

OWNER'S CERTIFICATE (ADJUSTED PARCEL 1):

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 SUNSET TERRACE DRIVE RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT".

THE UNDERSIGNED DECLARES THAT ALL STREETS AND RIGHT-OF-WAYS SHOWN HATCHED () HEREON, SUNSET TERRACE DRIVE (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 OFALLON, 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 OFALLON 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 OFALLON 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 OFALLON, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2, CUIVRE RIVER ELECTRIC COOPERATIVE, CENTRAL ELECTRIC POWER COOPERATIVE, SPIRE MISSOURI, INC., CENTURYLINK AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, 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 OFALLON, 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 OFALLON, 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.) AND SIGHT DISTANCE EASEMENTS (S.D.E.), ARE HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT. NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT DISTANCE AREAS AS SHOWN ON THIS PLAT. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ALL STREET LIGHTS ALONG SUNSET TERRACE DRIVE ARE OWNED, OPERATED, AND MAINTAINED BY THE 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.

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

NO NEW BUILDING LINES ARE CREATED BY THIS PLAT. THIS PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

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

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

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

TIMOTHY WELKER, TRUSTEE

STATE OF MISSOURI } SS.

COUNTY OF _____)

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

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TIMOTHY J. WELKER AND ANNMARIE WELKER JOINT LIVING TRUST AGREEMENT U/T/A APRIL 5, 2022

TIMOTHY WELKER, TRUSTEE

ANNMARIE WELKER, TRUSTEE

STATE OF MISSOURI } SS.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED TIMOTHY WELKER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A TRUSTEE OF THE TIMOTHY J. WELKER AND ANNMARIE WELKER JOINT LIVING TRUST AGREEMENT U/T/A APRIL 5, 2022, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST, AND SAID TIMOTHY WELKER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TRUST.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF MISSOURI } SS.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED ANNMARIE WELKER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE TIMOTHY J. WELKER AND ANNMARIE WELKER JOINT LIVING TRUST AGREEMENT U/T/A APRIL 5, 2022, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST, AND SAID ANNMARIE WELKER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TRUST.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I, BESS BACHER, CITY CLERK OF THE CITY OF OFALLON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. _____

APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON _____, 2024, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.

BESS BACHER

CITY CLERK

CITY OF OFALLON, MISSOURI

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

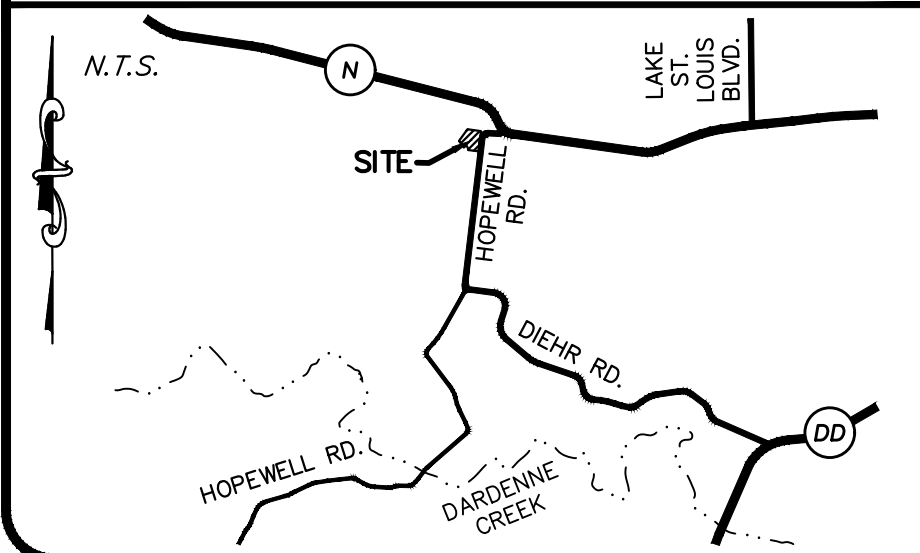
DATE: JULY 24, 2024

JOB NO.: 20-09-327

HARVEST AT HOPEWELL

R.O.W. DEDICATION

LOCATION MAP N.T.S.



ABBREVIATION LEGEND:

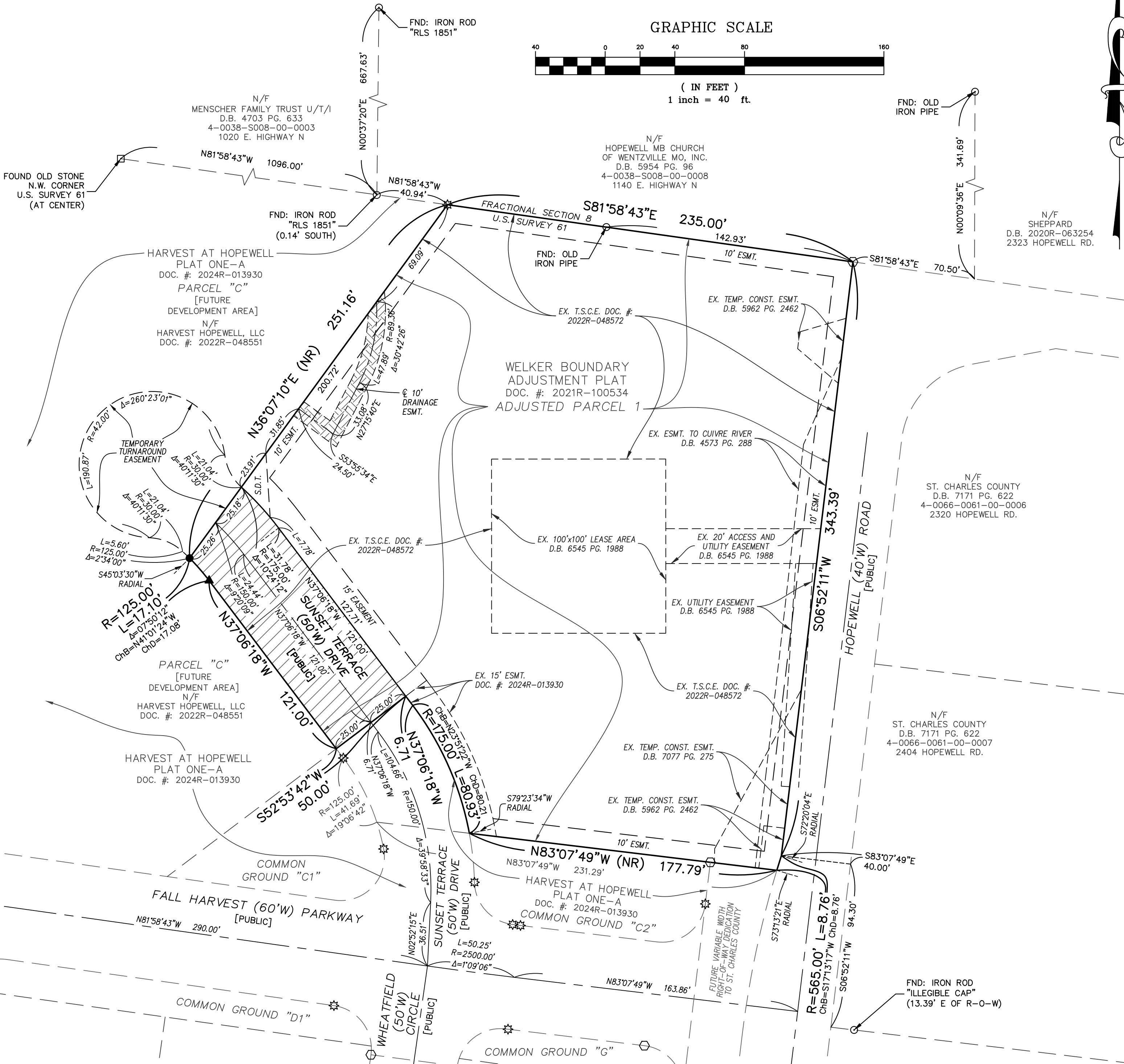
BK. = BOOK
BLDG. = BUILDING
C.G. = COMMON GROUND
CHB. = CHORD BEARING
CHD. = CHORD DISTANCE
D.B. = DEED BOOK
ESMT. = EASEMENT
FND. = FOUND
NIF. = NOW OR FORMERLY
(NR) = PLAT BOOK
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.V.M.T. = PAVEMENT
(R) = RECORD
R.O.W. = RIGHT-OF-WAY
RET. = RETAINING
(S) = SURVEYED
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).
□ = FOUND PERMANENT MONUMENT
○ = FOUND SEMI-PERMANENT MONUMENT
+ = FOUND CROSS
⊕ = FOUND ANCHOR
⊕ = BENCHMARK
②63 = ADDRESS

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY
DRAINAGE EASEMENT



OWNER'S CERTIFICATE (PARCEL C):

THE TEMPORARY TURNAROUND EASEMENT, AS SHOWN HEREON AT THE WESTERN END OF SUNSET TERRACE DRIVE IS HEREBY DEDICATED TO THE CITY OF OFALLON, MISSOURI FOR PUBLIC USE AS A TEMPORARY TURNAROUND UNTIL SUCH TIME THAT THE RIGHT-OF-WAY OF SUNSET TERRACE DRIVE IS EXTENDED TO THE WEST BY THE DEDICATION OF PUBLIC RIGHT-OF-WAY BY A FUTURE PLAT, AND AFTER SAID RIGHT-OF-WAY HAS BEEN ACCEPTED FOR PUBLIC USE BY THE CITY OF OFALLON, MISSOURI, SAID TURNAROUND EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. MAINTENANCE OF THE TEMPORARY TURNAROUND SHALL BE THE RESPONSIBILITY OF THE HARVEST HOMEOWNERS' ASSOCIATION.

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

HARVEST HOPEWELL, LLC

BY: JEREMY ROTH, AUTHORIZED AGENT

STATE OF MISSOURI } JSS.

COUNTY OF _____)

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

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- THIS PLAT CONTAINS 109,945 SQUARE FEET (2.317 ACRES MORE OR LESS) AND A TOTAL OF 1 LOT.
- THE SUBJECT TRACT IS CURRENTLY ZONED 1-1P/D LIGHT INDUSTRIAL DISTRICT PLANNED DEVELOPMENT ACCORDING TO THE CITY OF OFALLON, MISSOURI ORDINANCE NUMBER 6812, APPROVED ON AUGUST 21, 2021.
- BASIS OF BEARINGS: THE RECORDED PLAT OF "WELKER BOUNDARY ADJUSTMENT PLAT", RECORDED AS DOCUMENT NO. 2021R-100534 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS TO ROBERT EDWARD WELKER AND MARGIE ANN WELKER RECORDED IN DEED BOOK 1462 PAGE 1588 AND DEED BOOK 1462 PAGE 1590 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 NUMBER 29183C0215G 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, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-274326-KEE RECORD NO. 3 WITH A COMMITMENT DATE OF APRIL 1, 2021. SCHEDULE B, PART II ITEMS AFFECTING THE SUBJECT TRACT ARE AS SHOWN HEREON.

PROPERTY DESCRIPTION (ADJUSTED PARCEL 1):

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL 1 OF "WELKER BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2021R-100534 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 61, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE AT THE NORTHWEST CORNER OF ABOVE-SAID U.S. SURVEY 61; THENCE ALONG SAID NORTH LINE OF U.S. SURVEY 61, SOUTH 81°58'43" EAST, 1136.94 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 81°58'43" EAST, 235.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, WIDTH VARIES, SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE WEST OF THE ORIGINAL CENTERLINE OF SAID HOPEWELL ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 343.39 FEET, TO THE BEGINNING OF A 565.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 72°20'04" EAST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 0°05'17", AN ARC DISTANCE OF 8.76 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 83°07'49" WEST, 231.29 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 72°00'24" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 19°06'42", AN ARC DISTANCE OF 41.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°08'18" WEST, 127.71 FEET TO THE BEGINNING OF A 125.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°50'12", AN ARC DISTANCE OF 17.10 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 36°07'10" EAST, 251.16 FEET TO THE POINT OF BEGINNING AND CONTAINS 104,350 SQUARE FEET, OR 2.395 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 20-09-327.

LESS THAN AND EXCEPTING THAT PART CONVEYED TO THE CITY OF OFALLON, MISSOURI AS RIGHT-OF-WAY FOR SUNSET TERRACE DRIVE, AS DEDICATED BY "HARVEST AT HOPEWELL PLAT ONE-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT DOCUMENT NO. 2024R-013930.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JANUARY 19, 2021 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) = 232083.488 METERS.

COMBINED GRID FACTOR = 0.999919289 (1 METER = 3.28083333 FEET)

PREPARED FOR:

HARVEST HOPEWELL, LLC AND
McBRIDE HARVEST, LLC
5591 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PH. (314) 487-6717

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 TIMOTHY WELKER, HARVEST HOPEWELL, LLC, AND McBRIDE HARVEST, LLC, THAT WE HAVE, DURING THE MONTH OF MARCH, 2021, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF ADJUSTED PARCEL 1 OF "WELKER BOUNDARY ADJUSTMENT PLAT" (DOC. # 2021R-100534), LOCATED IN U.S. SURVEY 61, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY

MO. REG. 307-D

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

DATE

MO. REG. L.S. #2007017963

SHEET 1 OF 1