

HARVEST AT HOPEWELL PLAT THREE-B

A RESUBDIVISION OF PARCEL "F" OF HARVEST AT HOPEWELL PLAT ONE-A (DOC. NO. 2024R-013930)
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
AS RATIFIED BY THE CITY OF O'FALLON, ORDINANCE NO. 6833
ZIP CODE: 63385

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 SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HARVEST AT HOPEWELL PLAT THREE-B".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED () HEREON, WHEATFIELD CIRCLE (60 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.

THE DRAINAGE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN EARTH-HATCHED () 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 OWNER(S) 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.

SIGHT DISTANCE TRIANGLES (S.D.T.), 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 IMPIDE 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 IMPIDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

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.

THIS PLAT IS AFFECTED BY A "MAINTENANCE AGREEMENT" RECORDED ON THE 12TH DAY OF APRIL, 2024 IN DOCUMENT NO. 2024R-013933 OF THE ST. CHARLES COUNTY RECORDS, OR AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF EXISTING DETENTION AND RETENTION BASINS SERVICING DRAINAGE FROM LOTS CONTAINED IN THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE HARVEST DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE 12TH DAY OF APRIL, 2024 IN DOCUMENT NO. 2024R-013932 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.

THIS PLAT DOES NOT CONTAIN ANY COMMON GROUND.

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 WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2025.

HARVEST HOPEWELL, LLC

BY: _____
JEREMY ROTH, AUTHORIZED AGENT

STATE OF MISSOURI)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2025, 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

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 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 STREETS, PUBLIC OR PRIVATE, AND ROADWAY EASEMENTS AS SHOWN ON THIS PLAT.

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 _____, 2025.

COMMERCE BANK

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2025, 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 _____, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH 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 _____, 2025, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2025.

BESS BACHER
CITY CLERK
CITY OF O'FALLON, MISSOURI

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 TOPS REAL-TIME KINEMATIC NETWORK, PUBLISHED AND MAINTAINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MDOT 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 = 659.60' (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 = 594.08' (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 WEST OF 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 N, 19 FEET NORTH OF NORTH EDGE OF ASPHALT, 39 FEET SOUTHWEST OF MAILBOX FOR 3136 HOPEWELL ROAD AND 96 FEET NORTH OF A UTILITY POLE. (LOCATION SHOWN HEREON).

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) = 232963.488 METERS.

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

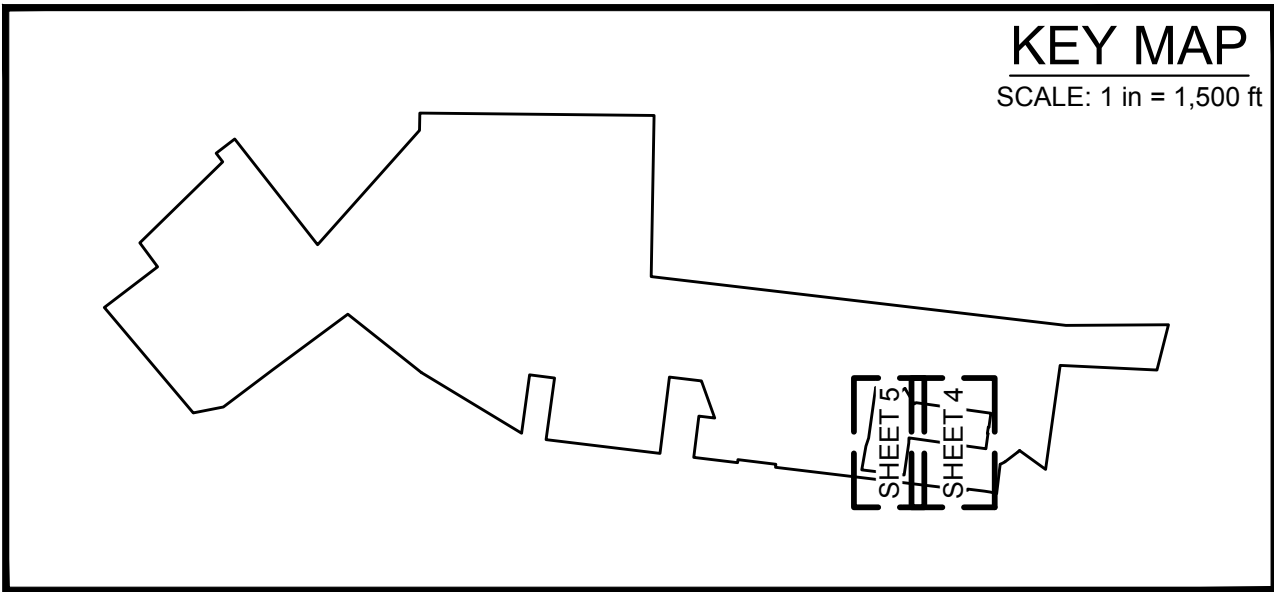
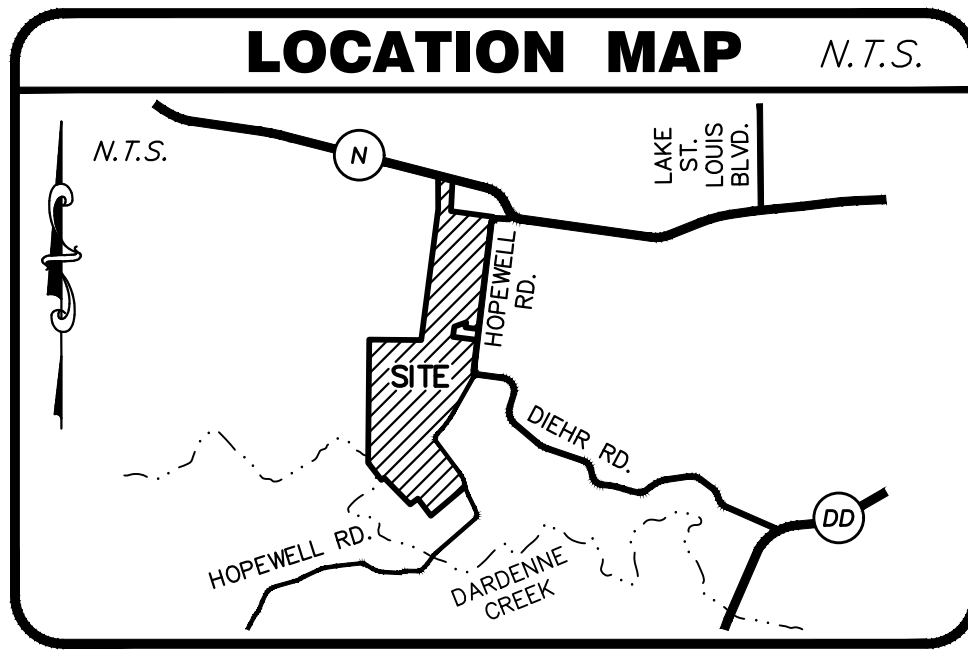
PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

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 02°02'21" WEST, 801.96 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, SOUTH 81°58'42" 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, 126.13 FEET; SOUTH 70°14'48" WEST, 308.07 FEET; SOUTH 07°02'09" 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 SOUTH LINE OF CEPC TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 806.62 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 B 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 B, SOUTH 82°15'09" EAST, 460.78 FEET TO THE NORTHEAST CORNER OF SAID LOT B; 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 B; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LOT B THE FOLLOWING COURSES AND DISTANCES, SOUTH 49°48'57" WEST, 1077.80 FEET TO AN OLD IRON ROD; NORTH 37°16'53" WEST, 523.96 FEET TO AN OLD STONE; SOUTH 53°17'36" 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, 64.10 FEET TO THE EASTMOST 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 49°19'28" WEST, 1196.22 FEET TO THE WESTERNMOST CORNER OF SAID LOT A; 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°46'46" 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, 1629.62 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.

PROPERTY DESCRIPTION (PLAT THREE-B):

A TRACT OF LAND BEING ALL OF PARCEL "F" OF "HARVEST AT HOPEWELL PLAT ONE-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2024R-013930 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, 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.



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 327.1 (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 169,955 SQUARE FEET (3.901 ACRES MORE OR LESS), A TOTAL 28 "B" 38-FEET WIDE DEVELOPABLE LOTS AND 1 FUTURE DEVELOPABLE PARCEL.
- 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. 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 TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 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.
- 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.
- PARCEL "F-1" IS DESIGNATED AS A FUTURE DEVELOPMENT AREA FOR FUTURE PHASES OF THIS DEVELOPMENT. THIS PARCEL IS STILL SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN OWNERS POLICY OF TITLE INSURANCE BY TITLE PARTNERS AGENCY, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OX-14450378, FILE NO. 22-312388-KEE, AND POLICY DATE OF SEPTEMBER 1, 2022 AT 10:39 AM. THE NOTES REGARDING SCHEDULE B, SPECIAL EXCEPTIONS OF SAID POLICY ARE AS FOLLOWS:

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| 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. DOES NOT AFFECT THE SUBJECT TRACT. |
| 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. AFFECTS THE SUBJECT TRACT. |
| ITEM 6: | RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE RECORDED IN BOOK 649 PAGE 83. DOES NOT AFFECT THE SUBJECT TRACT. |
| 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. DOES NOT AFFECT THE SUBJECT TRACT. |
| ITEM 8: | TEMPORARY EASEMENT AND RELEASE GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2022 AS DOCUMENT NO. 2022R-041868. DOES NOT AFFECT THE SUBJECT TRACT. |
| 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-013930. PLOTS OFFSITE; HOWEVER, SAID EASEMENT BENEFITS THE SUBJECT TRACT, BY PROVIDING AN EASEMENT FOR ALL CONSTRUCTION RELATED ACTIVITIES ON THE GRANTORS PARCEL. |
| 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 GRANTORS 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. DOES NOT AFFECT THE SUBJECT TRACT. |
| ITEM 14: | PERMANENT EASEMENT FOR DRAINAGE STRUCTURES GRANTED TO THE COUNTY OF ST. CHARLES, MISSOURI RECORDED IN BOOK 6301 PAGE 1135. DOES NOT AFFECT THE SUBJECT TRACT. |
| ITEM 15: | TRANSMISSION LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN BOOK 854 PAGE 969. EASEMENT IS 100 FEET WIDE OVER FACILITIES AS INSTALLED, SAID FACILITIES ARE LOCATED SOUTH OF THE SUBJECT TRACT; THEREFORE, SAID EASEMENT DOES NOT AFFECT THE SUBJECT TRACT. |
| 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 SOUTH OF THE SUBJECT TRACT AND SAID RIGHTS DO NOT AFFECT THE SUBJECT TRACT. 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 SOUTH OF THE SUBJECT TRACT AND SAID RIGHTS DO NOT AFFECT THE SUBJECT TRACT. 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-019197. PLOTS TO THE SOUTH AND DOES NOT AFFECT THE SUBJECT TRACT. |
| ITEM 19: | TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021R-019198. PLOTS TO THE SOUTH AND DOES NOT AFFECT THE SUBJECT TRACT. |
| 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 DEFEASIBLE EASEMENTS GRANTED BY DOCUMENT NO. 2024R-013930 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS WERE GRANTED AFTER THE EFFECTIVE DATE OF THE ABOVEMENTIONED OWNERS' POLICY, AND AFFECT THE SUBJECT TRACT AS SHOWN HEREON.

PLATTED AREA DETAIL:

TOTAL PLAT THREE-B AREA:	169,955 S.F.	(3.901± ACRES)
DEVELOPABLE LOT AREA	137,662 S.F.	(3.160± ACRES)
COMMON GROUND	NONE	
PUBLIC RIGHT-OF-WAY	32,293 S.F.	(0.741± ACRES)
FUTURE DEVELOPMENT PARCEL "F-1":	203,420 S.F.	(4.670± ACRES)
TOTAL AREA INCLUDING FUTURE PARCEL "F-1":	373,375 S.F.	(8.571± ACRES)

SHEET INDEX:

SHEET 1: COVER AND SCRIPT
SHEETS 2 AND 3: SITE OVERVIEW
SHEETS 4 AND 5: PLAT

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 20-09-327

THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

PHONE: (314) 487-6440

THIS IS TO CERTIFY TO HARVEST HOPEWELL, LLC AND FISCHER & FRICHEL CUSTOM HOMES, 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 A PART OF 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 PROPERTY 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

SHEET 1 OF 5

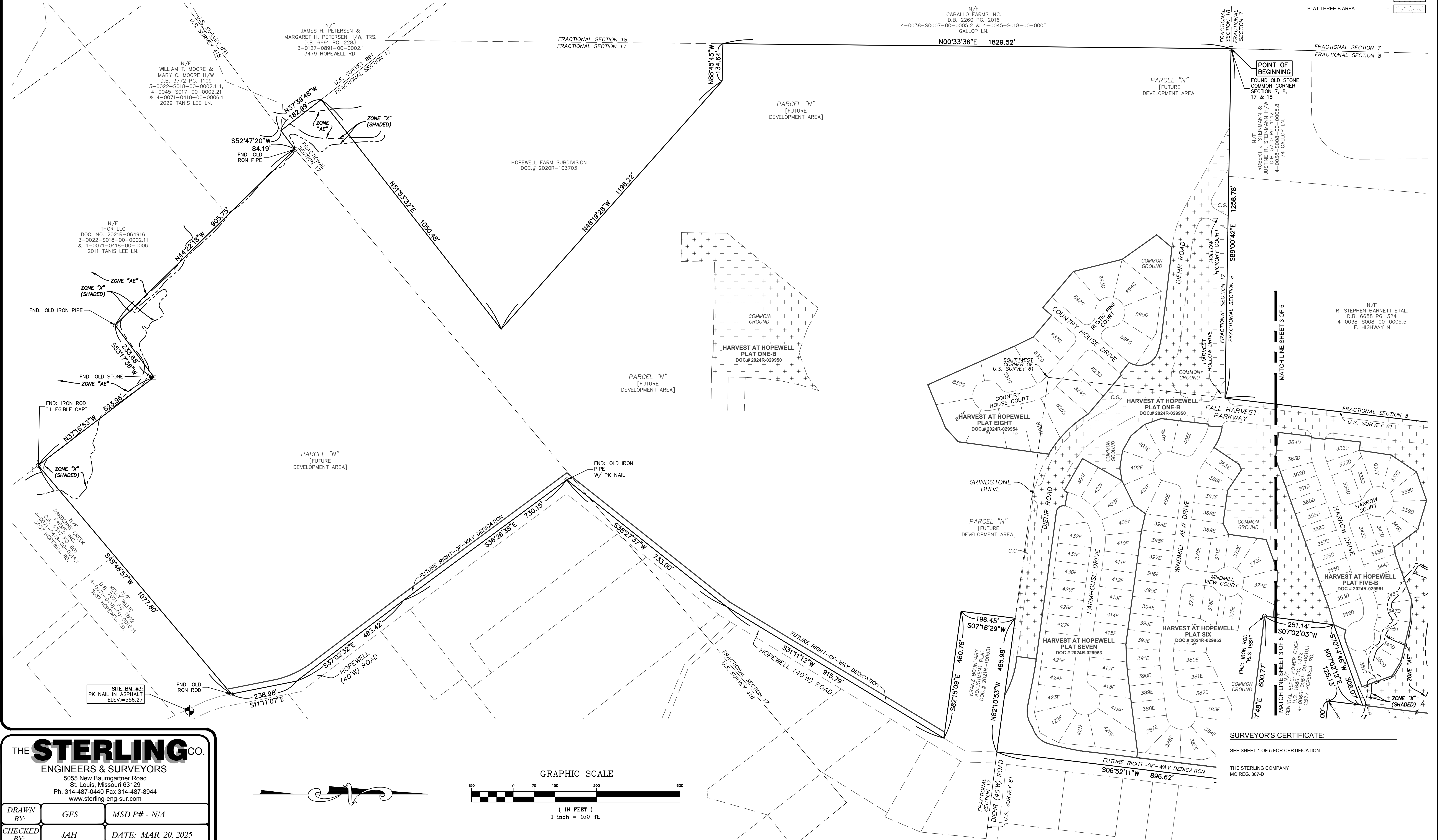
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2025
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

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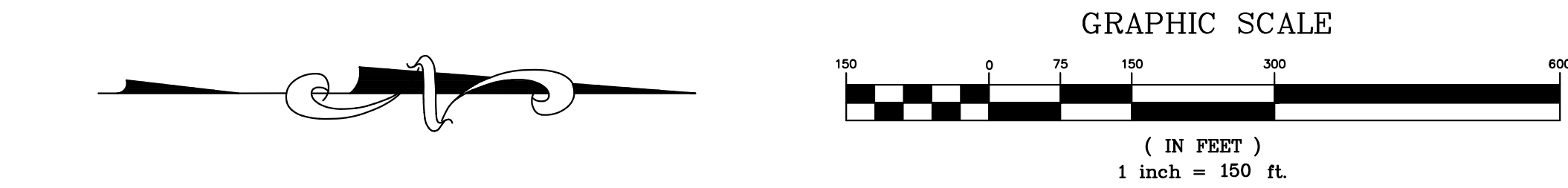
HARVEST AT HOPEWELL PLAT THREE-B

SITE OVERVIEW & SHEET INDEX



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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2025
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 5 FOR CERTIFICATION.
THE STERLING COMPANY
MO REG. 307-D

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

DATE
SHEET 2 OF 5

SITE OVERVIEW & SHEET INDEX

PUBLIC RIGHT-OF-WAY	=	
PRIVATE RIGHT-OF-WAY	=	
PLAT ONE-A AREA	=	
PLAT ONE-B AREA	=	
PLAT THREE-B AREA	=	



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

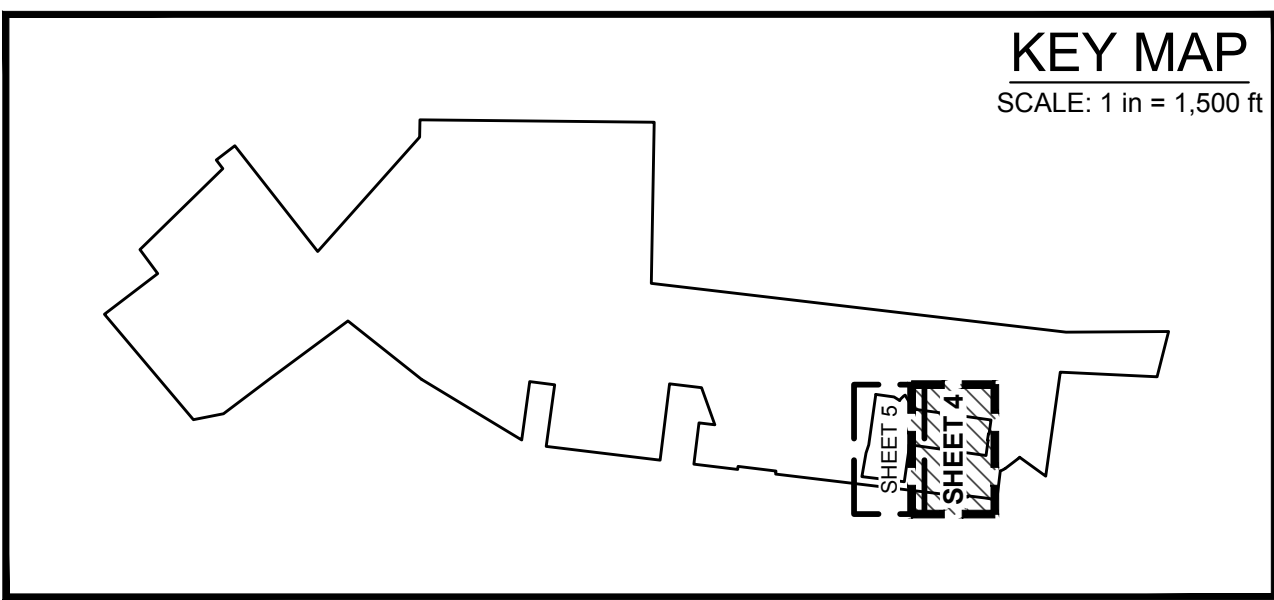
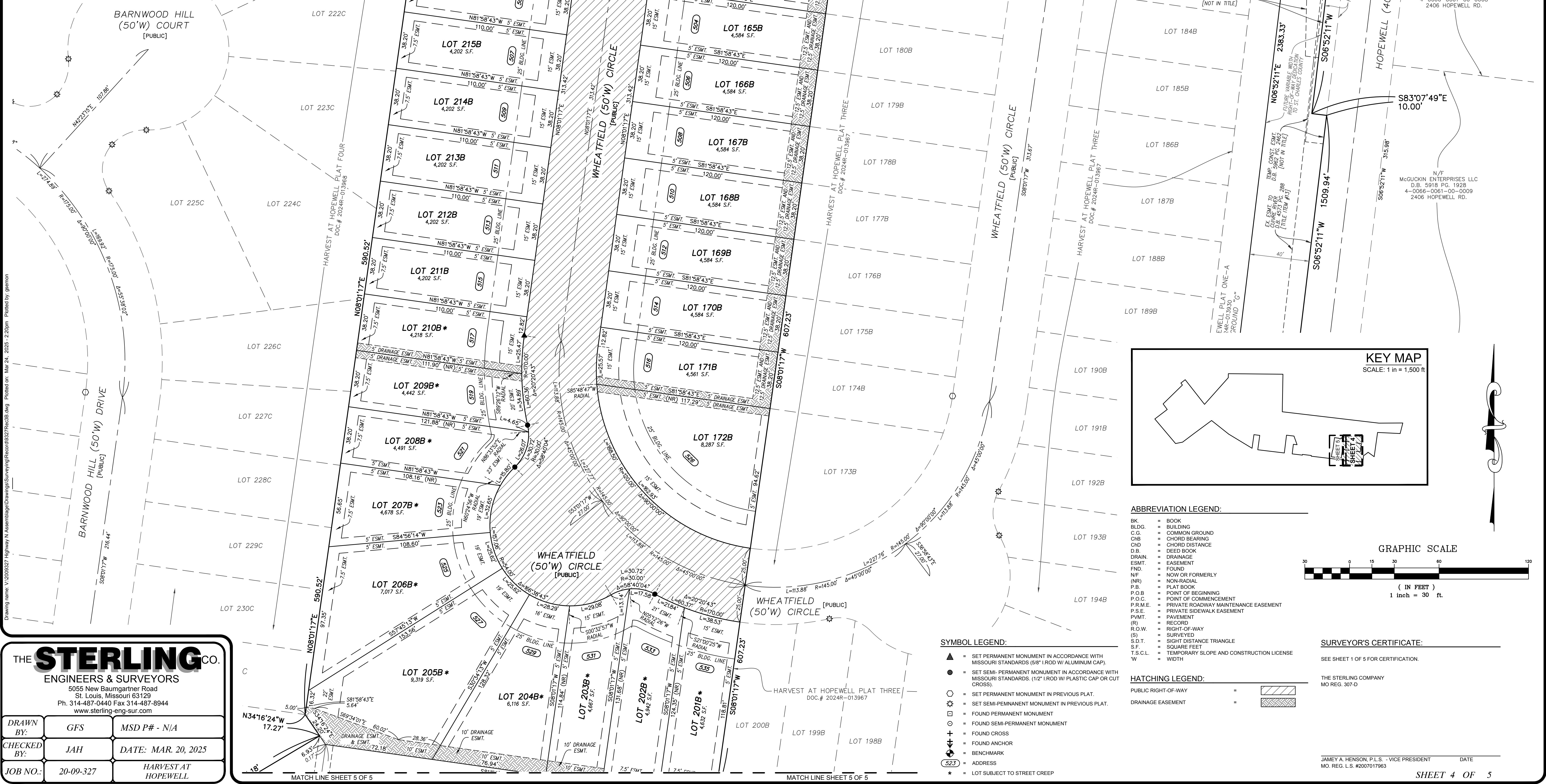
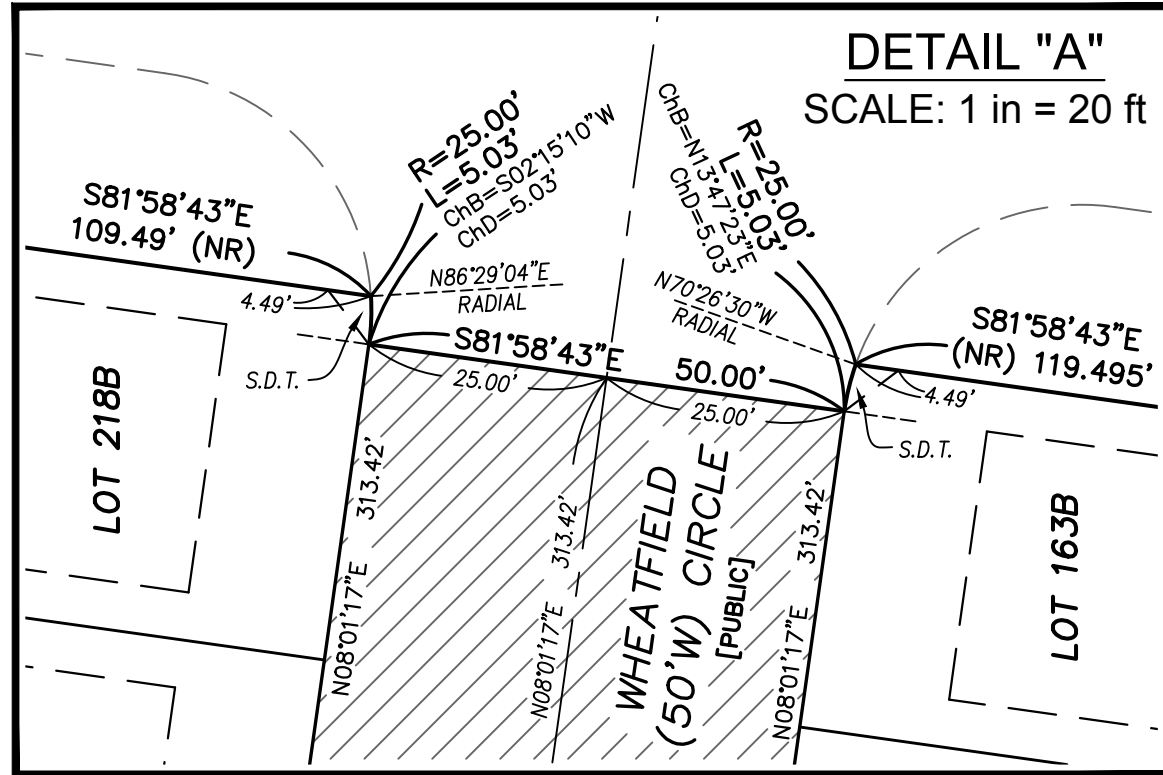


SHEET 3 OF 5

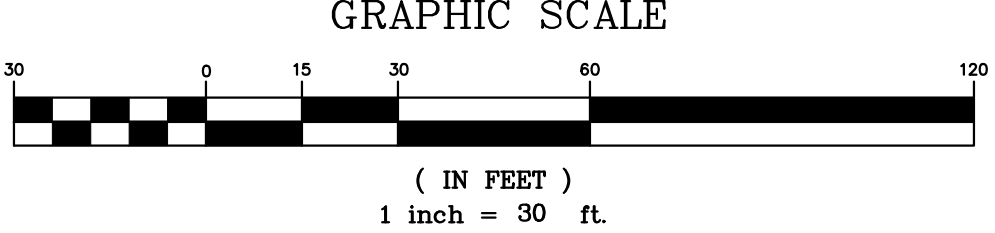
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<i>CHECKED BY:</i>	<i>JAH</i>	<i>DATE: MAR. 20, 2025</i>
<i>JOB NO.:</i>	<i>20-09-327</i>	<i>HARVEST AT HOPEWELL</i>

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HARVEST AT HOPEWELL PLAT THREE-B



- ABBREVIATION LEGEND:**
- BLK. = BOOK
 - BLDG. = BUILDING
 - C.G. = COMMON GROUND
 - CHB. = CHORD BEARING
 - CHD. = CHORD DISTANCE
 - D.B. = DEED BOOK
 - DRAIN. = DRAINAGE
 - ESMT. = EASEMENT
 - FND. = FOUND
 - N/P. = 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
 - R.O.W. = RIGHT-OF-WAY
 - (S) = SURVEYED
 - S.D.T. = SIGHT DISTANCE
 - S.F. = SQUARE FEET
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - W. = WIDTH
- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY
 - DRAINAGE EASEMENT



- 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
 - ⊙ = ADDRESS
 - * = LOT SUBJECT TO STREET CREEP

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 5 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

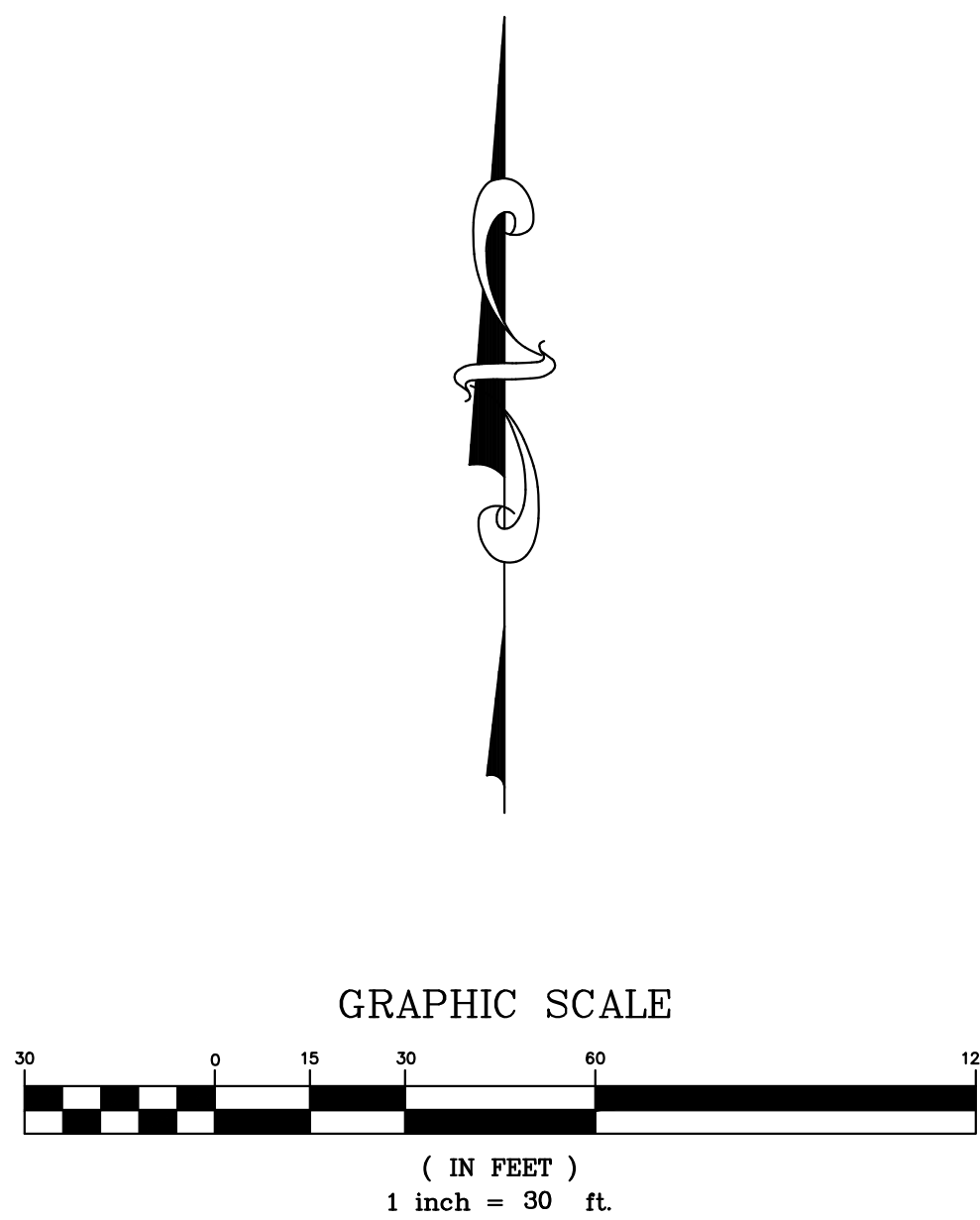
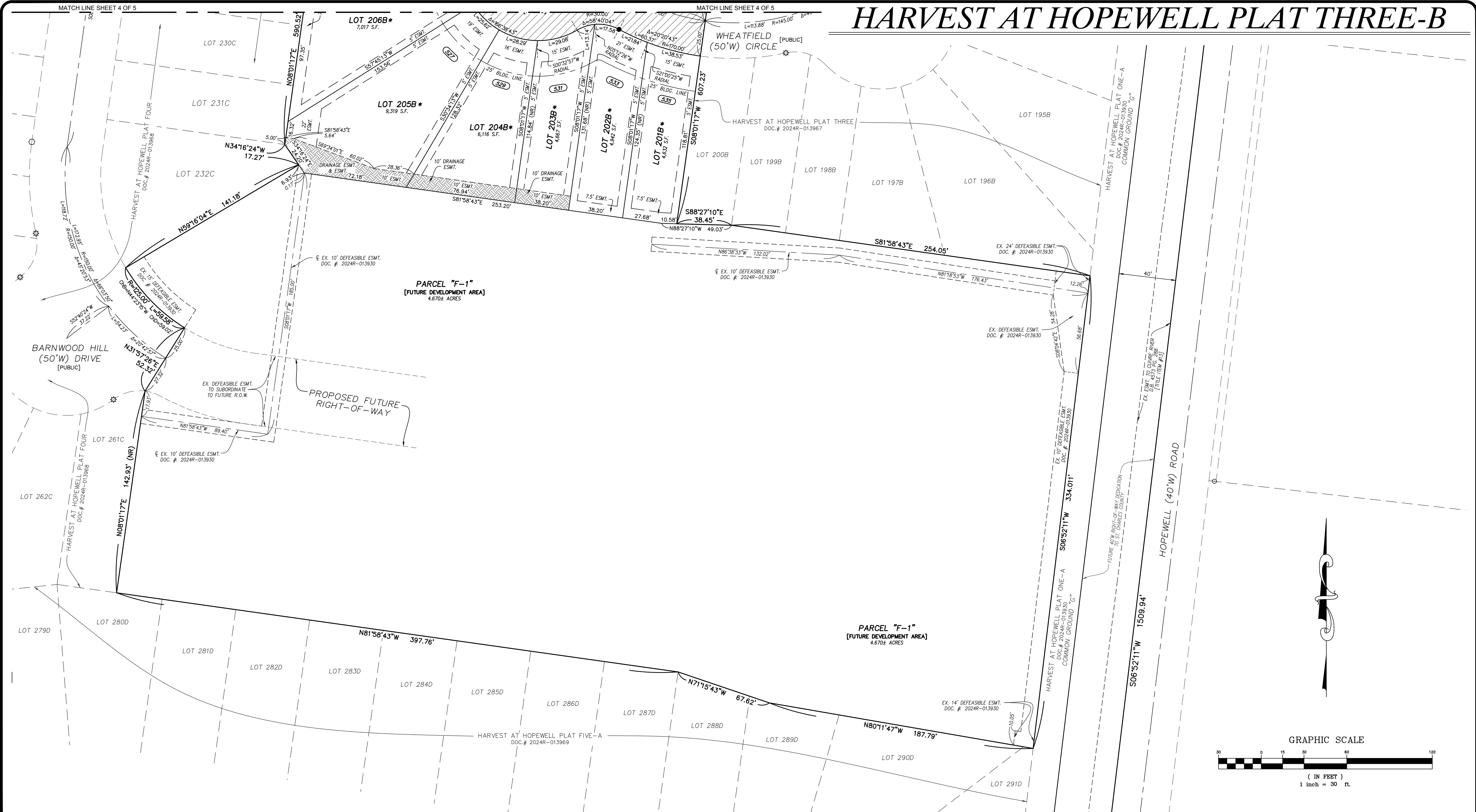
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
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SHEET 4 OF 5

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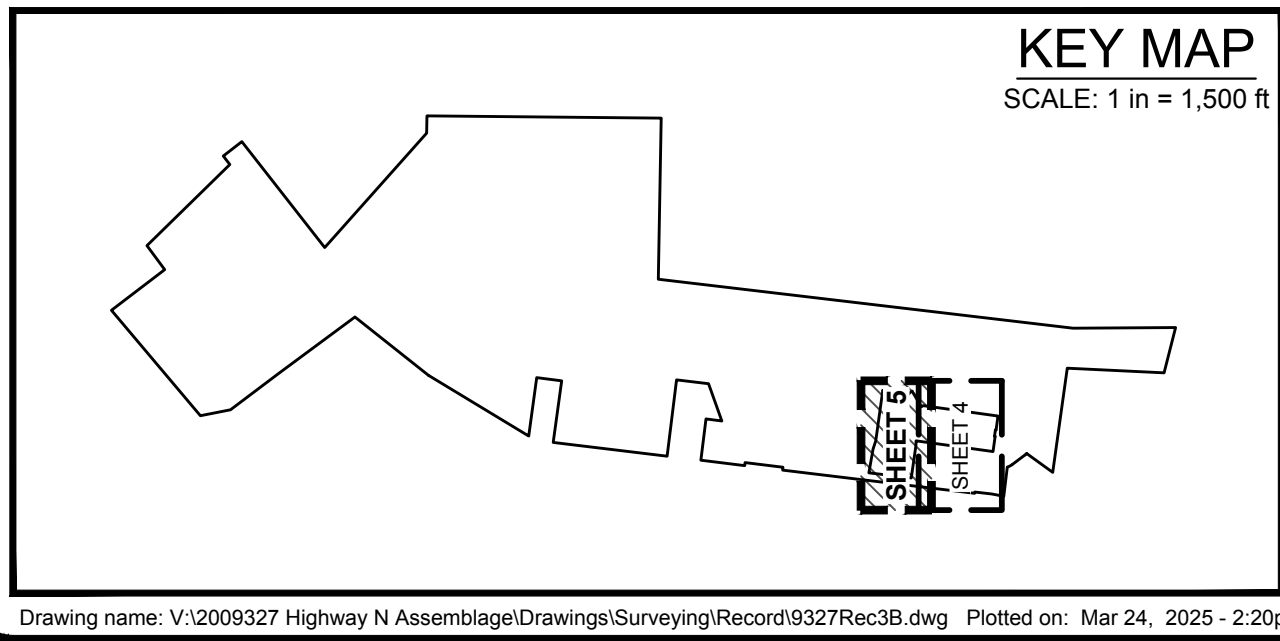
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2025
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

HARVEST AT HOPEWELL PLAT THREE-B



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 - 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
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 - 523 = ADDRESS
 - * = LOT SUBJECT TO STREET CREEP

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY
 - DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:

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