

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 SEVEN-B".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED (// // // // //) HEREON, COUNTRY HOUSE DRIVE (50 FEET WIDE), OAK BARREL COURT (50 FEET WIDE), OAK BARREL DRIVE (50 FEET WIDE), AND STREAM VIEW COURT (50 FEET WIDE) TOGETHER WITH THEIR ROUNDBAYS AND INTERSECTIONS AND ALL STREETS AND ROADWAYS 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, CREEK/STREAM DRAINAGE CHANNELS AND EMERGENCY RELIEF SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER(S) WHERE SAID EASEMENT IS LOCATED. THE STATE OF MISSOURI, MISSOURI RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT COUNCIL, AND 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.

THE CEMETERY EASEMENT, AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE STATE OF MISSOURI, THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS, AND ANY RELATIVES/ HEIRS OF THE REMAINS LOCATED WITHIN SAID CEMETERY EASEMENT, THE LAND WITHIN THE CEMETERY EASEMENTS SHALL NOT BE GRADED, EXCAVATED, FLOWED, OR DISTURBED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION MISSOURI RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT COUNCIL, AND COMMON GROUND, AND ITS SUCCESSORS AND ASSIGNS. MAINTENANCE, WHICH INCLUDES TREE TRIMMING/PLANTING/REMOVAL, LANDSCAPING, TRASH REMOVAL, REPLACEMENT OF ERODED SOIL, AND OTHER ACTIVITIES RELATED TO THE PRESERVATION OF THE LAND, THE HARVEST HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE WITHIN THE CEMETERY EASEMENT AREA.

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

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

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 RESPONSIBILITY OF THE HARVEST HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

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 COUNTRY HOUSE DRIVE TO THE WEST. SAID LICENSES SHALL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID AFTER COUNTRY HOUSE 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.

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.

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 AND RETENTION BASINS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND IS IRREVOCABLE AND SHALL CONTINUE FOREVER, 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 PRIVATE STORMWATER FACILITIES EASEMENTS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE HARVEST HOMEOWNERS' ASSOCIATION FOR PRIVATE DETENTION FACILITIES, 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 PRIVATE DETENTION FACILITIES, SEWERS, AND DRAINAGE FACILITIES. THE HOPEWELL HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SAID PRIVATE DETENTION FACILITIES, SEWERS, AND DRAINAGE FACILITIES.

THE PRIVATE STORMWATER FACILITIES ACCESS EASEMENTS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE HARVEST HOMEOWNERS' ASSOCIATION AND THE CITY OF O'FALLON, MISSOURI, THEIR SUCCESSORS AND ASSIGNS FOR ACCESS TO CONSTRUCT, REPAIR AND/OR MAINTAIN PRIVATE DETENTION FACILITIES, SEWERS, AND DRAINAGE FACILITIES.

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.

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.

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)
) S.S.
COUNTY OF _____)

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 SEVEN-B

A RESUBDIVISION OF PARCEL "Q" OF HARVEST AT HOPEWELL PLAT FIVE-C (DOC. NO. 2025R-_____) LOCATED IN FRACTIONAL SECTION 17, 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 GRANTEES, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE, 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)
) S.S.
COUNTY OF _____)

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 ASSOCIATION 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

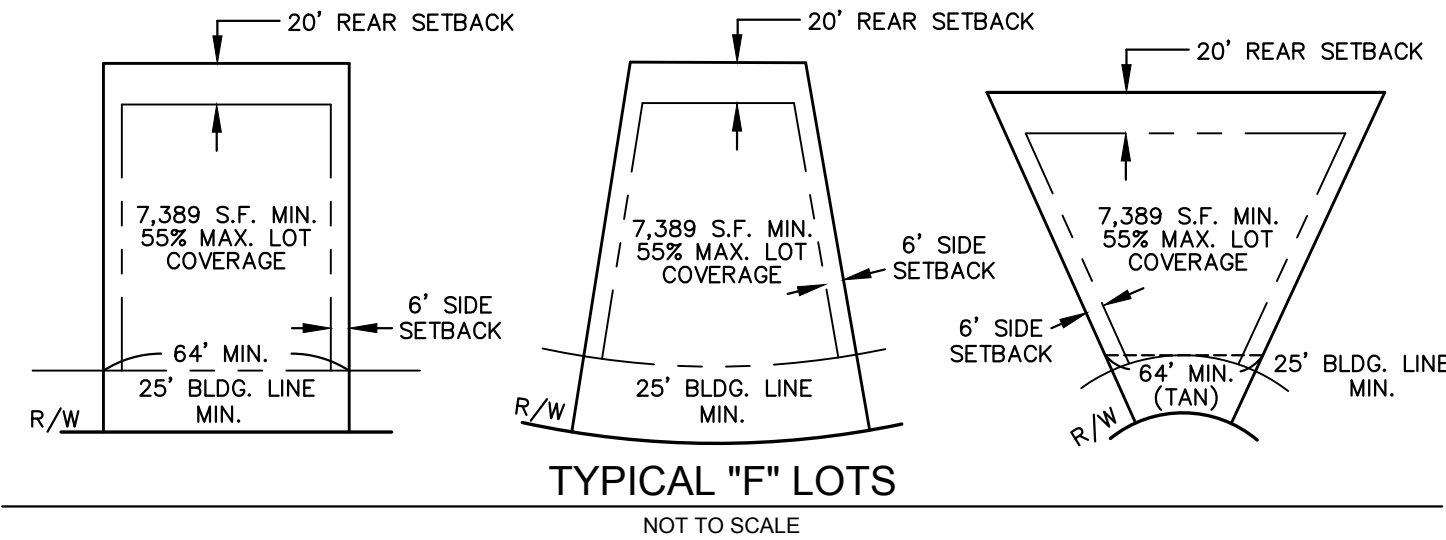
PLATTED AREA DETAIL:

TOTAL PLAT SEVEN-B AREA:	1,234,286 S.F.	(28.335± ACRES)
DEVELOPABLE LOT AREA	622,146 S.F.	(14.282± ACRES)
COMMON GROUND	437,127 S.F.	(10.035± ACRES)
PUBLIC RIGHT-OF-WAY:	175,013 S.F.	(4.018± ACRES)

SHEET INDEX:

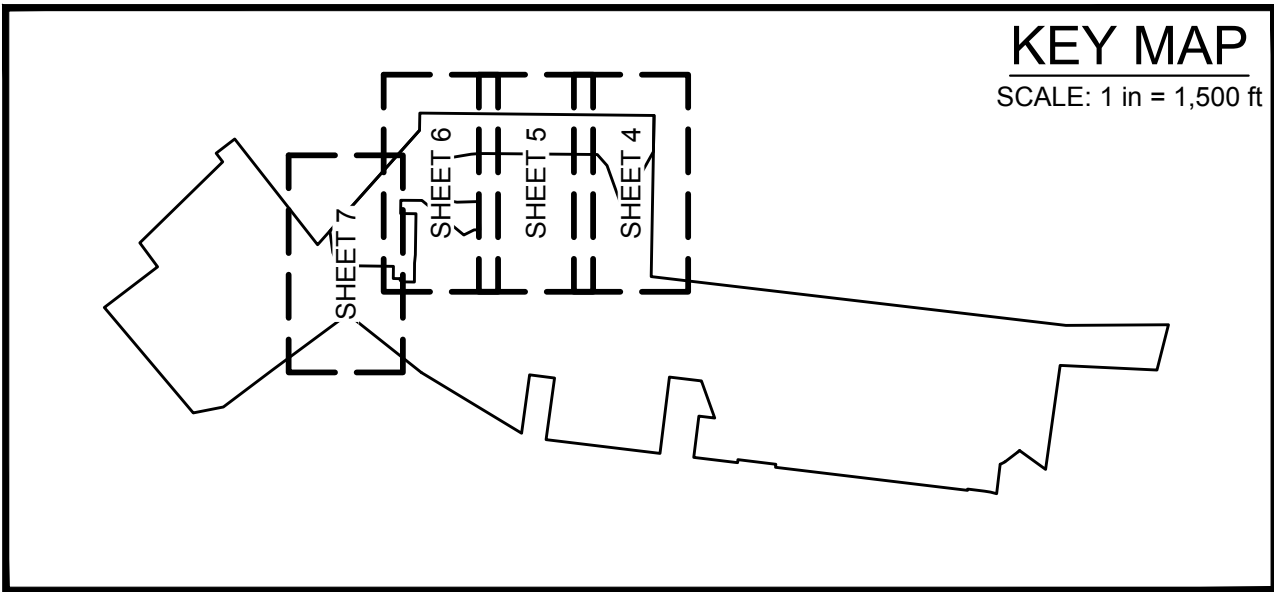
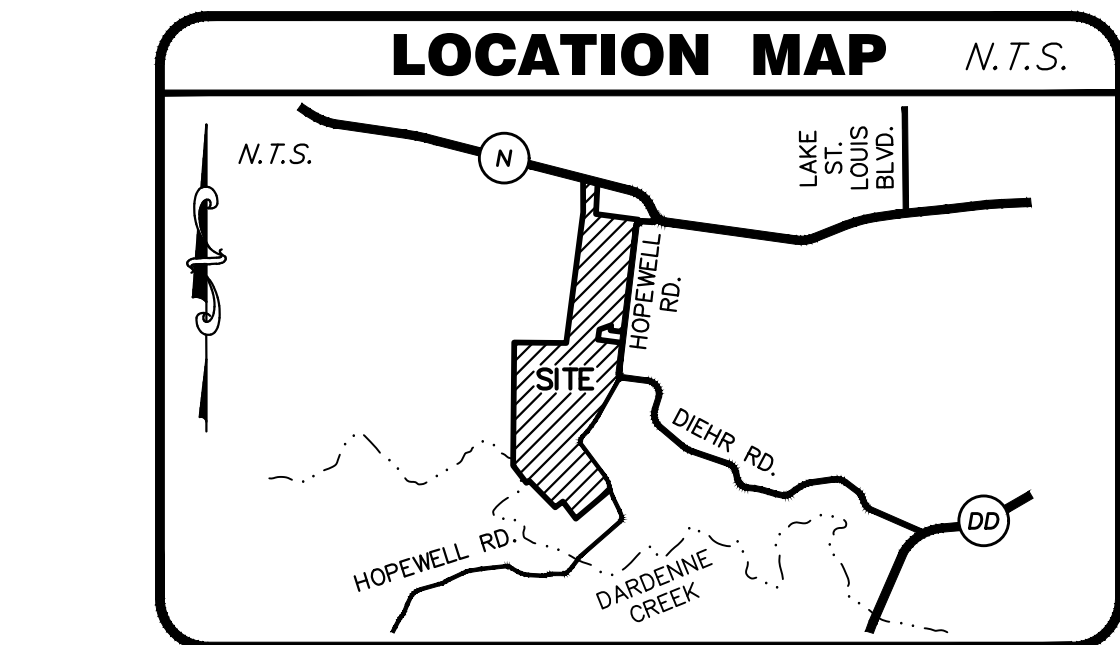
SHEET 1:
SHEETS 2 AND 3:
SHEETS 4 THROUGH 7:

COVER AND SCRIPT
SITE OVERVIEW
PLAT



PROPERTY DESCRIPTION (PLAT SEVEN-B):

A TRACT OF LAND BEING ALL OF PARCEL "Q" OF "HARVEST AT HOPEWELL PLAT FIVE-C", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2025R-_____, OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN 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 327.4 (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 1,234,286 SQUARE FEET (28.335 ACRES MORE OR LESS), A TOTAL 73 "F" 64-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) 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.
- 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.
- 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. 22-312389-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:
 - ITEM 1: GENERAL EXCEPTION WITH NO COMMENT BY THE SURVEYOR.
 - ITEM 2: EASEMENT GRANTED TO CENTINENTAL 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. DO 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 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. DOES NOT AFFECT THE SUBJECT TRACT.
 - 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.
 - ITEM 11: MEMORANDUM OF POST-CLOSING COVENANTS AND OBLIGATIONS RECORDED MARCH 9, 2022 AS DOCUMENT NO. 2022R-013909. 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-100554. 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 CENTERED OVER FACILITIES AS INSTALLED; SAID FACILITIES ARE LOCATED ON THE SUBJECT TRACT AND THE EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
 - 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 NORTH 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 NORTH OF THE SUBJECT TRACT AND SAID RIGHTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. 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. 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. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
 - ITEM 19: TELECOMMUNICATIONS EASEMENT(S) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 2021R-019198. PLOTS TO THE NORTH 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 SANKOFF, 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: A 15-FOOT WIDE EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY DOCUMENT NO. 2023R-039636 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. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
- NOTE: THE T.S.C.L.'S (TEMPORARY SLOPE AND CONSTRUCTION LICENSES) GRANTED BY DOCUMENT NO. 2024R-029950 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS WERE GRANTED AFTER THE EFFECTIVE DATE OF THE ABOVEMENTIONED TITLE COMMITMENT AND AFFECT THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
- "HARVEST AT HOPEWELL PLAT FIVE-C" REFERENCED ON THIS PLAT IS RECORDED IN DOCUMENT NO. 2025R-_____ OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- "HARVEST AT HOPEWELL PLAT SIX-B" REFERENCED ON THIS PLAT IS RECORDED IN DOCUMENT NO. 2025R-_____ OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

PREPARED FOR:

HARVEST HOPEWELL, LLC AND
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PH. (314) 487-6717

CONSORT HOMES, L.L.C.
16141 SWINGLEY RIDGE ROAD, SUITE 109
CHESTERFIELD, MISSOURI 63017
PH. (636) 777-7300

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 CONSORT HOMES, L.L.C. 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 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

HARVEST AT HOPEWELL PLAT SEVEN-B

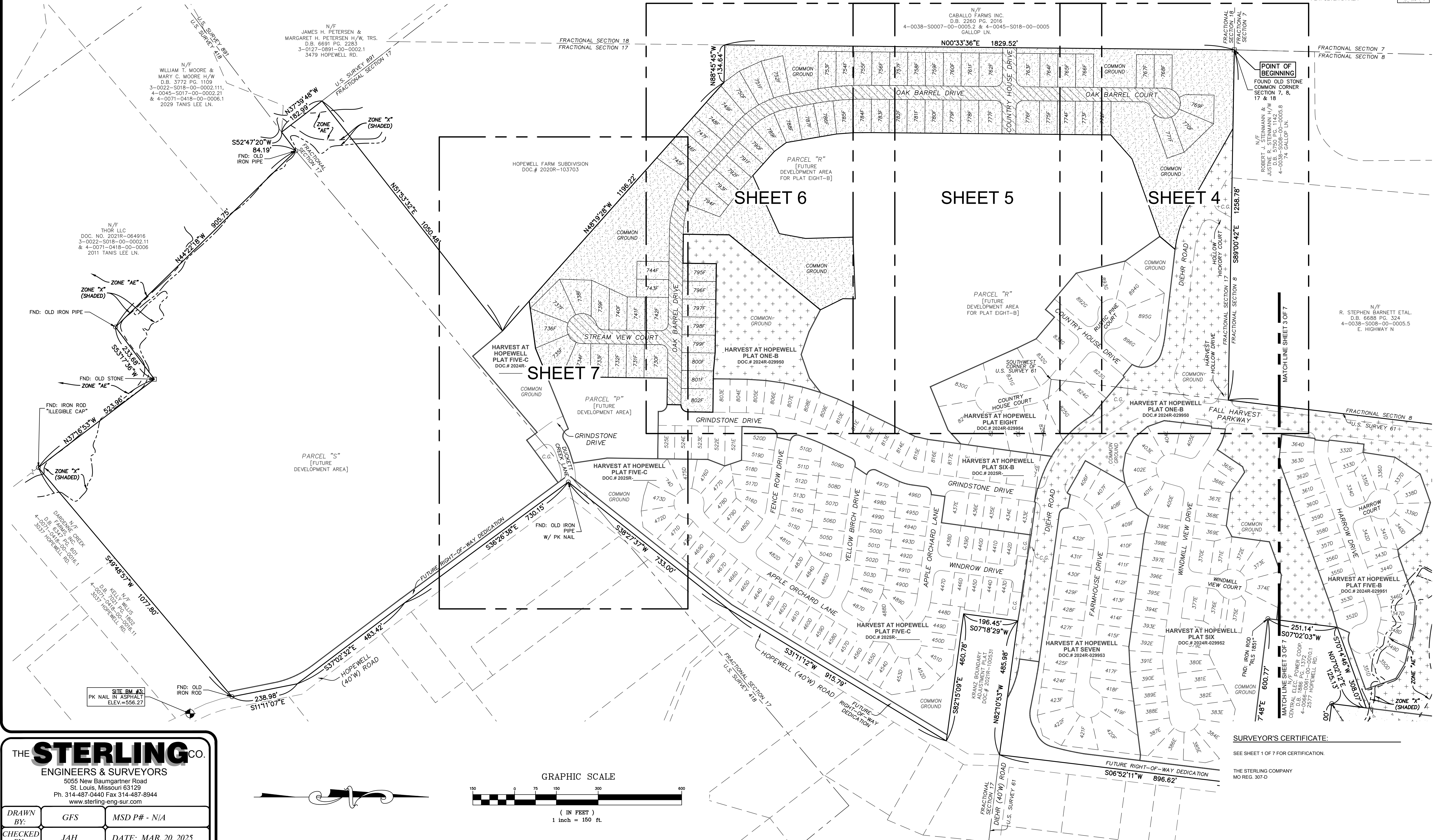
SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:

- BENCHMARK
- FOUND PERMANENT MONUMENT
- FOUND SEMI-PERMANENT MONUMENT
- FOUND DISK MONUMENT

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- PLAT ONE-A AREA
- PLAT ONE-B AREA
- PLAT SEVEN-B AREA



THE STERLING CO.
ENGINEERS & SURVEYORS
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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 SEVEN-B

SITE OVERVIEW & SHEET INDEX

SHEET 5

SHEET 4

MATCHLINE SHEET 2 OF 7

MATCHLINE SHEET 2 OF 7

PARCEL "R"
[FUTURE
DEVELOPMENT AREA
FOR PLAT EIGHT-B]

SHEET 5

300G

SOUTHWEST
CORNER OF
U.S. SURVEY 61

COUNTRY
HOUSE COURT

HARVEST AT HOPEWELL
PLAT EIGHT
DOC.# 2024R-029954

NDSTONE DRIVE

HARVEST AT HOPEWELL
PLAT SIX-B
DOC.# 2025R

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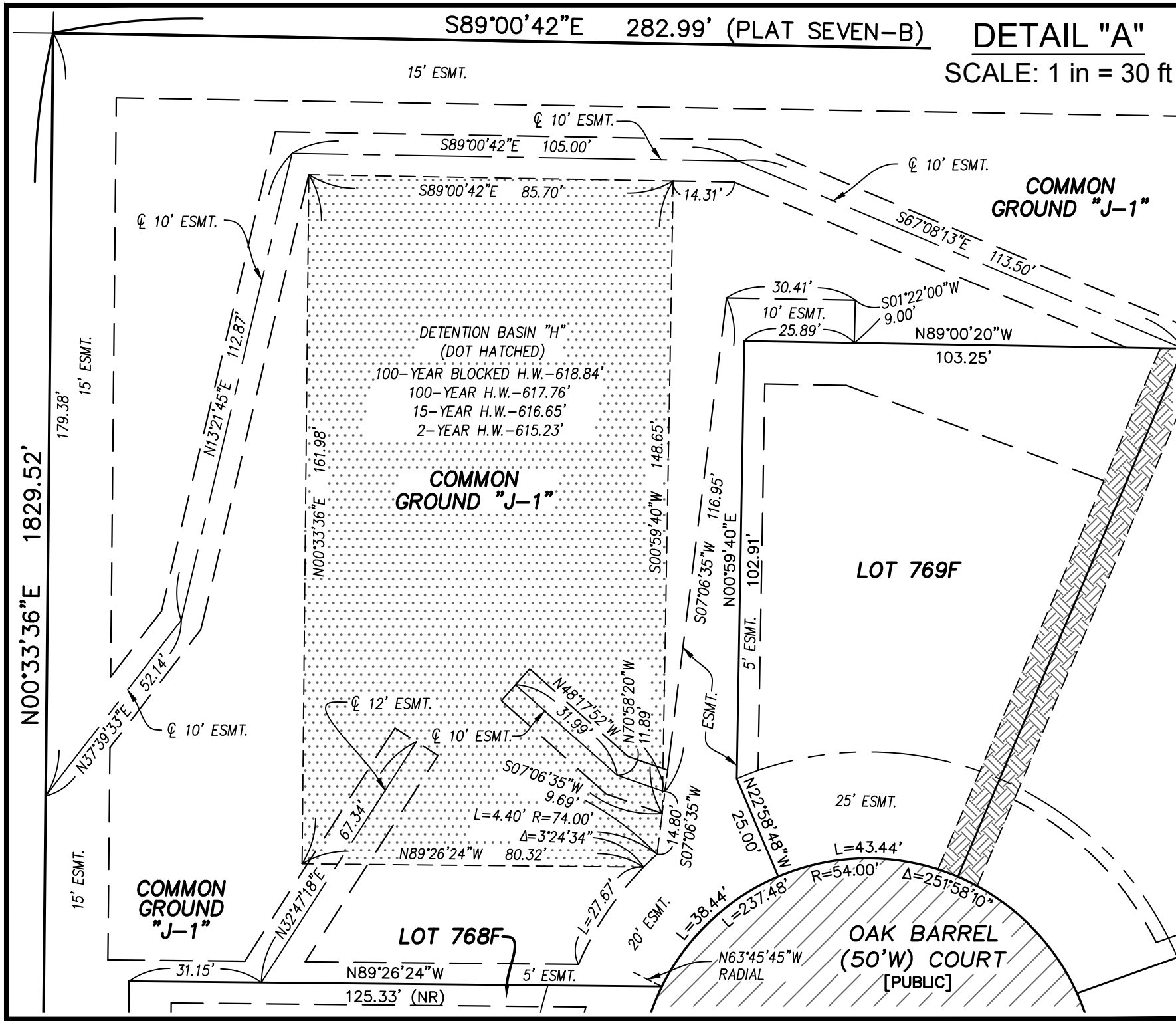
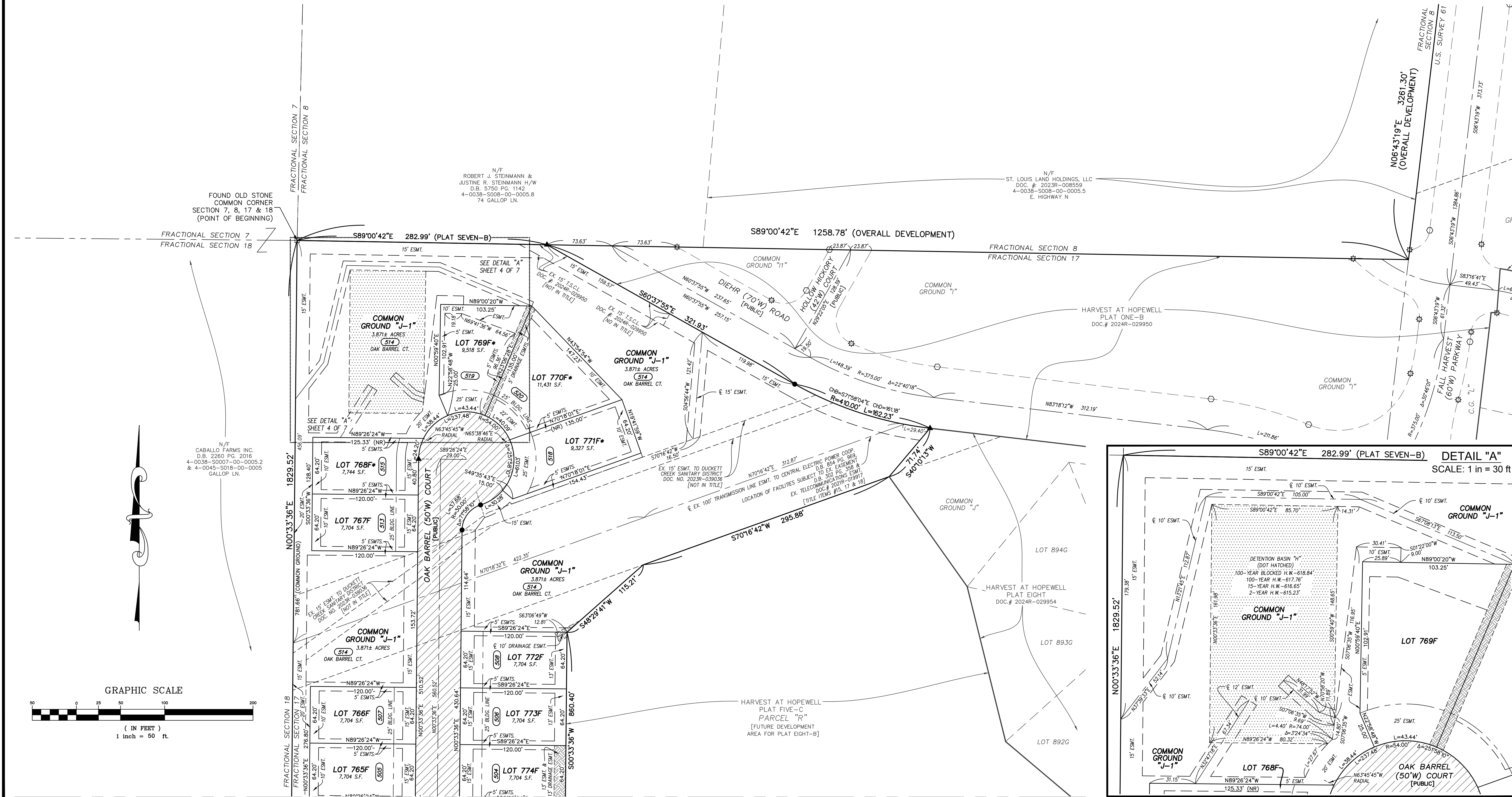
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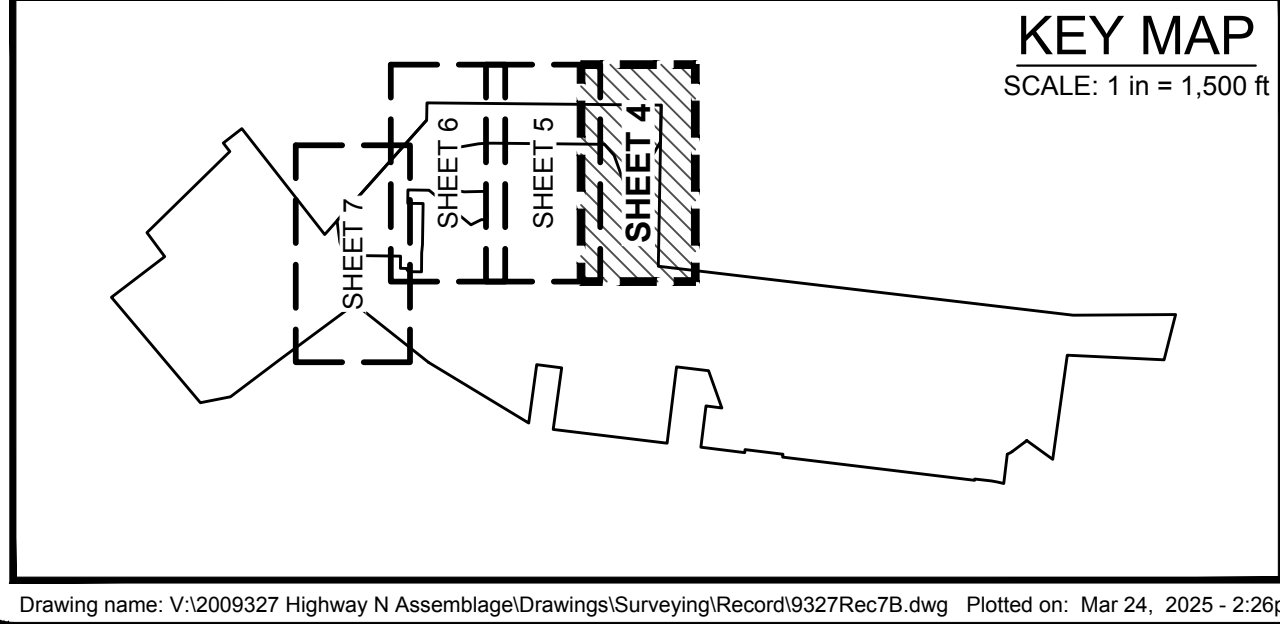
116

HARVEST AT HOPEWELL PLAT SEVEN-B



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



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/RETENTION BASIN

SURVEYOR'S CERTIFICATE:

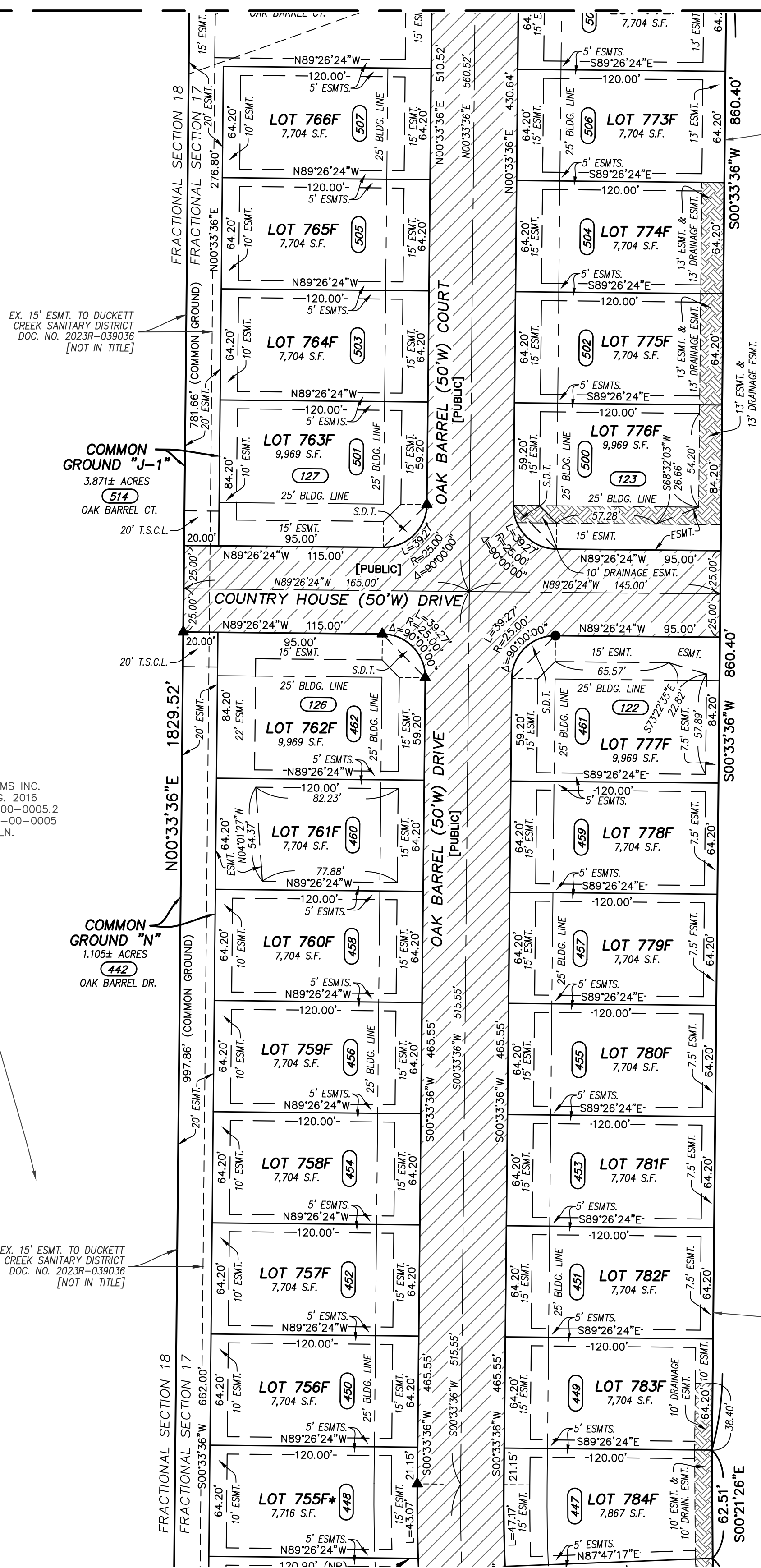
- SEE SHEET 1 OF 7 FOR CERTIFICATION.
- THE STERLING COMPANY
- MO REG. 307-D

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

HARVEST AT HOPEWELL PLAT SEVEN-B

MATCH LINE SHEET 4 OF 7

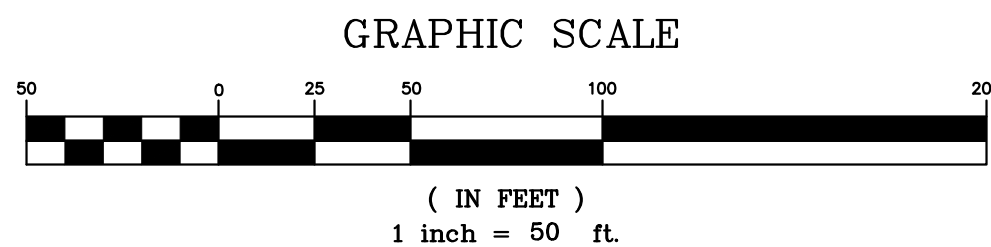
MATCH LINE SHEET 4 OF 7



HARVEST AT HOPEWELL
PLAT FIVE-C
PARCEL "R"
[FUTURE DEVELOPMENT
AREA FOR PLAT EIGHT-B]

HARVEST AT HOPEWELL
PLAT FIVE-C
PARCEL "R"
[FUTURE DEVELOPMENT
AREA FOR PLAT EIGHT-B]

HARVEST AT HOPEWELL
PLAT FIVE-C
PARCEL "R"
[FUTURE DEVELOPMENT
AREA FOR PLAT EIGHT-B]

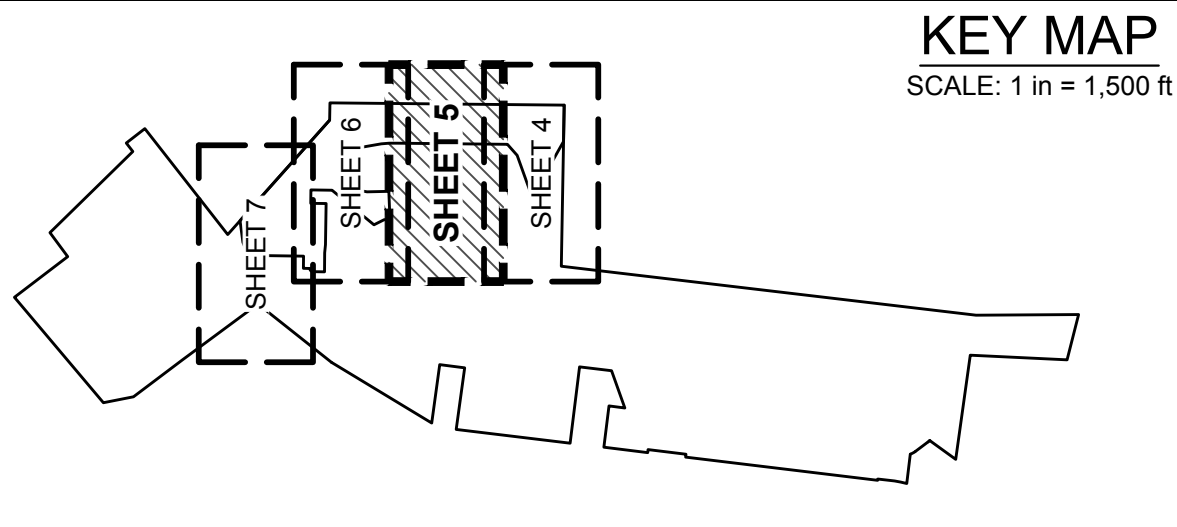


MATCH LINE SHEET 6 OF 7

MATCH LINE SHEET 6 OF 7

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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
C.B.	= CHORD BEARING
CHD.	= CHORD DISTANCE
D.B.	= DEED BOOK
DRAIN.	= DRAINAGE
E.S.M.T.	= 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	=	[Hatched Pattern]
DRAINAGE EASEMENT	=	[Hatched Pattern]
DETENTION/RETENTION BASIN	=	[Hatched Pattern]

SURVEYOR'S CERTIFICATE:

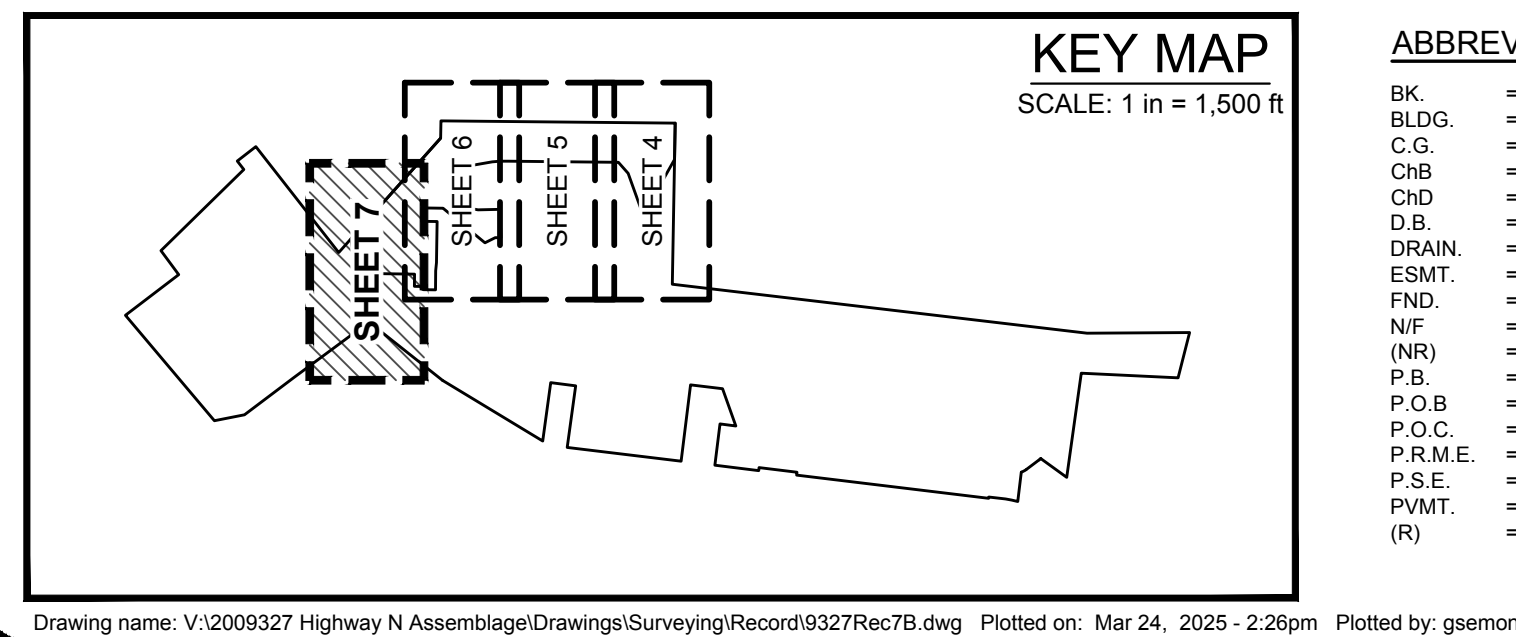
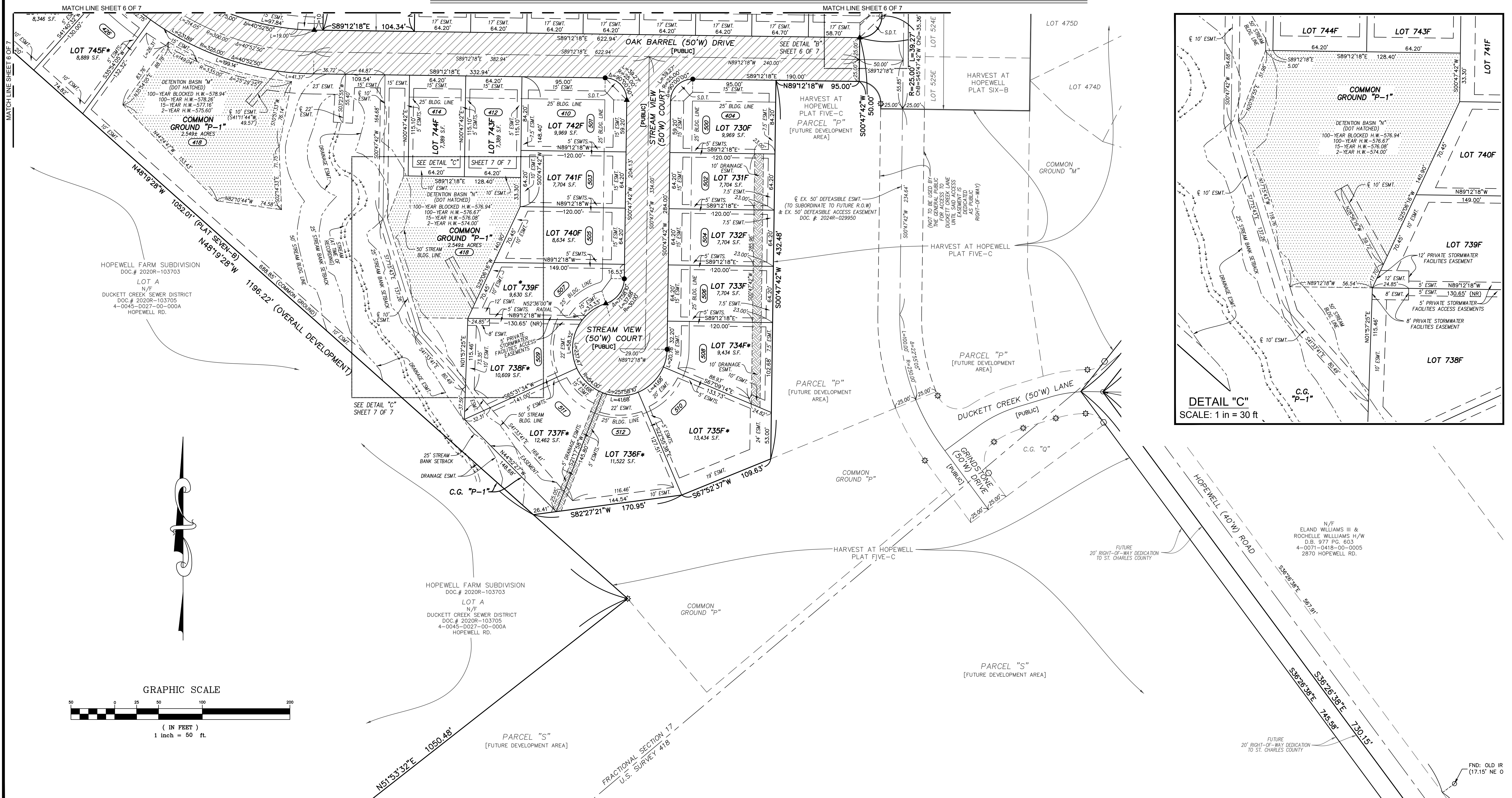
SEE SHEET 1 OF 7 FOR CERTIFICATION.
THE STERLING COMPANY
MO REG. 307-D

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

MATCH LINE SHEET 5 OF 7



HARVEST AT HOPEWELL PLAT SEVEN-B



ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
ChB	=	CHORD BEARING
C.D.	=	CHORD DISTANCE
DEB	=	DEED BOOK
DRAIN.	=	DRAINAGE
ESMT.	=	EASEMENT
FND.	=	FOUND
NF	=	NOW OR FORMERLY
NR(RL)	=	NON-RAILROAD
PLAT	=	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
REC'D.	=	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/ RETENTION BASIN	=	

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 7 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

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