

Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 2 AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: That the Record Plat, located in the City of O'Fallon, Missouri, as it appears on drawings of same prepared by Sterling Engineering in March 2024 is hereby approved as submitted to the City Council.

SECTION 2: That the City Clerk is hereby authorized to attach her certificate under the City of O'Fallon, Missouri, upon the original drawings showing the approval of the City Council of said residential lots as platted therein.

SECTION 3: That the Owner(s) have agreed that the site improvements will not be accepted by the City until they are built in full compliance with O'Fallon Ordinances and rules pertaining thereto.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: April 11, 2024

Second Reading: April 11, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI THIS 11TH DAY OF APRIL 2024.

Bill Homing  
Presiding Officer

Attest:

Bess Bacher, City Clerk




APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 11<sup>TH</sup> DAY OF APRIL 2024.

Attest:

  
Bess Bacher, City Clerk



  
Bill Hennessy, Mayor

Approved as to Form:

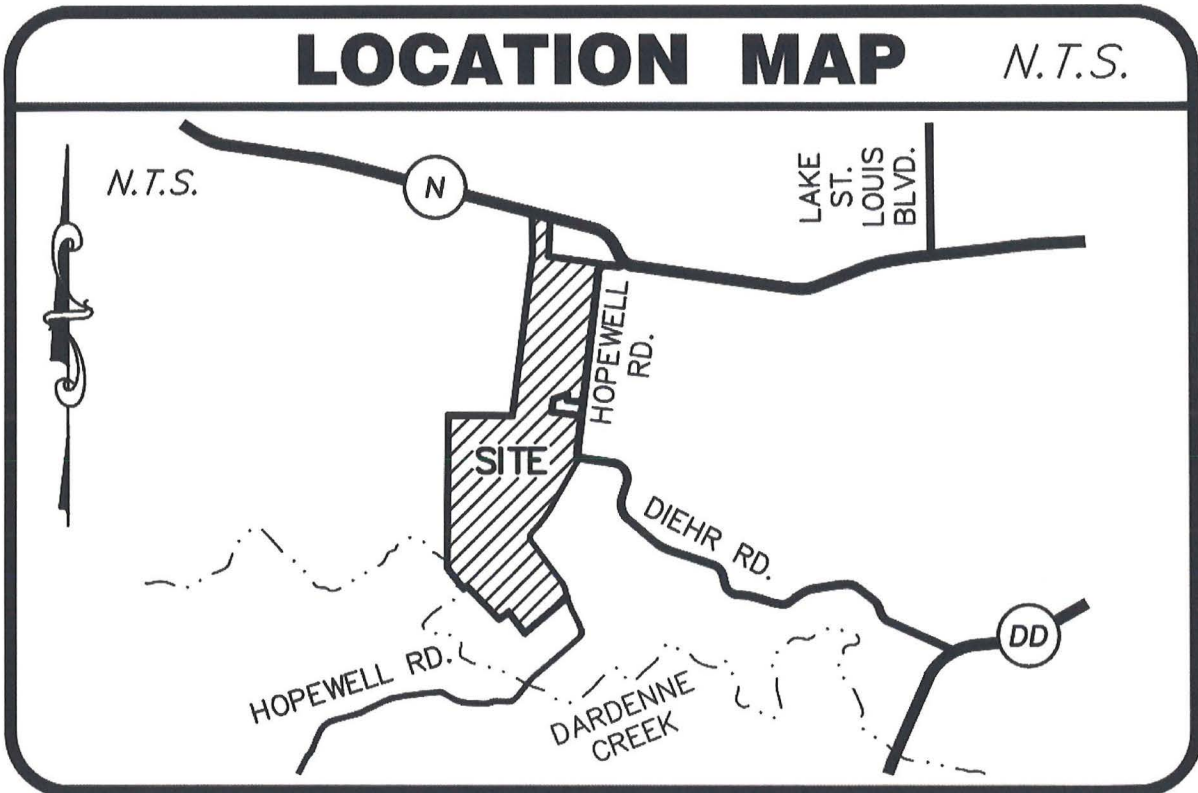
  
Kevin M. O'Keefe, City Attorney

# Record Plat

## HARVEST AT HOPEWELL PLAT 2

A Resubdivision of Parcels "B" and "D" of Harvest at Hopewell Plat One-A (DOC. NO. 2024R-xxxxx) Located in U.S. Survey 61,  
Township 46 North, Range 2 East of the Fifth Principal Meridian,  
City of O'Fallon  
St. Charles County, Missouri

### LOCATION MAP



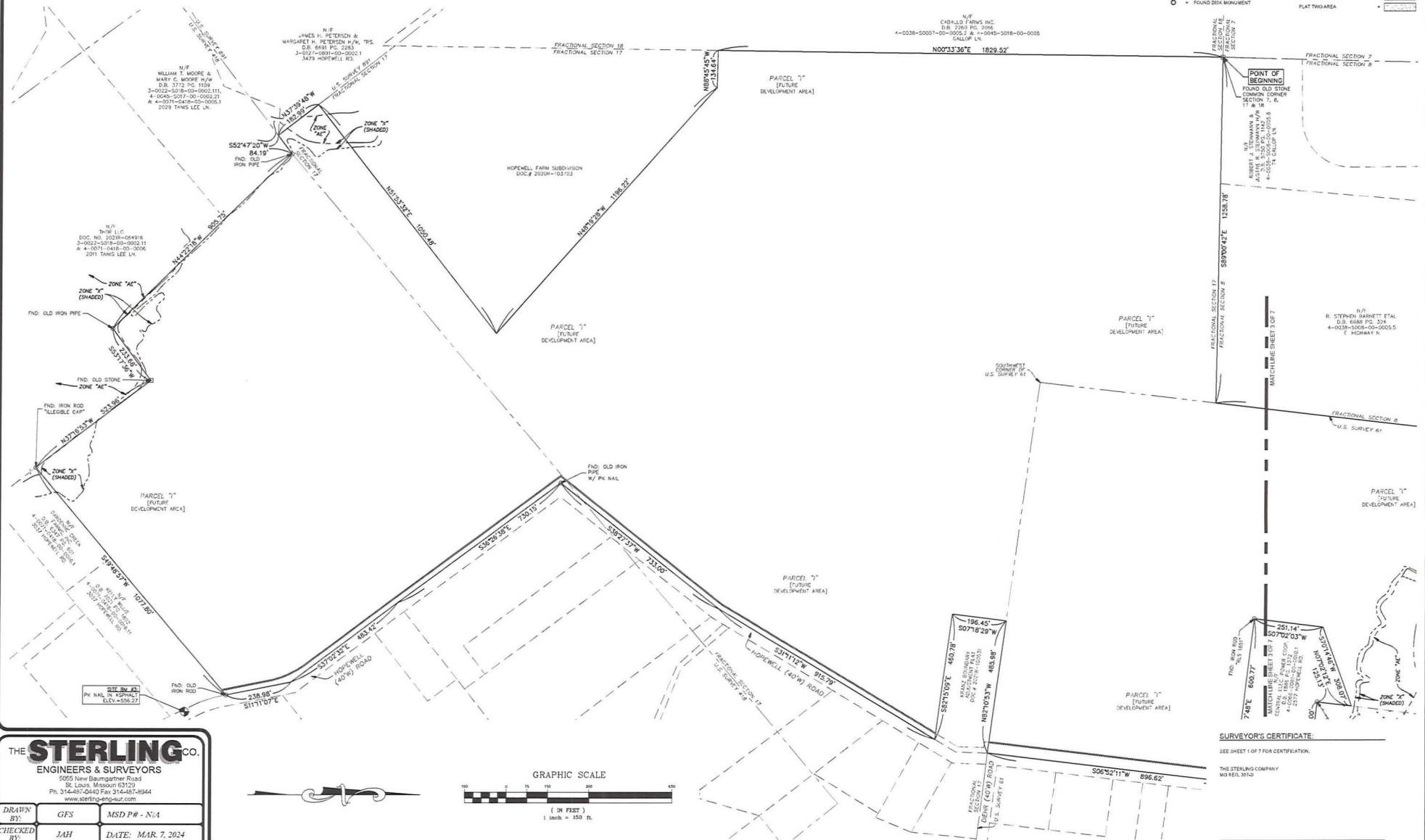




# HARVEST AT HOPEWELL PLAT TWO

## SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:		HATCHING LEGEND:	
•	BENCHMARK	▨	PUBLIC RIGHT-OF-WAY
□	FOUND PERMANENT MONUMENT	▩	PRIVATE RIGHT-OF-WAY
○	FOUND SEMIPERMANENT MONUMENT	▧	PLAT ONSLA AREA
◊	FOUND DEK MONUMENT	▦	PLAT TWO AREA



N/F  
 CHADLID FARMS INC.  
 181 3000 PLS. 209E  
 4-0038-50077-00-0005.2 & 4-0045-5018-00-0005  
 CALLOP LN

N/F  
 JAMES H. PETERSON &  
 MARGARET H. PETERSON M/W, TFS  
 C/O: 600 P.C. 2283  
 3-0127-0081-00-0002.1  
 3479 HOPEWELL RD.

N/F  
 TRINITY L.L.C.  
 DOC. NO. 20238-044916  
 3-0022-5018-00-0002.111,  
 4-0045-5017-00-0002.21  
 & 4-0071-0418-00-0006  
 2011 TANGS LEE LN.

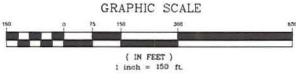
N/F  
 B. STEPHEN BARNETT ETAL  
 D.O. 6000 P.C. 324  
 4-0038-5008-00-0005.5  
 E HIGHWAY N.

N/F  
 MARIANNE BARNETT ETAL  
 D.O. 6000 P.C. 324  
 4-0038-5008-00-0005.5  
 2377 HOPEWELL RD.

SITE B.M. NO. 1  
 P.V. NAIL IN ASPHALT  
 ELEV. = 556.27

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 6555 New Dampier Road  
 St. Louis, Missouri 63120  
 Ph. 314-687-6410 Fax 314-687-6944  
 www.sterling-eng-survey.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR 7, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 7 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO REG. 38740

JAMEY A. HENDON, P.L.S., VICE PRESIDENT DATE  
 MO. REG. L.C. #007071963

SHEET 2 OF 7

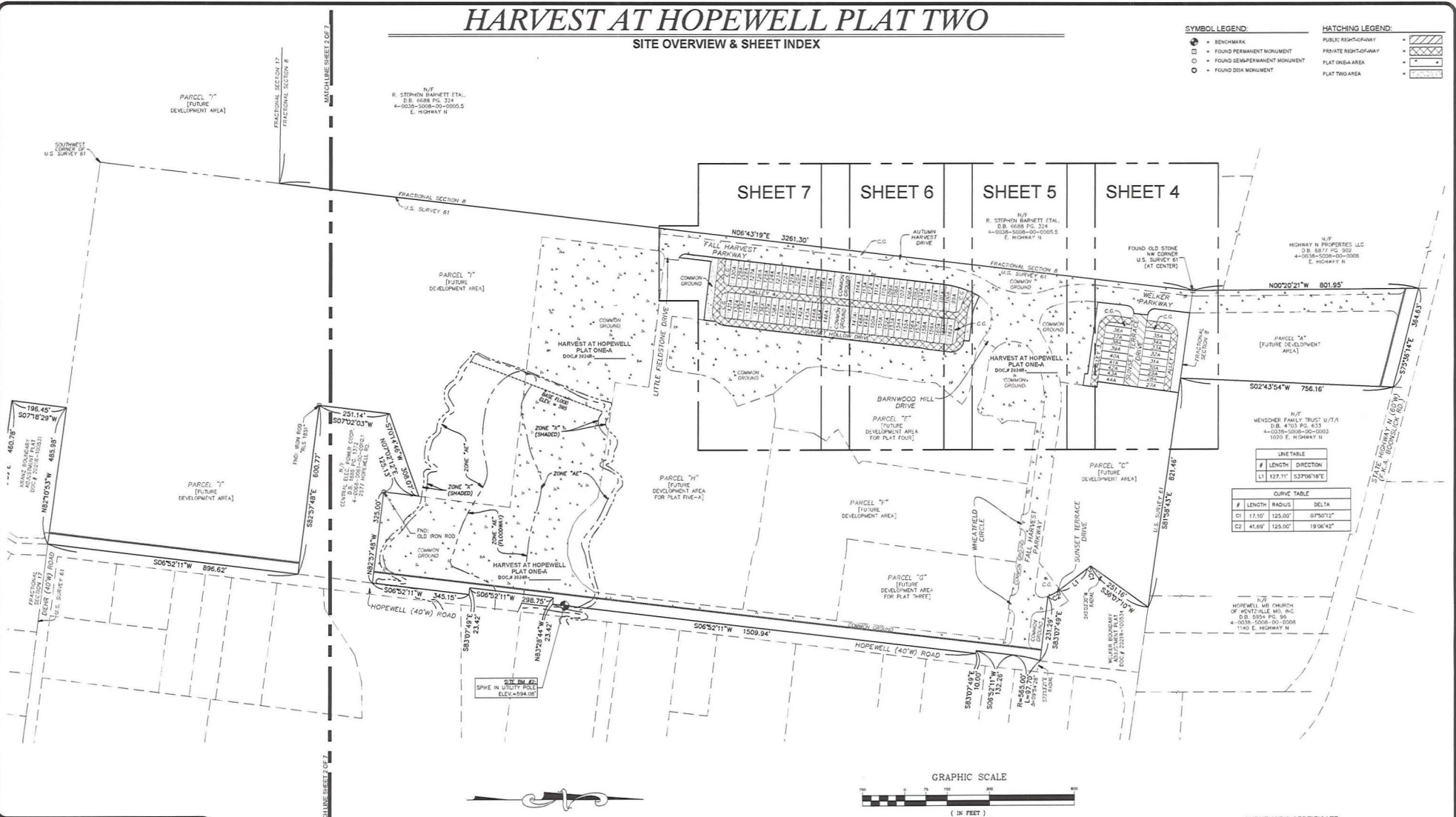
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# HARVEST AT HOPEWELL PLAT TWO

## SITE OVERVIEW & SHEET INDEX

- SYMBOL LEGEND:**
- BENCHMARK
  - FOUND PERMANENT MONUMENT
  - FOUND SEMIPERMANENT MONUMENT
  - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- Public Right-of-Way
  - Private Right-of-Way
  - Plat One-A Area
  - Plat Two Area

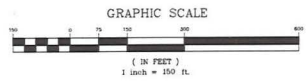


**LINE TABLE**

#	LENGTH	DIRECTION
LI	127.71'	S37°06'18"E

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	0°50'12"
C2	41.69'	125.00'	19°06'42"



**THE STERLING CO.**  
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 5055 New Baumgartner Road  
 St. Louis, Missouri 63123  
 Ph. 314-487-0440 Fax 314-487-8944  
 www.sterling-geo-sur.com

<b>DRAWN BY:</b>	GFS	<b>MSD P#:</b>	N/A
<b>CHECKED BY:</b>	JAH	<b>DATE:</b>	MAR 7, 2024
<b>JOB NO.:</b>	20-09-327	<b>HARVEST AT HOPEWELL</b>	

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

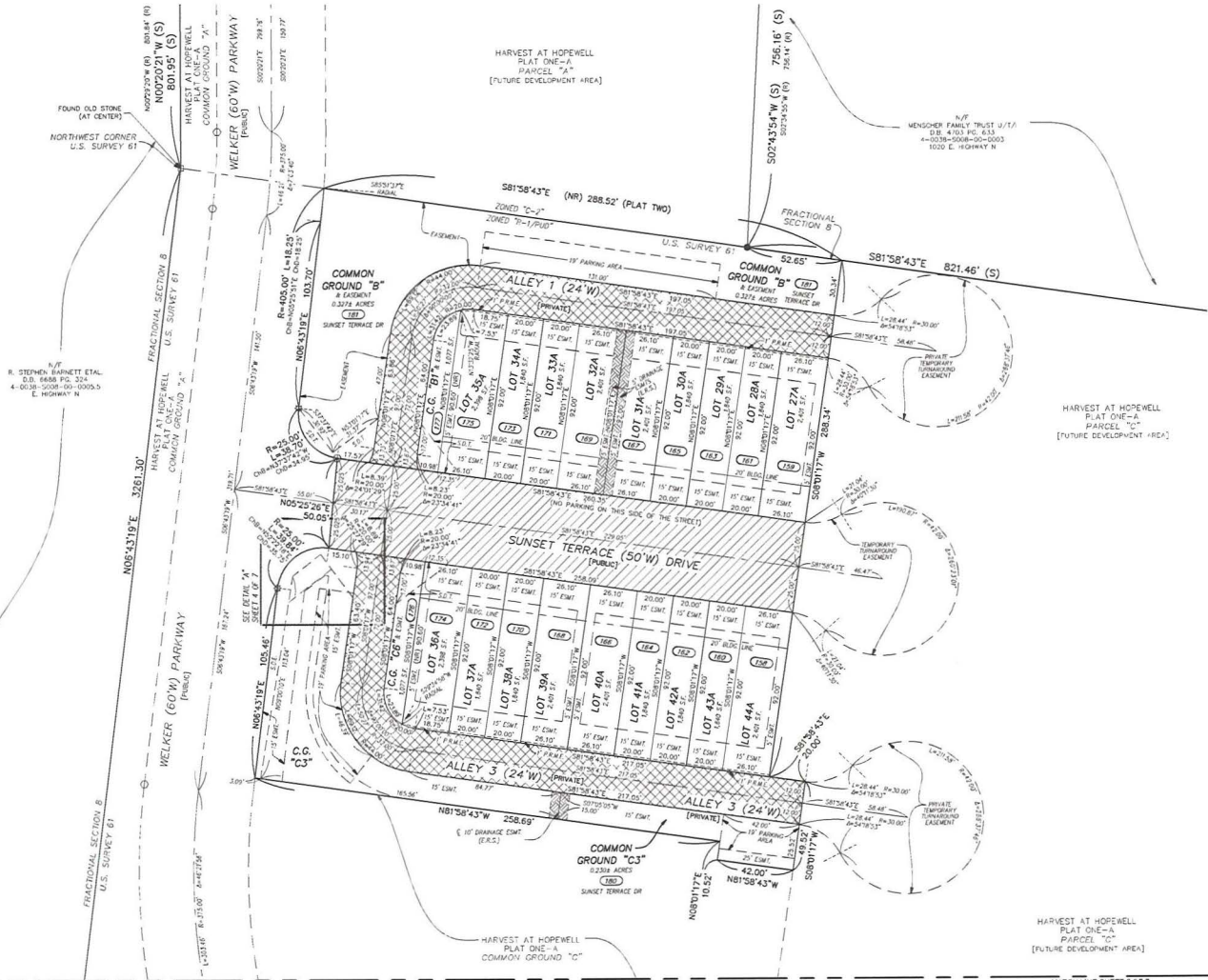
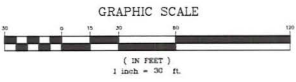
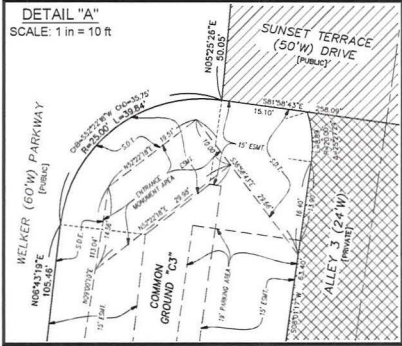
THE STERLING COMPANY  
 MO REG. 35740

JANEY A. HENDON, P.L.S., VICE PRESIDENT  
 MO. REG. L.S. #007817993

DATE: \_\_\_\_\_

**SHEET 3 OF 7**

# HARVEST AT HOPEWELL PLAT TWO



R. STENEN, BARNETT ET AL.  
D.B. 6836 P.O. 326  
4-00-00-2000-00-1000-5  
E. HIGHWAY N.

HARVEST AT HOPEWELL  
PLAT ONE-A  
PARCEL "C"  
[FUTURE DEVELOPMENT AREA]

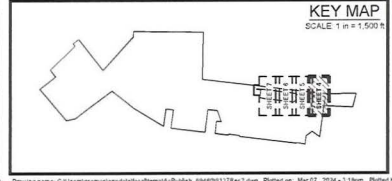
HARVEST AT HOPEWELL  
PLAT ONE-A  
PARCEL "C"  
[FUTURE DEVELOPMENT AREA]

MATCH LINE SHEET 5 OF 7

MATCH LINE SHEET 5 OF 7

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St. Louis, Missouri 63129  
Ph: 314-487-0440 Fax: 314-487-8944  
www.sterling-eng-a-uz.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 7, 2024
JOB NO.:	20-00-327	HARVEST AT HOPEWELL



- ABBREVIATION LEGEND:**
- BL. = BOUNDARY
  - BLDG. = BUILDING
  - C.G. = COMMON GROUND
  - CHD = CHORD BEARING
  - CHD.D. = CHORD DISTANCE
  - D.B. = DEED BOOK
  - DRN. = DRAINAGE
  - E.R.S. = EMERGENCY RELIEF SWALE
  - EMT. = EASEMENT
  - ENC. = ENCUMBRANCE
  - FO. = FOUND OR FORMERLY
  - NON-ADJ. = NON-ADJACENT
  - PLAT. = PLATBOOK
  - 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
  - PT. = POINT
  - R. = RECORD

- ABBREVIATION LEGEND:**
- R.O.W. = RIGHT-OF-WAY
  - SD. = SURVEYED
  - S.D.T. = RIGHT 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 FOR LAND SURVEYING CAP.
  - = SET TEMP. PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" LIND W/ PLASTIC CAP OR OUT CROSS.
  - = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
  - = SET TEMP. PERMANENT MONUMENT IN PREVIOUS PLAT.
  - = FOUND PERMANENT MONUMENT
  - = FOUND TEMP. PERMANENT MONUMENT
  - ✚ = FOUND CROSS
  - ⊕ = FOUND ANCHOR
  - ⊕ = BENCH-MARK
  - ⊕ = ADDRESS
  - ⊕ = LOT SUBJECT TO STREET CREEP

- HATCHING LEGEND:**
- Public Right-of-Way
  - Private Right-of-Way
  - DRAINAGE EASEMENT
- GENERAL NOTES:**
- ALL PRIVATE RIGHT-OF-WAYS ARE TO BE MAINTAINED BY THE HOPEWELL HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

THE STERLING COMPANY  
MO. REG. 30120

JANEY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. U.S. #91071768

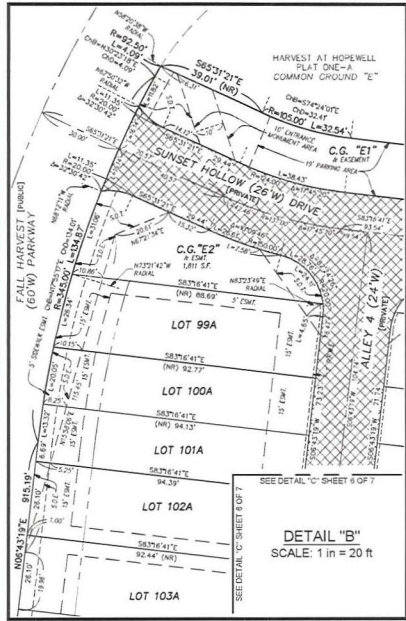
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SHEET 4 OF 7

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# HARVEST AT HOPEWELL PLAT TWO

MATCH LINE SHEET 4 OF 7

MATCH LINE SHEET 4 OF 7



H. STEPHEN BARNETT ET AL  
303.8888 PLS. 334  
4-00-00-5008-00-0003.5  
E HOPEWELL, MO

GRAPHIC SCALE

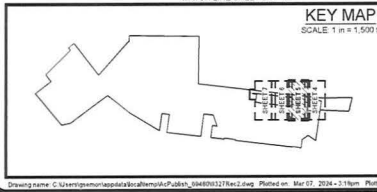


MATCH LINE SHEET 6 OF 7

MATCH LINE SHEET 6 OF 7

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5955 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-987-0440 Fax 314-987-8944  
www.sterlingengr.com

<b>DRAWN BY:</b>	GFS	MSD P# - N/A
<b>CHECKED BY:</b>	JAH	DATE: MAR. 7, 2024
<b>JOB NO.:</b>	20-09-327	HARVEST AT HOPEWELL



**ABBREVIATION LEGEND:**

- BL. = BOOK
- BLD. = BUILDING
- B.O.C. = COMMON GROUND
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- E.B. = EASEMENT
- E.B.M. = EMBANKMENT
- E.R.S. = EMERGENCY RELIEF SWALE
- E.T. = EASEMENT
- F.O. = FOUND
- F.L. = FOUND FOR FORMERLY
- F.M. = FOUND
- F.N. = FOUND FOR FORMERLY
- F.P.D. = POINT OF BEGINNING
- F.P.O. = POINT OF BEGINNING
- F.P.O.C. = POINT OF BEGINNING
- P.B.E. = PRIVATE BOUNDARY MAINTENANCE EASEMENT
- P.E. = PRIVATE EASEMENT
- P.M.T. = PRIVATE MAINTENANCE EASEMENT
- P.V. = PRIVATE
- R. = RECORD

**ABBREVIATION LEGEND:**

- R.O.W. = RIGHT-OF-WAY
- S. = SURVEY
- S.D.T. = SLOPE DISTANCE TRIANGLE
- S.F. = SQUARE FEET
- T.S.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W. = WIDTH

**SYMBOL LEGEND:**

- ▲ SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR MONUMENTS IN ALUMINUM CAPS.
- SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.D. IN PLASTIC CAP OR OUT 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
- ⊕ EMBANKMENT
- ⊙ ADDRESS
- ⊕ LOT SUBJECT TO STREET CREEP

**HATCHING LEGEND:**

- Public Right-of-Way
- Private Right-of-Way
- Drainage Easement

**GENERAL NOTES:**

- ALL PRIVATE RIGHTS-OF-WAYS ARE TO BE MAINTAINED BY THE HOPEWELL HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

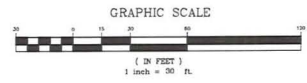
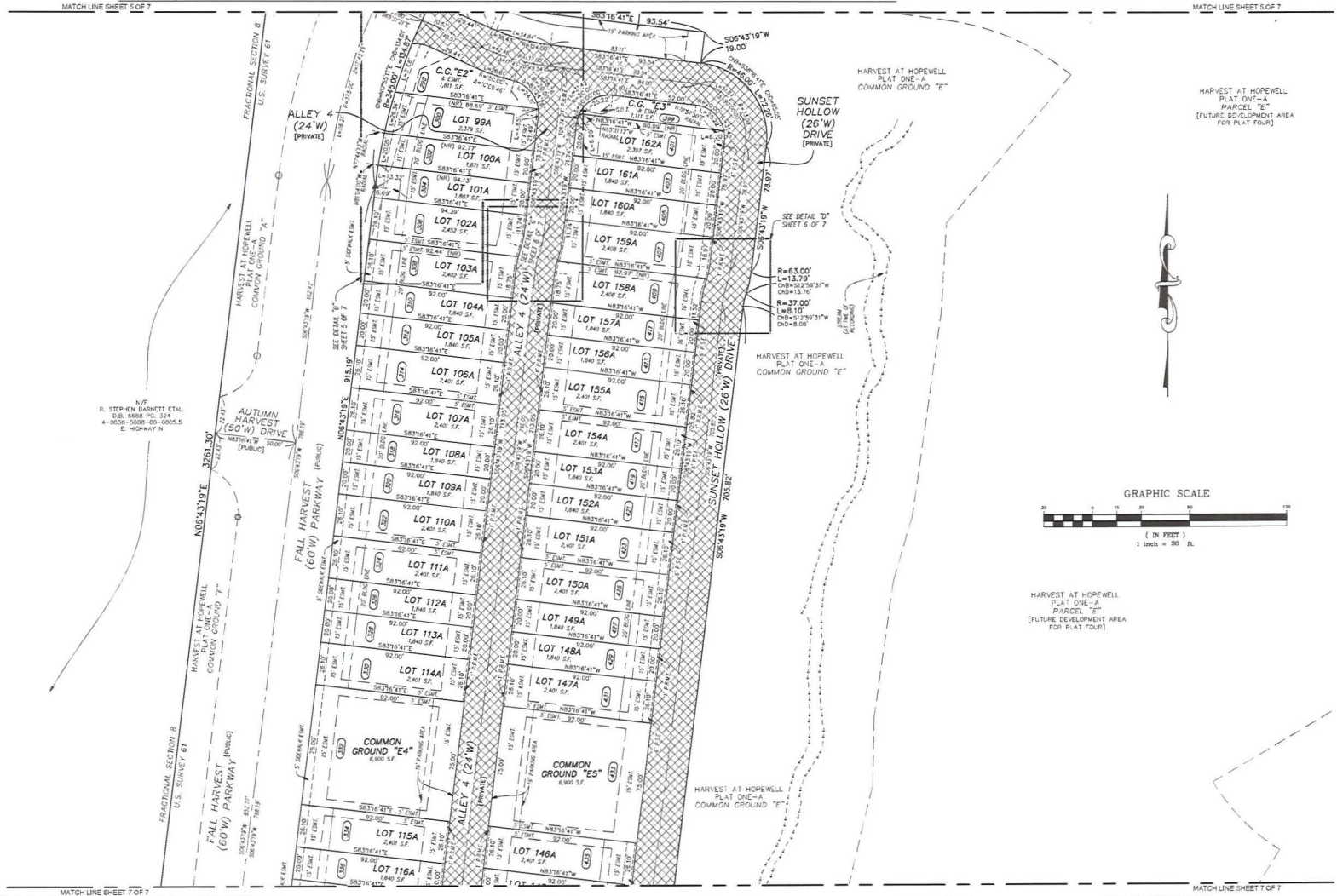
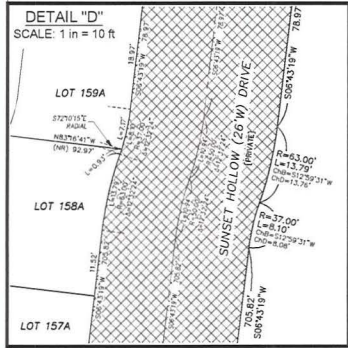
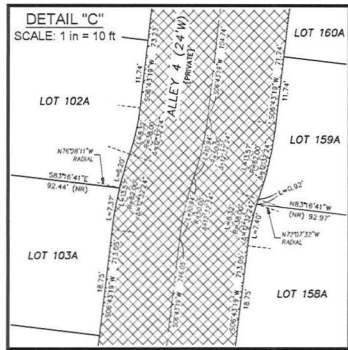
**SURVEYOR'S CERTIFICATE:**

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

JAMES A. HENDON, P.L.S., VICE PRESIDENT DATE  
MO. REG. 11-100077683 SHEET 5 OF 7

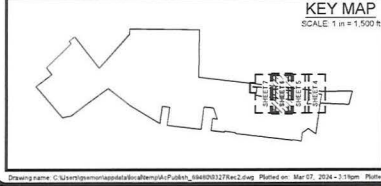


# HARVEST AT HOPEWELL PLAT TWO



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St. Louis, Missouri 63123  
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www.sterlingco.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR. 7, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



**ABBREVIATION LEGEND:**

BL.	BOOK
BLCK.	BLOCK
C.O.	COMMON GROUND
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
D.S.	DEED BOOK
E.S.	EASEMENT
E.R.	EMERGENCY RELIEF SWALE
F.D.	FOUND
F.F.	FOUND FORMERLY
F.N.	NON-ADJACENT
F.P.	POINT OF BEGINNING
F.P.C.	POINT OF COMMENCEMENT
P.A.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	PAVEMENT SURFACE EASEMENT
P.V.	PAVEMENT RECORD

**ABBREVIATION LEGEND:**

R.O.W.	RIGHT-OF-WAY
S.F.	SUBDIVISION
S.T.	SIGHT TRIANGLE
S.F.F.	SQUARE FEET
S.L.C.	STAIRWAY SLOPE AND CONSTRUCTION LICENSE
W.	WIDTH

**SYMBOL LEGEND:**

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS FOR BRONZE ALUMINUM CAPS.
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS, 1/2" LINDSAY 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
+	ENCHISELURE
+	ADDRESS
*	LOT SUBJECT TO STREET GREEP

**HATCHING LEGEND:**

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DAMAGE EASEMENT

**GENERAL NOTES:**

- ALL PRIVATE RIGHT-OF-WAYS ARE TO BE MAINTAINED BY THE HOPEWELL HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

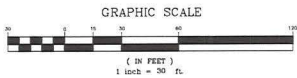
THE STERLING COMPANY  
MO REG. 3540

JANEY A. HENSON, P.L.L., VICE PRESIDENT DATE  
MO REG. L.L. #00171763 SHEET 6 OF 7

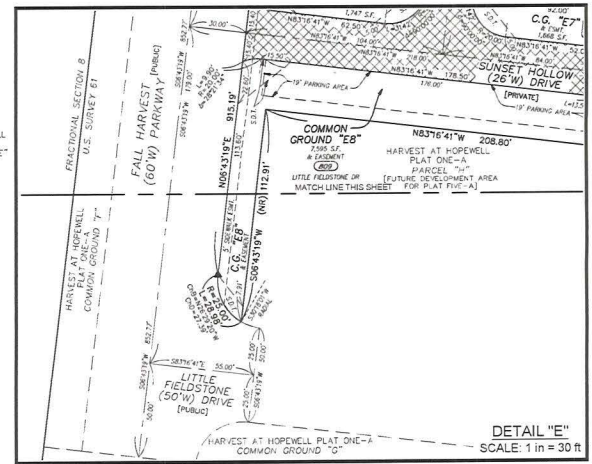
# HARVEST AT HOPEWELL PLAT TWO

MATCH LINE SHEET 6 OF 7

MATCH LINE SHEET 6 OF 7



N/E  
STENSON BARNETT ET AL.  
S.E. 5688 P.C. 224  
0-010-008-10-000-03  
E. HIGHWAY 9



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CHECKED BY:	JAH	DATE:	MAR 7, 2024
JOB NO.:	20-00-327	HARVEST AT HOPEWELL	

**KEY MAP**  
SCALE 1 in = 1,500 ft

**ABBREVIATION LEGEND:**

BL	BOUNDARY	RD.G.W.	RIGHT-OF-WAY
BL.C	BUILDING	S	SURVEYED
C.G.	COMMON GROUND	S.D.T.	SHORT DISTANCE TRIANGLE
C.D.	CHORD BEARING	S.F.	SQUARE FEET
C.D.D.	CHORD DISTANCE	S.F.S.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
CD	CHORD	W	WIDTH
D.B.	DEED BOOK		
D.M.	DRAINAGE		
D.S.	DRAINAGE		
D.S.A.	EMERGENCY RELIEF SWALE		
E.A.	EASEMENT		
E.P.	EQUINE		
E.P.R.	EQUINE HERBERLY		
F.O.B.	PORT OF BEGINNING		
F.O.C.	PORT OF COMMENCEMENT		
P.A.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT		
P.A.L.	PRIVATE LATERAL EASEMENT		
P.M.T.	PAVEMENT		
R.	RECORD		

**ABBREVIATION LEGEND:**

R.O.W.	RIGHT-OF-WAY
S	SURVEYED
S.D.T.	SHORT DISTANCE TRIANGLE
S.F.	SQUARE FEET
S.F.S.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	WIDTH

**SYMBOL LEGEND:**

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS FOR LAND IN ALLURBANI CAPS.
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS, 1/2" LAND W/ PLASTIC CAP OR CUT CROSS.
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
□	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
⊙	FOUND PERMANENT MONUMENT
⊕	FOUND CROSS
⊖	FOUND ANCHOR
⊗	REDSURFACE
+	ADDRESS
*	LOT SUBJECT TO STREET CREEP

**HATCHING LEGEND:**

▨	PUBLIC RIGHT-OF-WAY
▩	PRIVATE FRONT-OF-YARD
▧	DRAINAGE EASEMENT

**GENERAL NOTES:**

- ALL PRIVATE RIGHT-OF-WAYS ARE TO BE MAINTAINED BY THE HOPEWELL HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

JAMES A. HENSON, P.L.S., VICE PRESIDENT DATE  
MO. REG. 10,400-077688

SHEET 7 OF 7