# OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIMIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIMISION SHALL HEREAFTER BEKINDING AS FUNDED AND TO FORCE THE PROPERTY OF THE PLATTED.

THE SUBSTRANCE DELAUSES THAT ALL STREET AND REMOVEMEN AS MORNING THAT THE SUBSTRANCE AND RESERVED AS THE SUBSTRANCE AND REMOVEMENT AND ASSOCIATION ASSOCIATION ASSOCIATION AND ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION AND ASSOCIATION ASSOCIA

SWEET HOLD OF MANY ALL COMMINGS OF THE MIDE ALL OF THE MIDE, AND CHIEF HE MIDE, MODE LITTLE ALL OF THE MIDE TO CENTER WITH THE

AL AGAINSTIC SOMM OF THE TAX LURSED DESIGNATION OF THE RECHT PUPPOSES, ARE FERREY EDUCATED TO CITY OF CERTAK. ELECTRIC PROPER COOPERING. SPIRE BUSINGUE RC. CERTAKHUR. CHAFTER COMMUNICATION ENTERTAMENT I. LUC-CHARINE, ALECTRIC PROPER COOPERING. SPIRE BUSINGUE RC. CERTAKHUR. CHAFTER COMMUNICATION ENTERTAMENT I. LUC-CHARINET, AND AND THE RELIZATION CHARINET BUSINGUE AND THE SUCCESSION AND ADDRESS AS THE PUPPOSITION SHAPE THE APPROVED AND THE SUCCESSION AND ADDRESS AS THE PUPPOSITION SHAPE AND ADDRESS AND

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

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,

THE PRIVATE SERVING KARLENING PARK AND REPORTED CENTRALITY TO THE HARDST LIGHT CONTROL SEASOLITY FOR THE PRIVATE OF CONTROL THE THE PRIVATE OF CONTROL THE PARK AND THE PARK A

THE PARKING AREAS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE OWNERS OF ALL LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS ANDOR ASSIGNS, GUESTS, AND INVITEES FOR PRIVATE USE AS PARKING AREAS, MAINTENANCE, REPAIR ANDOR REPLACEMENT OF THE PARKING AREAS IS THE RESPONSIBILITY OF THE HARVIEST MOREOWNERS ASSOCIATION.

THE HARVEST HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIMISION SIGNSMONUMENTS, LANDSCAPING, AND TRIGATION WITHIN THE COMMON CROUND AREASI, AS SHOWN ON THIS PLAT LABELED TENTRANCE MODULMENT AREAS, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE HARVEST HAMCOMENT HAMCOMENT AND ASSOCIATION, AND THIS SUCCESSIONS AND ASSIGNS.

IN CHARGE HEREO FILL THE OF BRID HERCESSON FOR HEREO FOR HOME AUGUSTAGE. ADMINISTRATION OF THE BETWEEN THE PROPERTY CHARGE OF THE BETWEEN THE PROPERTY CHARGE OF THE BETWEEN THE CHARGE OF THE CHARGE ASSOCIATION.

THE PRIVATE TEMPORARY INFRIRENCING CARGENITIS AS SHOWN THE REPORT TEMPORARY INFRIRENCING CARGENITIS AS SHOWN THE PRIVATE TEMPORARY INFRIRENCING CARGENITIS AS SHOWN THE PRIVATE CONTROL OF THE REPORT OF THE PRIVATE CARGENITIS ASSOCIATION. THE COMPRESS OF ALL OTHER THE SECRETISES IN EACH SHOWN THE SECRETISES AND OF SHOWN THE SECRETISES AND OF THE SECRET

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE HARVEST HOMEOWNERS' ASSOCIATION. ITS

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 \_\_\_\_\_ NITHE ST. CHARLES COUNTY RECORDS, OR AS AMENDED THEREAFTER.

E EVENT THAT THE HOMEOWINERS' ASSOCIATION IS CISSOLVED, THE CONVEYANCE AND IMMITEMANCE RESPONSIBILITIES ASSOCIATED THE HOMEOWINERS' ASSOCIATION WILL BECOME THE COLLECTIVE CONVEYANCE AND MAINTEMANCE RESPONSIBILITY OF EACH ERTY OWNER WINN THE "HARVEST AT HOPEWELL" SUBDIVISION.

# HARVEST AT HOPEWELL PLAT TWO

A RESUBDIVISION OF PARCELS "B" AND "D" OF HARVEST AT HOPEWELL PLAT ONE-A (DOC. NO. 2024R-LOCATED IN U.S. SURVEY 61, 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

# OWNER'S CERTIFICATE [CONTINUED]:

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 REAT

HARVEST HOPEWELL, LLC

IEREMY ROTH AUTHORIZED AGENT

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

### LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENDUMBRANCE OF SAID DEED OF TRIBT

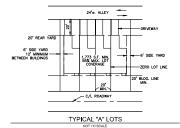
IN WITNESS THEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS COMMERCE BANK

PRINT NAME AND TITLE STATE OF MISSOURI COUNTY OF

THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID OWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION. N TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR RIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: NOTARY PURITC

I, BESS BACHER, CITY CLERK OF THE CITY OF O'FALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. APPROVING THIS PLAT AND DESCRIPE TO PRODUCES 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 2004, AND AD ORDINAND INSCRIPE HERBERT REPORTINGS SAME PLAT BY MY HAND AND SEAL OF SAID CITY THIS 0AY OF 2004, AND AD ORDINAND AND ADDRESS AND APPROVED SAID CITY AND ADDRESS AND ASSED CITY AND ASSED CITY AND ADDRESS AND ASSED CITY ASSED CITY ASSED CITY AND ADDRESS AND ASSED CITY ASSED CITY AND ADDRESS AND ASSED CITY AND ASSED CITY ASSED CITY ASSED CITY ASSED CITY AND ADDRESS AND ASSED CITY ASSED



NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF ELEVATION = 496.90\* (NAVD 85 OBSERVED).

THE STERLING CURRAY MAY ESTABLISHED THESE STEE BENCHMARKS, AS SHAWN HERDOL AND DESCRIBED BELOW, THE SITE DATUM HAS SEEN ESTABLISHED VIA A GOS BRAUTER HERBORN ENTORMY RELEASED AND MANTHABED OF THE MESONER DEPARTMENT TRANSPORTATION (MODIT TRIC) USED FROM THE STATION MODIF AND OBSERVING THE SITE BENCHMARKS, SEE "STATEMENT OF STATE PLANE COORDINATE HE "SECULD HERBOR HOR MODIE PROSMATION."

"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 16% LAST HIGHWAY N; 19 FILET MORTH OF NORTH EDGE OF ASPHALT, 33 FILET MORTH OF A MAILBOX FOR 910 EAST HIGHWAY NAM OF FEET NORTHWEST OF A UTILITY OF A

### SITE BENCHMARK #2: ELEVATION = 594.05' (NAVD 88)

"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET MORTH OF THE NORTHERMMOST OF TRIPLE CULVERT FOR CREEK CROSSING LINDER HOPEWELL ROAD, 3 FEET WEST OF WEST EDGE OF ASPHALT, 41 FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 188 FEET SOUTHOF MAINSON FOR 2512 HOPEWELL ROAD (LOCATION SHOWN) REFERN).

### SITE BENCHMARK #3: ELEVATION = 556,27 (NAVD 88)

PK\* NAL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRINE TO 3337 HOPEWELL ROAD, 11 FEET ASST OF SOUTHERST CORNER OF 19YL, FENCE, 39 FEET SOUTHWEST OF MALBOX FOR 3138 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY FOLE. (BLOCATION SHOWNHERDON).

## 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 STET TO A CONTINUOUS Y OFFENTIOR REFERENCE STATION (CODS) WITH AN ID OF MODE AND A PID OF DUMBES HAWING PUBLISHED MISSOURI STATE PLANE (EAST STONE) 2011 COORDINATE VAULES OF NORTH Y) = 24/51-18 WETERS AND EAST (X) = 22/63/65/86 WETERS.

### 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 RIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

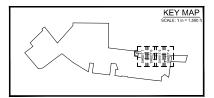
Reference is a consistent of the control of the con BEGINNING AT AN OLD STONE AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 OF ABOVE-SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF ABOVE-SAID FRACTIONAL SECTION 17, SOUTH 85°00'42' EAST, 1258,78 FEET TO A POINT ON THE WEST LINE OF ABOVE-SAID

# PROPERTY DESCRIPTION (PLAT TWO):

ATRACT OF LAND BEING ALL OF PARCEL "B" AND ALL OF PARCEL "D" OF "HARVEST AT HOPEWELL PLAT ONE-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2024R.

OF THE ST, CHARLES COUNTY, MESOURIER PLANT OF THE FIFTH PRINCIPAL MEDIUM CITY OF OFFICIAL ON, ST, CHARLES COUNTY, MESOURIER PLANT OF THE FIFTH PRINCIPAL MEDIUM CITY OF OFFICIAL ON, ST, CHARLES COUNTY, MESOURIER COUN





# SURVEYOR'S NOTES

- THE PROFESSIONAL WHICH SENENTIES AND PRISONAL DEAL APPEARS BLUTH ASSUMES RESPONSED IN OUT FOR WHAT APPEARS ON THE REAL PLAN BOOK AND PRISONED BLUTH ON AND SECTIONAL PROPERTY OF THE REAL PROPERTY OF THE PROFESSIONAL PROPERTY OF THE RESPONSED BLUTH OF THE PROFESSIONAL PROPERTY OF THE PROFESSIONAL PROFES
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION. THIS PLAT CONTAINS 313,391 SQUARE FEET (7.194 ACRES MORE OR LESS), AND A TOTAL 82 "A" 20-FEET WIDE LOTS.
- HISPARIA CONTINUES STAND SOURCE PEET FAIR ACROSS MADE CREASE, MAN FOR A STAND AS THE MALE CREAT PEET FAIR CREA

- CHEMICAL CULTUM MISCURIO RECURSOR CONTROL VINSIANZIO, ACCORDING TO THE INTERNAL TIGOU INCURRINGE PROGRAM. FLOOD INSURANCE PROGRAM. FLOOD INSURANCE PROGRAM. FLOOD INSURANCE PROGRAM FLOOD INSURANCE PROGRAM FLOOD INSURANCE PROGRAM FLOOD INSURANCE PROGRAM FLOOD INSURED PROGRAM FLOOD INSURE
- 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 CONTROLLED.
- SEMI-PERMANENT MONUMENTS SHALL BE SET AT REAR PROPERTY CORNERS AT THE COMPLETION OF CONSTRUCTION.

GENERAL EXCEPTION WITH NO COMMENT BY THE SURVEYOR.

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. EASEMENT GRANTED TO CURRE RIVER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 1529 PAGE 1434 OF THE ST. CHARLES COUNTY RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

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.

IN BIT UNMALE COUNT PROCESS, DUE NOT VEHICLE IN SUBJECT THE SUBJECT TRACT.

ROUT OF MAY EASIER! CRAFTED TO COLLEGE RIVE LECENCY CONFERENCE ECONOMINE THE SUBJECT TRACT.

ROUT OF MAY EASIER! CRAFTED TO COLLEGE RIVER ELECTRIC COOPERANTE ELECTRIC DOS AS PAGE 83, DOES NOT AFFECT THE SUBJECT TRACT.

EASIENTING GRAFTED TO DUCKETT CREEK SAMITARY DISTRICT ACCORDING TO INSTRUMENT ECORGIO JULY 27, 202 AS DOUGHENT AND ZUZZIGARISTO, DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 8: TEMPORARY ACCESS EASEMENT AND RELEASE GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2022 AS DUCUMENT NO 2022R-041688 DOES NOT AFFECT THE SUBJECT TRACT.

BOUNDARY LINES AND EASEMENTS ACCORDING TO PLAT RECORDED DECEMBER 13, 2021 AS DOCUMENT NO. 202 AFFECTS THE SUBJECT TRACT; HOWEVER, SAID INSTRUMENT DOES NOT CREATE ANY EASEMENTS. 

RIGHT OF WAY EASEMENT GRANTED TO CULVINE RIVER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 4573 PAGE 288 DOES NOT AFFECT THE SUBJECT TRACT. ITEM 14:

DOES NOT AFFECT THE SUBJECT TRACT.

PERMANENT REASONS FOR DRAMAGE STRUCTURES GRAVITED TO THE COUNTY OF ST. CHARLES, MISSOURI RECORDED IN BOOK 6001 PAGE 1155, DOES NOT AFFECT THE SUBJECT TRACT.

THANMASSISSON IN BEASEMENT GRAVITO TO CENTRIAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 654 PAGE 666, PAGE 4666 PAGE 155 TO FEET WILD CAVET ACTURES ARE LOCALED SOUTH OF THE SUBJECT TRACT.

THANCET THE STEPS CAN DID ASSEMBLY TO SORT OF AFFECT THE SUBJECT TRACT.

INOUL THEM-DRE, AND FASHMENT DOES NOT AFFECT THE SUBJECT THACT.

THAN SUBSTROVE THE RESENSENT GRANTED TO CENTINE, LEEDTINE POWER COOPERATIVE RECORDED IN BOOK 302 PAGE
35. GRANTS RIGHTS TO CLUER RIGH INJAMOS WITHIN 50 PERT OF THE INSTALL OT THANSMENT IN IN-SAID

THAN SUBSTROVE THE COLORED SOUTH OF THE SUBJECT THAT THAN SUB-RIGHT HIS THAN THAN THE SUB-RIGHT HIS SUBJECT THAN THE SUB-RIGHT HIS SUB-RIGHT HIS SUB-RIGHT HIS SUBJECT THAN THE SUB-RIGHT HIS SUB-R

AGRICULTURAL PROFILED TO CONTRAL ELECTRIC POWER COOPERATIVE RECORDED IN DOOR 322 PAGE 366. AGRICULTURAL RECORDED IN DOOR 322 PAGE 366. GRANTS RIGHTS TO CLEAR THREE HAZAROS WITHIN 50 FEET OF THE RESTALED TRANSMERSON LINE. SIGNATION FOR SOAD PROST DOOR 1974 FEET TO STATE CONTRACT THAT SIGNATION FOR THE SIGNATION FOR SOAD PROST DOOR 1974 FEET THE SIGNATION FOR SOAD PROST DOOR 1974 FEET THREE SIGNATION FOR SIGNATIVE SIGNATIVE

TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021R-019917. PLOTS TO THE SOUTH AND DOES NOT AFFECT THE SUBJECT TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021F-019918, PLOTS TO THE SOUTH AND DOES NOT AFFECT THE SUBJECT

DEED OF TRUST. ASSIGNMENT OF RENTS AND LEASES AND SECURITY. AGREEMENT DATED AS OF AUGUST 31, 2022 FROM
HISTORY HOPERELL, LLC, A MISSIONE MUITED LINEAR TO COMMANY TO LYMN SANSONER, TRUSTER FOR COMMENSE DANS
AGREEMENT HOPERELL, LLC, A MISSIONE MUITED LINEAR TO COMMANY TO LYMN SANSONER, TRUSTER FOR COMMENSE DANS
AGREEMENT HORSE AGREEMENT OF THE SANT CHARLES COUNTY, MISSIONER RECORDS. ATTECTS THE SILIBERT.

"HARVEST AT HOPEWELL PLAT ONE-A" REFERENCED ON THIS PLAT IS RECORDED IN DOCUMENT NO. 2024R OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

# PLATTED AREA DETAIL:

TOTAL PLAT TWO AREA: DEVELOPABLE LOT AREA

# SHEET INDEX:

SHEET 1: SHEETS 2 AND 3: SHEETS 4 THROUGH 7: SURVEYOR'S CERTIFICATION ORDER NUMBER: 20-09-327 THE STERLING COMPANY

THE STERLING COMPANY

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

SHEET 1 OF 7

PREPARED FOR:

5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 GES MSD P# - N/A HECKE IAHDATE: MAR 20 2024

20-09-327

HARVEST A

ENGINEERS & SURVEYORS

