

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 FIVE-C".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED (|||||) HEREON, APPLE ORCHARD LANE (50 FEET WIDE), DUCKETT CREEK LANE (50 FEET WIDE), FENCE ROW DRIVE (50 FEET WIDE), GRINDSTONE DRIVE (50 FEET WIDE), WINDROW DRIVE (50 FEET WIDE), AND YELLOW BIRCH 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, 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.

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, CREEKSTREAM 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.

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, 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, SEWERS 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 EASEMENT AREAS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

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.

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 ERRECTED, 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 ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPIDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

THE LANDSCAPE BUFFERS, AS SHOWN ON THIS PLAT, ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE BUFFERS. SAID LANDSCAPE BUFFERS SHALL BE MAINTAINED BY THE HARVEST HOMEOWNERS' ASSOCIATION FOR A MINIMUM OF (20) TWENTY YEARS FOLLOWING THE RECORDING DATE OF THIS PLAT.

THE DEFEASIBLE ACCESS EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HONEYCOMB HATCHED ( ) ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC USE AS A ROADWAY FOR PURPOSES OF INGRESS AND EGRESS, TO PROVIDE ACCESS TO APPLE ORCHARD LANE, FENCE ROW DRIVE, AND YELLOW BIRCH DRIVE. SAID DEFEASIBLE ACCESS EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME A FUTURE PLAT IS RECORDED DEDICATING SAID DEFEASIBLE ACCESS EASEMENTS AS RIGHT-OF-WAY FOR PUBLIC USE, COVERING THE AREAS OF THESE EASEMENTS, THE DEFEASIBLE ACCESS EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID 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 DETENTION BASIN AS SHOWN ON THIS PLAT IS HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND IS UNREVOCAABLE AND PERMANENT, SUBJECT TO A "MAINTENANCE AGREEMENT" RECORDED ON THE 17TH DAY OF MARCH, 2025 AS DOCUMENT NO. 2025R-010254 OF THE ST. CHARLES COUNTY RECORDS.

THE HARVEST HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE, AND OPERATE THE DETENTION BASIN AND ITS ASSOCIATED UTILITIES, 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 \_\_\_\_\_, 2025 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 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.

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 \_\_\_\_\_, 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 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

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

# HARVEST AT HOPEWELL PLAT FIVE-C

A RESUBDIVISION OF PARCEL "N" OF HARVEST AT HOPEWELL PLAT ONE-B (DOC. NO. 2024R-029950)

LOCATED IN FRACTIONAL SECTION 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

AS RATIFIED BY THE CITY OF O'FALLON, ORDINANCE NO. 6833

ZIP CODE: 63385

## 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 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 SAID \_\_\_\_\_ 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: \_\_\_\_\_

## 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 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.

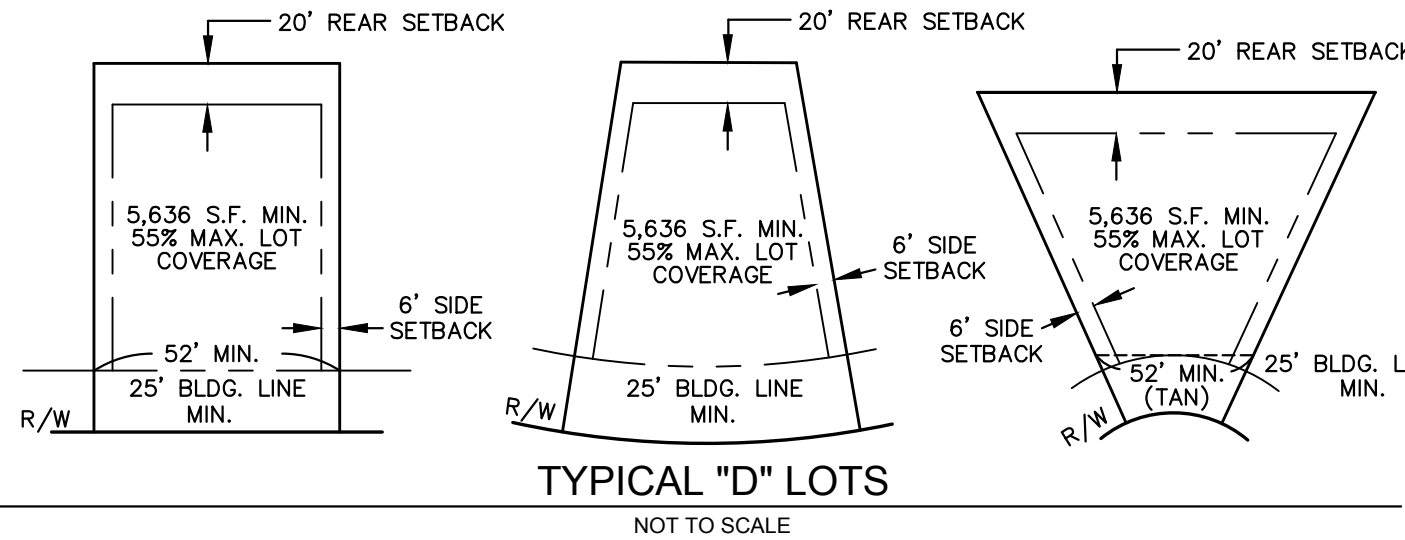
BESS BACHER  
CITY CLERK  
CITY OF O'FALLON, MISSOURI

## PLATTED AREA DETAIL:

<b>TOTAL PLAT FIVE-C AREA:</b>	<b>942,609 S.F.</b>	<b>(21,639+ ACRES)</b>
DEVELOPABLE LOT AREA	594,633 S.F.	(13,651+ ACRES)
COMMON GROUND:	179,674 S.F.	(4,124+ ACRES)
PUBLIC RIGHT-OF-WAY:	168,302 S.F.	(3,864+ ACRES)
FUTURE DEVELOPMENT PARCELS:	4,716,054 S.F.	(108,266+ ACRES)
AREA INCLUDING FUTURE DEVELOPMENT PARCELS:	5,658,663 S.F.	(129,905+ ACRES)

## SHEET INDEX:

SHEET 1: COVER AND SCRIPT  
SHEETS 2 AND 3: SITE OVERVIEW  
SHEETS 4 THROUGH 13: PLAT



## 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 = 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 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).

## 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 0M4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 324131.153 METERS AND EAST (X) = 232583.488 METERS.

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

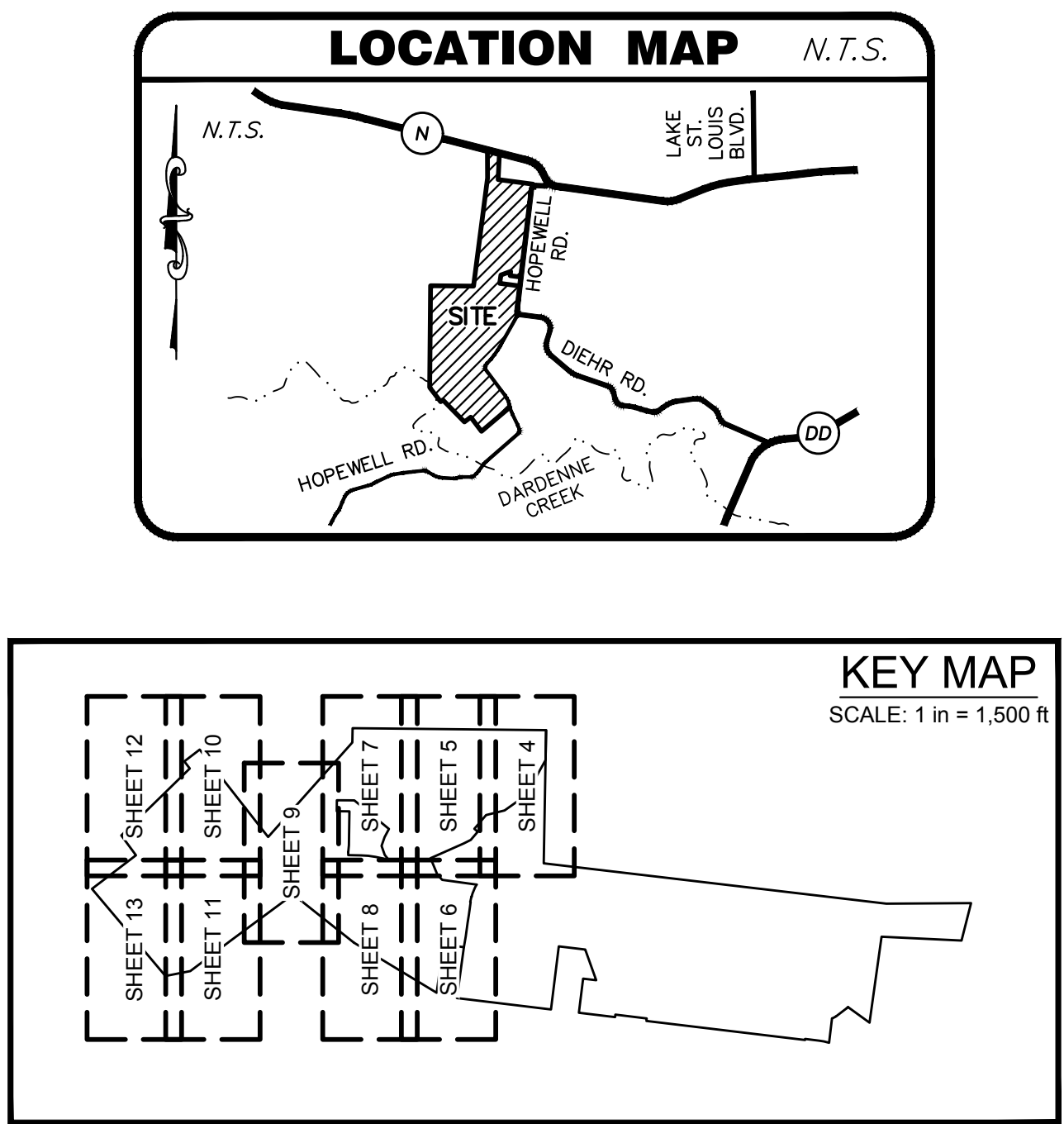
## PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

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°31'58" 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 (50 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°58'42" 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 27°00'19" 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 10°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 665.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 73°13'21" 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, 288.75 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 SOUTH 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°16'29" WEST, 186.45 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°11'37" 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°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, 94.19 FEET TO THE EASTERNMOST CORNER OF U.S. SURVEY 891; ALONG THE NORTH 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 B, 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, 1629.52 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.

## PROPERTY DESCRIPTION (PLAT FIVE-C):

A TRACT OF LAND BEING ALL OF PARCEL "N" OF "HARVEST AT HOPEWELL PLAT ONE-B", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2024R-029950 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEYS 61 & 418, AND FRACTIONAL SECTION 17, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.



## SURVEYOR'S NOTES

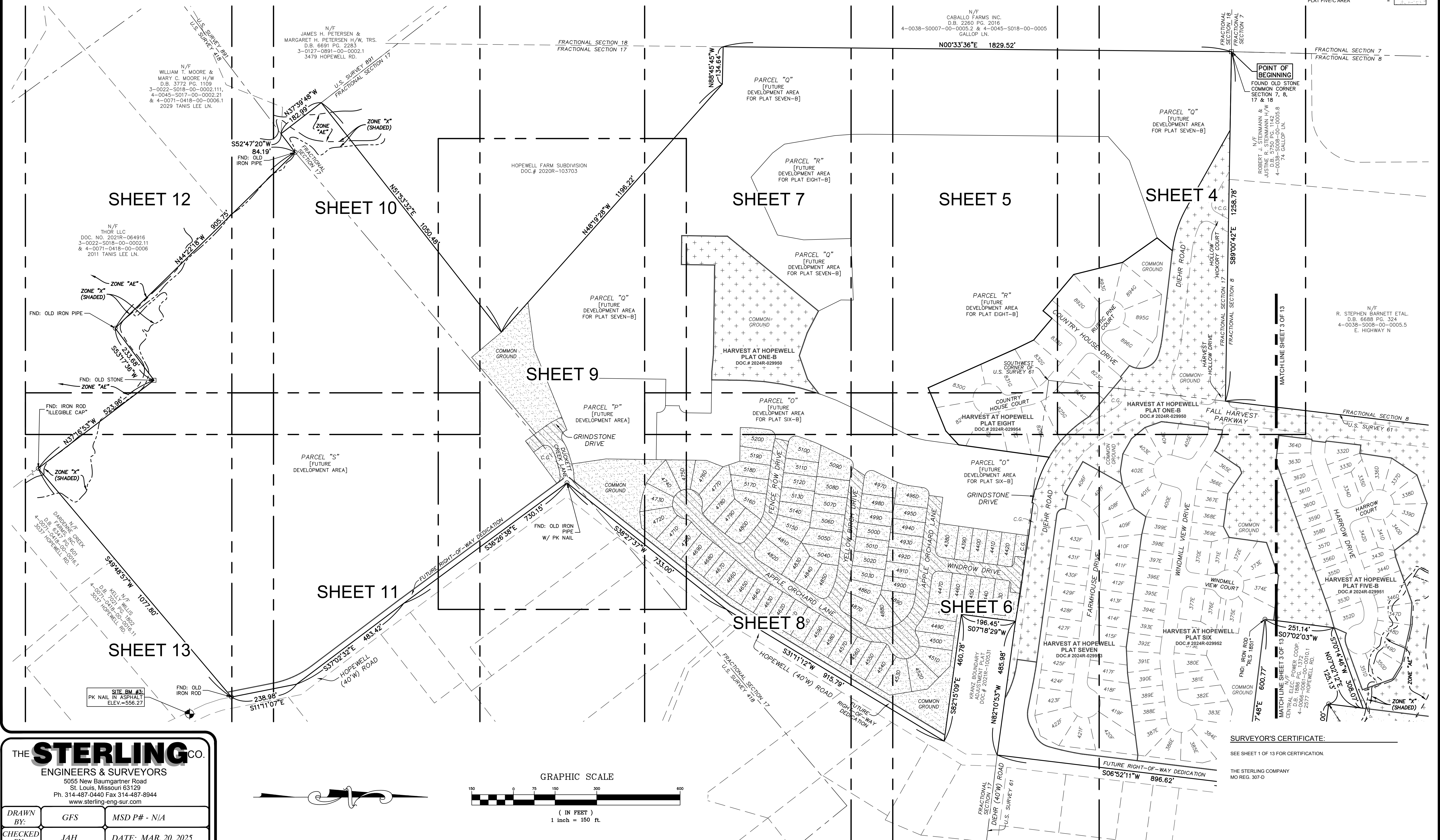
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT, AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED 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 942,609 SQUARE FEET (21,639 ACRES MORE OR LESS), A TOTAL 83'0" 52-FEET WIDE 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 28, 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 28183C02156 AND 29183C04056 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 INUNDAED 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 "O", "P", "Q", "R", AND "S" ARE DESIGNATED AS FUTURE DEVELOPMENT AREAS FOR FUTURE PHASES OF THIS DEVELOPMENT. THESE PARCELS ARE 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. 0X-14450378, FILE NO. 22-312389-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:
    - 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, PLOTS WITHIN THE FUTURE RIGHT-OF-WAY OF HOPEWELL ROAD AND DOES NOT AFFECT THE SUBJECT TRACT.
    - 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. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
    - EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 BY INSTRUMENT RECORDED IN BOOK 1975 PAGE 1523 OF THE ST. CHARLES COUNTY RECORDS, PLOTS WITHIN THE FUTURE RIGHT-OF-WAY DEDICATION OF HOPEWELL ROAD AND DOES NOT AFFECT THE SUBJECT TRACT.
    - BOUNDARY LINES ACCORDING TO PLAT AS DOCUMENT NO. 2020R-103703, EASEMENTS CREATED BY SAID DOCUMENT AFFECT THE SUBJECT TRACT AS SHOWN HEREON, DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
    - RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE RECORDED IN BOOK 649 PAGE 83. PLOTS TO THE NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.
    - EASEMENT(S) GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED JULY 27, 2022 AS DOCUMENT NO. 2022R-041870, AFFECT THE SUBJECT TRACT AS SHOWN HEREON. DO NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
    - 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. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
    - 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.
    - 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.
    - 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.
    - 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.
    - RIGHT OF WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 4573 PAGE 288. PLOTS TO THE NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.
    - PERMANENT EASEMENT FOR DRAINAGE STRUCTURES GRANTED TO THE COUNTY OF ST. CHARLES, MISSOURI RECORDED IN BOOK 6301 PAGE 1135. PLOTS TO THE NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.
    - TRANSMISSION LINE EASEMENT GRANTED TO CENTRAL ELECTRIC POWER CO



# HARVEST AT HOPEWELL PLAT FIVE-C

## SITE OVERVIEW & SHEET INDEX



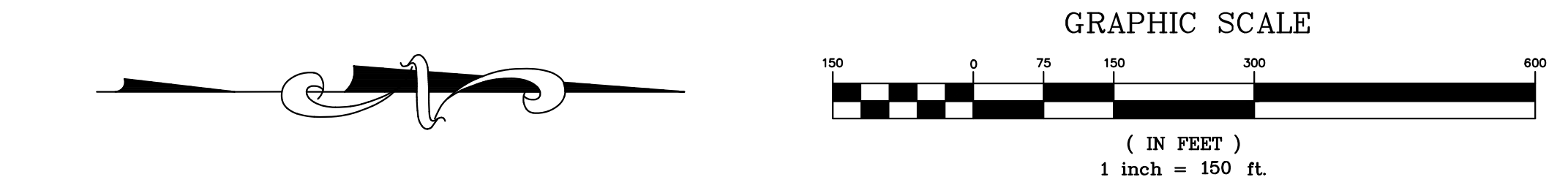
SYMBOL LEGEND:		HATCHING LEGEND:	
	BENCHMARK		PUBLIC RIGHT-OF-WAY
	FOUND PERMANENT MONUMENT		PLAT ONE-A AREA
	FOUND SEMI-PERMANENT MONUMENT		PLAT ONE-B AREA
	FOUND DISK MONUMENT		PLAT FIVE-C AREA

THE **STERLING** CO.

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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







**SURVEYOR'S CERTIFICATE:**

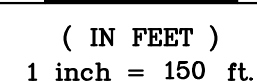
SEE SHEET 1 OF 13 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

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

## SITE OVERVIEW & SHEET INDEX

PUBLIC RIGHT-OF-WAY	=	
PLAT ONE-A AREA	=	
PLAT ONE-B AREA	=	
PLAT FIVE-C AREA	=	



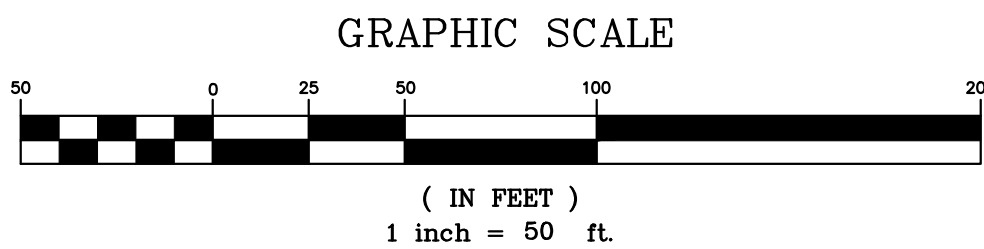
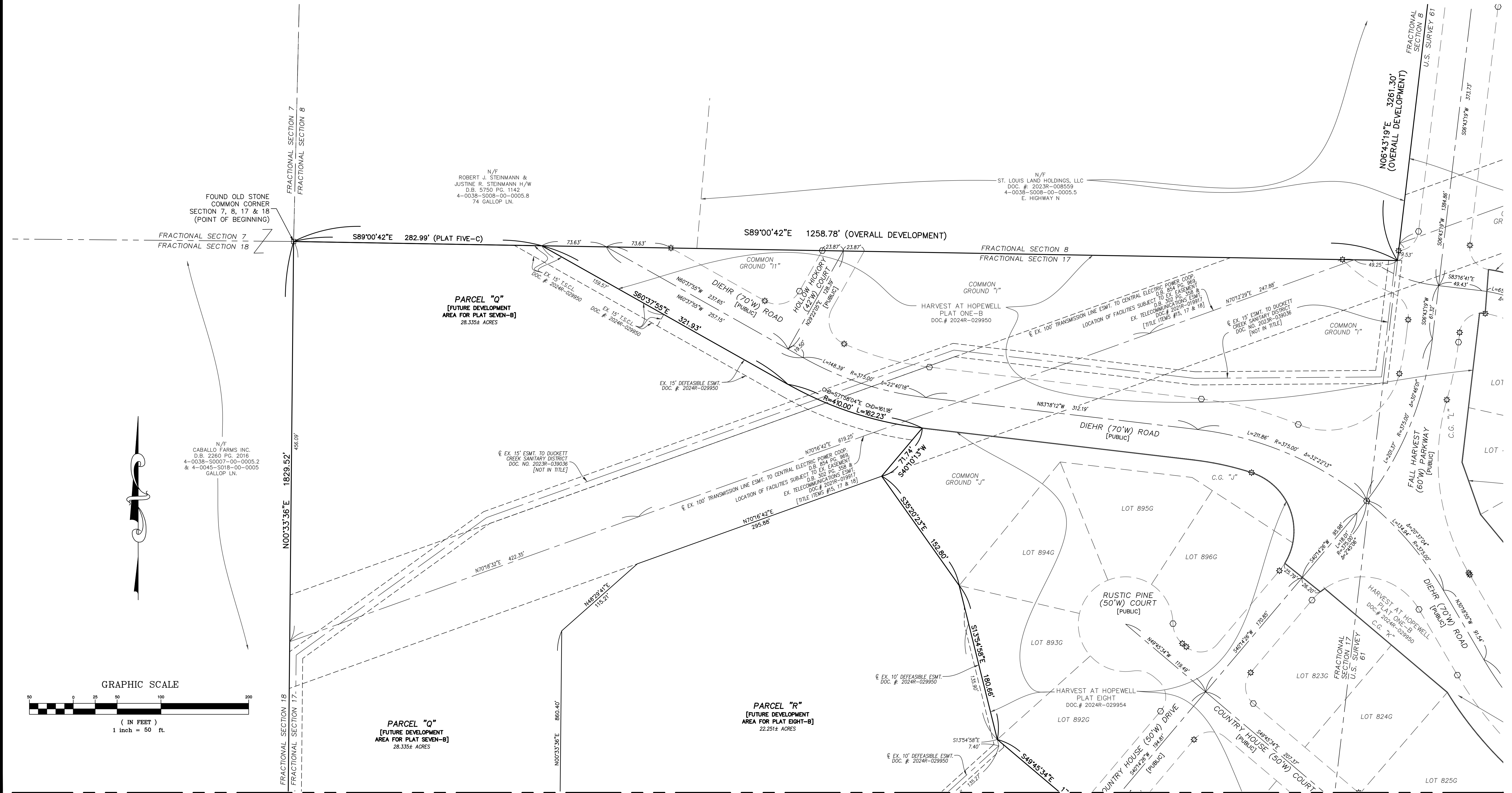
SHEET 3 OF 13

<i>DRAWN BY:</i>	<i>GFS</i>	<i>MSD P# - N/A</i>
<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 FIVE-C



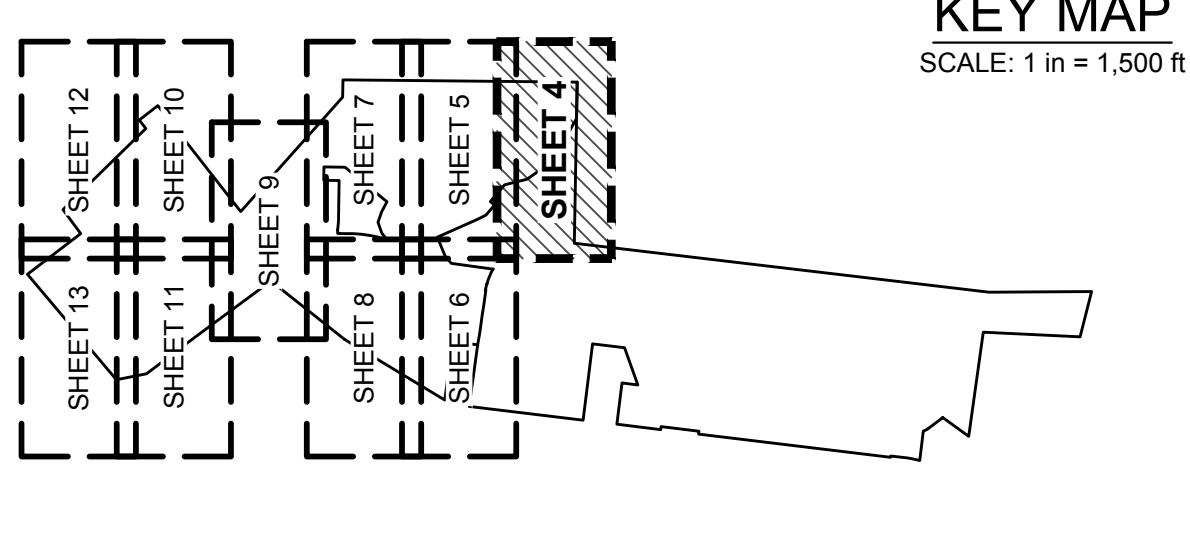
MATCH LINE SHEET 5 OF 13

MATCH LINE SHEET 5 OF 13

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



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
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	
DRAINAGE EASEMENT	
DETENTION BASIN	
DEFEASIBLE ACCESS EASEMENT	

## SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 13 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 FIVE-C

MATCH LINE SHEET 4 OF 13

MATCH LINE SHEET 4 OF 13

FRACTIONAL SECTION 18  
FRACTIONAL SECTION 17-

N00°33'36"E 1829.52'

FRACTIONAL SECTION 18  
FRACTIONAL SECTION 17-

**PARCEL "Q"**  
[FUTURE DEVELOPMENT  
AREA FOR PLAT SEVEN-B]  
28.335± ACRES

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.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

**PARCEL "Q"**  
[FUTURE DEVELOPMENT  
AREA FOR PLAT SEVEN-B]  
28.335± ACRES

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

**PARCEL "R"**  
[FUTURE DEVELOPMENT  
AREA FOR PLAT EIGHT-B]  
22.251± ACRES

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 15' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 20' DEFEASIBLE ESMT.  
DOC. # 2024R-029950  
(N8°16'58"W, 35.51')

EX. 20' DEFEASIBLE ESMT.  
DOC. # 2024R-029950

EX. 10' DEFEASIBLE ESMT.  
DOC. # 2024R-013930

MATCH LINE SHEET 7 OF 13

MATCH LINE SHEET 7 OF 13

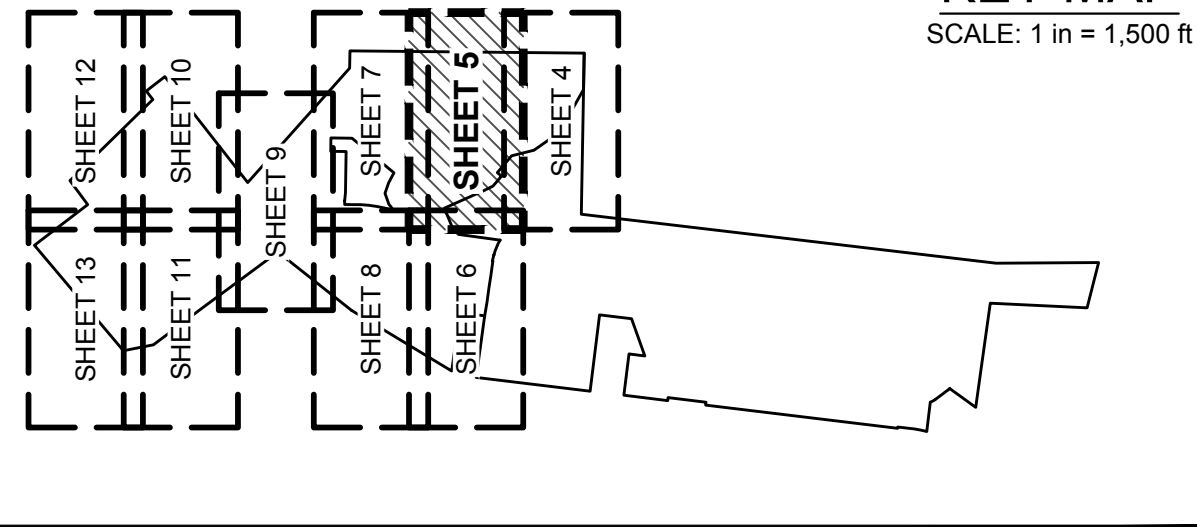
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 20, 2025
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

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).
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○	= 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	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
DEFEASIBLE ACCESS EASEMENT	=	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 13 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

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

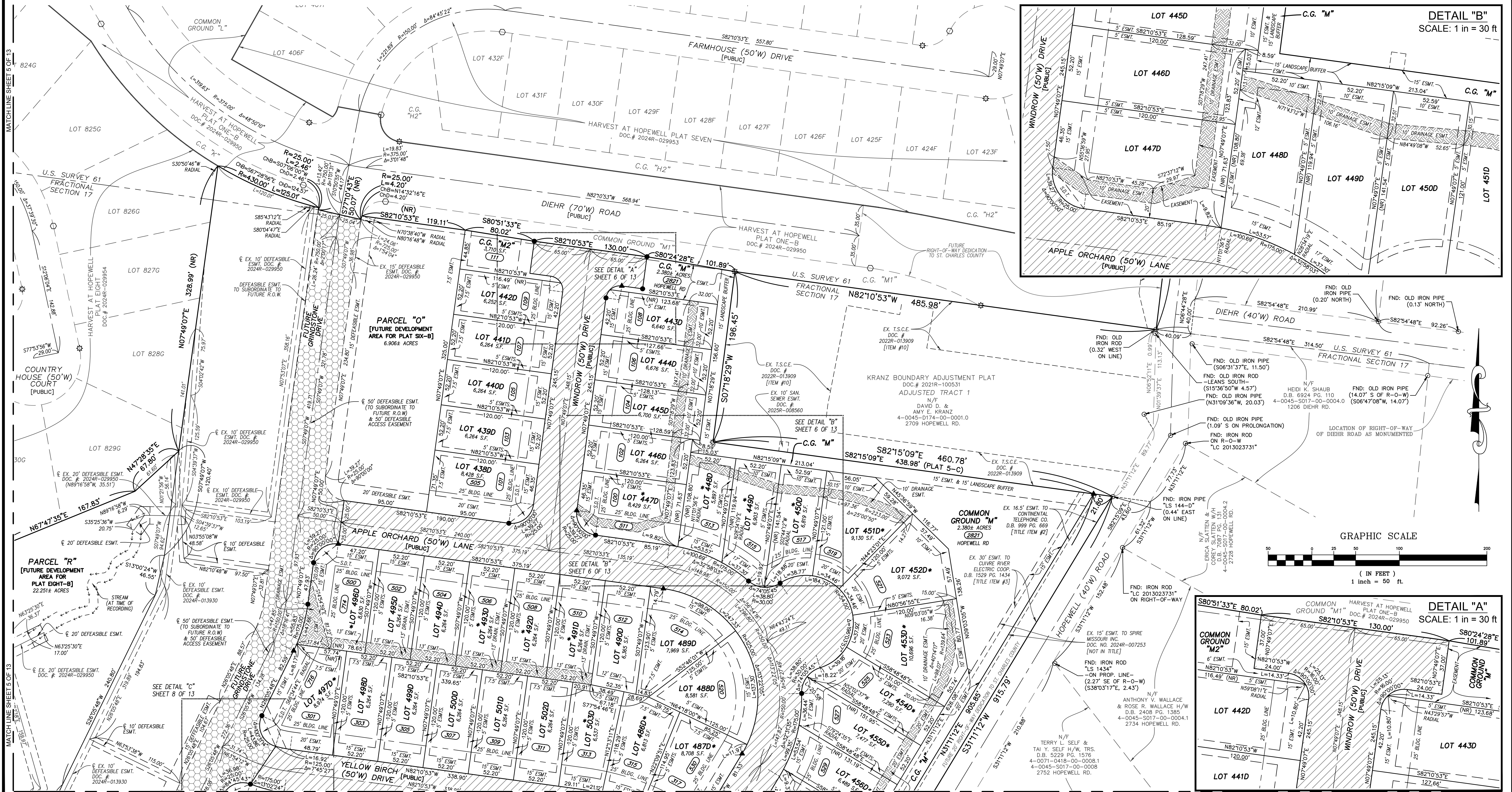
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SHEET 5 OF 13

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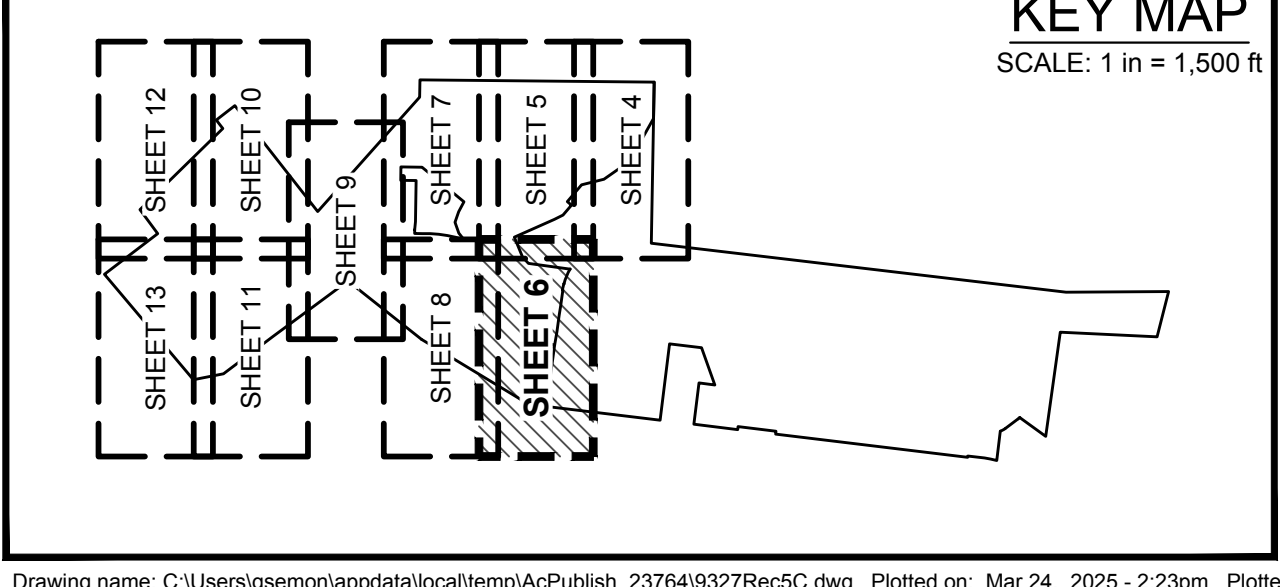


# HARVEST AT HOPEWELL PLAT FIVE-C



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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



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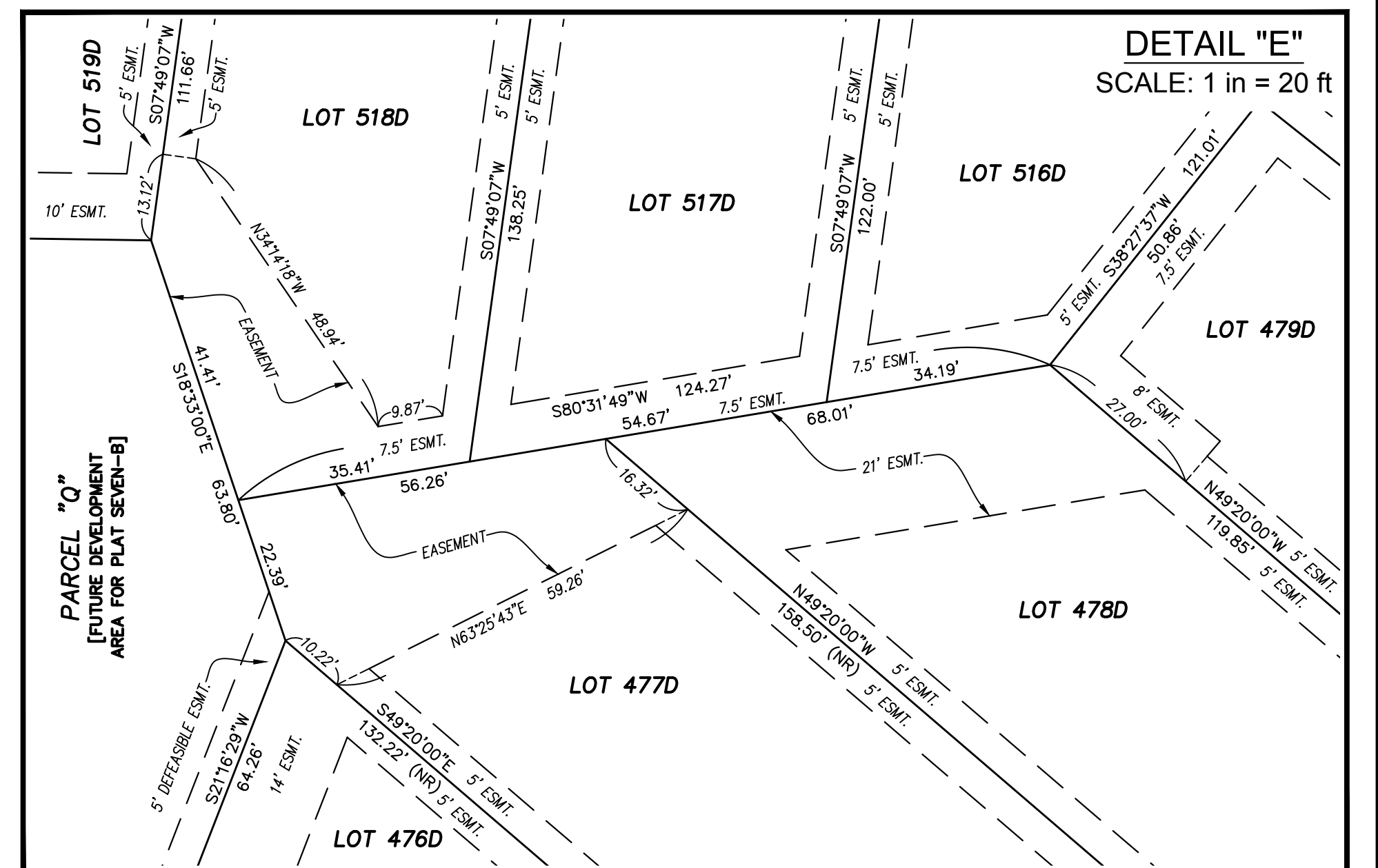
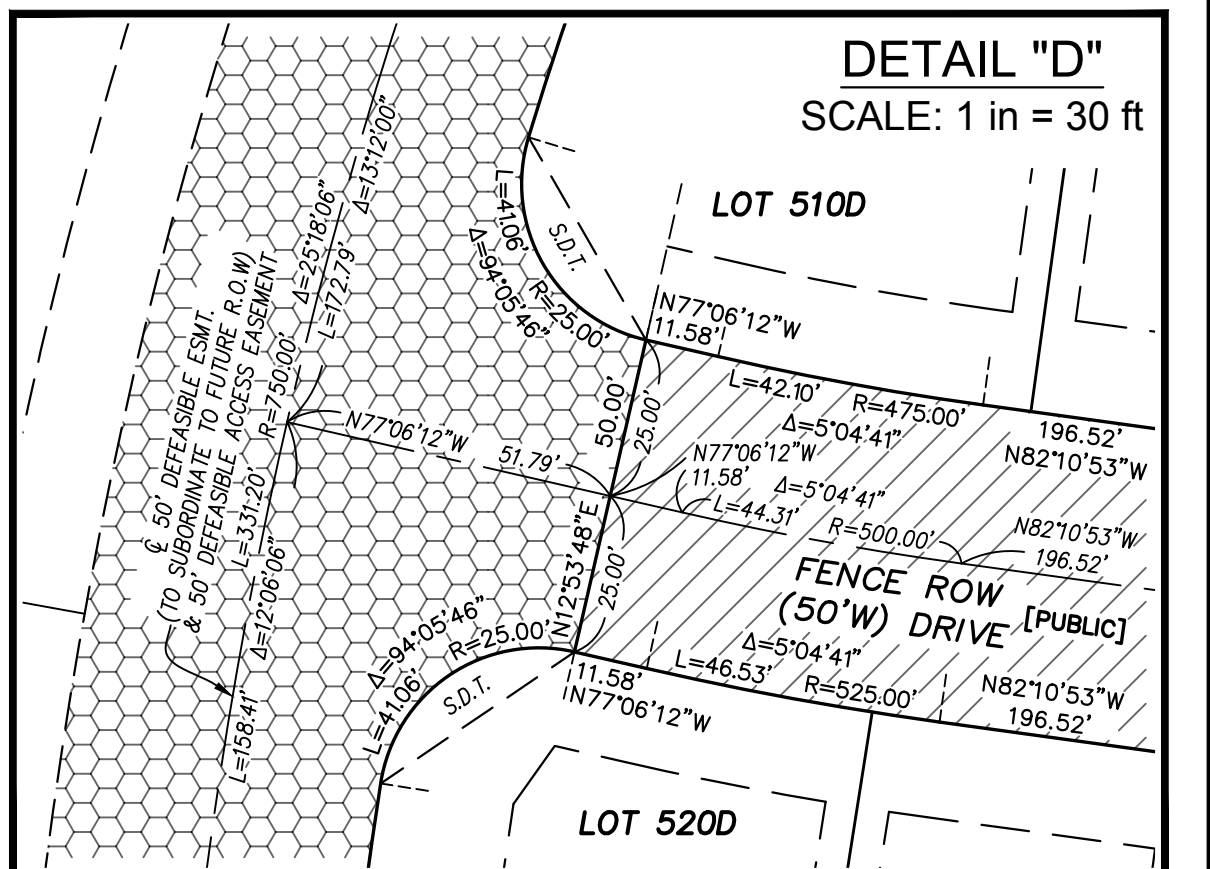
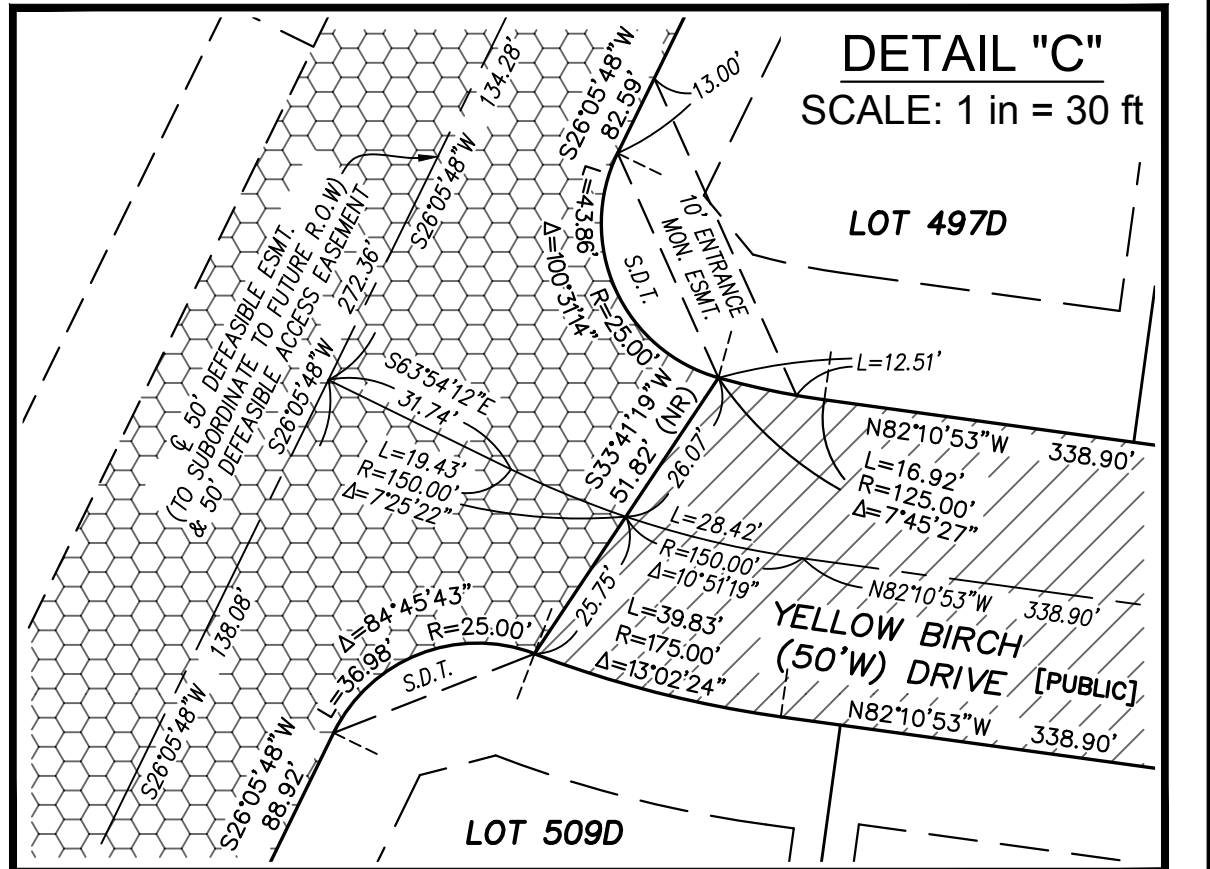
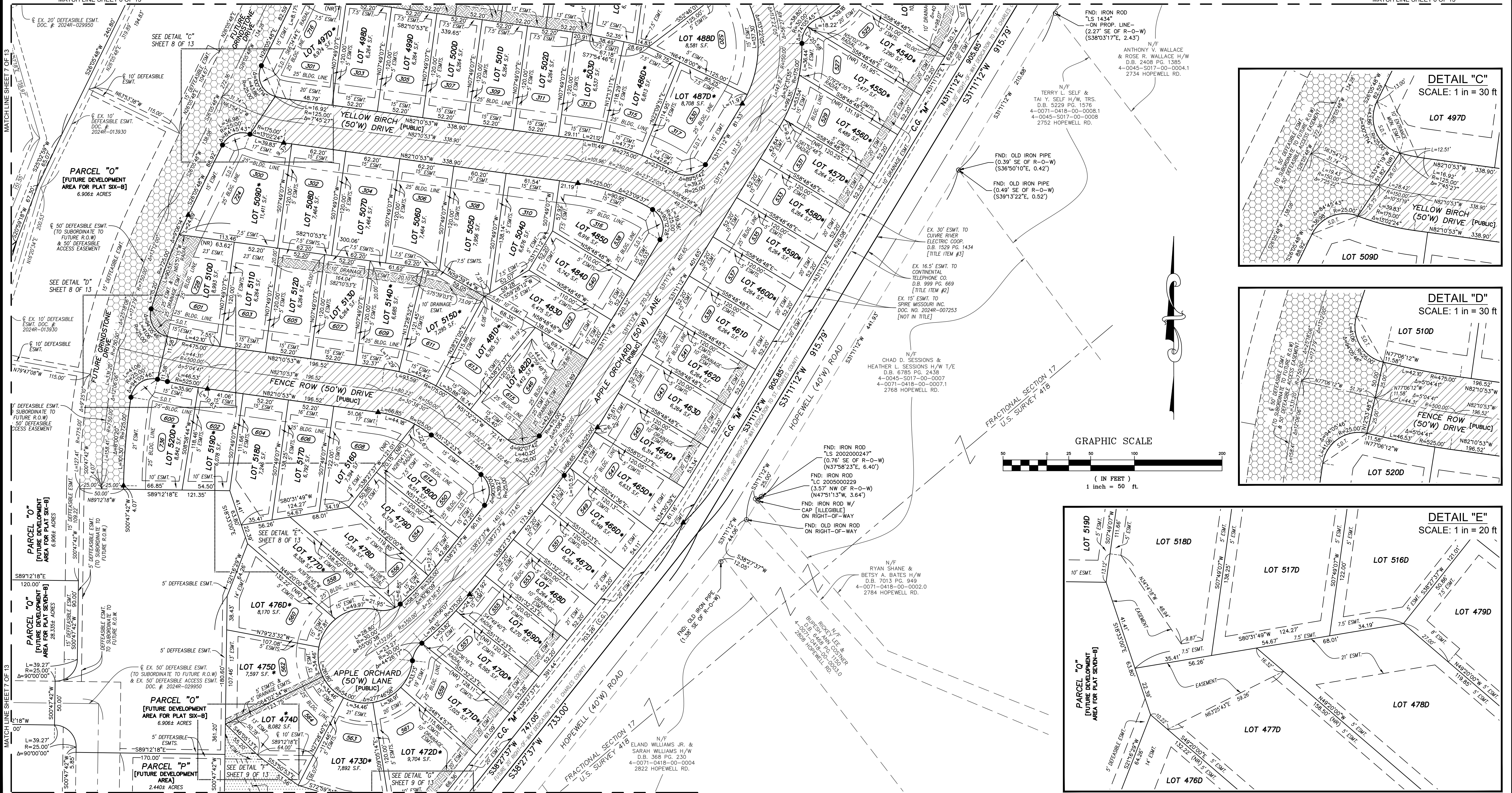




# HARVEST AT HOPEWELL PLAT FIVE-C

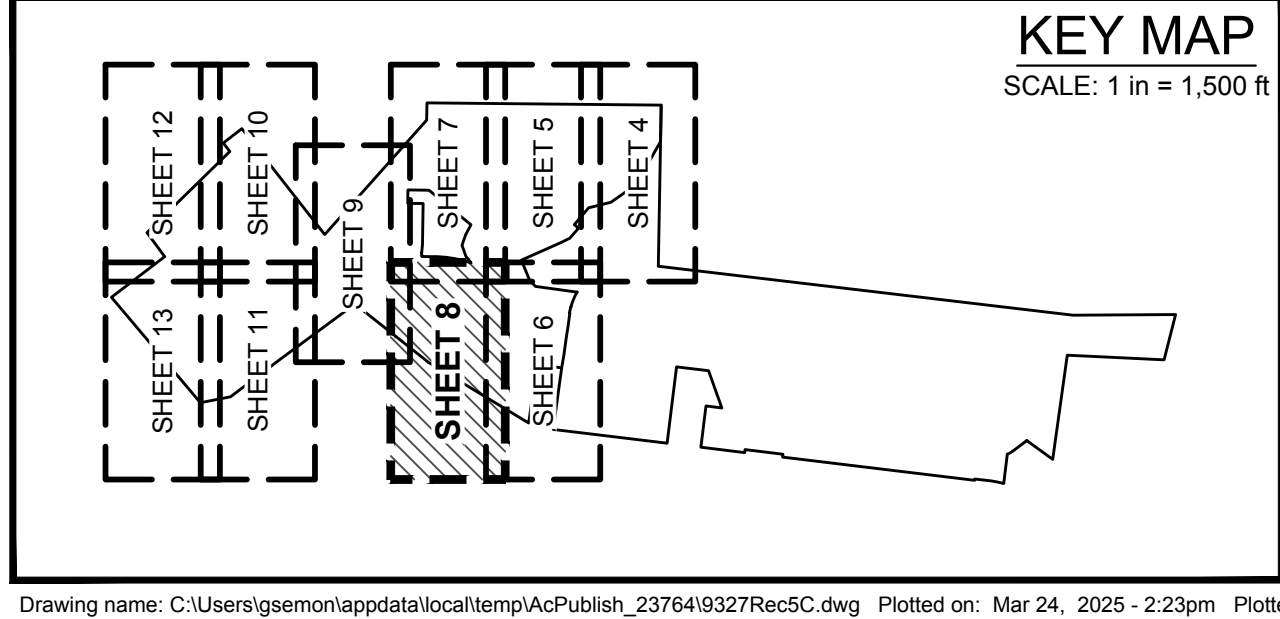
MATCH LINE SHEET 6 OF 13

MATCH LINE SHEET 6 OF 13



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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



ABBREVIATION LEGEND:

BK.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
CHD.	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
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	
Drainage Easement	
Detention Basin	
Defeasible Access Easement	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 13 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

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

SHEET 8 OF 13



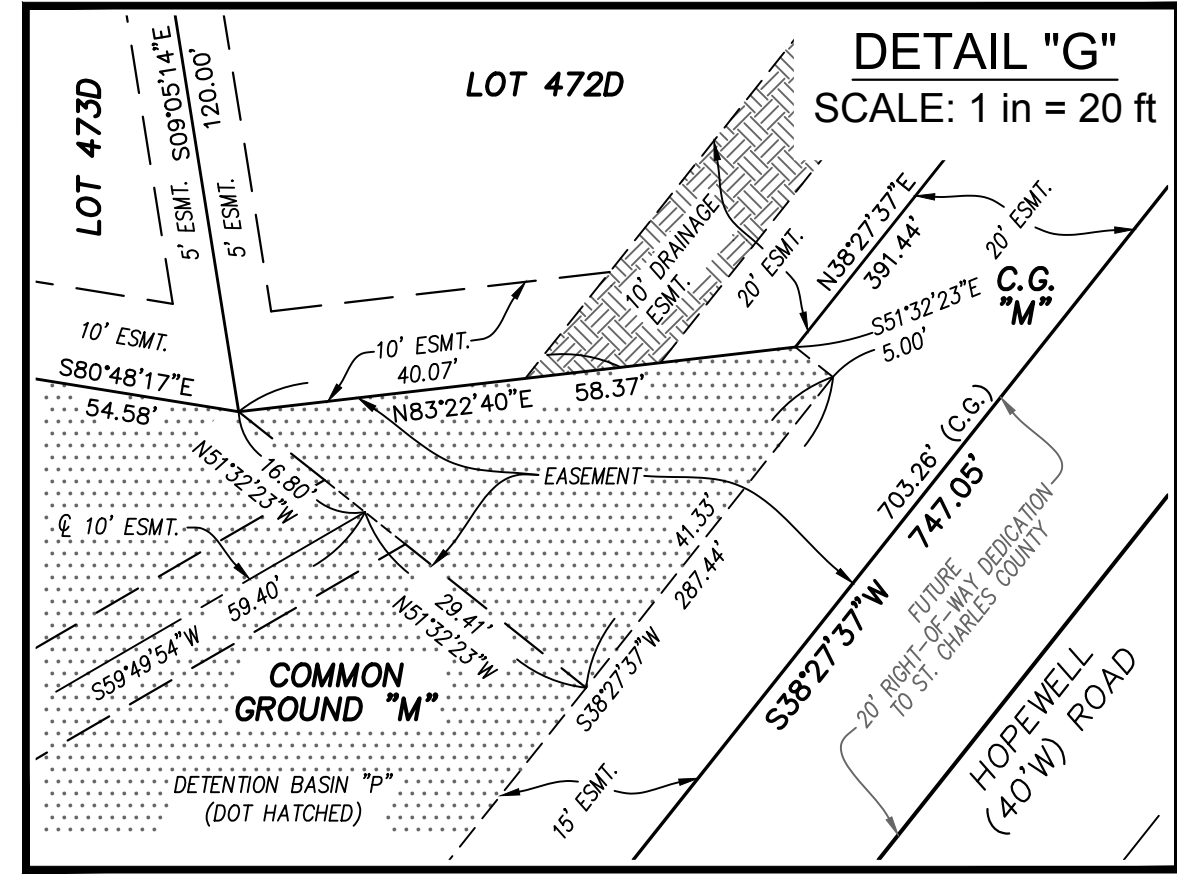
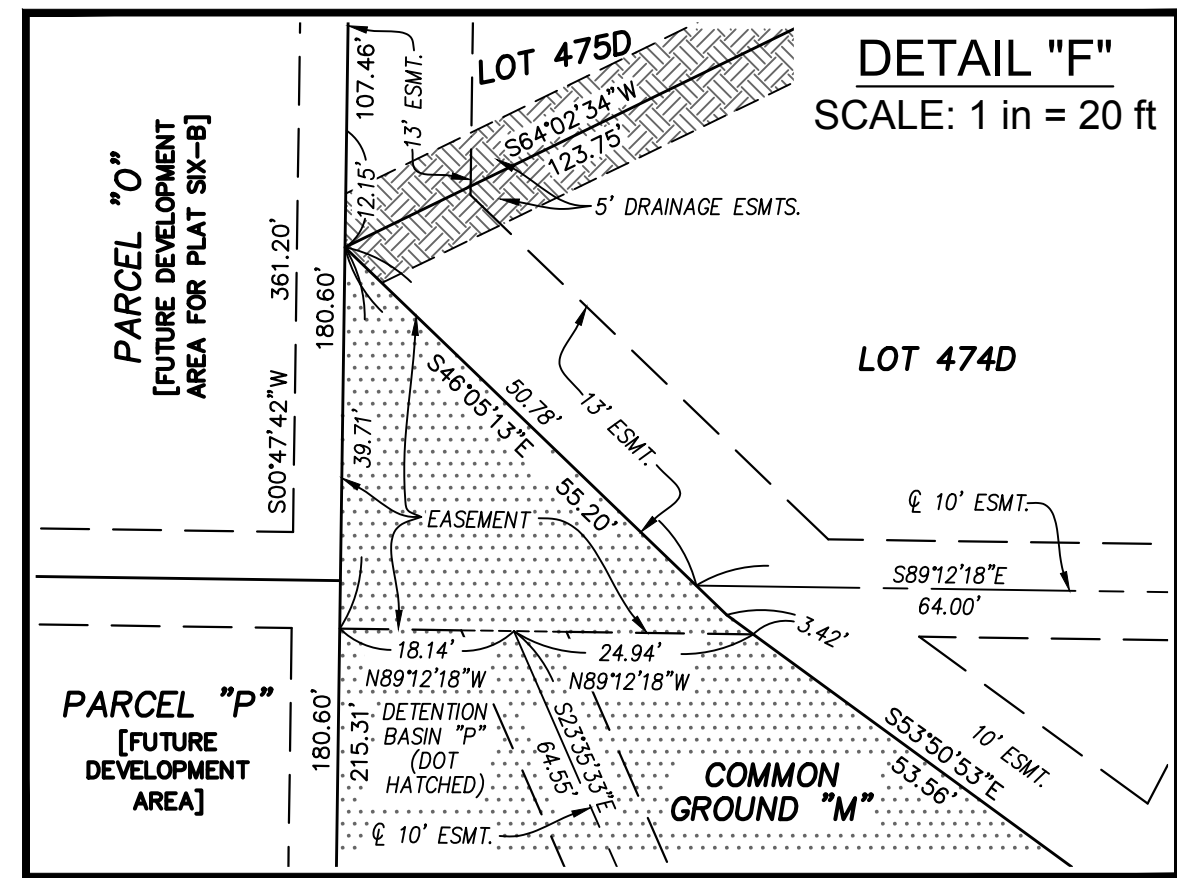
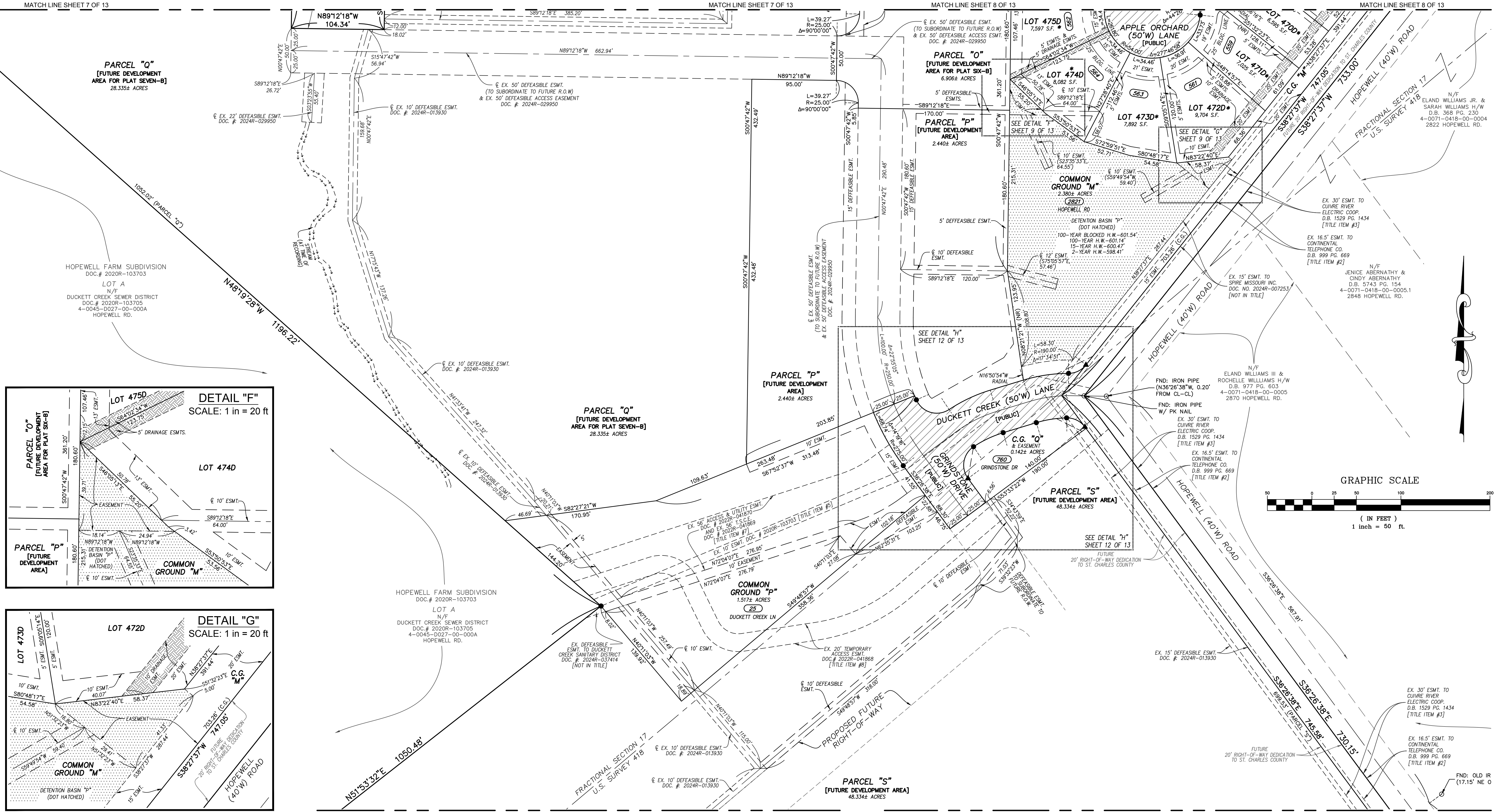
# HARVEST AT HOPEWELL PLAT FIVE-C

MATCH LINE SHEET 7 OF 13

MATCH LINE SHEET 7 OF 13

MATCH LINE SHEET 8 OF 13

MATCH LINE SHEET 8 OF 13



MATCH LINE SHEET 10 OF 13

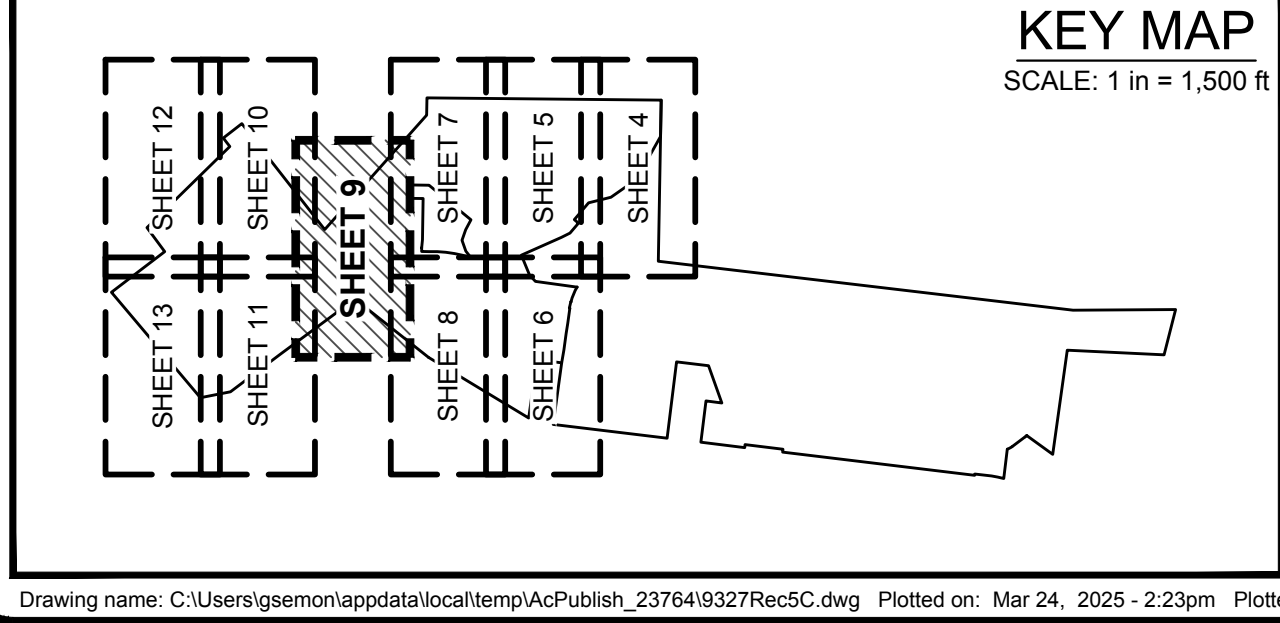
MATCH LINE SHEET 10 OF 13

MATCH LINE SHEET 11 OF 13

MATCH LINE SHEET 11 OF 13

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**ABBREVIATION LEGEND:**

BK.	BOOK
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C.G.	COMMON GROUND
CHB	CHORD BEARING
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D.B.	DEED BOOK
DRAIN	DRAINAGE
ESMT.	EASEMENT
FND.	FOUND
N/F	NOW OR FORMERLY
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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:**

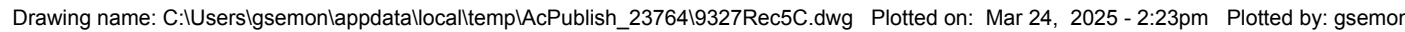
PUBLIC RIGHT-OF-WAY	
DRAINAGE EASEMENT	
DETENTION BASIN	
DEFEASIBLE ACCESS EASEMENT	

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 13 FOR CERTIFICATION.
THE STERLING COMPANY MO REG. 307-D
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT MO REG. I.S. #2007017963
DATE



<i>DRAWN BY:</i>	<i>GFS</i>	<i>MSD P# - N/A</i>
<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>














## ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHB	=	CHORD BEARING
CH	=	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
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P.R.M.E.	=	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	=	PRIVATE SIDEWALK EASEMENT
PMST.	=	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).
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-  = 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	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
DEFEASIBLE ACCESS EASEMENT	=	

**SURVEYOR'S CERTIFICATE:**

---

SEE SHEET 1 OF 13 FOR CERTIFICATION.

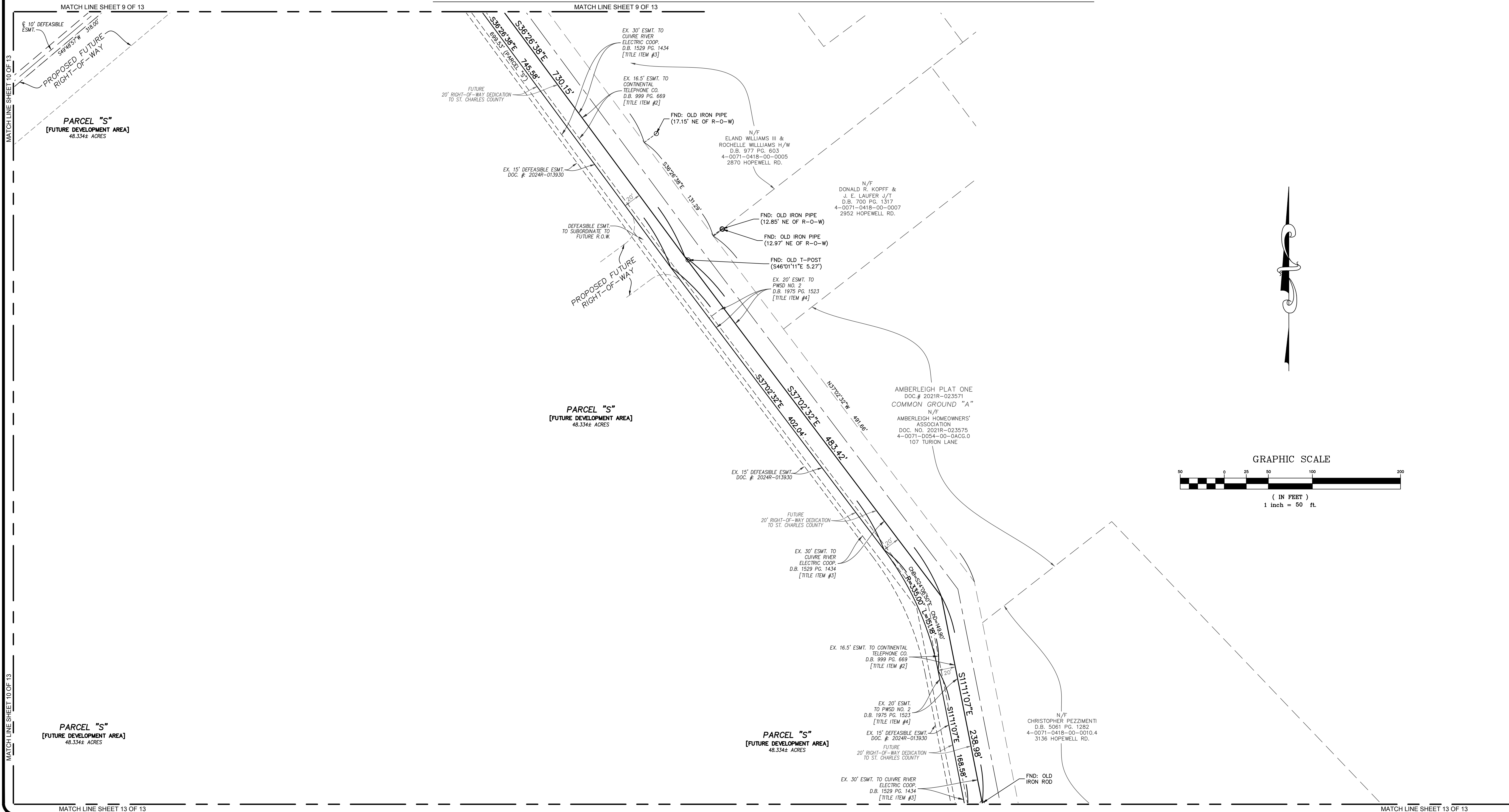
THE STERLING COMPANY  
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT                      DATE  
MO. REG. L.S. #2007017953

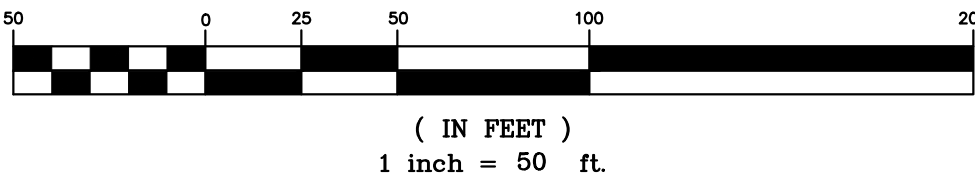
*SHEET 10 OF 13*



# HARVEST AT HOPEWELL PLAT FIVE-C

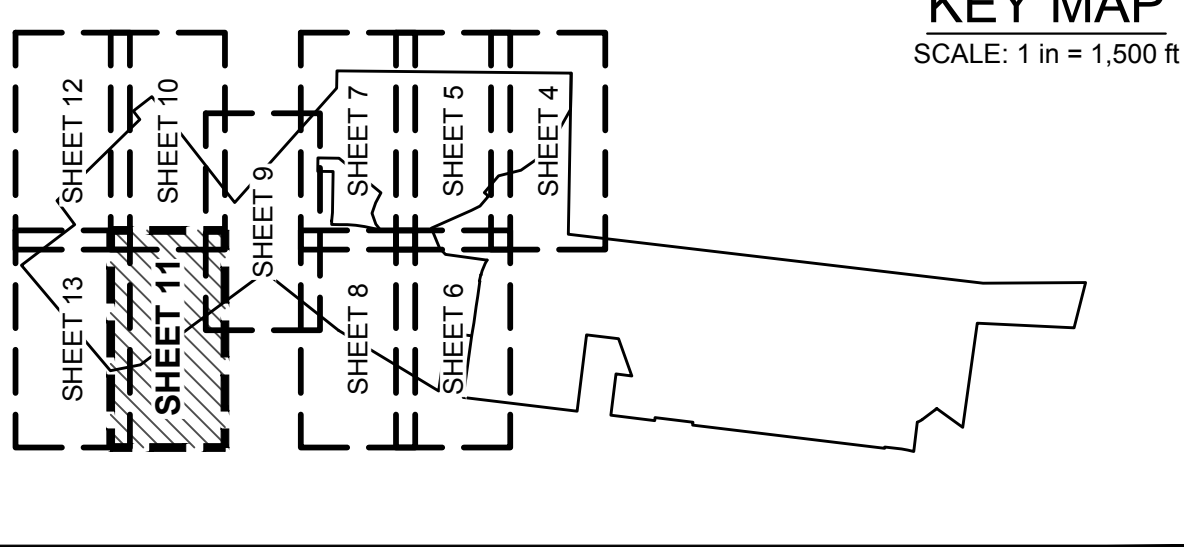


GRAPHIC SCALE



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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



## 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
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T.S.C.L.	= TEMPORARY SLOPE AND CONSTRUCTION LICENSE
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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	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
DEFEASIBLE ACCESS EASEMENT	=	

## SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 13 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

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

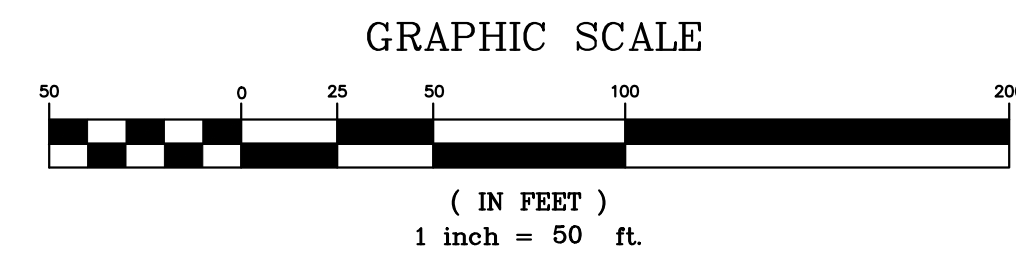
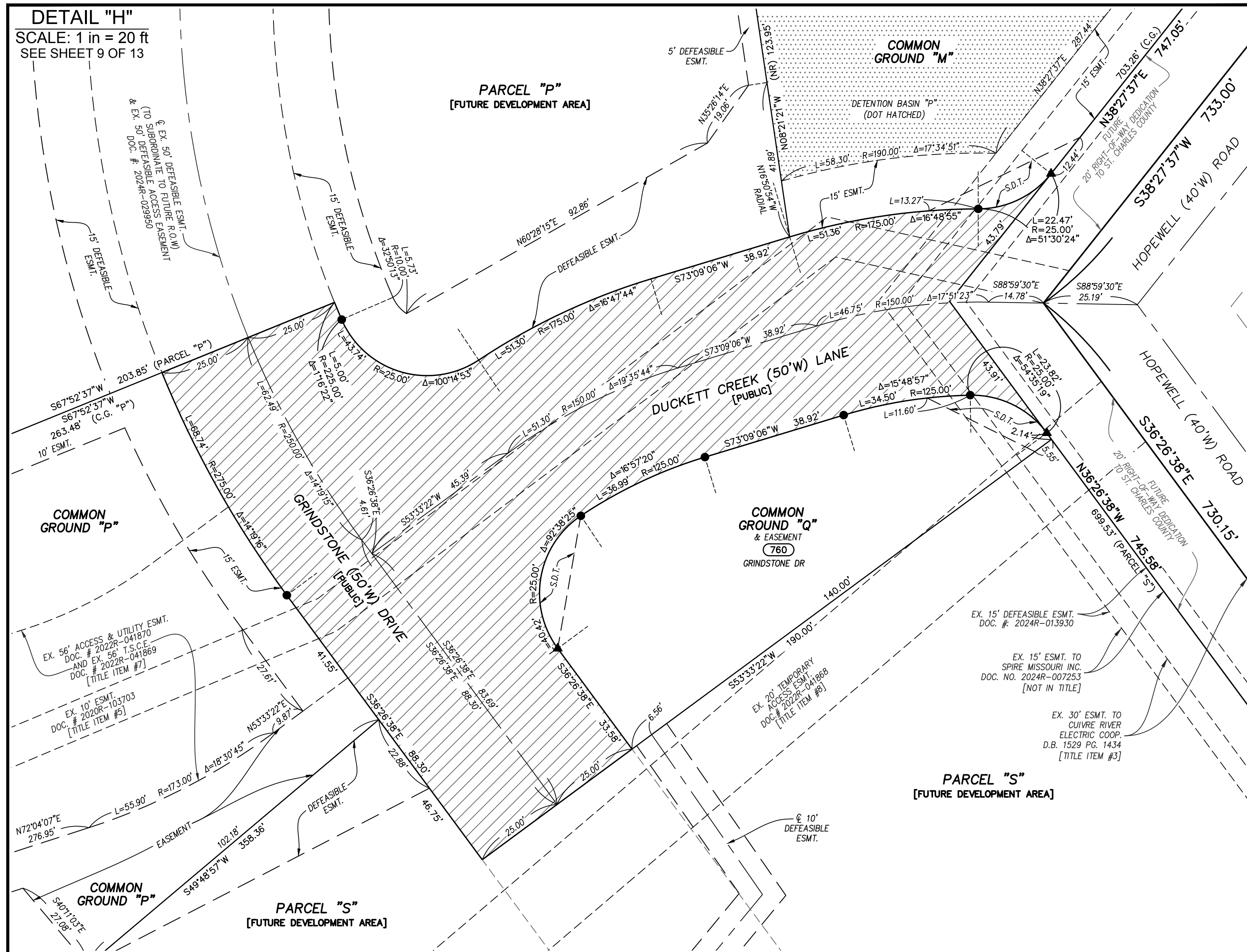
DATE



# HARVEST AT HOPEWELL PLAT FIVE-C

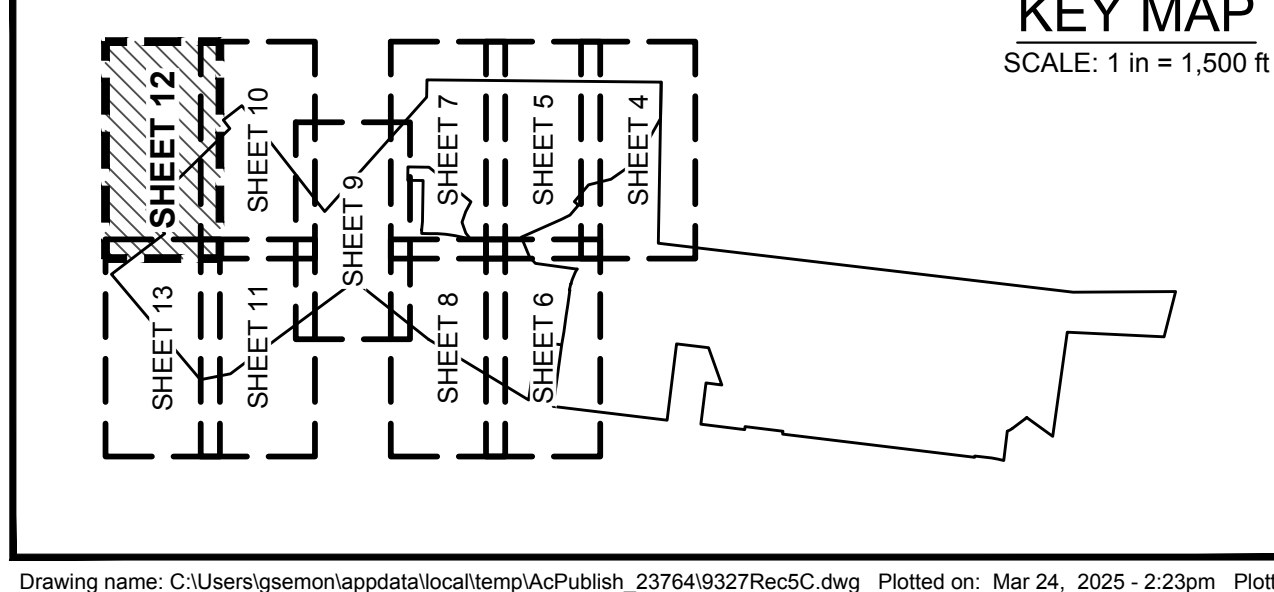
MATCH LINE SHEET 10 OF 13

MATCH LINE SHEET 10 OF 13



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DRAWN BY:	GFS	MSD P# - N/A
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⊙	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⬇	= FOUND ANCHOR
⊕	= BENCHMARK
523	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

## HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	=	
DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
FEASIBLE ACCESS EASEMENT	=	

## SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 13 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

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



MATCH LINE SHEET 11 OF 13

**PARCEL "S"**  
[FUTURE DEVELOPMENT AREA]  
48.334± ACRES

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

FND: OLD STONE  
(S52°34'51"W, 7.18')  
FND: IRON ROD  
"LS 144-D"  
7.74' SW ON LINE)

FND: IRON ROD  
"LS 144-D"  
(7.74' SW ON LINE)

N/F  
KELLY WILLIS  
D.B. 7021 PG. 1802  
4-0071-0418-00-0016.11  
3037 HOPEWELL RD.

[NOT IN TITLE

N/F  
THOR LLC  
— DOC. NO. 2021R-064916-  
3-0022-S018-00-0002.11  
& 4-0071-0418-00-0006  
2011 TANIS LEE LN.

N/F  
DARDENNE CREEK FARMS, INC.  
D.B. 6347 PG. 601  
4-0071-0418-00-0016.1  
3037 HOPEWELL RD.

FND: IRON ROD W/  
CAP [ILLEGIBLE]

FND: OLD IRON PIPE





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

Drawing name: C:\Users\qsemon\appdata\local\temp\AcPublish\_23764\9327Rec5C.dwg Plotted on: Mar 24, 2025 - 2:23pm Plotted by: qsemon

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DRAINAGE EASEMENT	=	
DETENTION BASIN	=	
DEFEASIBLE ACCESS EASEMENT	=	

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SHEET 13 OF 13