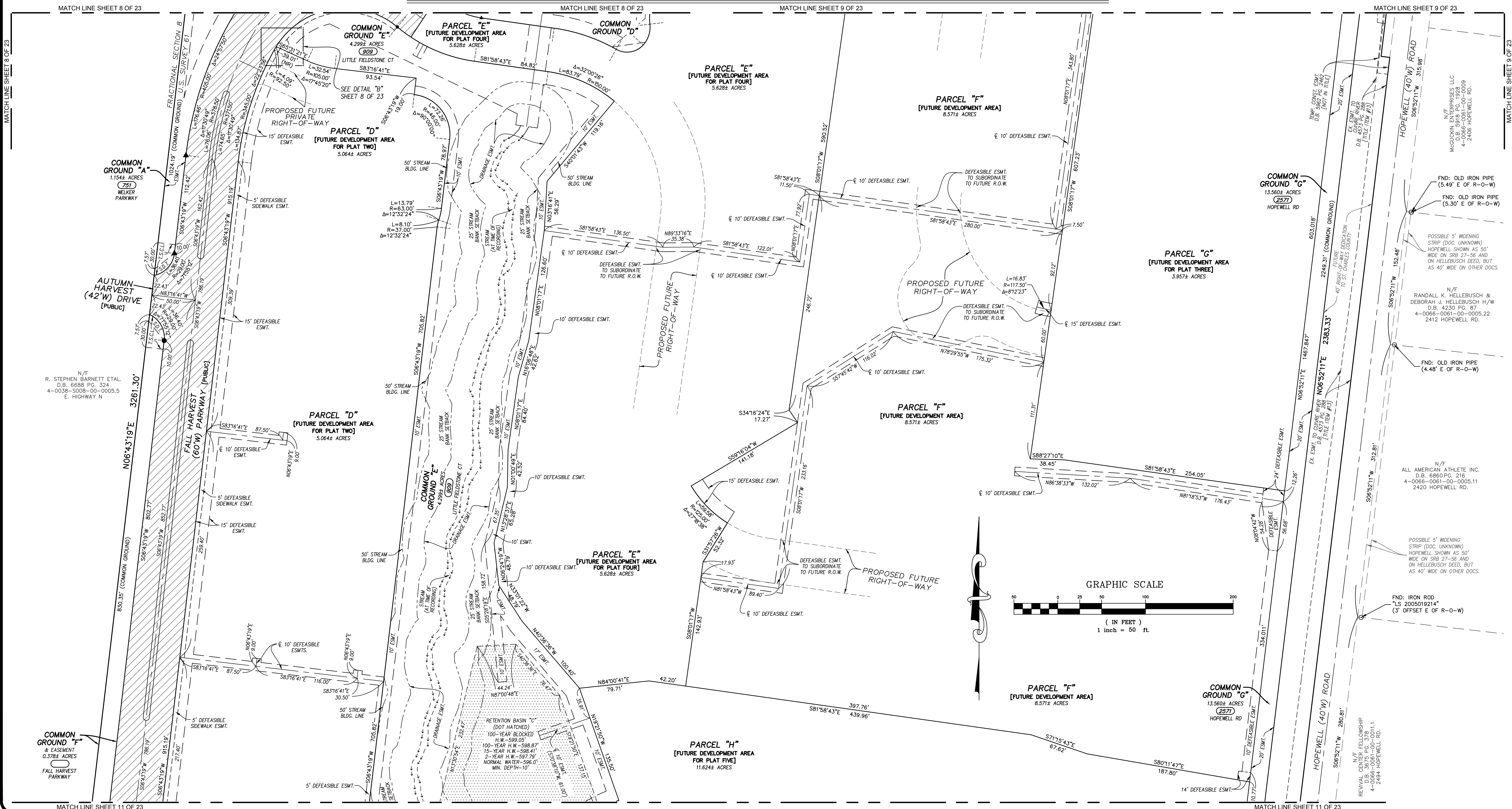
SURVEYOR'S CERTIFICATE:

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THE STERLING COMPANY
MO REG. 307-D

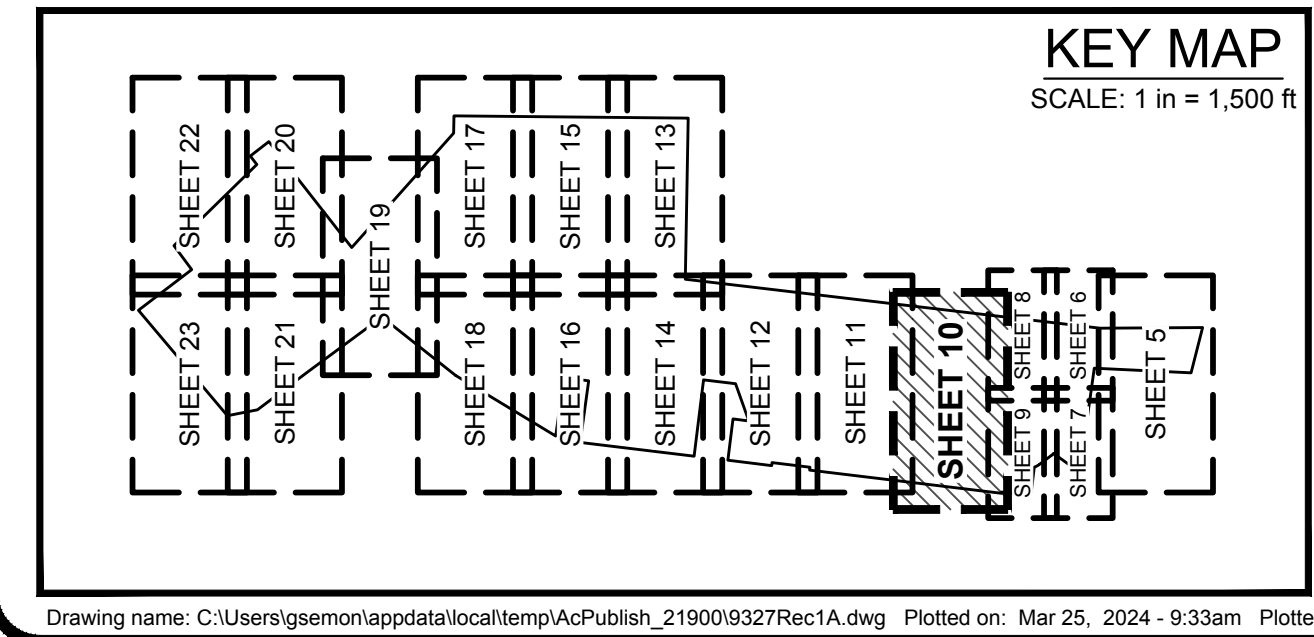
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HARVEST AT HOPEWELL PLAT ONE-A



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CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BK.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
CHB	CHORD BEARING
CHD	CHORD DISTANCE
D.B.	DEED BOOK
DRAIN	DRAINAGE
ESMT.	EASEMENT
FND.	FOUND
N/F.	NOT FOUND
NR	NON-RADIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
PVMT.	PAVEMENT
R.	RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
(S)	SURVEYED
S.D.T.	SIGHT DISTANCE TRIANGLE
S.F.	SQUARE FEET
T.S.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	WIDTH

SYMBOL LEGEND:

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☆	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	FOUND PERMANENT MONUMENT
⊙	FOUND SEMI-PERMANENT MONUMENT
+	FOUND CROSS
⊕	FOUND ANCHOR
⊗	BENCHMARK
523	ADDRESS
*	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	
MODOT RIGHT-OF-WAY	
PRIVATE RIGHT-OF-WAY	
DRAINAGE EASEMENT	
DETENTION BASIN	
PUMP STATION EASEMENT	

SURVEYOR'S CERTIFICATE:

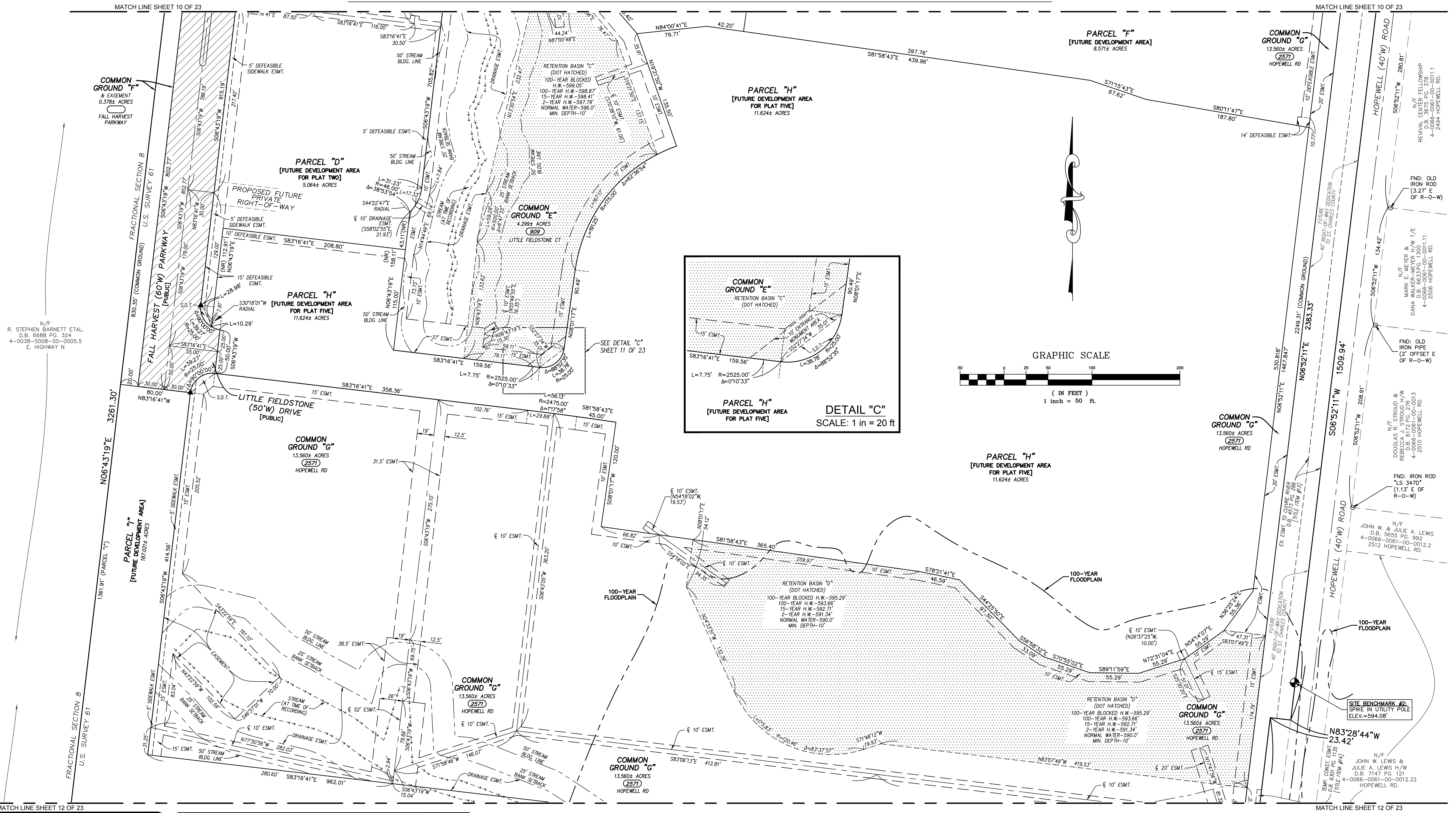
SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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MO. REG. I.S. #2007017963

SHEET 10 OF 23

HARVEST AT HOPEWELL PLAT ONE-A

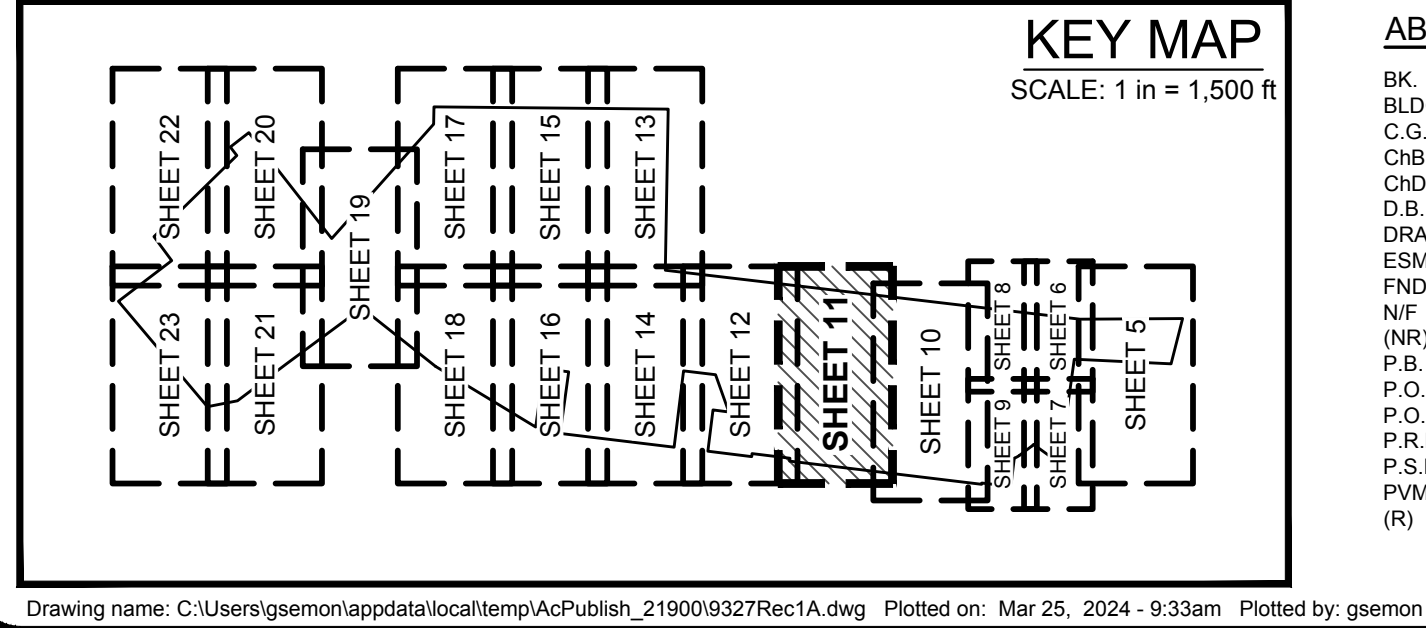


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







ABBREVIATION LEGEND:

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P.S.E.	=	PRIVATE SIDEWALK EASEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD

ABBREVIATION LEGEND:

R.O.W.	=	RIGHT-OF-WAY
(S)	=	SURVEYED
S.D.T.	=	SIGHT DISTANCE TRIANGLE
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

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-  = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I ROD W/ PLASTIC CAP OR C CROSS).
-  = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
-  = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
-  = FOUND PERMANENT MONUMENT
-  = FOUND SEMI-PERMANENT MONUMENT
-  = FOUND CROSS
-  = FOUND ANCHOR
-  = BENCHMARK
-  = ADDRESS
-  = LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	≡	
MODOT RIGHT-OF-WAY	≡	
PRIVATE RIGHT-OF-WAY	≡	
DRAINAGE EASEMENT	≡	
DETENTION BASIN	≡	
PUMP STATION EASEMENT	≡	

SURVEYOR'S CERTIFICATE:

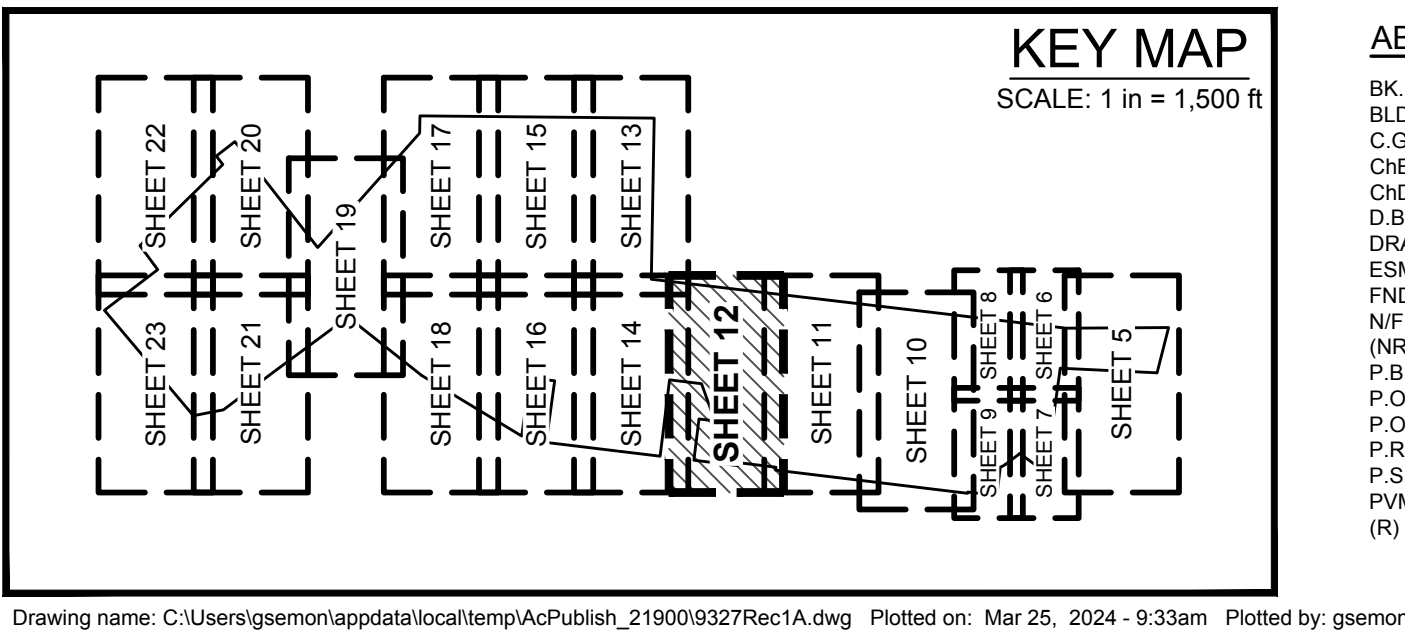
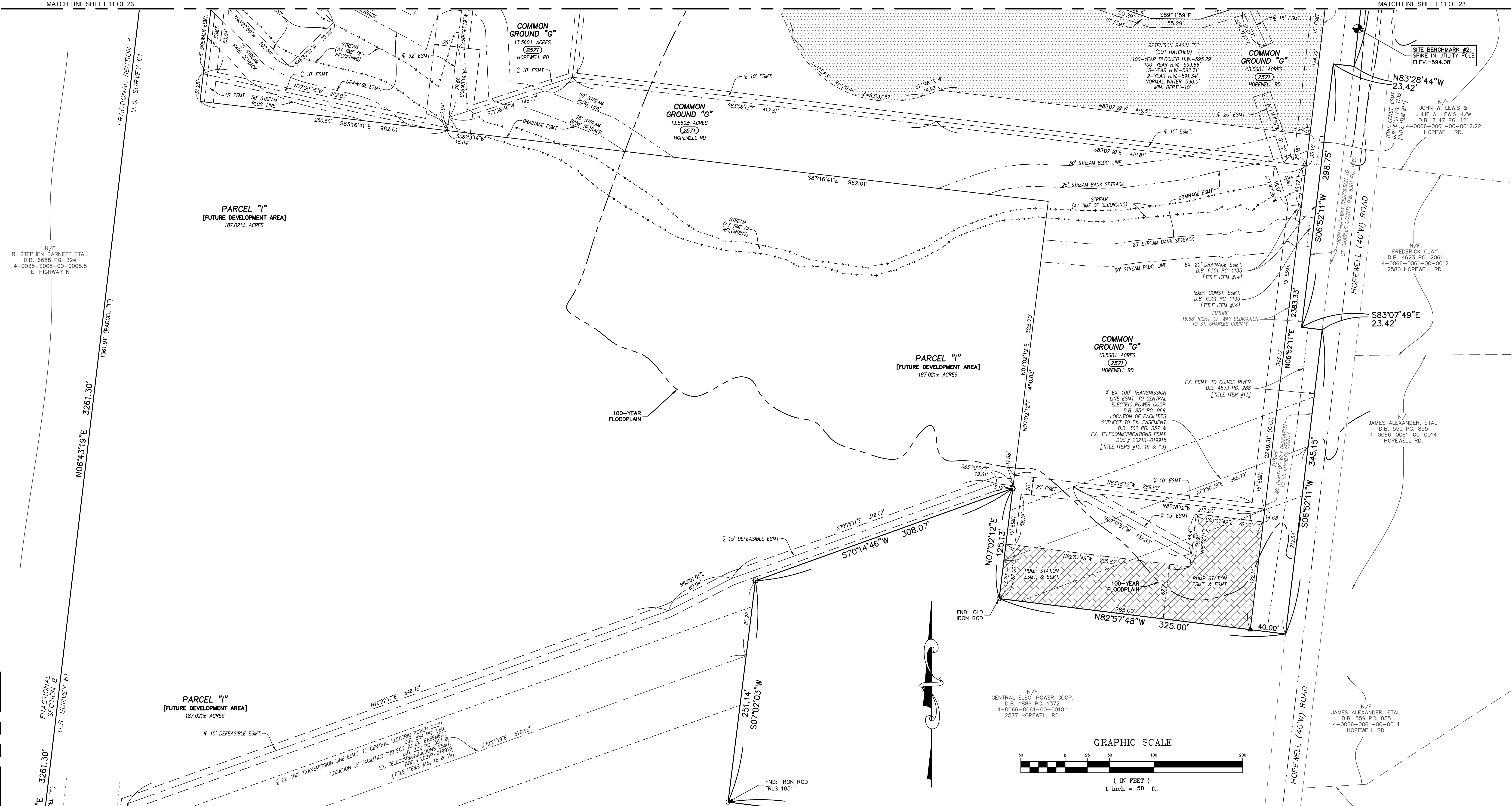
SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE

MO. REG. I.S. #2007017963

HARVEST AT HOPEWELL PLAT ONE-A



ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHB	=	CHORD BEARING
CHD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
DRAIN.	=	DRAINAGE
ESMT.	=	EASEMENT
FND.	=	FOUND
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P.B	=	PLAT BOOK
P.O.B	=	POINT OF BEGINNING
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P.R.M.E.	=	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	=	PRIVATE SIDEWALK EASEMENT
P.V.M.T.	=	PAVEMENT
(R)	=	RECORD

ABBREVIATION LEGEND:

R.O.W.	=	RIGHT-OF-WAY
(S)	=	SURVEYED
S.D.T.	=	SIGHT DISTANCE TRIANGLE
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
○	= SET PERMANENT MONUMENT IN PREVIOUS PLAT.
⚙	= SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	= FOUND PERMANENT MONUMENT
○	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⚓	= FOUND ANCHOR
⬮	= BENCHMARK
⑤23	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	
MODOT RIGHT-OF-WAY	=	
PRIVATE RIGHT-OF-WAY	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
PUMP STATION EASEMENT	=	

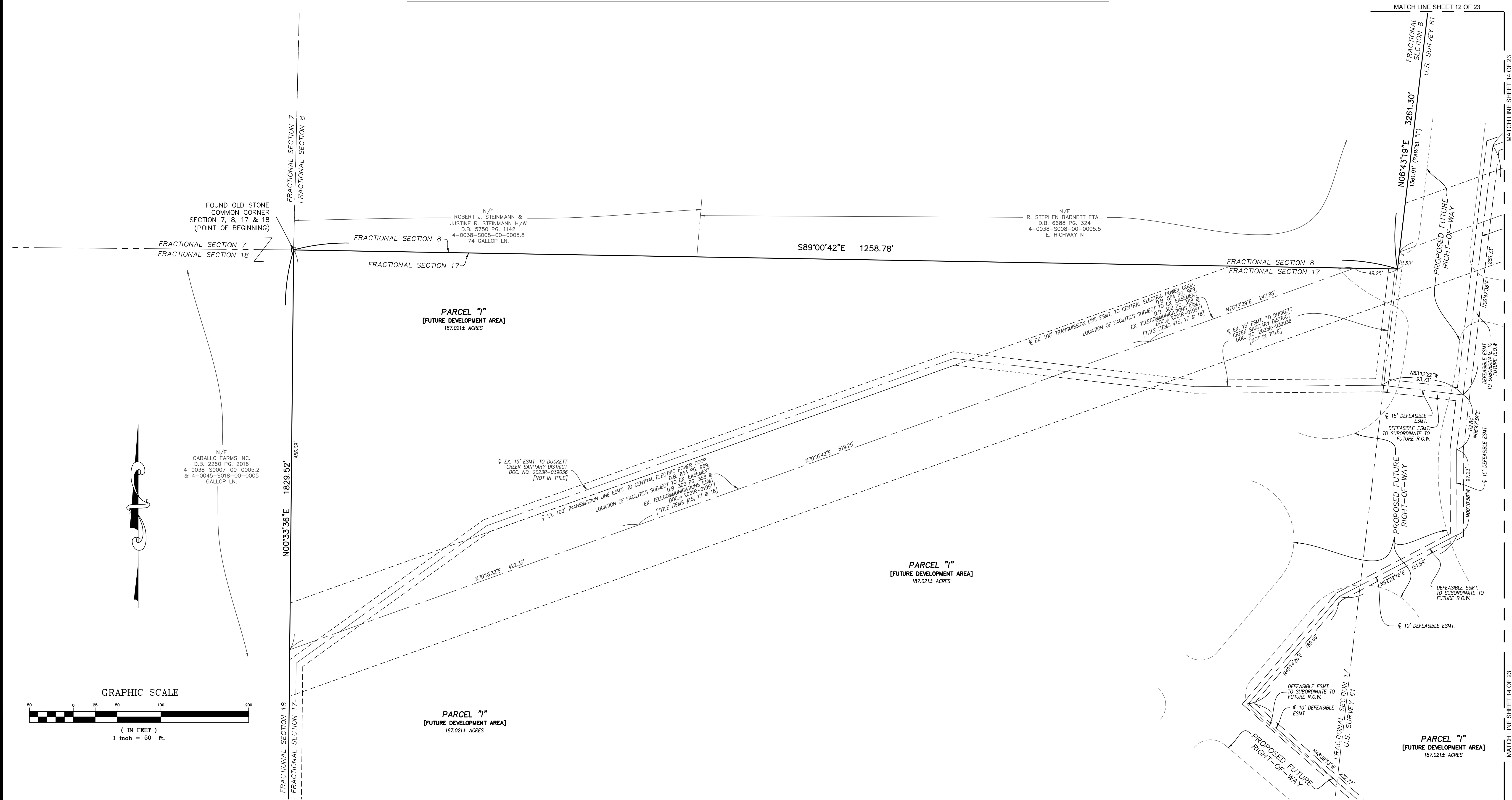
SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

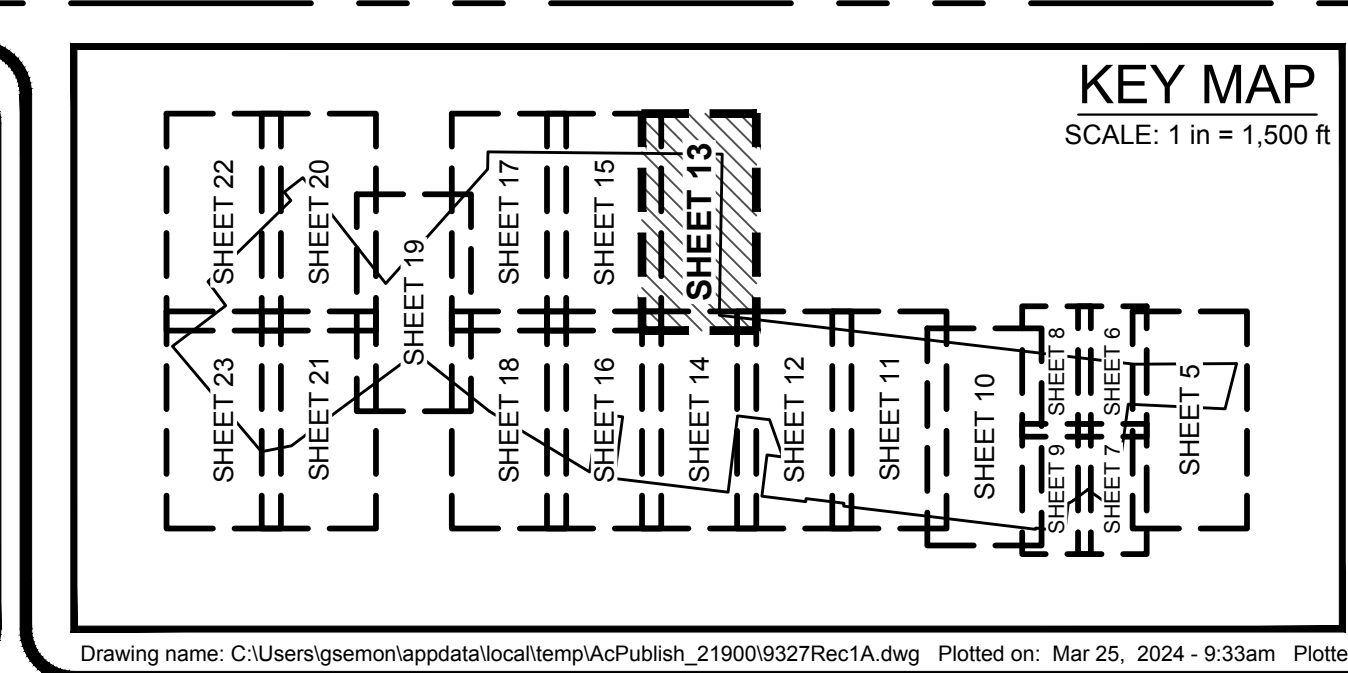
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2007017963

HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND: BK. = BOOK BLDG. = BUILDING C.G. = COMMON GROUND CHB = CHORD BEARING CHD = CHORD DISTANCE D.B. = DEED BOOK DRAIN = DRAINAGE ESMT. = EASEMENT FND. = FOUND N/F. = NOW OR FORMERLY (NR) = NON-RADIAL P.B. = PLAT BOOK P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.R.M.E. = PRIVATE ROADWAY MAINTENANCE EASEMENT P.S.E. = PRIVATE SIDEWALK EASEMENT P.V.M.T. = PAVEMENT (R) = RECORD	ABBREVIATION LEGEND: R.O.W. = RIGHT-OF-WAY (S) = SURVEYED S.D.T. = SIGHT DISTANCE TRIANGLE S.F. = SQUARE FEET T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE W = WIDTH	SYMBOL LEGEND: ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I. ROD W/ ALUMINUM CAP). ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I. ROD W/ PLASTIC CAP OR CUT CROSS). ○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT. ⊛ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT. □ = FOUND PERMANENT MONUMENT ⊙ = FOUND SEMI-PERMANENT MONUMENT + = FOUND CROSS ⊕ = FOUND ANCHOR ⊗ = BENCHMARK 523 = ADDRESS * = LOT SUBJECT TO STREET CREEP	HATCHING LEGEND: PUBLIC RIGHT-OF-WAY MODOT RIGHT-OF-WAY PRIVATE RIGHT-OF-WAY DRAINAGE EASEMENT DETENTION BASIN PUMP STATION EASEMENT	SURVEYOR'S CERTIFICATE: SEE SHEET 1 OF 23 FOR CERTIFICATION. THE STERLING COMPANY MO REG. 307-D JAMEY A. HENSON, P.L.S. - VICE PRESIDENT MO. REG. I.S. #2007017963 DATE SHEET 13 OF 23
--	--	---	---	--

HARVEST AT HOPEWELL PLAT ONE-A

MATCH LINE SHEET 13 OF 23

MATCH LINE SHEET 13 OF 23

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

6 EX. 15' ESMT. TO DUCKETT
CREEK SANITARY DISTRICT
DOC. NO. 2023R-039036
[NOT IN TITLE]

N/F
CABALLO FARMS, INC.
D.B. 2260 PG. 2016
4-0038-S0007-00-0005.2
& 4-0045-S018-00-0005
GALLOP LN.

FRACTIONAL SECTION 18
FRACTIONAL SECTION 17-

1829.52'
N00°33'36"E

FRACTIONAL SECTION 18
FRACTIONAL SECTION 17-

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

6 EX. 15' ESMT. TO DUCKETT
CREEK SANITARY DISTRICT
DOC. NO. 2023R-039036
[NOT IN TITLE]

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

SOUTHWEST
CORNER OF
U.S. SURVEY 61

U.S. SURVEY 61
FRACTIONAL
SECTION 17

DEFEASIBLE ESMT.
TO SUBORDINATE TO
FUTURE R.O.W.

PROPOSED FUTURE
RIGHT-OF-WAY

6 10' DEFEASIBLE ESMT.

N6°51'30"W
116'

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

6 10' DEFEASIBLE ESMT.

MATCH LINE SHEET 17 OF 23

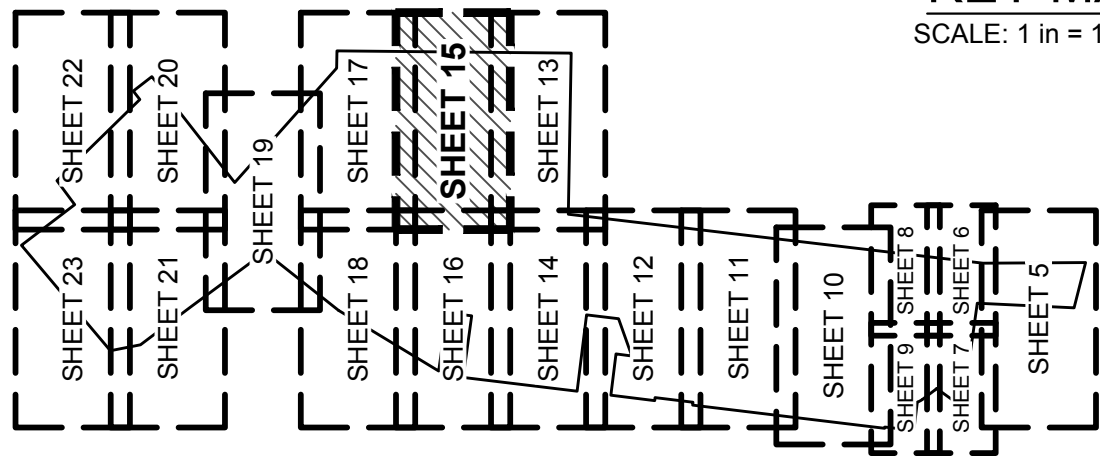
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

KEY MAP

SCALE: 1 in = 1,500 ft.



ABBREVIATION LEGEND:

- | | |
|----------|--|
| BK. | = BOOK |
| BLDG. | = BUILDING |
| C.G. | = COMMON GROUND |
| CHB | = CHORD BEARING |
| CHD | = CHORD DISTANCE |
| D.B. | = DEED BOOK |
| DRAIN. | = DRAINAGE |
| ESMT. | = EASEMENT |
| FND. | = FOUND |
| N/F | = NOW OR FORMERLY |
| (NR) | = NON-RADIAL |
| P.B. | = PLAT BOOK |
| P.O.B | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.R.M.E. | = PRIVATE ROADWAY MAINTENANCE EASEMENT |
| P.S.E. | = PRIVATE SIDEWALK EASEMENT |
| PVMT. | = PAVEMENT |
| (R) | = RECORD |

ABBREVIATION LEGEND:

- | | |
|----------|--|
| R.O.W. | = RIGHT-OF-WAY |
| (S) | = SURVEYED |
| S.D.T. | = SIGHT DISTANCE TRIANGLE |
| S.F. | = SQUARE FEET |
| T.S.C.L. | = TEMPORARY SLOPE AND CONSTRUCTION LICENSE |
| W | = WIDTH |

SYMBOL LEGEND:

- | | |
|-----|--|
| ▲ | = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I. ROD W/ ALUMINUM CAP). |
| ● | = SET SEMI- PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I. ROD W/ PLASTIC CAP OR CUT CROSS). |
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| □ | = FOUND PERMANENT MONUMENT |
| ⊙ | = FOUND SEMI-PERMANENT MONUMENT |
| + | = FOUND CROSS |
| ⬇ | = FOUND ANCHOR |
| ⬇ | = BENCHMARK |
| 523 | = ADDRESS |
| * | = LOT SUBJECT TO STREET CREEP |

HATCHING LEGEND:

- | | | |
|-----------------------|---|--|
| PUBLIC RIGHT-OF-WAY | = | |
| MODOT RIGHT-OF-WAY | = | |
| PRIVATE RIGHT-OF-WAY | = | |
| DRAINAGE EASEMENT | = | |
| DETENTION BASIN | = | |
| PUMP STATION EASEMENT | = | |

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
DATE
MO. REG. I.S. #2007017963

SHEET 15 OF 23

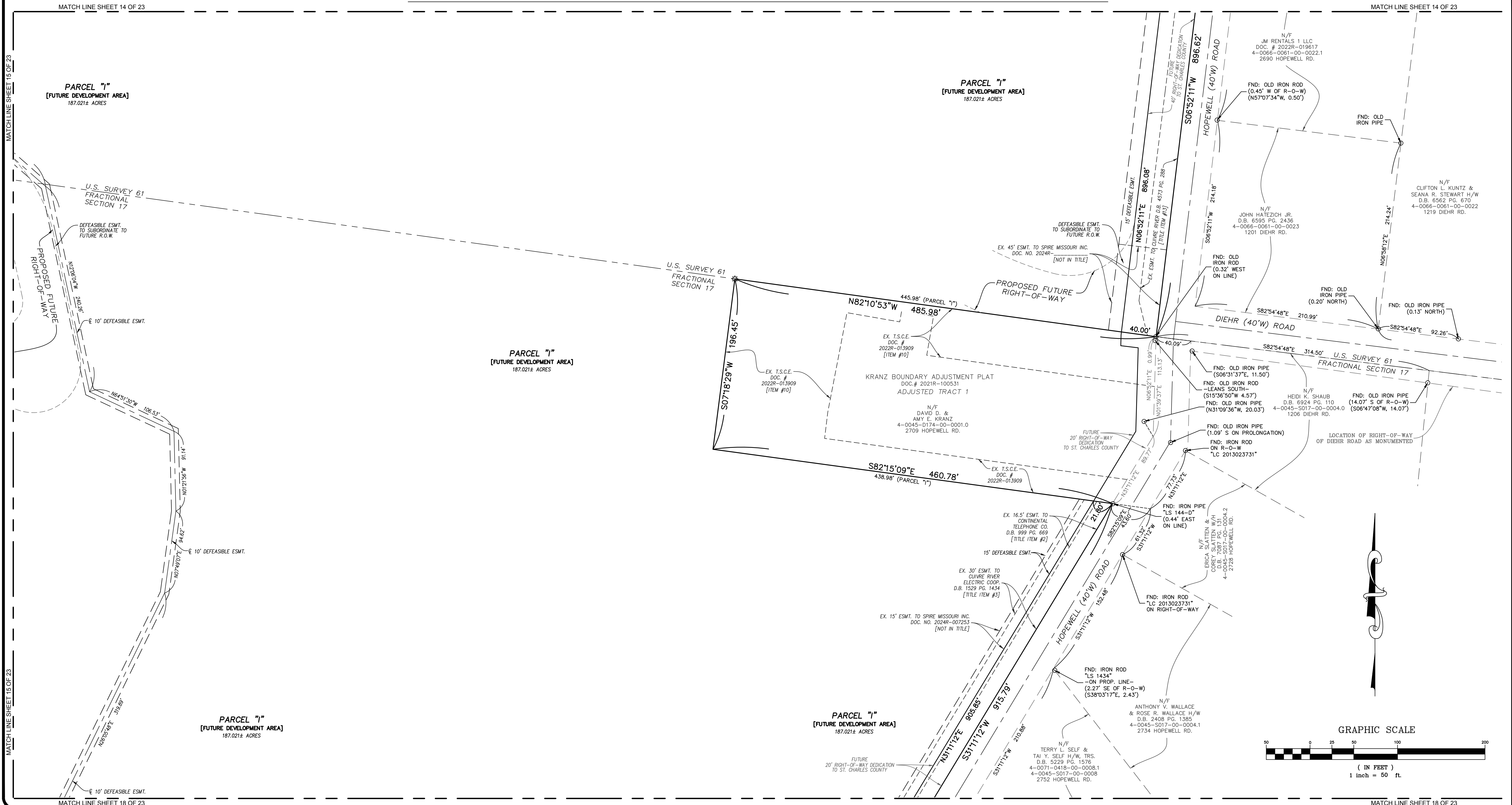
THE **STERLING** CO.
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

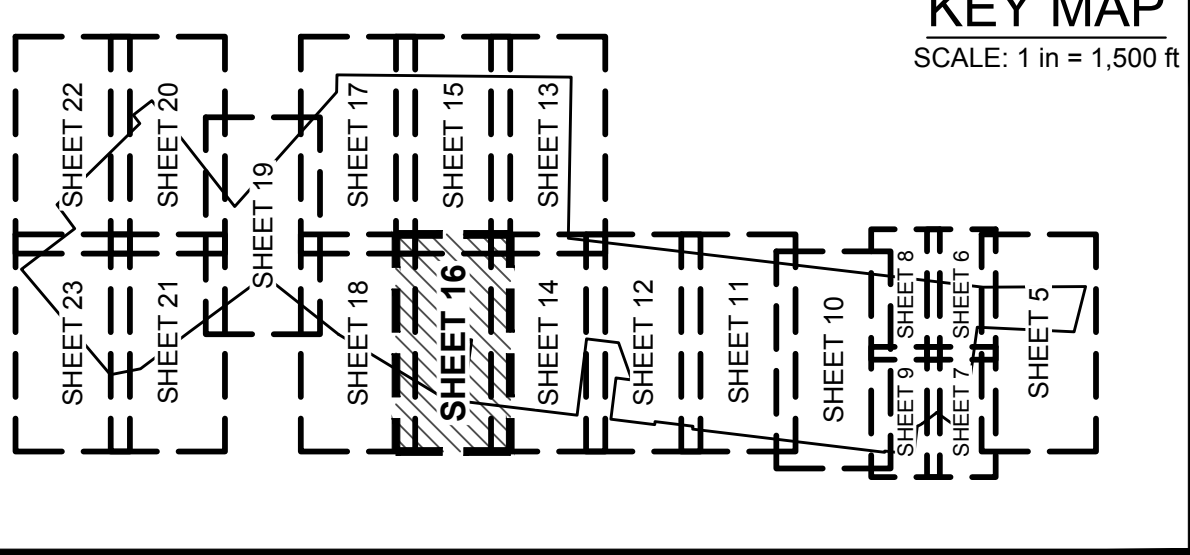
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HARVEST AT HOPEWELL PLAT ONE-A



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ABBREVIATION LEGEND:

BK.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
CHB	CHORD BEARING
CHD	CHORD DISTANCE
D.B.	DEED BOOK
DRAIN	DRAINAGE
ESMT.	EASEMENT
FND.	FOUND
N/F.	NOW OR FORMERLY
(NR)	NON-RADIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
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⊙	FOUND SEMI-PERMANENT MONUMENT
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⬇	FOUND ANCHOR
⊕	BENCHMARK
523	ADDRESS
*	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	
MODOT RIGHT-OF-WAY	
PRIVATE RIGHT-OF-WAY	
DRAINAGE EASEMENT	
DETENTION BASIN	
PUMP STATION EASEMENT	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

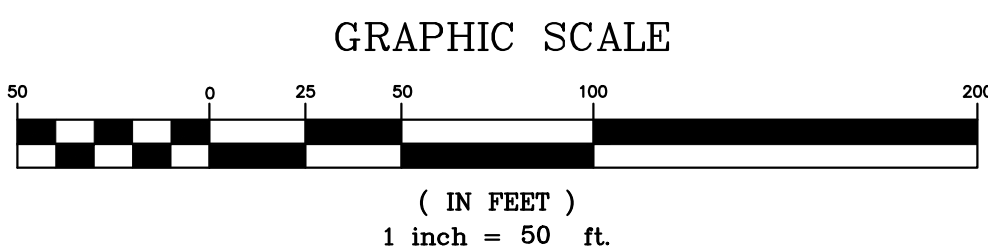
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO REG. I.S. #2007017963

DATE

HARVEST AT HOPEWELL PLAT ONE-A

MATCH LINE SHEET 15 OF 23

MATCH LINE SHEET 15 OF 23



N/F
CABALLO FARMS INC.
D.B. 2260 PG. 2016
4-0038-S0007-00-0005.2
& 4-0045-S018-00-0005
GALLOP LN.

FRACTIONAL SECTION 18

N00°33'36"E 1829.52'

FRACTIONAL SECTION 17

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

EX. 15' ESMT. TO DUCKETT
CREEK SANITARY DISTRICT
DOC. NO. 2023R-039036
[NOT IN TITLE]

FND: SQUARE
IRON BAR
(0.11" WEST)

HOPEWELL FARM SUBDIVISION
DOC.# 2020R-103703
LOT A
N/F
DUCKETT CREEK SEWER DISTRICT
DOC.# 2020R-103705
4-0045-D027-00-000A
HOPEWELL RD.

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

PARCEL "1"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

MATCH LINE SHEET 19 OF 23

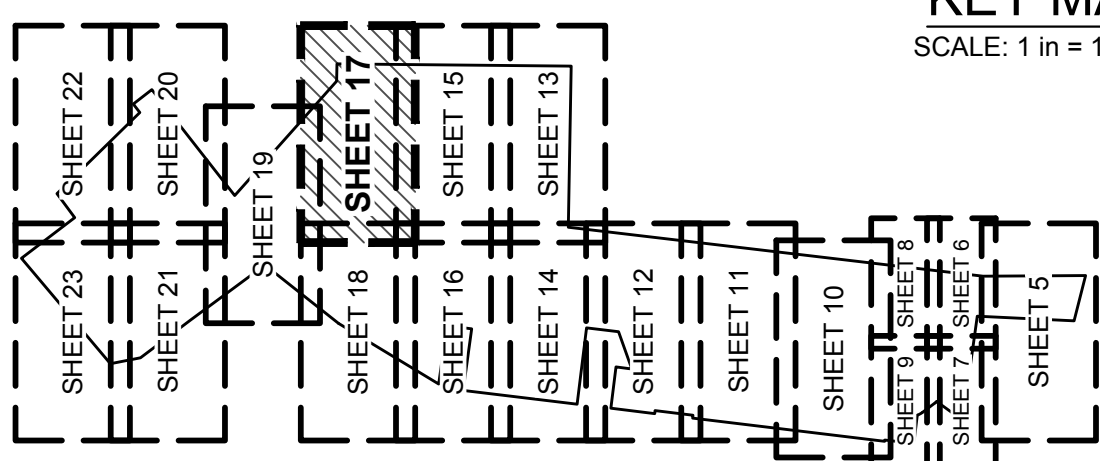
MATCH LINE SHEET 19 OF 23

THE **STERLING** CO.
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St. Louis, Missouri 63129
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

KEY MAP
SCALE: 1 in = 1,500 ft.



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C.G. = COMMON GROUND
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⊗ = BENCHMARK
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★ = LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY =

MODOT RIGHT-OF-WAY =

PRIVATE RIGHT-OF-WAY =

DRAINAGE EASEMENT =

DETENTION BASIN =

PUMP STATION EASEMENT =

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

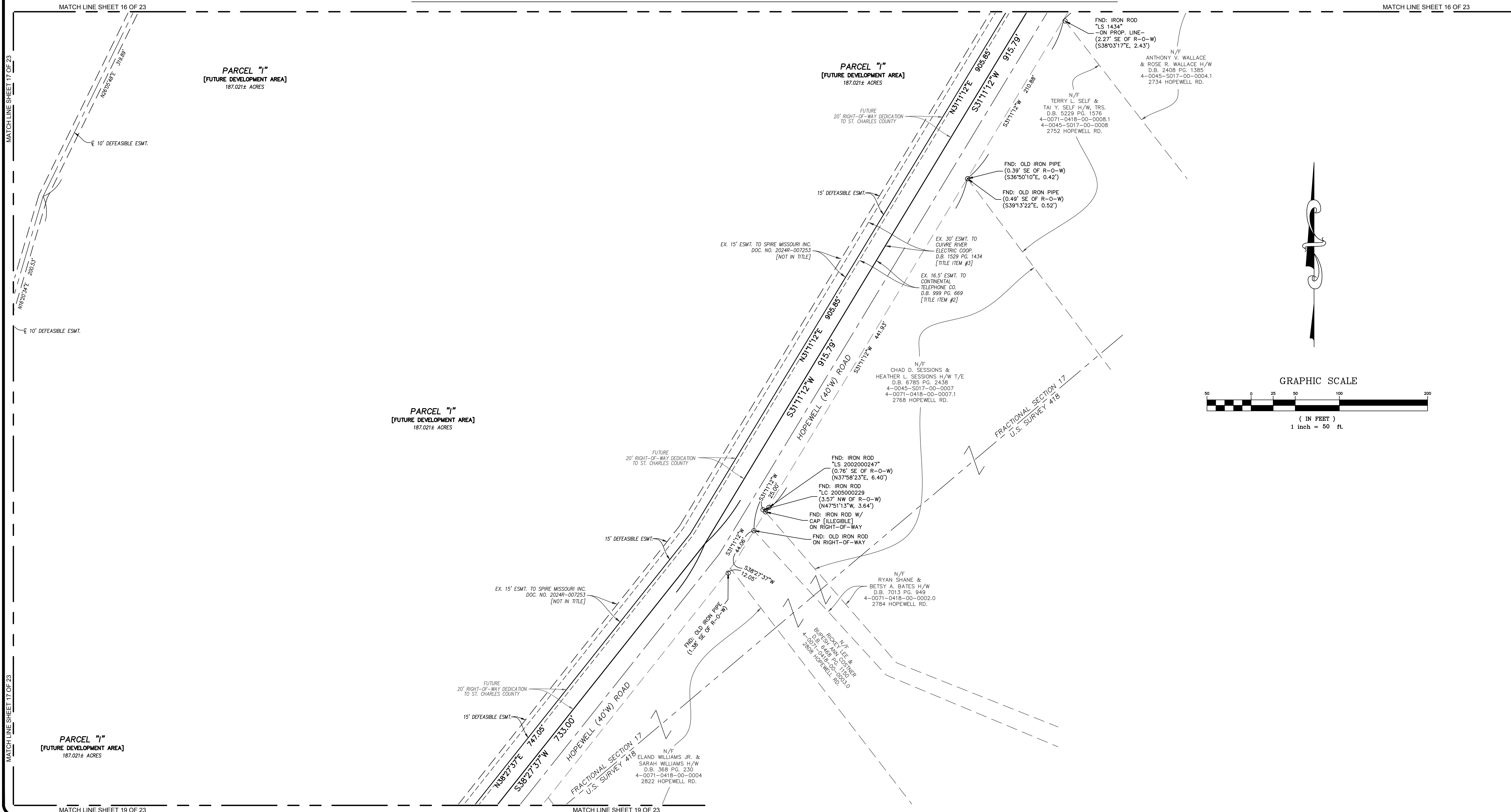
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. I.S. #2007017963

DATE

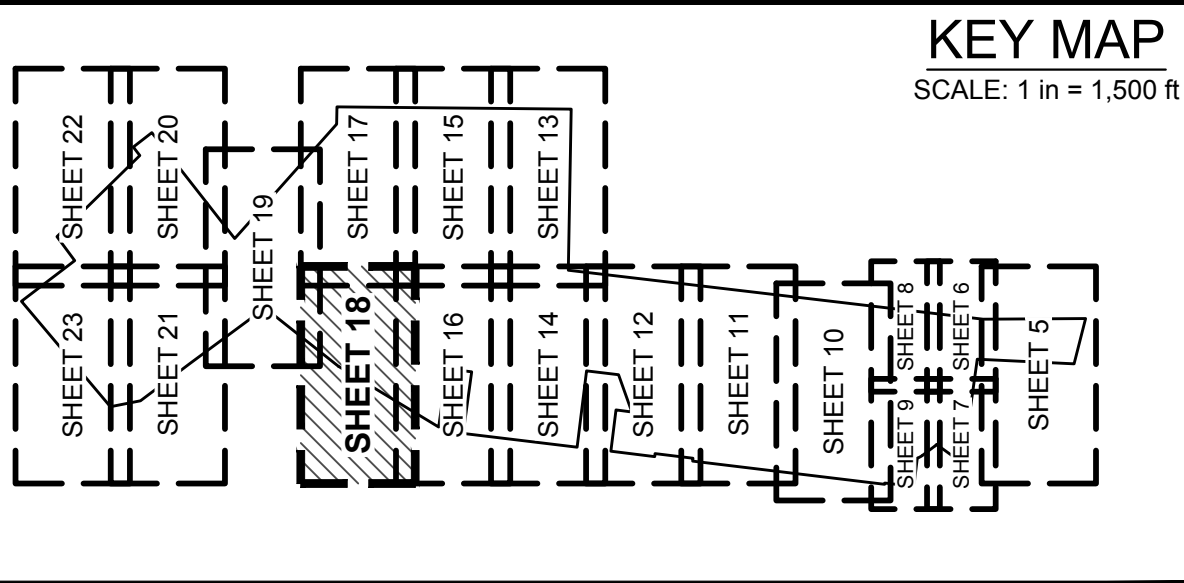
SHEET 17 OF 23

HARVEST AT HOPEWELL PLAT ONE-A



THE **STERLING** CO.
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

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C.G.	COMMON GROUND
CHB.	CHORD BEARING
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D.B.	DEED BOOK
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⬇	FOUND ANCHOR
⬇	BENCHMARK
523	ADDRESS
*	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	■	
MODOT RIGHT-OF-WAY	■	
PRIVATE RIGHT-OF-WAY	■	
DRAINAGE EASEMENT	■	
DETENTION BASIN	■	
PUMP STATION EASEMENT	■	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. I.S. #2007017963

DATE

MATCH LINE SHEET 18 OF 23

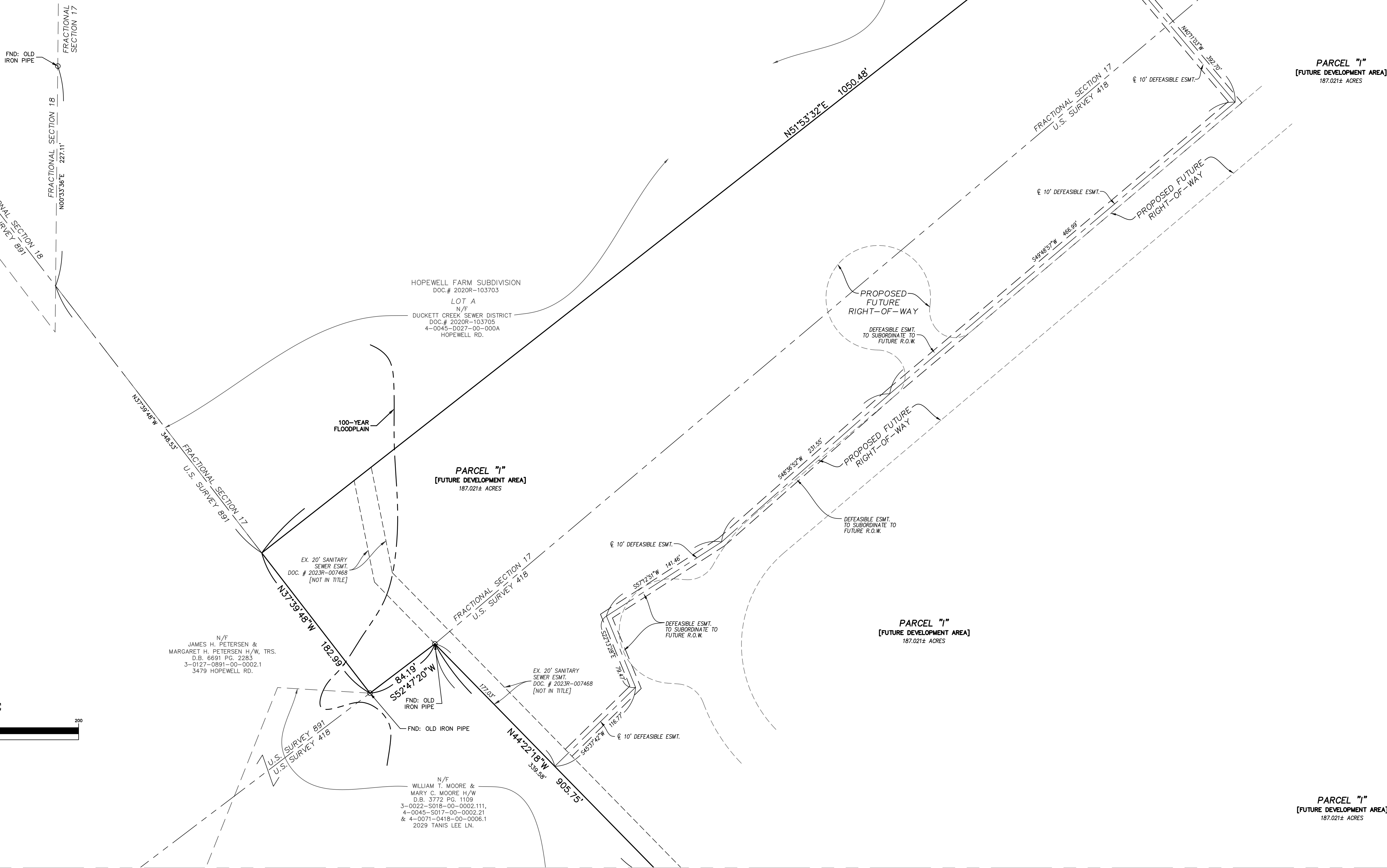
PARCEL "I"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

SHEET 19 OF 23

HARVEST AT HOPEWELL PLAT ONE-A

MATCH LINE SHEET 19 OF 23

MATCH LINE SHEET 19 OF 23

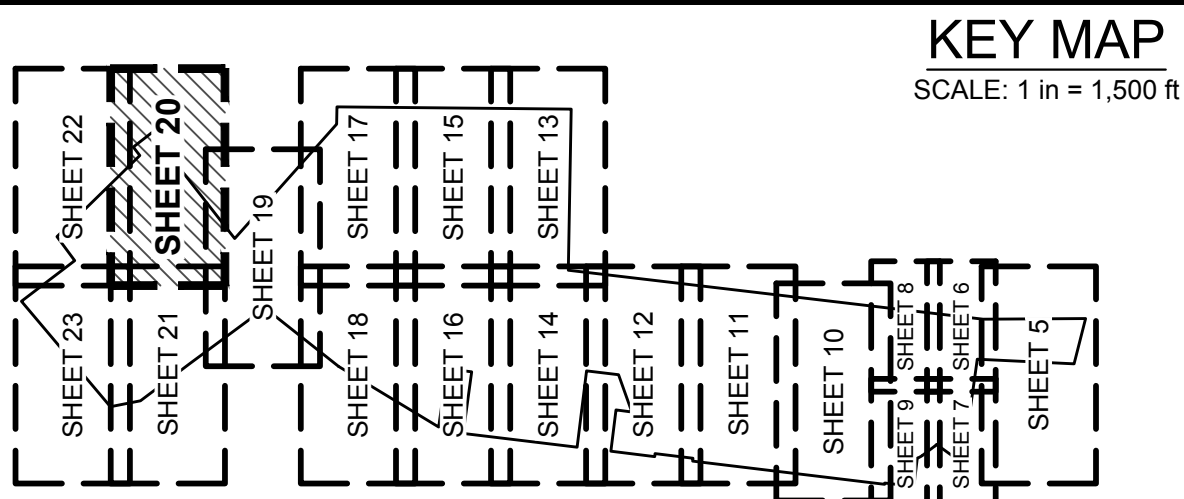


MATCH LINE SHEET 22 OF 23

MATCH LINE SHEET 22 OF 23

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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



KEY MAP
SCALE: 1 in = 1,500 ft.

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BLDG.	= BUILDING
C.G.	= COMMON GROUND
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⬇	= FOUND ANCHOR
⬇	= BENCHMARK
523	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	[Hatched Pattern]
MODOT RIGHT-OF-WAY	=	[Hatched Pattern]
PRIVATE RIGHT-OF-WAY	=	[Hatched Pattern]
DRAINAGE EASEMENT	=	[Hatched Pattern]
DETENTION BASIN	=	[Hatched Pattern]
PUMP STATION EASEMENT	=	[Hatched Pattern]

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
DATE
MO. REG. I.S. #2007017963

SHEET 20 OF 23

Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_21900\9327Rec1A.dwg Plotted on: Mar 25, 2024 - 9:33am Plotted by: gsemon

MATCH LINE SHEET 19 OF 23

EX. 30' ESMT. TO
CUIVRE RIVER
ELECTRIC COOP.
D.B. 1529 PG. 1434
[TITLE ITEM #3]

EX. 16.5' ESMT. TO
CONTINENTAL
TELEPHONE CO.
D.B. 999 PG. 669
[TITLE ITEM #2]

FND: OLD IRON PIPE
(17.15' NE OF R-O-W)

N/F
ELAND WILLIAMS III &
ROCHELLE WILLIAMS H/W
D.B. 977 PG. 603
4-0071-0418-00-0005
2870 HOPEWELL RD.

N/F
DONALD R. KOPFF &
J. E. LAUFER J/T
D.B. 700 PG. 1317
4-0071-0418-00-0007
2952 HOPEWELL RD.

FND: OLD IRON PIPE
(12.85' NE OF R-O-W)

FND: OLD IRON PIPE
(12.97' NE OF R-O-W)

FND: OLD T-POST
(S46°01'11"E 5.27')

EX. 20' ESMT. TO
PWSD NO. 2
D.B. 1975 PG. 1523
[TITLE ITEM #4]

AMBERLEIGH PLAT ONE
DOC. # 2021R-023571
COMMON GROUND "A"

N/F
AMBERLEIGH HOMEOWNERS'
ASSOCIATION
DOC. NO. 2021R-023575
4-0071-0054-00-0ACC.0
107 TURION LANE

PARCEL "I"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

EX. 30' ESMT. TO
CUIVRE RIVER
ELECTRIC COOP.
D.B. 1529 PG. 1434
[TITLE ITEM #3]

EX. 16.5' ESMT. TO CONTINENTAL
TELEPHONE CO.
D.B. 999 PG. 669
[TITLE ITEM #2]

EX. 20' ESMT.
TO PWSD NO. 2
D.B. 1975 PG. 1523
[TITLE ITEM #4]

15' DEFEASIBLE ESMT.

FUTURE
20' RIGHT-OF-WAY DEDICATION
TO ST. CHARLES COUNTY

N/F
CHRISTOPHER PEZZIMENTI
D.B. 5061 PG. 1282
4-0071-0418-00-0010.4
3136 HOPEWELL RD.

FND: OLD IRON ROD

PARCEL "I"
[FUTURE DEVELOPMENT AREA]
187.021± ACRES

(IN FEET)
1 inch = 50 ft.

KEY MAP
SCALE: 1 in = 1,500 ft

The key map shows the following sheet layout:

- Top Row:** SHEET 23, SHEET 22, SHEET 20, SHEET 19, SHEET 17, SHEET 15, SHEET 13
- Second Row:** SHEET 21, SHEET 18, SHEET 16, SHEET 14, SHEET 12, SHEET 11
- Third Row:** SHEET 10, SHEET 9, SHEET 8, SHEET 7, SHEET 6, SHEET 5

Dimensions for individual sheets are provided in feet and inches (ft - in):

- SHEET 23: 10 ft - 0 in
- SHEET 22: 10 ft - 0 in
- SHEET 20: 10 ft - 0 in
- SHEET 19: 10 ft - 0 in
- SHEET 17: 10 ft - 0 in
- SHEET 15: 10 ft - 0 in
- SHEET 13: 10 ft - 0 in
- SHEET 21: 10 ft - 0 in
- SHEET 18: 10 ft - 0 in
- SHEET 16: 10 ft - 0 in
- SHEET 14: 10 ft - 0 in
- SHEET 12: 10 ft - 0 in
- SHEET 11: 10 ft - 0 in
- SHEET 10: 10 ft - 0 in
- SHEET 9: 10 ft - 0 in
- SHEET 8: 10 ft - 0 in
- SHEET 7: 10 ft - 0 in
- SHEET 6: 10 ft - 0 in
- SHEET 5: 10 ft - 0 in

Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_21900\9327\Rec1a.dwg Plotted on: Mar 25, 2024 - 9:33am Plot:

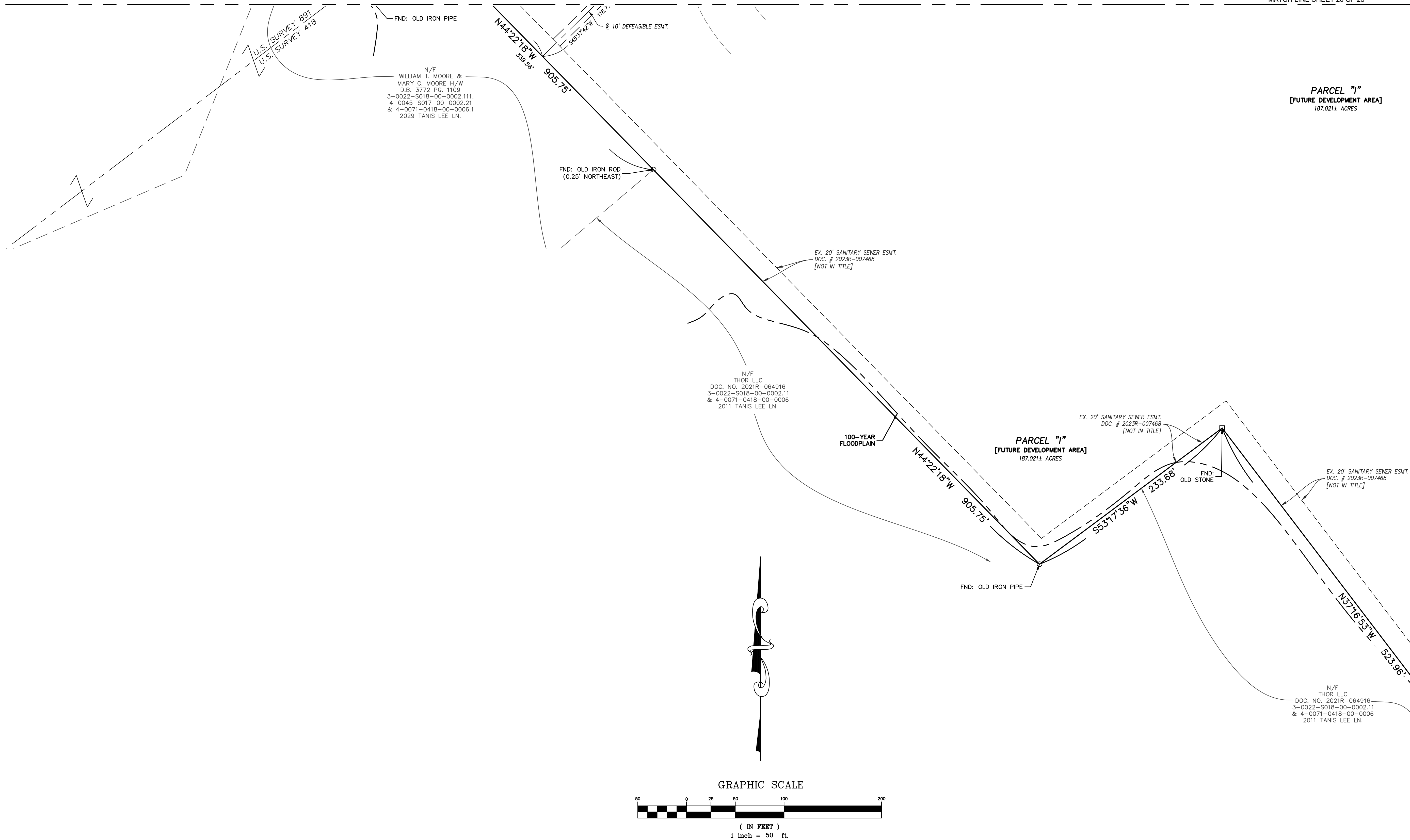
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2007017963

SHEET 21 OF 23

HARVEST AT HOPEWELL PLAT ONE-A

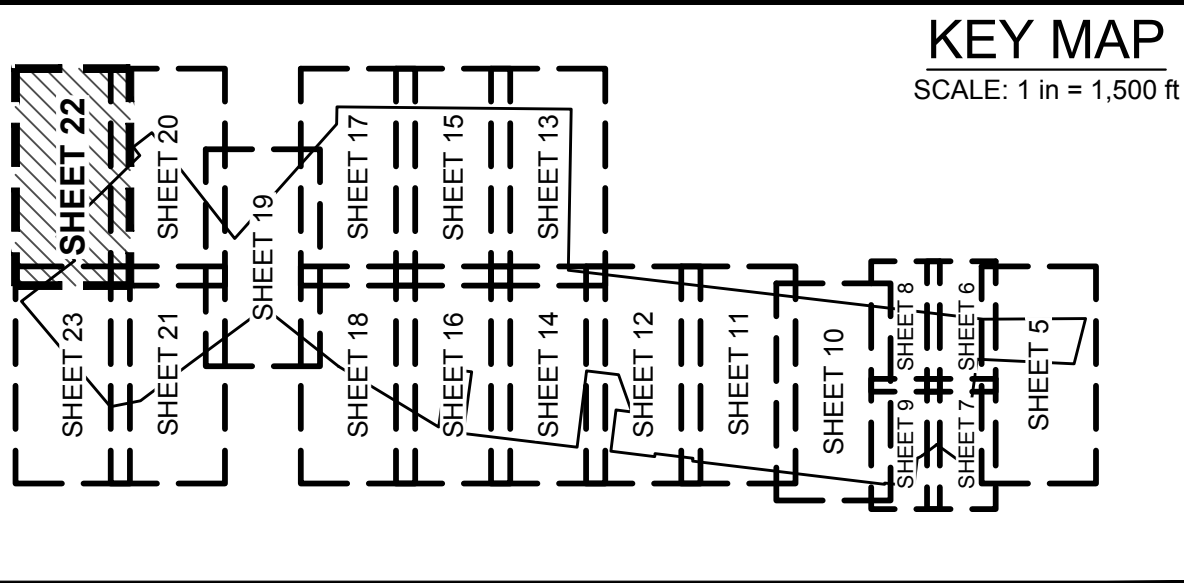
MATCH LINE SHEET 20 OF 23

MATCH LINE SHEET 20 OF 23



THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_21900\9327Rec1A.dwg Plotted on: Mar 25, 2024 - 9:33am Plotted by: gsemon

ABBREVIATION LEGEND:

BK.	= BOOK
BLDG.	= BUILDING
C.G.	= COMMON GROUND
CHB	= CHORD BEARING
CHD	= CHORD DISTANCE
D.B.	= DEED BOOK
DRAIN.	= DRAINAGE
ESMT.	= EASEMENT
FND.	= FOUND
N/F	= NOW OR FORMERLY
(NR)	= NON-RADIAL
P.B.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.M.E.	= PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	= PRIVATE SIDEWALK EASEMENT
P.V.M.T.	= PAVEMENT
(R)	= RECORD

ABBREVIATION LEGEND:

R.O.W.	= RIGHT-OF-WAY
(S)	= SURVEYED
S.D.T.	= SIGHT DISTANCE TRIANGLE
S.F.	= SQUARE FEET
T.S.C.L.	= TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	= WIDTH

SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I. ROD W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I. ROD W/ PLASTIC CAP OR CUT CROSS).
○	= SET PERMANENT MONUMENT IN PREVIOUS PLAT.
⊛	= SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	= FOUND PERMANENT MONUMENT
⊙	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⬇	= FOUND ANCHOR
⬇	= BENCHMARK
523	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	[Hatching Pattern]
MODOT RIGHT-OF-WAY	=	[Hatching Pattern]
PRIVATE RIGHT-OF-WAY	=	[Hatching Pattern]
DRAINAGE EASEMENT	=	[Hatching Pattern]
DETENTION BASIN	=	[Hatching Pattern]
PUMP STATION EASEMENT	=	[Hatching Pattern]

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. I.S. #2007017963

DATE

MATCH LINE SHEET 21 OF 23

SHEET 23 OF 23