

Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 1A 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.

Attest:

Bess Bacher
Bess Bacher, City Clerk



Bill Hermsen

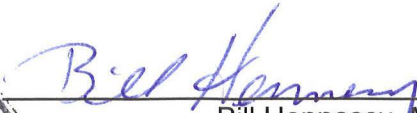
Presiding Officer

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

Attest:


Bess Bacher, City Clerk




Bill Hennessy, Mayor

Approved as to Form:

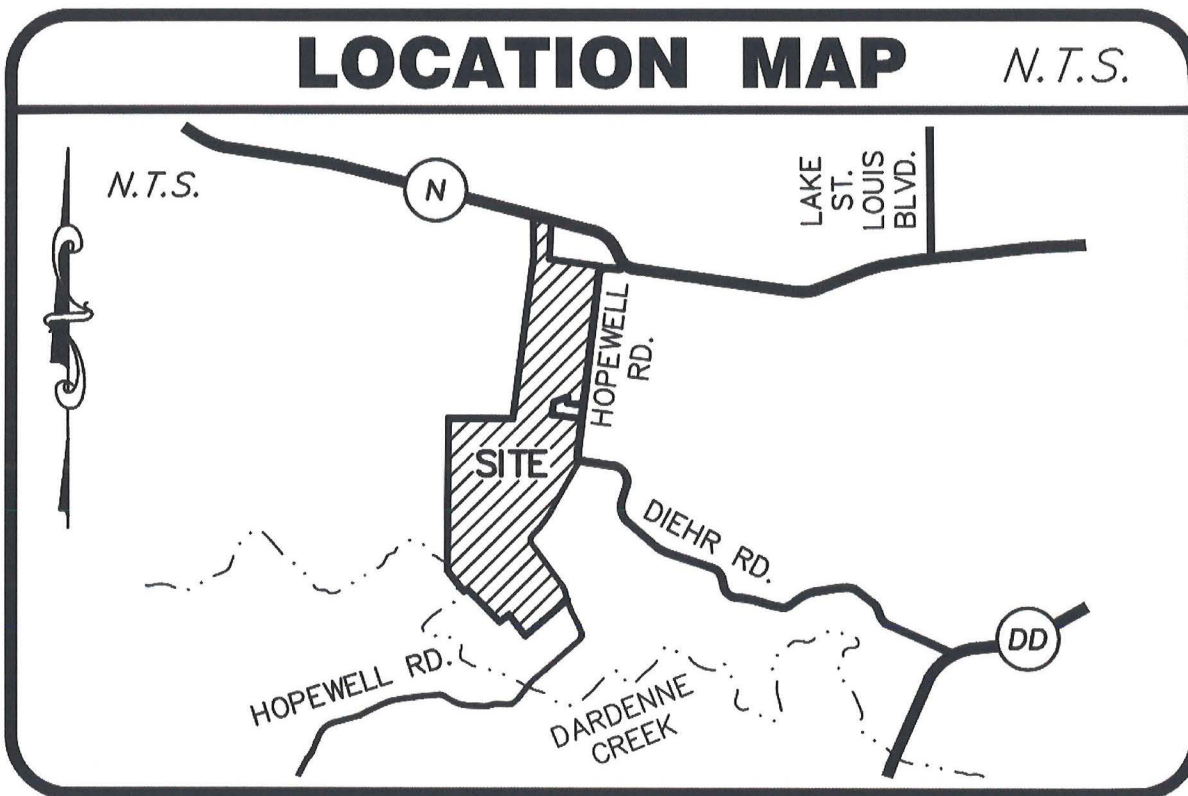

Kevin M. O'Keefe, City Attorney

Record Plat

HARVEST AT HOPEWELL PLAT 1A

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

LOCATION MAP



HARVEST AT HOPEWELL PLAT ONE-A

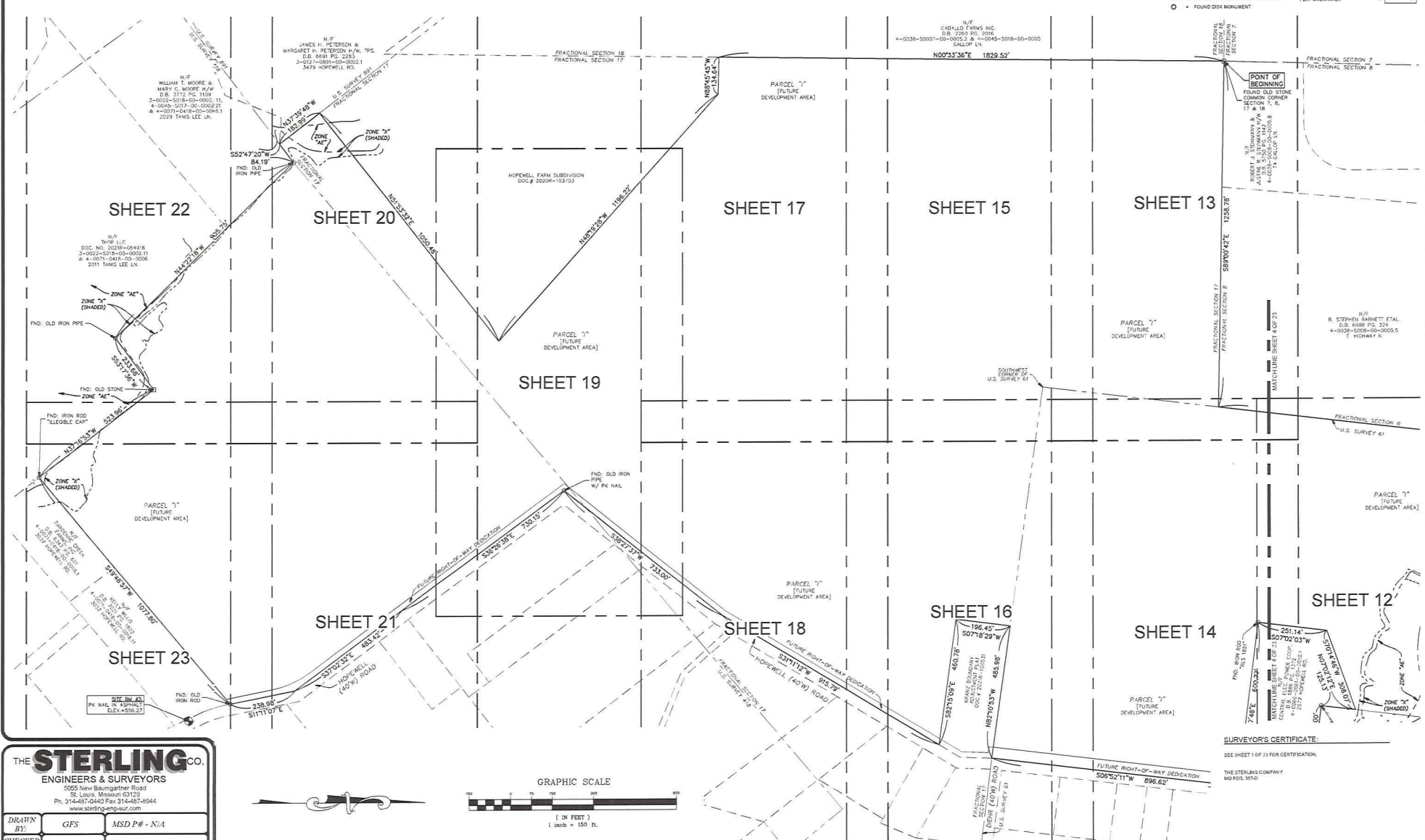
SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:

- BENCHMARK
- ⊕ FOUND PERMANENT MONUMENT
- ⊙ FOUND TEMPORARY MONUMENT
- FOUND DISK MONUMENT

HATCHING LEGEND:

- ▨ PUBLIC RIGHT-OF-WAY
- ▧ MOOD RIGHT-OF-WAY
- ▩ PLAT ONSA AREA



THE STERLING CO.
ENGINEERS & SURVEYORS
 5025 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterlingengsur.com

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



SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 23 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 36740

JANEYA HENDON, P.L.S., VICE PRESIDENT
 MO REG. L.S. 40812(101)

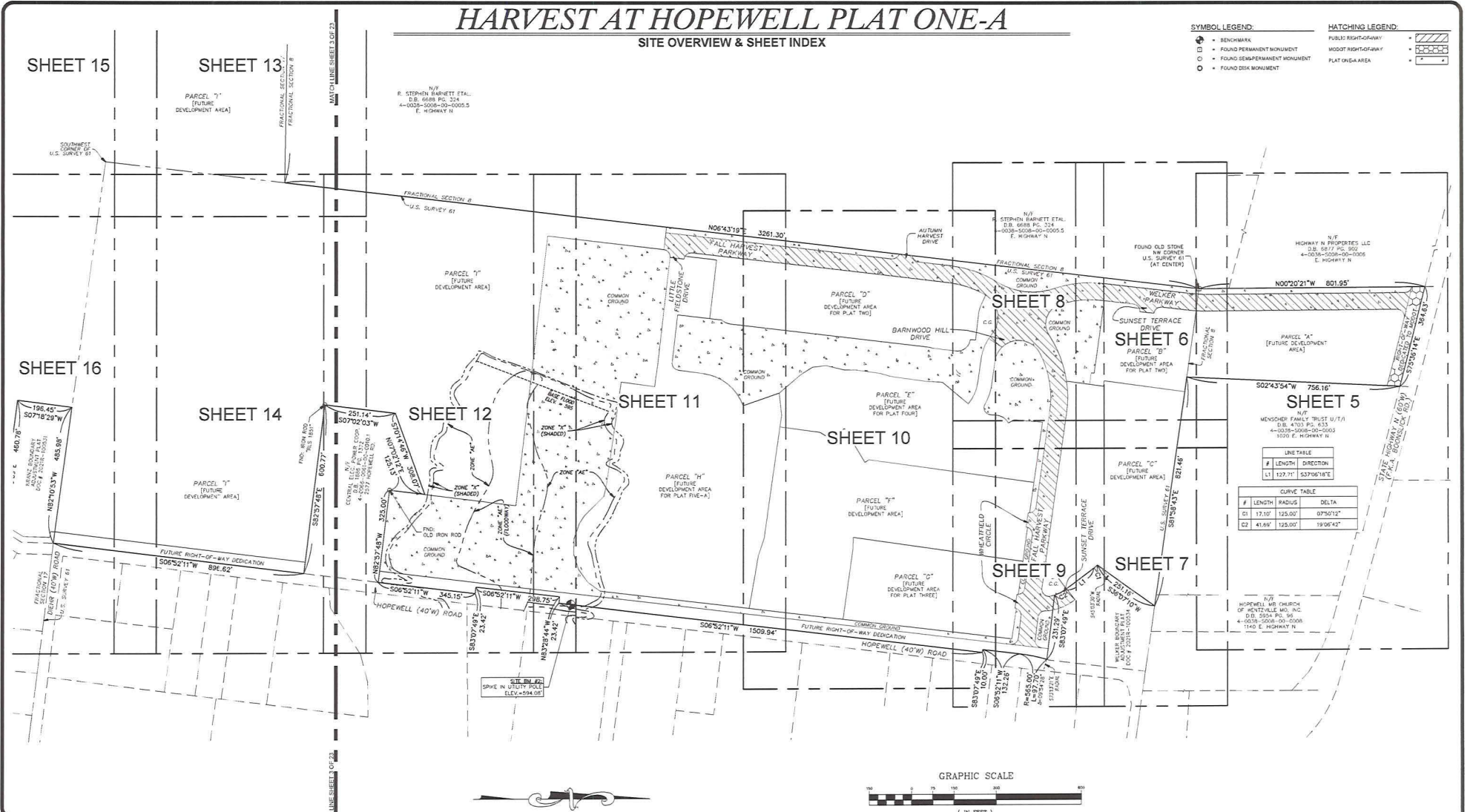
DATE _____
 SHEET 3 OF 23

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HARVEST AT HOPEWELL PLAT ONE-A

SITE OVERVIEW & SHEET INDEX

- SYMBOL LEGEND:**
- BENCHMARK
 - FOUND PERMANENT MONUMENT
 - FOUND DISPERSEMENT MONUMENT
 - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- ▨ PUBLIC RIGHT-OF-WAY
 - ▧ MUDOT RIGHT-OF-WAY
 - ▩ PLAT AREA

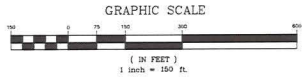


LINE TABLE

#	LENGTH	DIRECTION
L1	127.71'	S37°06'18"E

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	97°50'12"
C2	41.66'	125.00'	19°06'43"



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SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

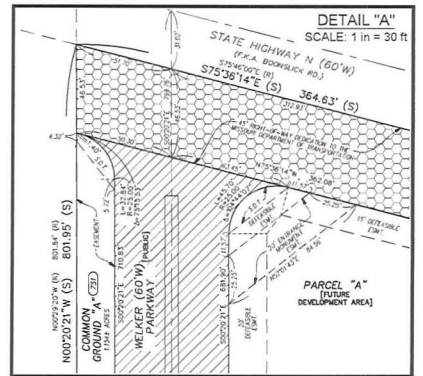
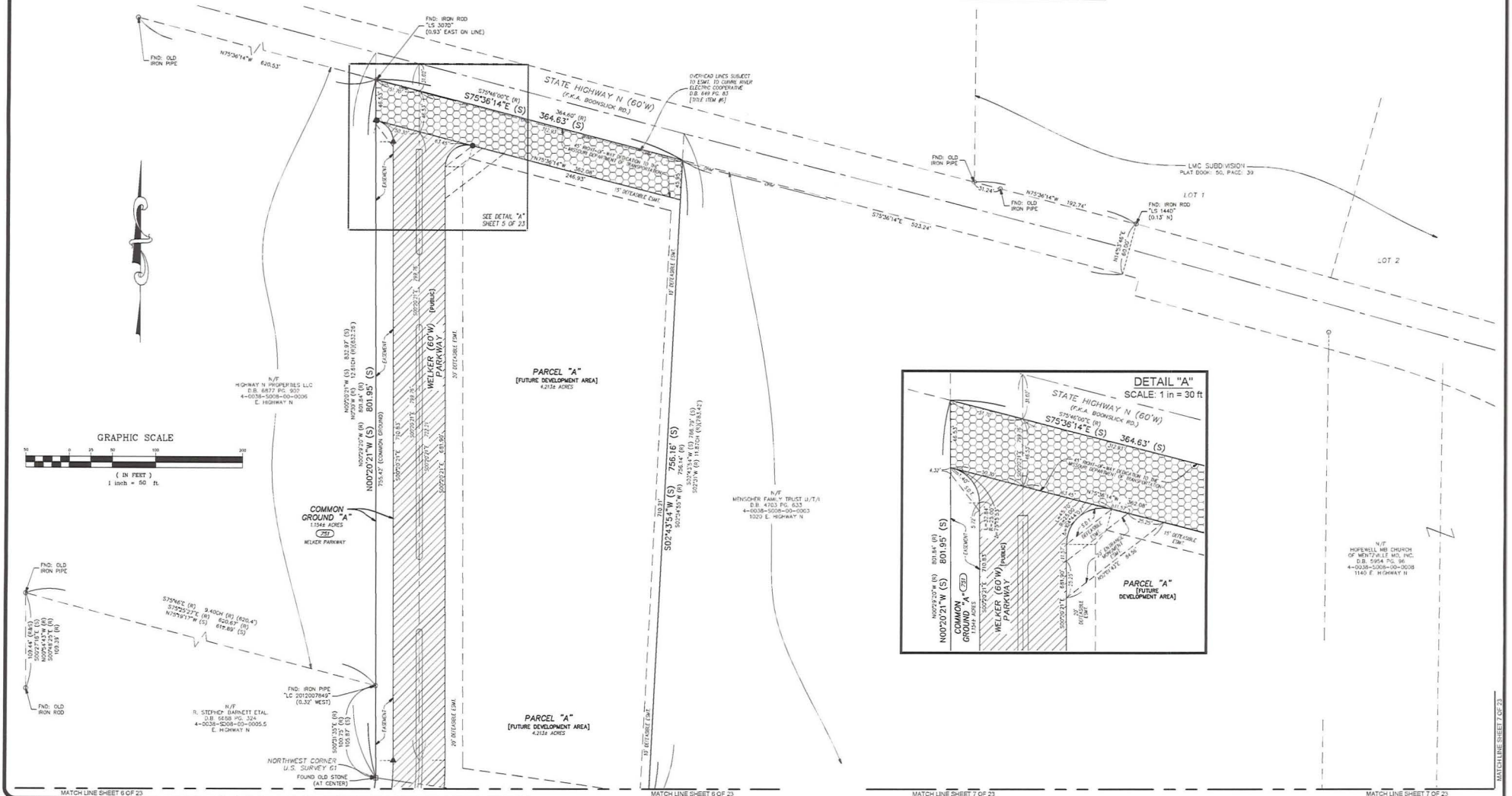
THE STERLING COMPANY
MO REG. 387AD

JANEVA HEUSON, P.L.S., VICE PRESIDENT
MO REG. L.S. #03071811

DATE: _____
SHEET 4 OF 23

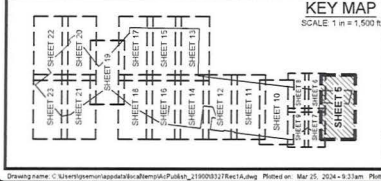
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HARVEST AT HOPEWELL PLAT ONE-A



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



ABBREVIATION LEGEND:

BL.	BOOK
BLCK.	BUILDING
C.O.	COMMON DRIVING
CR.	CROSS BEARING
C.D.	CHORD DISTANCE
DR.	DRIVEWAY
EMT.	EASEMENT
FO.	FOUND
FO. OR FORMERLY	FOUND OR FORMERLY
IND.	INDUSTRIAL
P.L.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.R.E.	PRIVATE SIDEWALK EASEMENT
PRV.	PRIVATE
R.	RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
ST.	STREET
S.D.T.	SIGHT DISTANCE TRIANGLE
S.F.	SQUARE FEET
T.S.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (OR FROD W/ ALLUMINUM CAPS)
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1 1/2" FROD 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
⊗	BENCH-MARK
Ⓜ	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	MODOT RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	CHARGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 23 FOR CERTIFICATION.
THE STERLING COMPANY
MO REG. 35740

JANEVA HENSON, P.L.S., VICE PRESIDENT DATE _____
MO. REG. L.S. #00707993

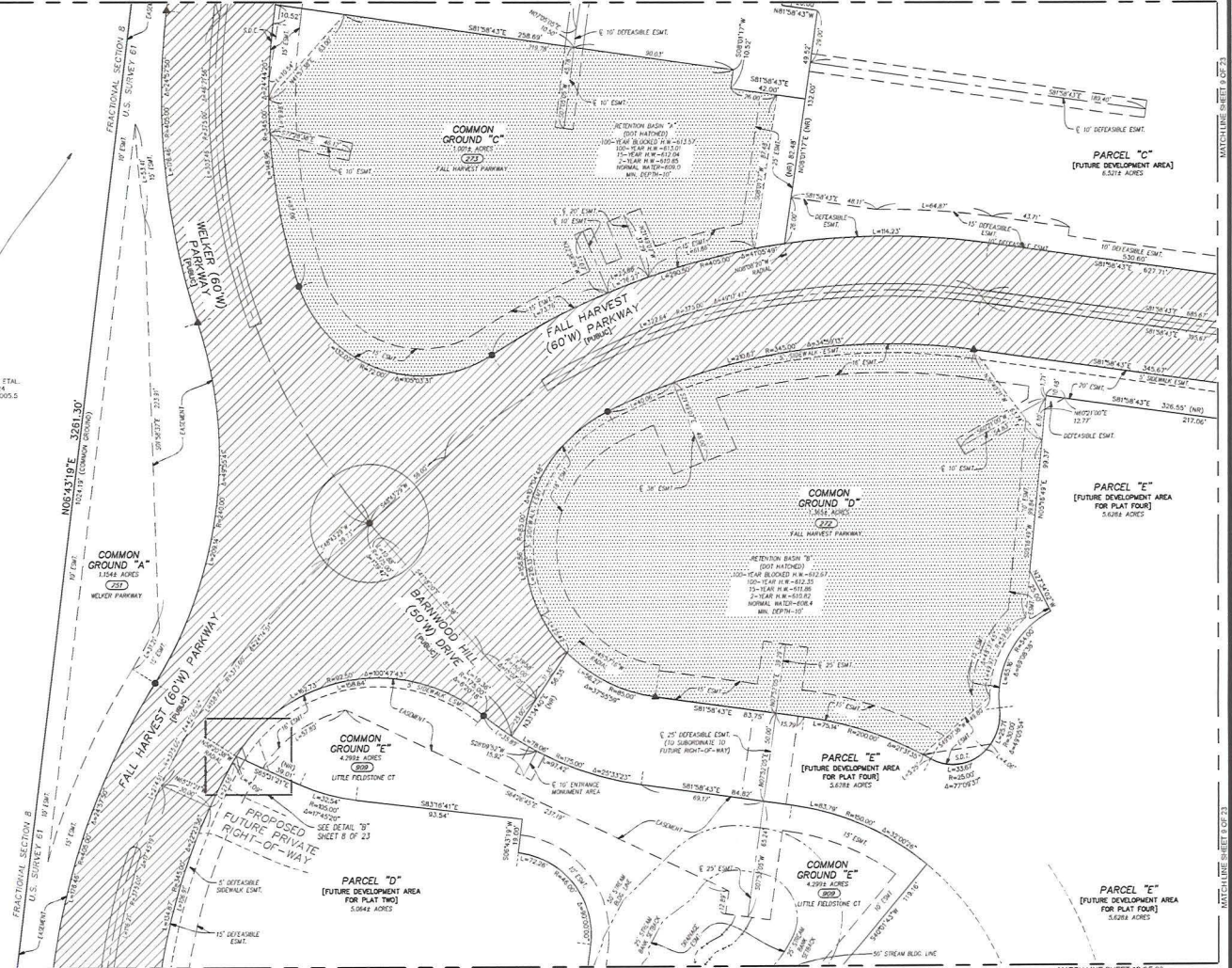
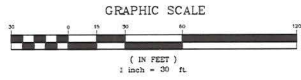
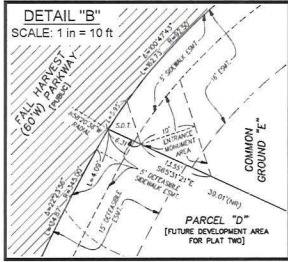
SHEET 5 OF 23

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HARVEST AT HOPEWELL PLAT ONE-A

MATCH LINE SHEET 6 OF 23

MATCH LINE SHEET 6 OF 23

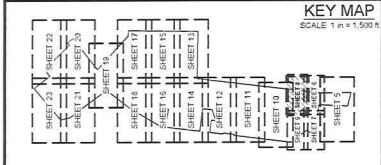


MATCH LINE SHEET 10 OF 23

MATCH LINE SHEET 10 OF 23

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



ABBREVIATION LEGEND:

BL.	•	BOOK
BLCK.	•	BUILDING
C.O.	•	COMMON OWNED
C.B.	•	CHORD BEARING
C.D.	•	CHORD DISTANCE
D.B.	•	DEED BOOK
DRAN.	•	DRAINAGE
EASEM.	•	EASEMENT
F.O.	•	FOUND
FOUN.	•	FOUND OR FORMERLY
MAP.	•	MAP
P.L.	•	PLAT BOOK
P.O.C.	•	POINT OF COMMENCEMENT
P.R.	•	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	•	PRIVATE SIDEWALK EASEMENT
PLAT.	•	PLAT
RECORD.	•	RECORD

ABBREVIATION LEGEND:

R.O.W.	•	RIGHT-OF-WAY
SL.	•	SUBDIVISION
S.D.T.	•	SHORT 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 BRONZE OR ALUMINUM CAPS
●	•	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" LEAD 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
⊙	•	RECORD MARK
⊕	•	ADDRESS
+	•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	•	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	•	MOIST RIGHT-OF-WAY
[Hatched Pattern]	•	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	•	DRAINAGE EASEMENT
[Hatched Pattern]	•	DETENTION BASIN
[Hatched Pattern]	•	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

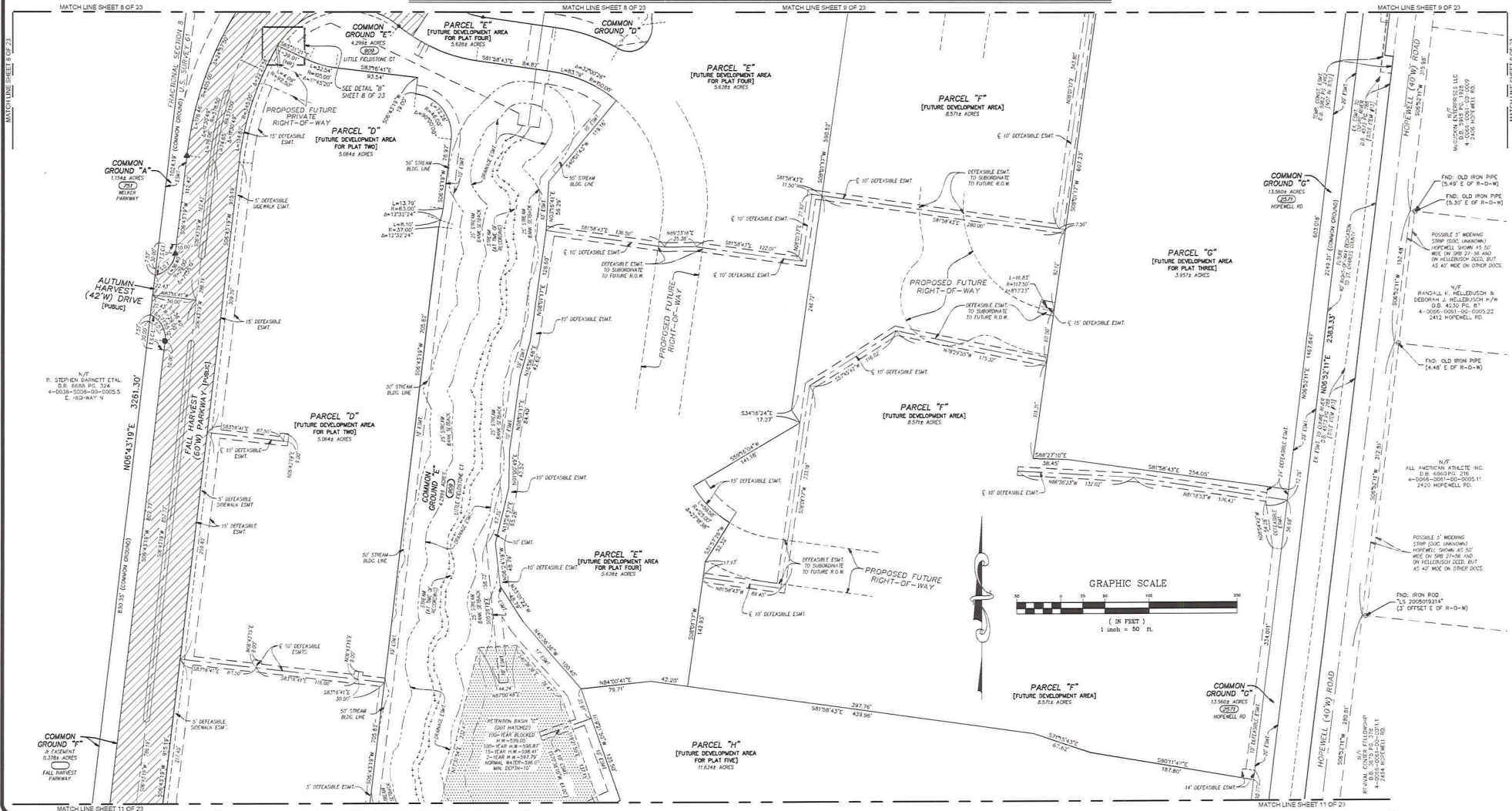
THE STERLING COMPANY
MO REG. 387-D

JANEY A. HENSON, P.L.S., VICE PRESIDENT DATE _____
MO REG. L.S. #00101961

SHEET 8 OF 23

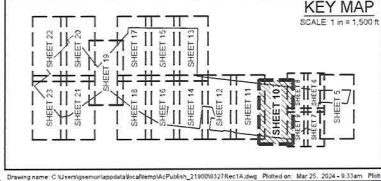
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HARVEST AT HOPEWELL PLAT ONE-A



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CHECKED BY: JAH **DATE:** MAR. 20, 2024
JOB NO.: 20-09-327 **HARVEST AT HOPEWELL**



ABBREVIATION LEGEND:

- B.L. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CH. = CHORD BEARING
- CH.D. = CHORD DISTANCE
- D.B. = DEED BOOK
- DRM. = DRAINAGE
- EASEM. = EASEMENT
- FOUN. = FOUND
- NP. = NON OR FORMERLY
- NONPAR. = NONPARALLEL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.M.E. = PRIVATE ROADWAY MAINTENANCE EASEMENT
- P.P.E. = PRIVATE DRIVEWAY EASEMENT
- P.V. = PRIVATE
- R. = RECORD

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (40' LONG W/ ALUMINUM CAP)
- = SET TEMP PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (10" LONG W/ PLASTIC CAP OR GUT CROSS)
- = SET PERMANENT MONUMENT IN PREVIOUS PLAT
- = SET PERMANENT MONUMENT
- = FOUND PERMANENT MONUMENT
- = FOUND TEMP PERMANENT MONUMENT
- ⊕ = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ⊕ = BENCHMARK
- ⊕ = ADDRESS
- ⊕ = LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

- Public Right-of-Way
- MOODT RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- DRAINAGE EASEMENT
- DETENTION BASIN
- PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE

SEE SHEET 10 OF 23 FOR CERTIFICATION.

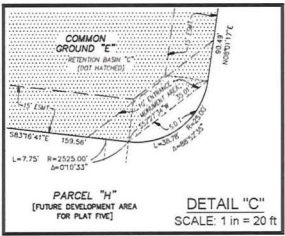
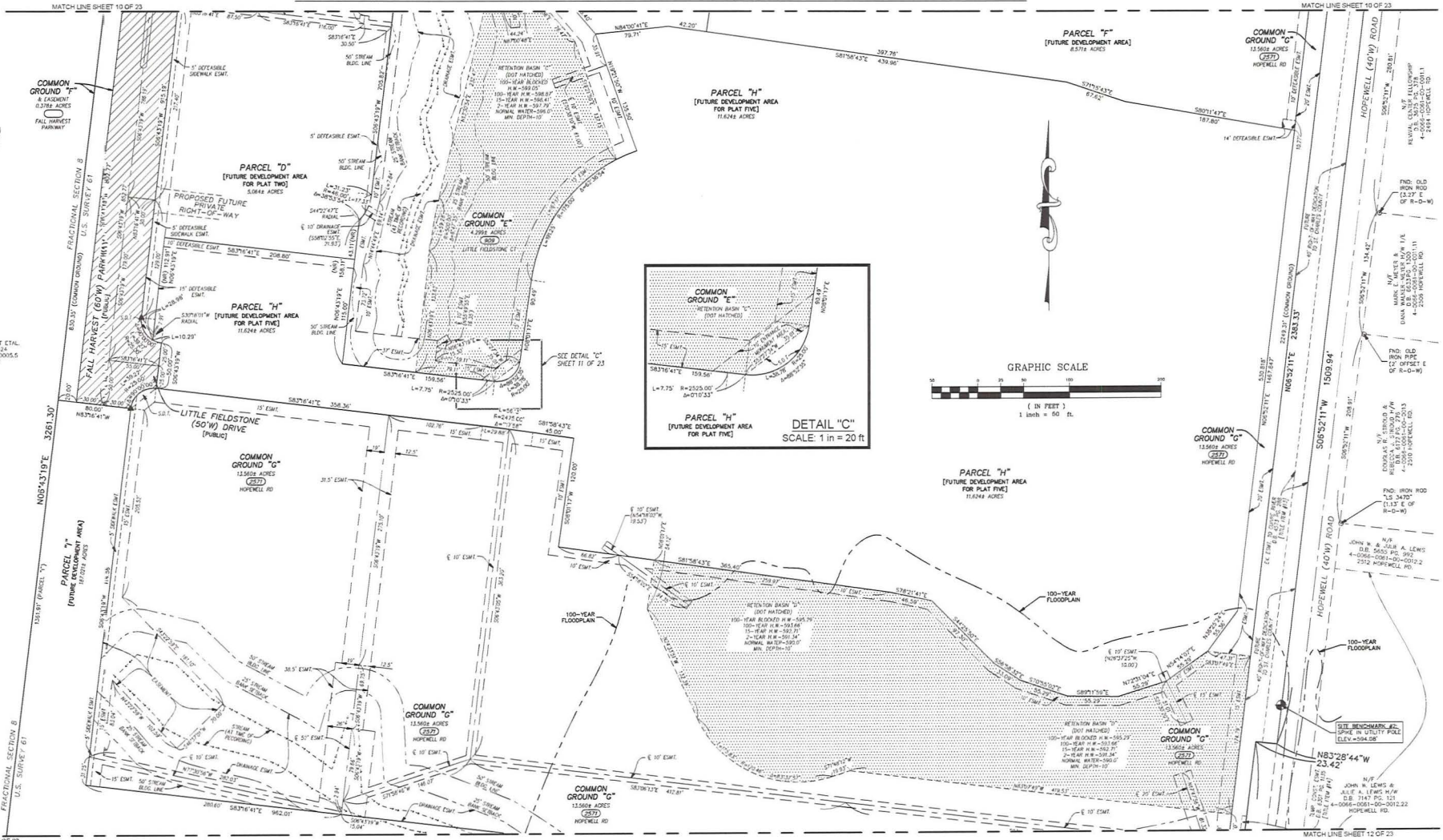
THE STERLING COMPANY
 MO REG. 3070

JANEVA HENSON, P.L.S. - VICE PRESIDENT DATE
 MO REG. L.S. #0007191

SHEET 10 OF 23

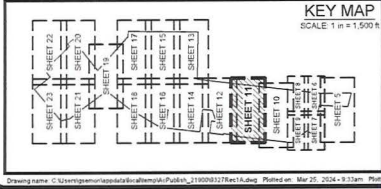
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HARVEST AT HOPEWELL PLAT ONE-A



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www.sterling-eng-surf.com

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



ABBREVIATION LEGEND:

BL.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
C&B.	CHORD BEARING
C&D.	CHORD DISTANCE
D&B.	DEED BOOK
D&M.	DRAINAGE EASEMENT
EMT.	EASEMENT
FO.	FOUND
FO. (N)	FOUND OR FORMERLY
FO. (P)	FOUND OR FORMERLY PLAT BOOK
FO. (S)	FOUND OR FORMERLY SURVEY
P.O.C.	POINT OF COMMENCEMENT
P.O.S.	POINT OF BEGINNING
P.S.E.	PRIVATE SIDEWALK EASEMENT
PRV.	PRIVATE
REG.	REGISTERED

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
SV.	SURVEYED
S.D.T.	SHORT 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 (1" IRON W/ ALUMINUM CAPS)
●	SET TEMP. PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1" IRON W/ PLASTIC CAP OR CUT CROSS)
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
◻	SET TEMP. PERMANENT MONUMENT IN PREVIOUS PLAT.
⊕	FOUND CROSS
⊙	FOUND ANCHOR
⊗	BEACHMARK
⊕	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Diagonal lines]	PUBLIC RIGHT-OF-WAY
[Cross-hatch]	WOOD RIGHT-OF-WAY
[Dotted]	PRIVATE RIGHT-OF-WAY
[Horizontal lines]	DRAINAGE EASEMENT
[Vertical lines]	RETENTION BASIN
[Stippled]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

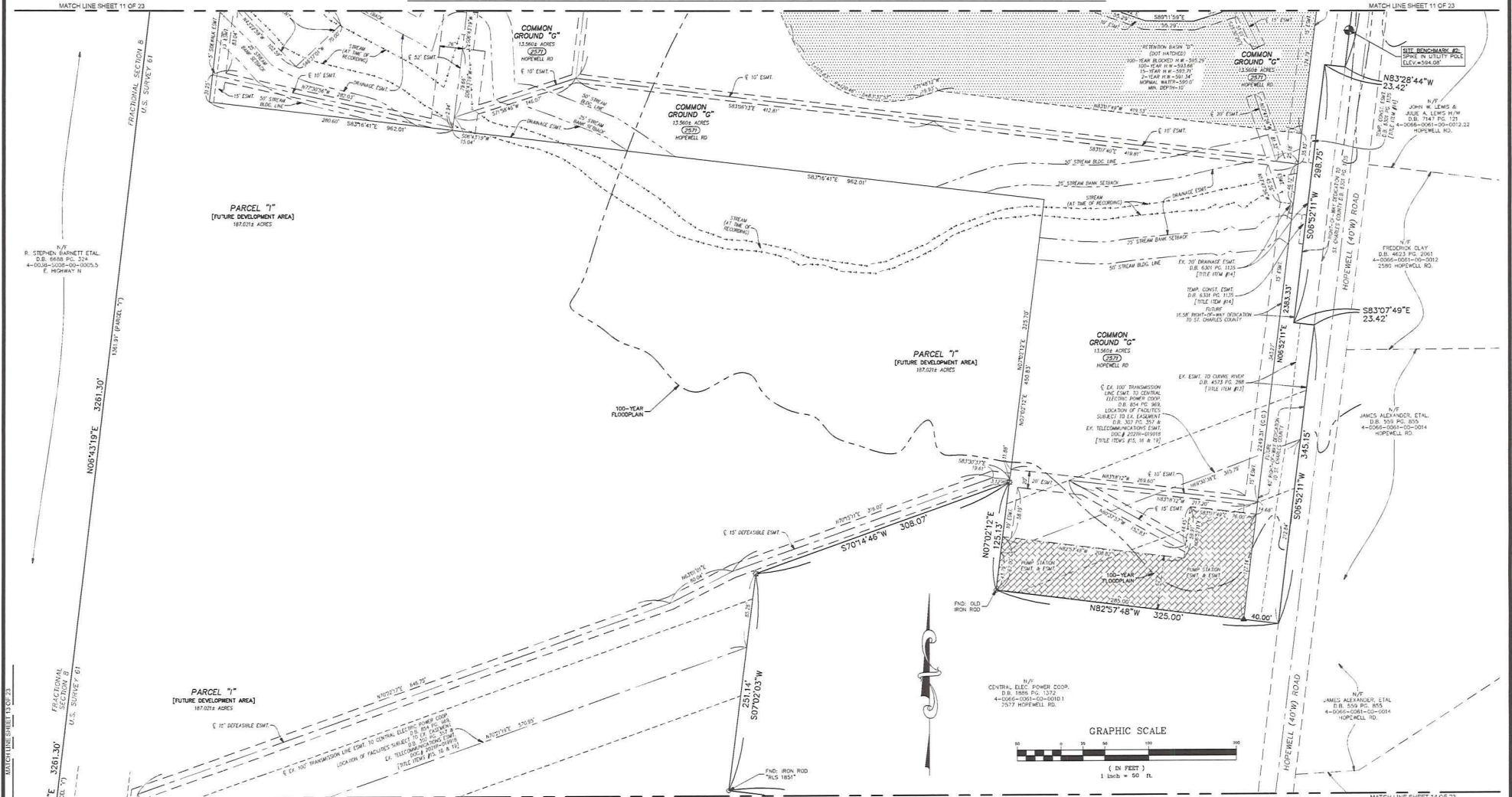
SEE SHEET 10 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JANEY A. HENSON, P.L.L.C. VICE PRESIDENT DATE
MO REG. L.S. #00171943

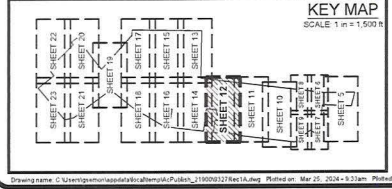
SHEET 11 OF 23

HARVEST AT HOPEWELL PLAT ONE-A



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www.sterling-engineers.com

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



ABBREVIATION LEGEND:

B.L.	BOUNDARY LINE
B.L.C.	BOUNDARY LINE CENTER
C.G.	COMMON GROUND
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
S.B.	SEED BOOK
D.R.	DRAINAGE
E.A.	EASEMENT
F.O.	FOUND
N.F.	NOT FOUND
N.F.F.	NOT FOUND FORMERLY
N.M.	NON-MONUMENT
P.B.	PLAT BOOK
P.C.	POINT OF COMMENCEMENT
P.O.C.	POINT OF COMMENCEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.W.	PRIVATE WALKWAY EASEMENT
R.	RECORD

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS PER LEGISLATIVE ACTS.
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS PER LEGISLATIVE ACTS 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
+	REMARKER
+	ADDRESS
*	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	WISDOT RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 21 FOR CERTIFICATION.

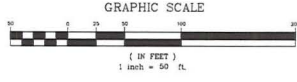
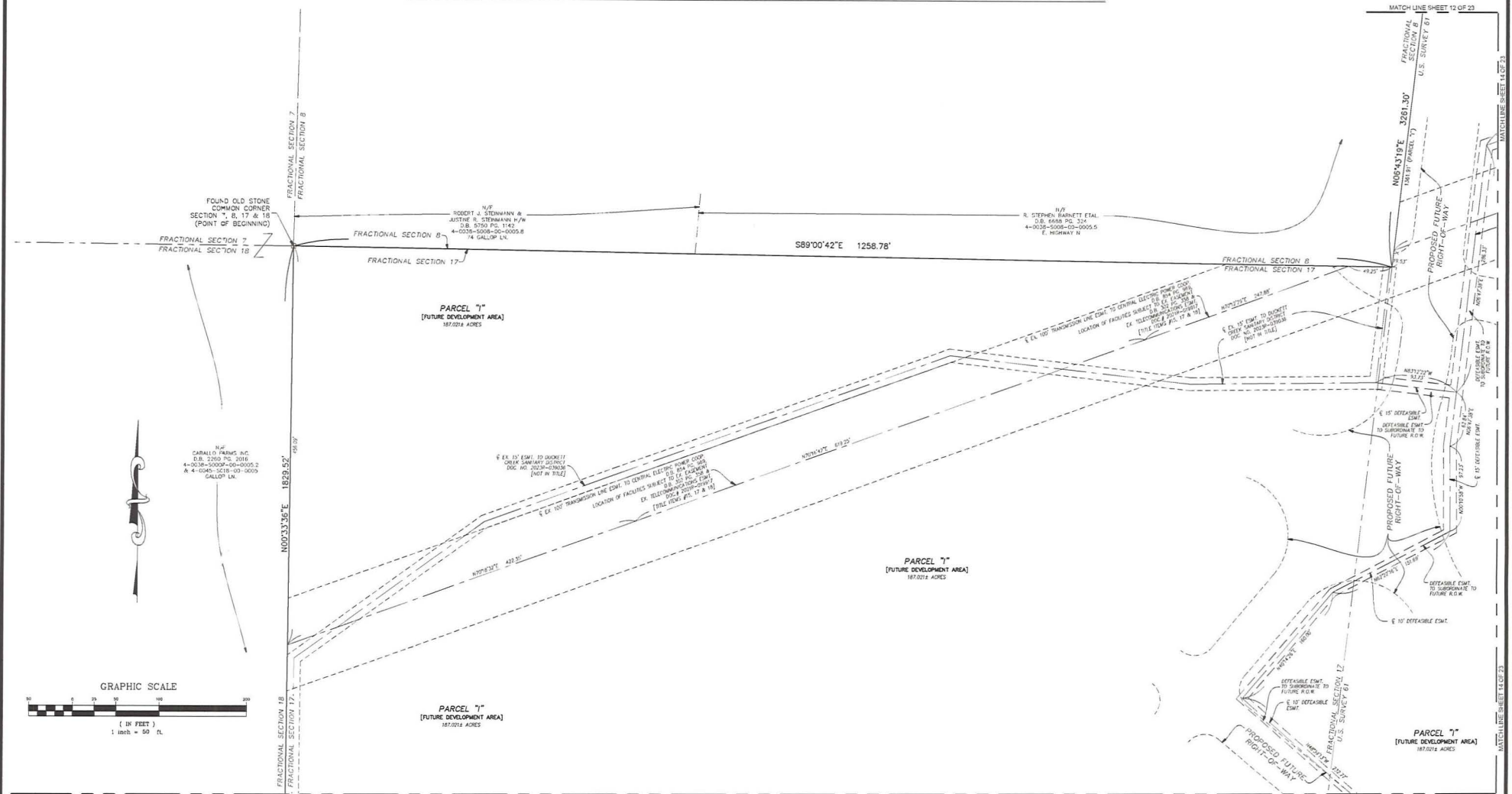
THE STERLING COMPANY
MO REG. 307-D

JANEY A. MENDON, P.L.S. - VICE PRESIDENT DATE
MO. REG. 14,400(11/18)

SHEET 12 OF 23

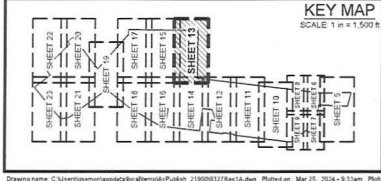
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HARVEST AT HOPEWELL PLAT ONE-A



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CHECKED BY:	JAH	DATE:	MAR 20, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL	



ABBREVIATION LEGEND:

BL	•	BOOK
BLCK	•	BUILDING
C.O.	•	COMMON ORIGIN
C.B.	•	CORNER BEARING
C.D.	•	CORNER DISTANCE
D.B.	•	DEED BOOK
DRAN	•	DRAINAGE
EASMT	•	EASEMENT
FOUN	•	FOUND
EMT	•	EMMENT
NSW	•	NON OR FORMERLY
PL	•	PLAT BOOK
P.B.	•	POINT OF BEGINNING
P.O.C.	•	POINT OF COMMENCEMENT
P.R.E.	•	PRIVATE ROADWAY ABUTMENT EASEMENT
P.S.E.	•	PRIVATE SIDEWALK EASEMENT
PRV	•	PRIVATE
RECORD	•	RECORD

ABBREVIATION LEGEND:

R.O.W.	•	RIGHT-OF-WAY
SD	•	SUBDIVISION
S.D.T.	•	SUBDIVISION 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 LOTS BY ALUMINUM CAPS.
●	•	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1 1/2\"/>
○	•	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
◻	•	FOUND PERMANENT MONUMENT
⊕	•	FOUND CROSS
⊙	•	FOUND ANCHOR
⊛	•	BENCHMARK
+	•	ADDRESS
⊙	•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

▨	•	PUBLIC RIGHT-OF-WAY
▩	•	MODOT RIGHT-OF-WAY
▧	•	PRIVATE RIGHT-OF-WAY
▦	•	DRAINAGE EASEMENT
▤	•	DETENTION BASIN
▥	•	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

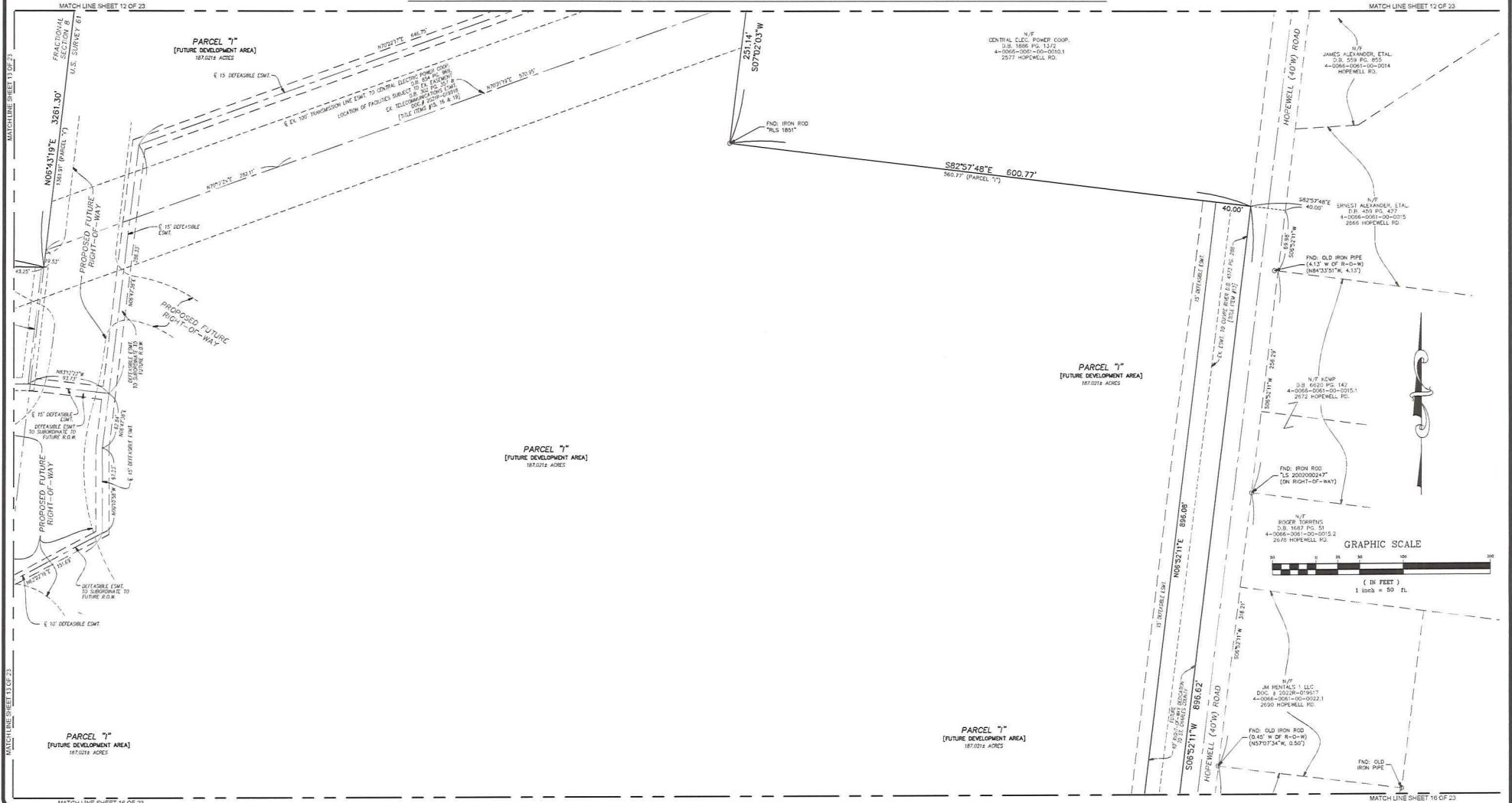
THE STERLING COMPANY
 MO REG. 3010

JANEVA HENSON, P.L.S., -VICE PRESIDENT DATE _____
 MO. REG. L.E. #200717963 ADDRESS _____

SHEET 13 OF 23

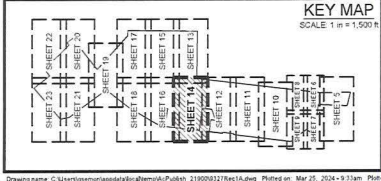
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HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63123
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-engineers.com

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



ABBREVIATION LEGEND:

B.C.	• BOOK
B.L.C.	• BUILDING
C.O.	• COMMON OWNED
C.B.	• CHORD BEARING
D.D.	• CHORD DISTANCE
D.S.	• DEED BOOK
D.M.	• DRAINAGE
E.M.T.	• EASEMENT
F.O.	• FOUND
N.O.	• NOW OR FORMERLY
N.M.	• NON-MARSHAL
P.S.	• PLAT BOOK
P.O.C.	• POINT OF BEGINNING
P.M.E.	• PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	• PRIVATE SIDEWALK EASEMENT
P.	• PAVEMENT
(N)	• RECORDED

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	• SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR IRON OR ALUMINUM CARS
●	• SET TEMP. PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, (1/2" IRON W/ PLASTIC CAP OR CUT 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
⊖	• BENCHMARK
Ⓧ	• ADDRESS
•	• LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Box]	• PUBLIC RIGHT-OF-WAY
[Hatched Box]	• WOODS RIGHT-OF-WAY
[Hatched Box]	• PRIVATE RIGHT-OF-WAY
[Hatched Box]	• DRAINAGE EASEMENT
[Hatched Box]	• DETENTION BASIN
[Hatched Box]	• PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

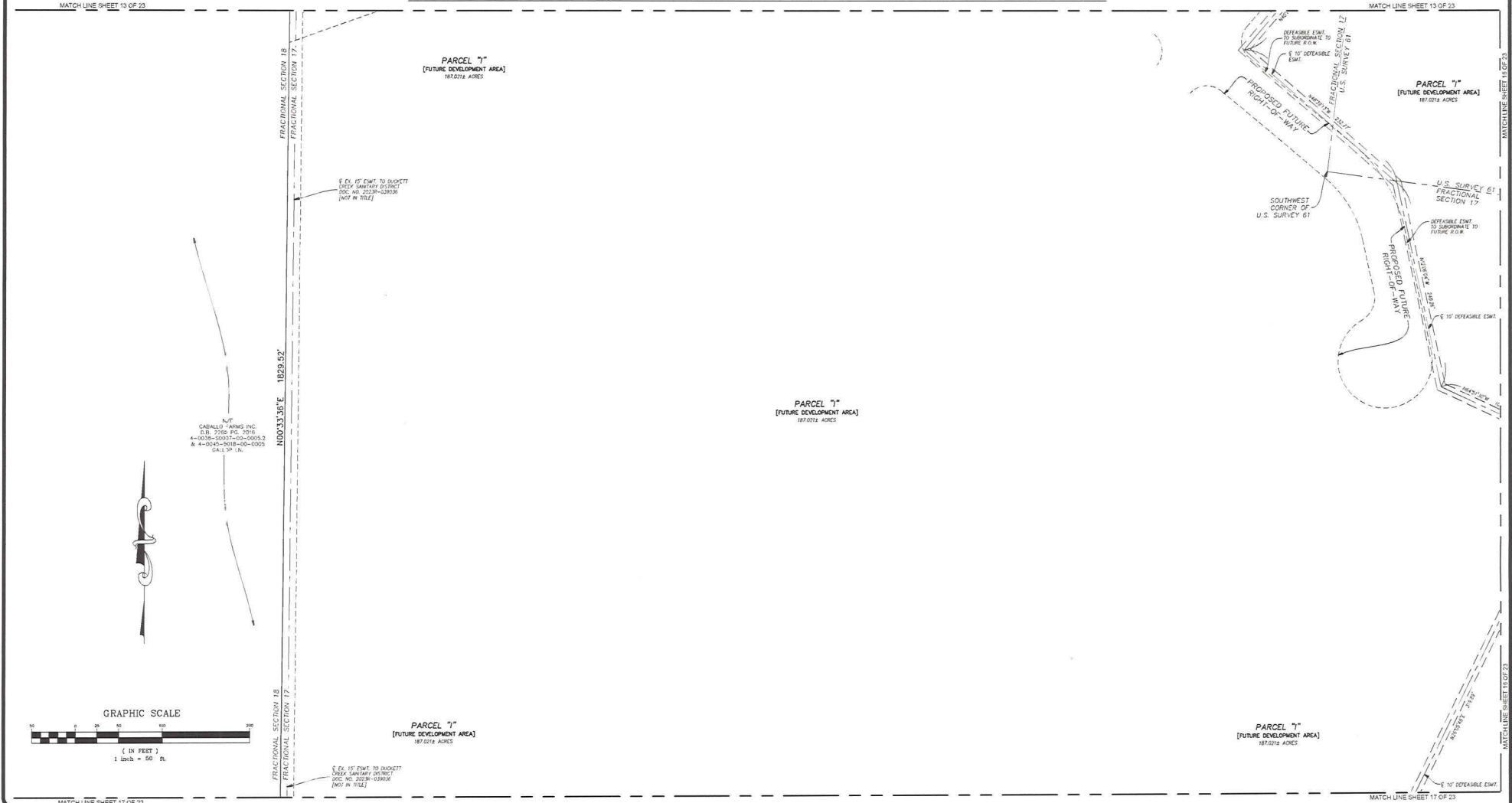
SEE SHEET 13 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 3574D

JANEY A. HENDON, P.E.S., VICE PRESIDENT DATE _____
 MO REG. L.S. 40071099A

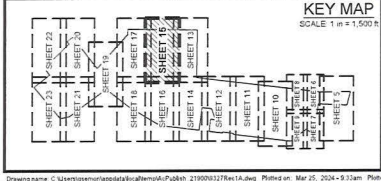
SHEET 14 OF 23

HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
ENGINEERS & SURVEYORS
 5025 New Baumgartner Road
 St. Louis, Missouri 63123
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-engineers.com

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



ABBREVIATION LEGEND:

BK.	BOOK
B.C.	BUILDING
B.C.G.	BUILDING COMMON GROUND
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
D.M.	DEED BOOK
D.M.A.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE EASEMENT
F.	FOUND
N.F.	NOW OR FORMERLY
N.R.	NON-RASIAL
P.B.	PLAT BOOK
P.O.C.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.M.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.W.	PAVEMENT
R.	RECORD

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR LINDSAY ALUMINUM CAPS.
●	SET 3/4" PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" LINDSAY PLASTIC CAP OR CUT CROSS.
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
⊙	SET TEMPORARY MONUMENT IN PREVIOUS PLAT.
⊞	FOUND PERMANENT MONUMENT
⊞	FOUND TEMPORARY MONUMENT
+	FOUND CROSS
⊕	FOUND ANCHOR
⊕	BECKHORN
⊕	ADDRESS
⊕	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	MOBILITY RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

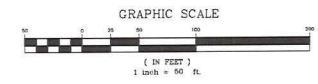
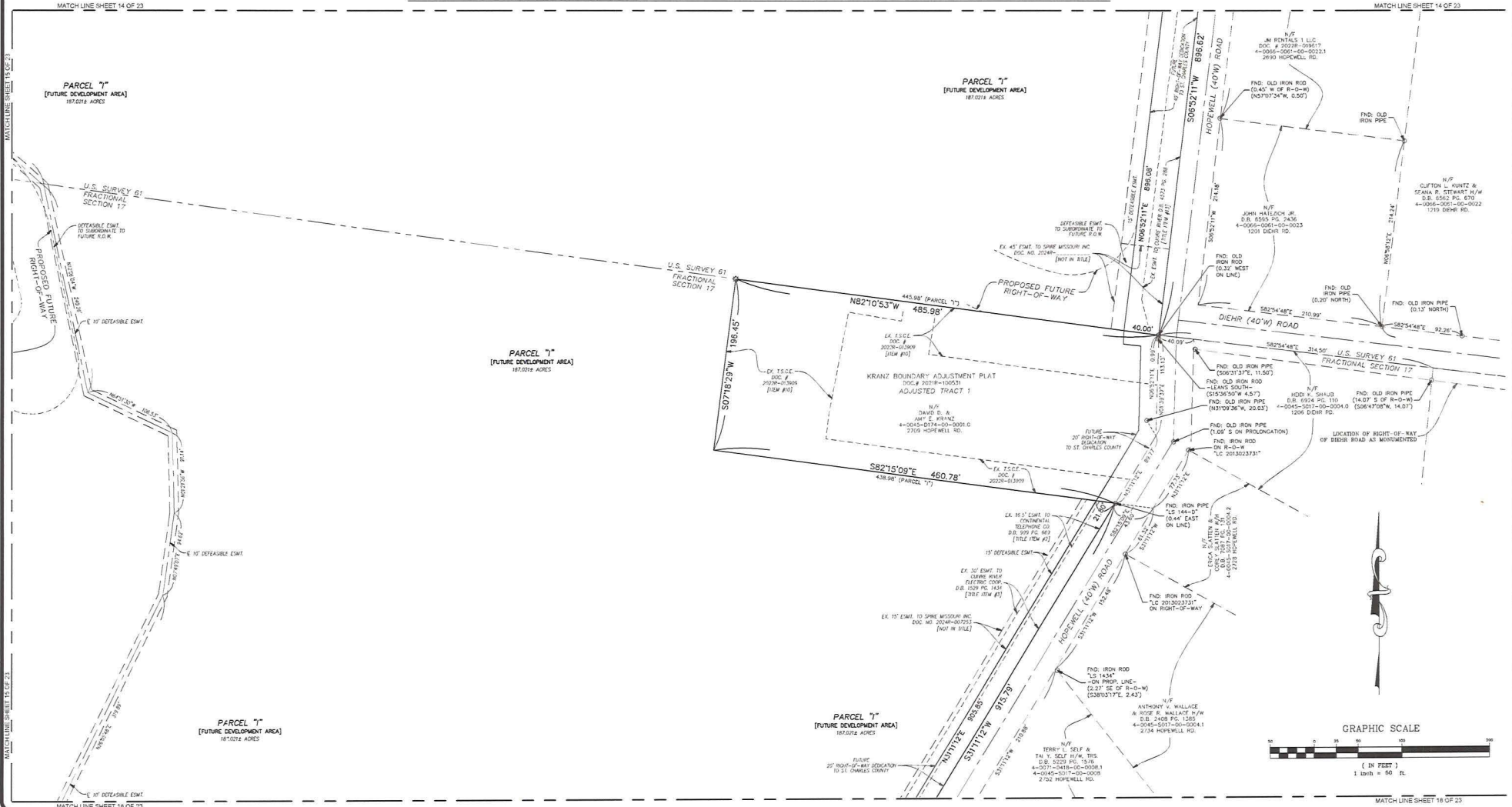
THE STERLING COMPANY
 MO REG. 3674D

JANEY A. HENDON, P.L.S., VICE PRESIDENT
 MO REG. L.S. 40327194A

DATE _____
 SHEET 15 OF 23

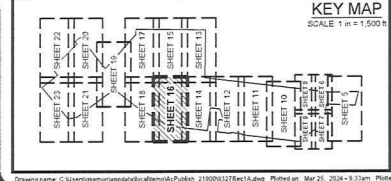
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HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
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5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-2440 Fax 314-487-8944
www.sterling-engineers.com

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



ABBREVIATION LEGEND:

BL	• BOOK
B.G.	• BUILDING
C.O.	• COMMON ORLAND
C.B.	• CHORD BEARING
C.D.	• CHORD DISTANCE
C.S.	• CHORD SLOPE
D.M.	• DRAINAGE
E.M.	• EASEMENT
F.	• FOUND
N.F.	• NOW ON FORMERLY
N.H.	• NON-HERITABLE
P.B.	• PLAT BOOK
P.O.C.	• POINT OF BEGINNING
P.O.C.	• POINT OF COMMENCEMENT
P.M.E.	• PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	• PRIVATE SIDEWALK EASEMENT
P.W.	• PARCELS
R.	• RECORD

ABBREVIATION LEGEND:

R.O.W.	• RIGHT-OF-WAY
S.	• SURVEYED
S.D.T.	• SURVEY 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 IRON W/ ALUMINUM CAP.
●	• SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" IRON W/ PLASTIC CAP OR CUT CROSS.
○	• SET PERMANENT MONUMENT IN PREVIOUS PLAT.
◊	• SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	• FOUND PERMANENT MONUMENT
◊	• FOUND SEMI-PERMANENT MONUMENT
+	• FOUND CROSS
+	• FOUND ANCHOR
⊕	• BENCHMARK
⊕	• ADDRESS
+	• LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	• PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	• MISCOT RIGHT-OF-WAY
[Hatched Pattern]	• PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	• DRAINAGE EASEMENT
[Hatched Pattern]	• DETENTION BASIN
[Hatched Pattern]	• PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 30740

JANET A. HENSON, P.L.S., VICE PRESIDENT
MO REG. 14,407 (1961)

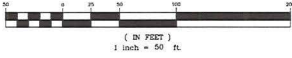
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SHEET 16 OF 23

HARVEST AT HOPEWELL PLAT ONE-A

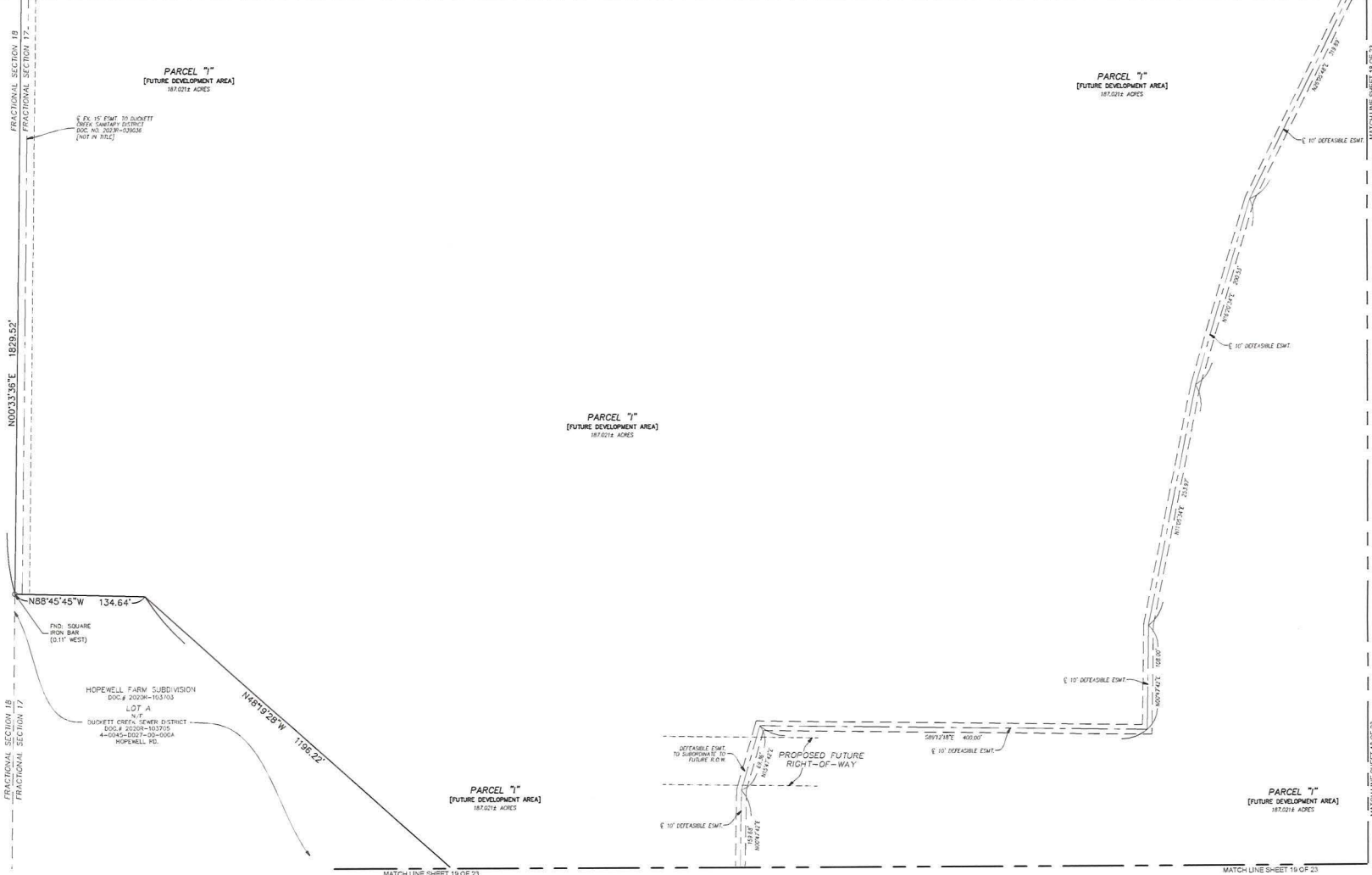
MATCH LINE SHEET 16 OF 23

MATCH LINE SHEET 15 OF 23

GRAPHIC SCALE

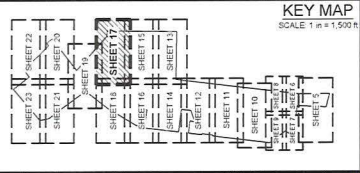


N/P
CARBALLO FARM INC.
D.B. 270C PG. 2016
4-0036-0007-00-000032
& 4-0045-0018-00-0000
CAL OF LN.



KEY MAP

SCALE 1 in = 1,500 ft



ABBREVIATION LEGEND:

B.C.	• BOOK
B.L.O.C.	• BLOCK
C.O.	• COMMON ORIGIN
C.B.	• CHORD BEARING
C.D.	• CHORD DISTANCE
D.B.	• DEED BOOK
D.M.	• DRAINAGE
E.M.T.	• EASEMENT
F.O.	• FOUND
N.F.	• NOW OR FORMERLY
N.P.	• NON-PART
P.B.	• PLAT BOOK
P.O.C.	• POINT OF COMMENCEMENT
P.R.	• PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	• PRIVATE SIDEWALK EASEMENT
P.V.	• PAVEMENT
R.	• RECORD

ABBREVIATION LEGEND:

R.O.W.	• RIGHT-OF-WAY
S.U.	• SURVEYED
S.D.T.	• SIGHT DISTANCE TRIANGLE
S.F.	• SQUARE FEET
T.C.L.	• TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W.	• WIDTH

SYMBOL LEGEND:

▲	• SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR LOTS BY ALUMINUM CAPS.
●	• SET TEMP PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2\"/>

HATCHING LEGEND:

[Hatched Box]	• PUBLIC RIGHT-OF-WAY
[Hatched Box]	• MISCUT RIGHT-OF-WAY
[Hatched Box]	• PRIVATE RIGHT-OF-WAY
[Hatched Box]	• DRAINAGE EASEMENT
[Hatched Box]	• DETENTION BASIN
[Hatched Box]	• PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 354D

JANEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #10017194

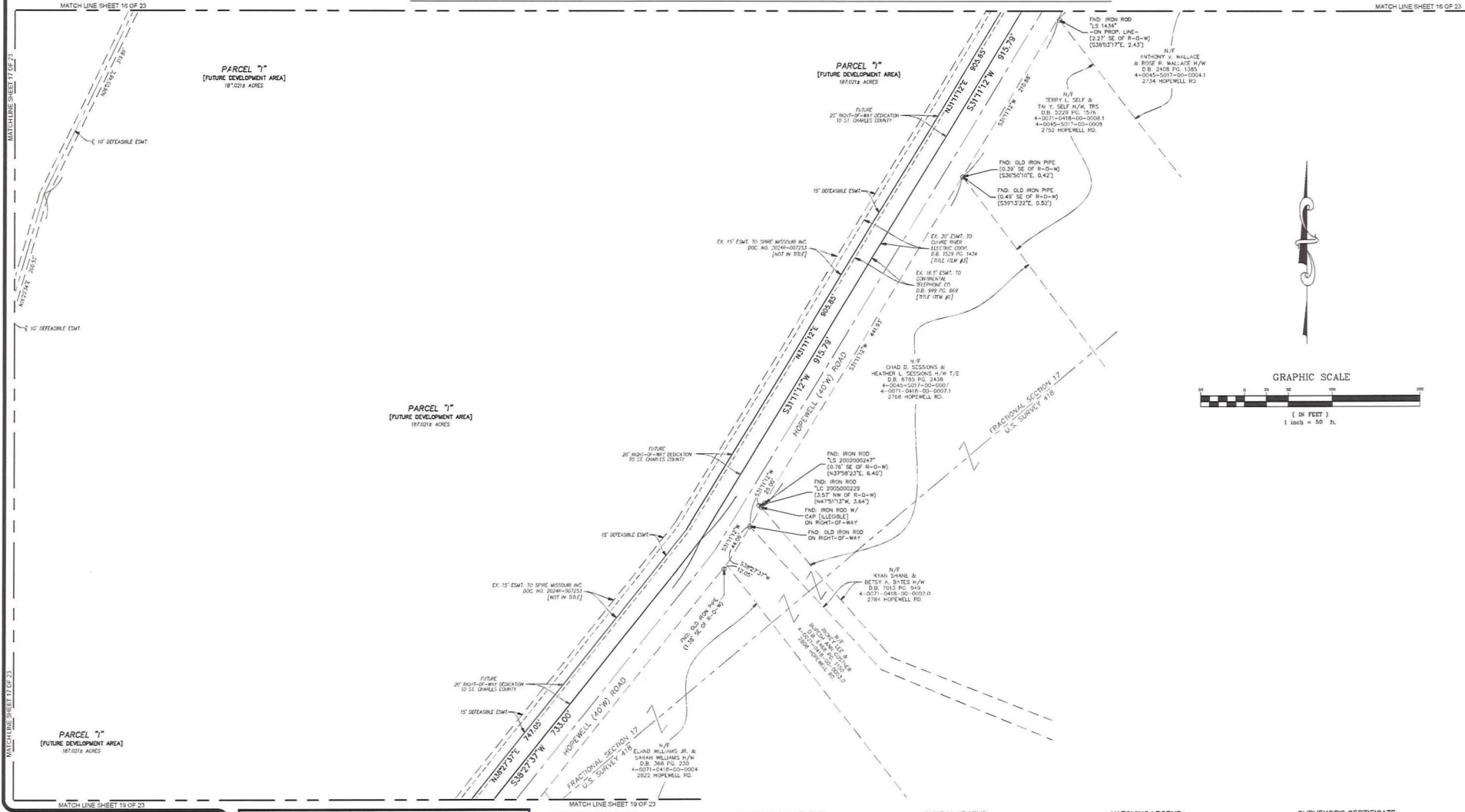
SHEET 17 OF 23

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63123
Ph. 314-487-0440 Fax 314-487-8944
www.sterlingeng-survey.com

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

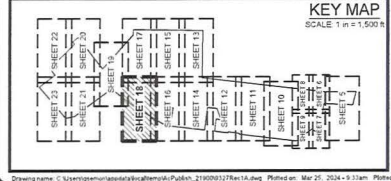
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HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
ENGINEERS & SURVEYORS
 5025 New Baumgartner Road
 St. Louis, Missouri 63123
 Ph. 314-487-0440 Fax 314-487-4944
 www.sterlingeng.com

DRAWN BY: GFS **MSD P# -** N/A
CHECKED BY: JAH **DATE:** MAR 20, 2024
JOB NO.: 20-04-327 **HARVEST AT HOPEWELL**



ABBREVIATION LEGEND:

BL.	BOOK
BUILD.	BUILDING
C.O.	COMMON GROUND
CHS.	CHORD BEARING
CHD.	CHORD DISTANCE
D.B.L.	DEED BEARING
D.B.D.	DEED DISTANCE
DRAWN.	DRAWING
EQUIT.	EASEMENT
FIND.	FINDING
FORM.	FORMERLY
FR.	NON-RURAL
P.B.	PLAT BOOK
P.D.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.W.	PRIVATE WALKWAY
PLAT.	PLAT
R.	RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
IS.	INTERSECTED
S.D.T.	SHOT DISTANCE TRIANGLE
S.F.	SQUARE FEET
T.S.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1"1/2" IRON W/ PLASTIC CAP OR CUT CROSS)
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1"1/2" IRON 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
+	SECHIBANK
+	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	HOUST RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

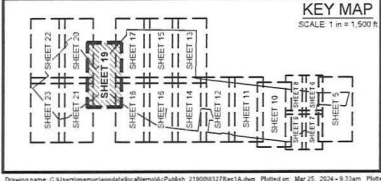
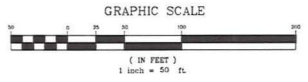
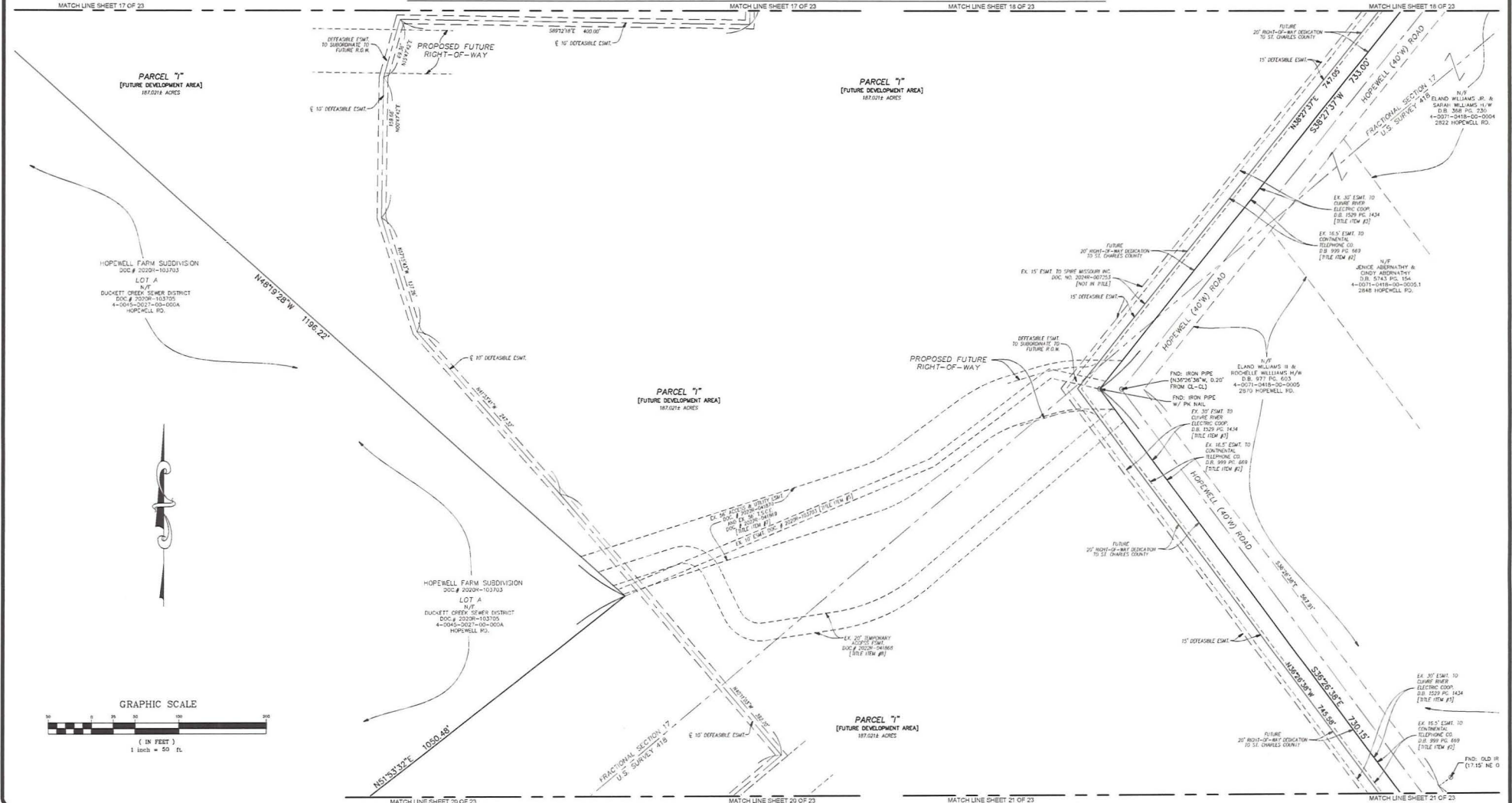
SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-0

JANEVA HENSON, P.L.S., VICE PRESIDENT
 MO REG. L.S. #00917863

DATE: _____
 SHEET 18 OF 23

HARVEST AT HOPEWELL PLAT ONE-A



ABBREVIATION LEGEND:

B.	• BOOK
B.G.	• BUILDING
C.O.	• COMMON GROUND
C.B.	• CHORD BEARING
C.D.	• CHORD DISTANCE
D.B.	• DEED BOOK
D.M.	• DRAINAGE
E.	• EASEMENT
F.	• FOUND
F.O.	• FOUND OR FORMERLY
F.S.	• FOUND SURVEY
P.B.	• PLAT BOOK
P.O.C.	• POINT OF COMMENCEMENT
P.M.E.	• PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	• PRIVATE SIDEWALK EASEMENT
P.	• PARCELS
R.	• RECORD

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	• SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (107 L.R.D.W. PLASTIC CAP OR CUT CROSS).
●	• SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, (107 L.R.D.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
⊙	• BENCHMARK
⊙	• ADDRESS
•	• LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

▨	• PUBLIC RIGHT-OF-WAY
▧	• PRIVATE RIGHT-OF-WAY
▩	• DRAINAGE EASEMENT
▪	• DETENTION BASIN
▫	• PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET # OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 3740

JANEY A. HENDON, P.L.S. - VICE PRESIDENT DATE _____
MO. REG. L.S. 40971994

SHEET 19 OF 23

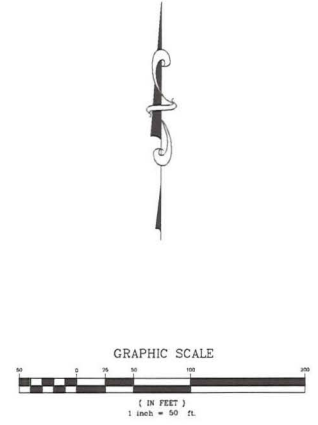
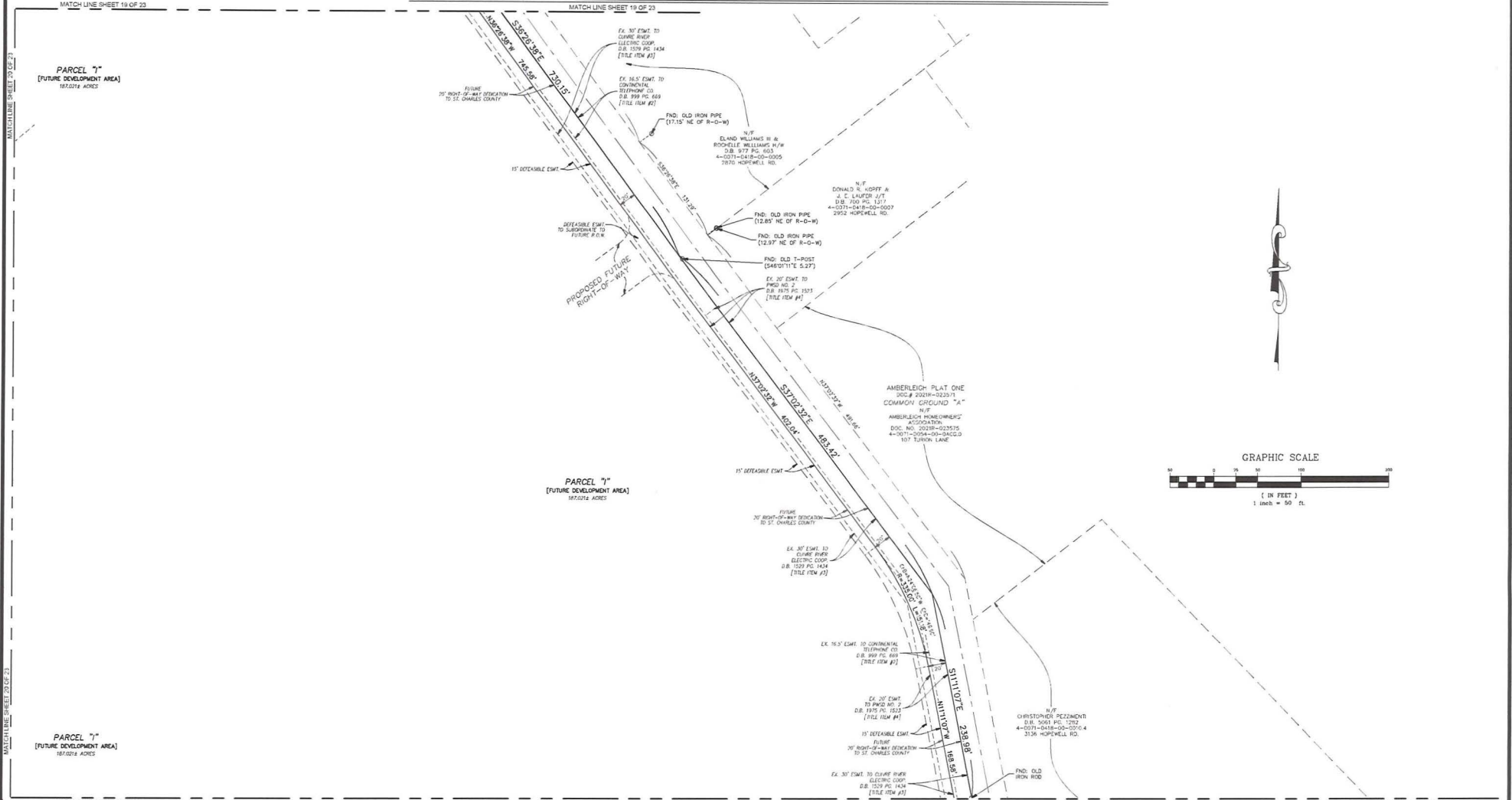
THE STERLING CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterlingengsur.com

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

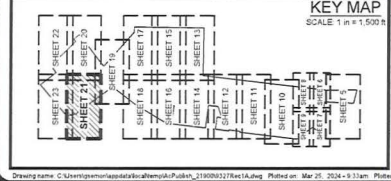
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HARVEST AT HOPEWELL PLAT ONE-A



THE STERLING CO.
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 5955 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-687-5440 Fax 314-687-7894
 www.sterling-eng-sur.com

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



ABBREVIATION LEGEND:

BK.	BOOK
B.L.O.C.	BUILDING
C.B.	COMMON BOUNDARY
C.B.R.	CHORD BEARING
C.D.	CHORD DISTANCE
D.B.	DEED BOOK
D.M.A.	DRAINAGE
E.M.T.	EASEMENT
F.O.	FOUND
F.O.D.	FOUND OR FORMERLY
F.O.N.	NON-ADJ.
F.O.S.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.E.	PRIVATE ROW/DRY MAINTENANCE EASEMENT
P.S.E.	PRIVATE SIDEWALK EASEMENT
P.W.T.	PAVEMENT
R.	RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
S.T.	SUBDIVISION
S.D.T.	SHORT DISTANCE TRAVEL
S.F.	SQUARE FEET
S.D.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W.	WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (10" BRONZE W/ ALUMINUM CAP)
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" LTRD 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 AND/OR BENCHMARK
+	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	WOODS RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETECTION BARRI
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 23 FOR CERTIFICATION.
 THE STERLING COMPANY
 MD REG. 3740

JANEY A. HENSON, P.L.L.C., VICE PRESIDENT
 MD REG. L.S. #200517863

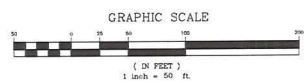
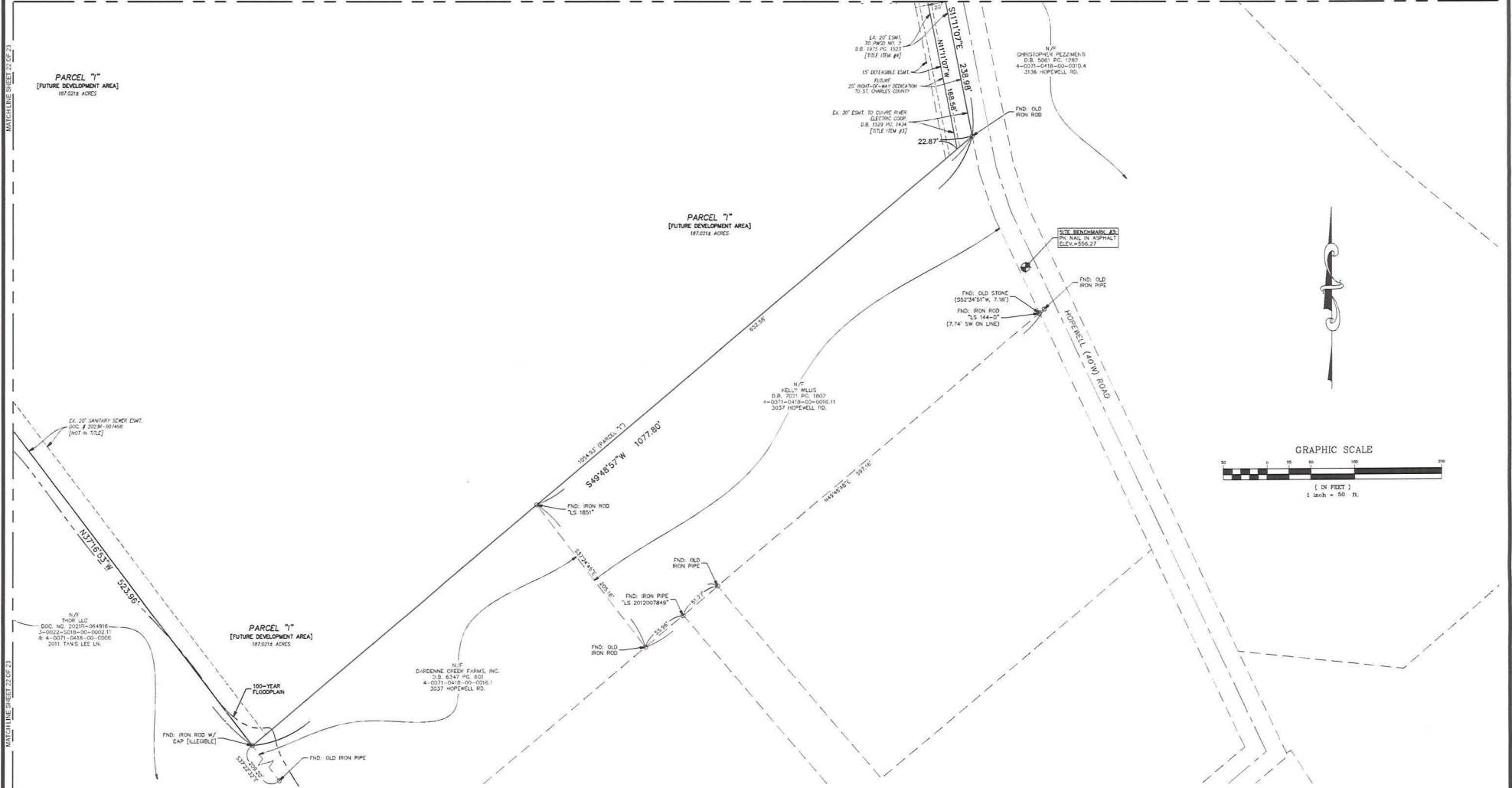
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 SHEET 21 OF 23

Drawing name: C:\Users\jmh\Documents\Projects\Harvest\Plat1_17090021\Text\Adjg_Ploted on: Mar 25, 2024 - 9:31am. Plotted by: jmh

HARVEST AT HOPEWELL PLAT ONE-A

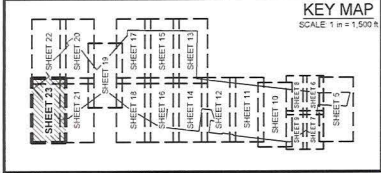
MATCH LINE SHEET 21 OF 23

MATCH LINE SHEET 21 OF 23



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



ABBREVIATION LEGEND:

B.C.	BOOK	R.O.W.	RIGHT-OF-WAY
B.U.C.	BUILDING	S.U.	SURVEYED
C.G.	COMMON GROUND	S.D.T.	SIGHT DISTANCE TRIANGLE
C.B.	CHORD BEARING	S.F.	SQUARE FEET
C.D.	CHORD DISTANCE	T.S.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE WIDTH
D.A.	DRAINAGE EASEMENT		
FND.	FOUND		
EMT.	EASEMENT		
N.F.	NON-FORMERLY		
P.B.	PLAT BOOK		
P.M.	PRIVATE ROADWAY MAINTENANCE EASEMENT		
P.D.C.	POINT OF COMMENCEMENT		
P.M.E.	PRIVATE ROADWAY MAINTENANCE EASEMENT		
P.A.E.	PRIVATE SIDEWALK EASEMENT		
P.R.	PREVIOUS		
R.	RECORD		

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR IRON W/ ALUMINUM CAP.
●	SET S&W PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" LIND W/ PLASTIC CAP OR CUT CROSS.
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
⊙	SET SEMIPERMANENT MONUMENT IN PREVIOUS PLAT.
□	FOUND PERMANENT MONUMENT
⊠	FOUND SEMIPERMANENT MONUMENT
+	FOUND CROSS
⊕	FOUND ANCHOR
⊙	BENCHMARK
⊙	ADDRESS
•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	ACQUIT RIGHT-OF-WAY
[Hatched Pattern]	PRIVATE RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 23 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 367AD

JANEYA HENDON, P.L.S., VICE PRESIDENT
 MO REG. L.S. 40011199A

DATE: _____
 SHEET 23 OF 23

Drawings name: C:\Users\stern\appdata\local\temp\AI-P\stern_2190093271\stern14.dwg Plotted on: Mar 21, 2024 - 8:23am Plotted by: ghep