

Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 4 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 Hemmery

Presiding Officer



Attest:

Bess Bacher

Bess Bacher, City Clerk

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:

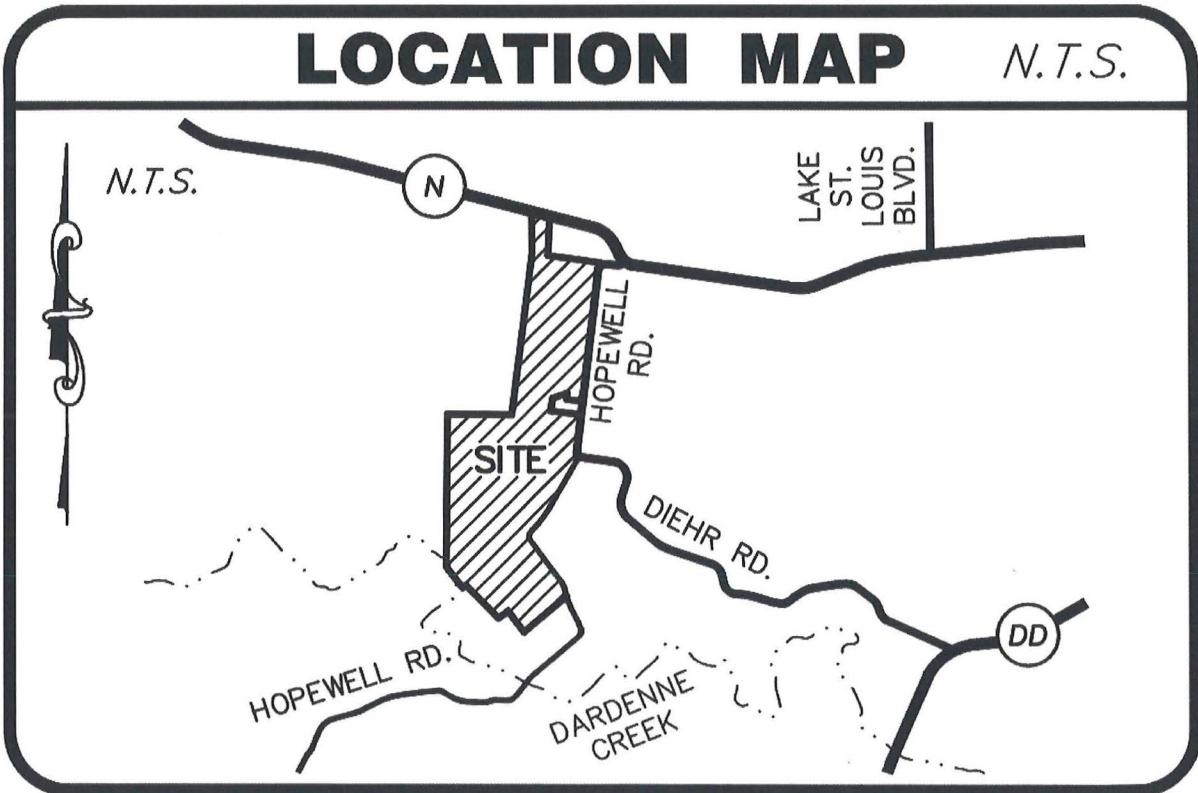

Kevin M. O'Keefe, City Attorney

Record Plat

HARVEST AT HOPEWELL PLAT 4

A Resubdivision of Parcel "E" 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 FOUR

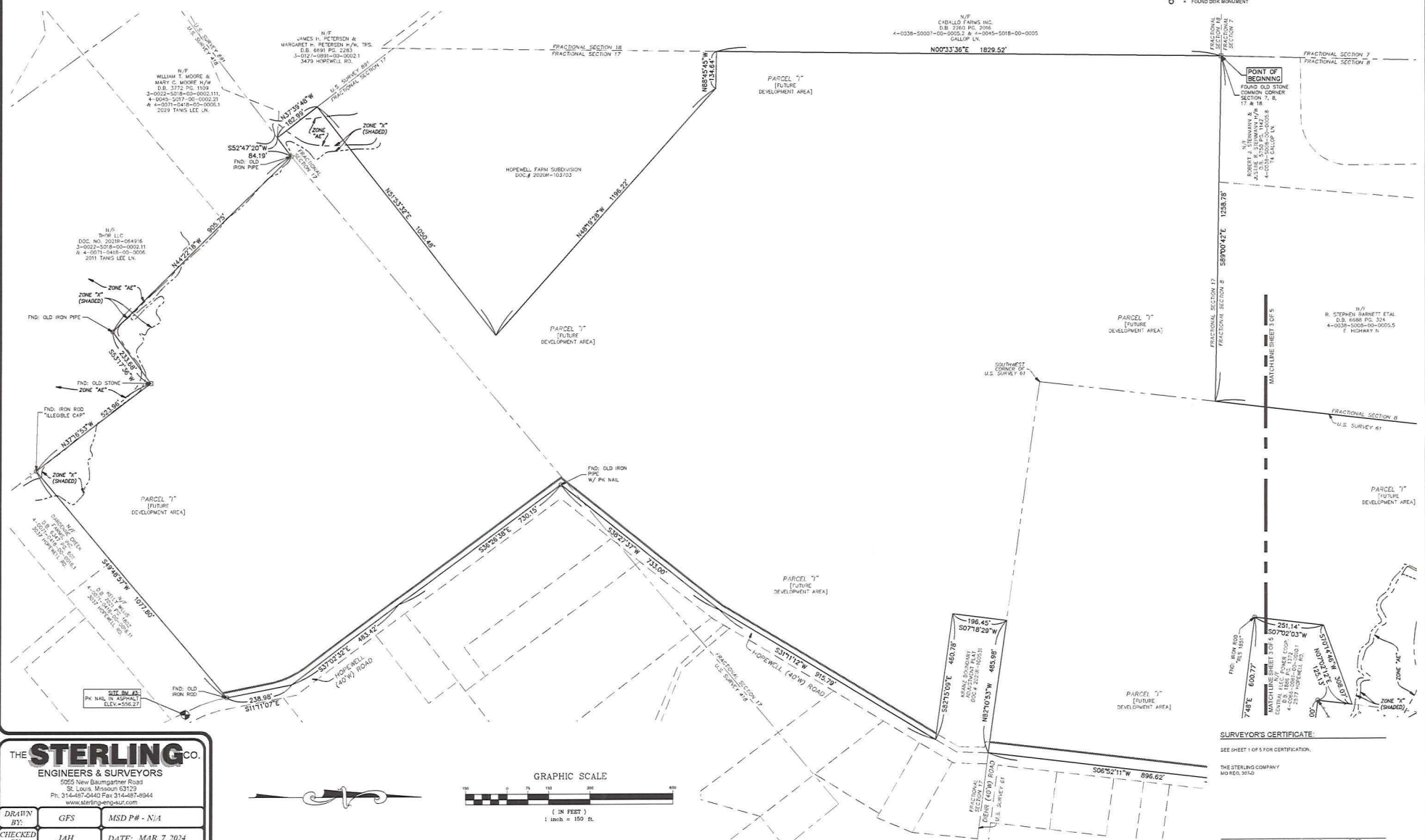
SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:

- BENCHMARK
- FOUND PERMANENT MONUMENT
- FOUND DEPARTMENT MONUMENT
- FOUND DEIK MONUMENT

HATCHING LEGEND:

- ▨ PUBLIC RIGHT-OF-WAY
- ▨ PLAT ONE-A AREA
- ▨ PLAT FOUR AREA



N/E
CADALLO FARMS INC.
DB: 3160 HC 216
4-028-5007-05-0002.2 & 4-0945-5018-00-0005
CALLOP LN

N/E
WILLIAM T. MOORE &
MARY C. MOORE N/W
D.B. 3772 PG. 1109
3-0022-5018-00-0002.11,
4-0045-5017-00-0002.21
4-0021-5418-00-0006.1
2023 TANS LEE LN.

N/E
JAMES H. PETERSEN &
MARGARET H. PETERSEN N/W T/S
D.B. 6911 PG. 243
3-012-1891-00-0002.1
3479 HOPEWELL RD.

N/S
T/W L.L.O.
DOC. NO. 29218-04916
3-0022-5018-00-0002.11
4-0045-5017-00-0002.21
4-0021-5418-00-0006.1
2011 TANS LEE LN.

N/S
T/W L.L.O.
DOC. NO. 29218-04916
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4-0045-5017-00-0002.21
4-0021-5418-00-0006.1
2011 TANS LEE LN.

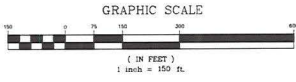
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T/W L.L.O.
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4-0045-5017-00-0002.21
4-0021-5418-00-0006.1
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4-0045-5017-00-0002.21
4-0021-5418-00-0006.1
2011 TANS LEE LN.

THE STERLING CO.
ENGINEERS & SURVEYORS
5255 New Baumgartner Road
St. Louis, Missouri 63123
Ph: 314-487-0440 Fax: 314-487-8944
www.sterlingeng.com

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



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 5 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 30140

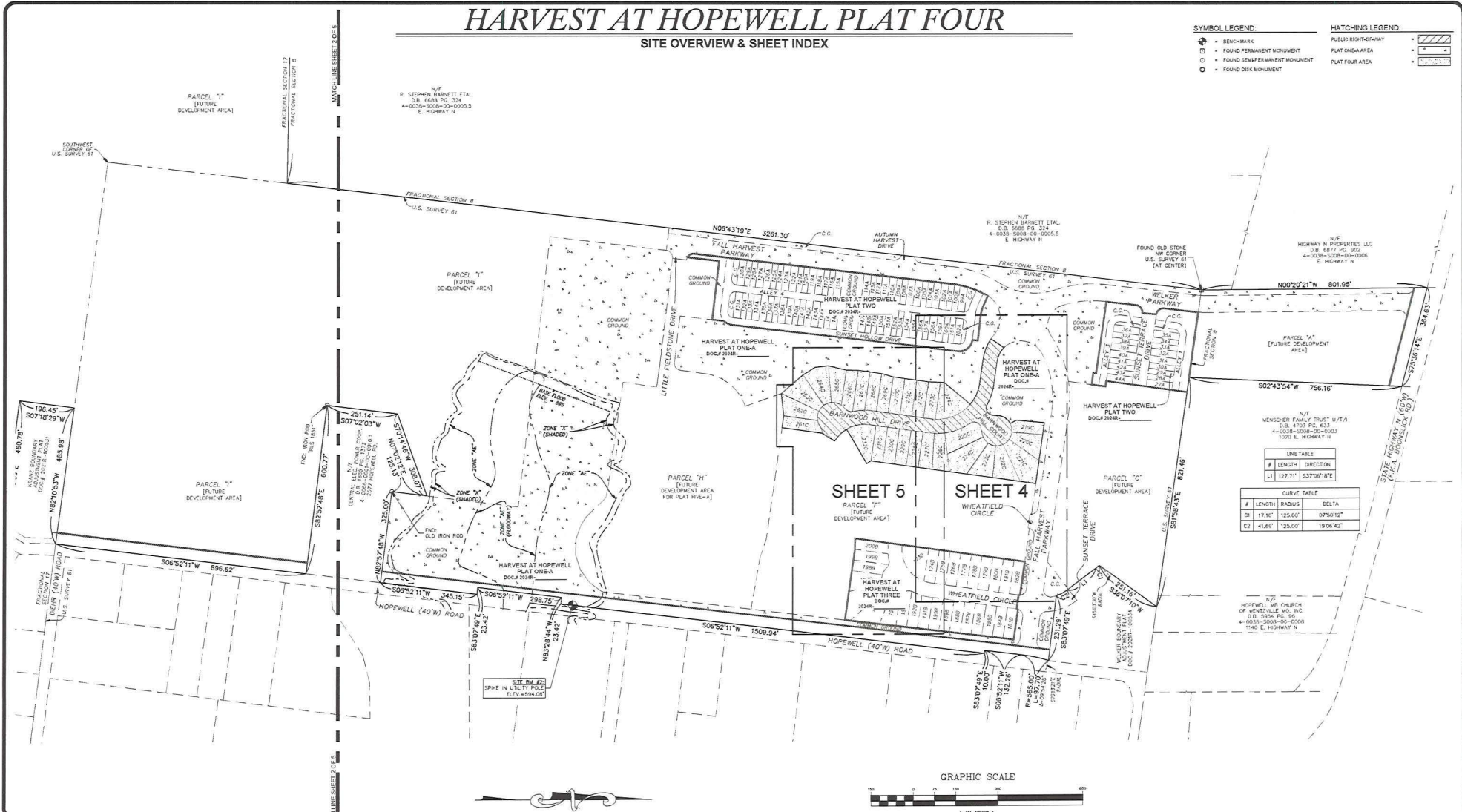
JAMES A. HENDON, P.L.S., VICE PRESIDENT DATE
MO REG. LIC. #00107048

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HARVEST AT HOPEWELL PLAT FOUR

SITE OVERVIEW & SHEET INDEX

- SYMBOL LEGEND:**
- BENCHMARK
 - FOUND PERMANENT MONUMENT
 - FOUND SEMIPERMANENT MONUMENT
 - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- ▨ PUBLIC RIGHT-OF-WAY
 - ▨ PLAT AREA
 - ▨ PLAT FOUR AREA



N/T
MENSCHER FAMILY TRUST U/I/A
D.B. 4703 PG. 433
4-0038-2008-26-0003
1003 E. HIGHWAY 11

LINE TABLE

#	LENGTH	DIRECTION
L1	127.71	S3750'16"E

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	07°50'12"
C2	41.64'	125.00'	19°04'42"

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0400 Fax: 314-487-8944
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 5 FOR CERTIFICATION.

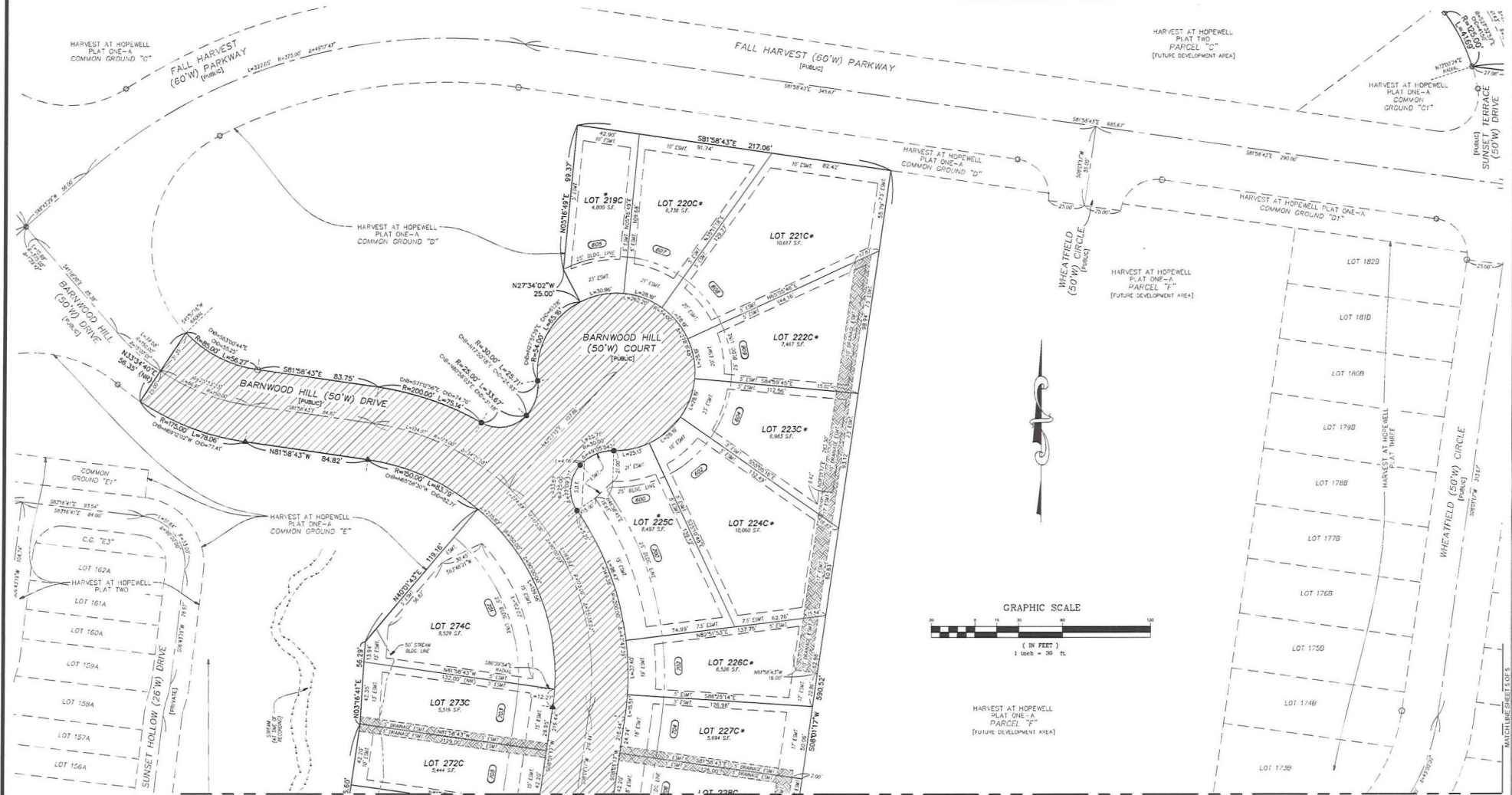
THE STERLING COMPANY
MO, REG. 3742

JAMES A. HENSON, P.L.L.C. - VICE PRESIDENT DATE
MO, REG. U.S. 4002107465

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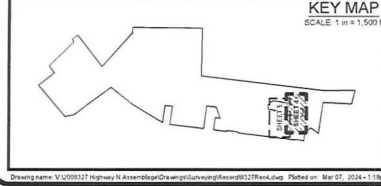
SHEET 3 OF 5

HARVEST AT HOPEWELL PLAT FOUR



THE STERLING CO.
ENGINEERS & SURVEYORS
 6555 New Baltimore Road
 St. Louis, Missouri 63123
 Ph. 314-887-5440 Fax 314-887-8944
 www.sterling-eng-ar.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:

B.L.	•	BOOK
B.L.C.	•	BUILDING
C.O.	•	COMMON GROUND
C.O.B.	•	COMMON BOUNDARY
C.O.D.	•	COMMON DISTANCE
D.B.	•	DEED BOOK
D.R.	•	DEED RECORD
E.M.T.	•	EASEMENT
F.O.	•	FOUND
F.O.F.	•	FOUND OR FORMERLY
F.O.M.	•	FOUND MONUMENT
P.B.	•	PLAT BOOK
P.O.C.	•	POINT OF COMMENCEMENT
P.O.E.	•	PRIVATE EASEMENT
P.O.M.	•	POINT OF MONUMENT
R.	•	RECORD

ABBREVIATION LEGEND:

R.G.W.	•	RIGHT-OF-WAY
S.D.	•	SUBDIVISION
S.D.T.	•	RIGHT OF 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, 1/2" IRON W/ PLASTIC CAP OR OUT CROSS.
●	•	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
○	•	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	•	FOUND PERMANENT MONUMENT
○	•	FOUND SEMI-PERMANENT MONUMENT
+	•	FOUND CROSS
+	•	FOUND ANCHOR
+	•	RECONMARK
+	•	ADDRESS
+	•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

▨	•	PUBLIC RIGHT-OF-WAY
▩	•	DRAINAGE EASEMENT

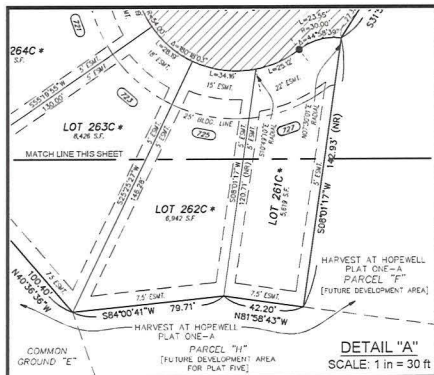
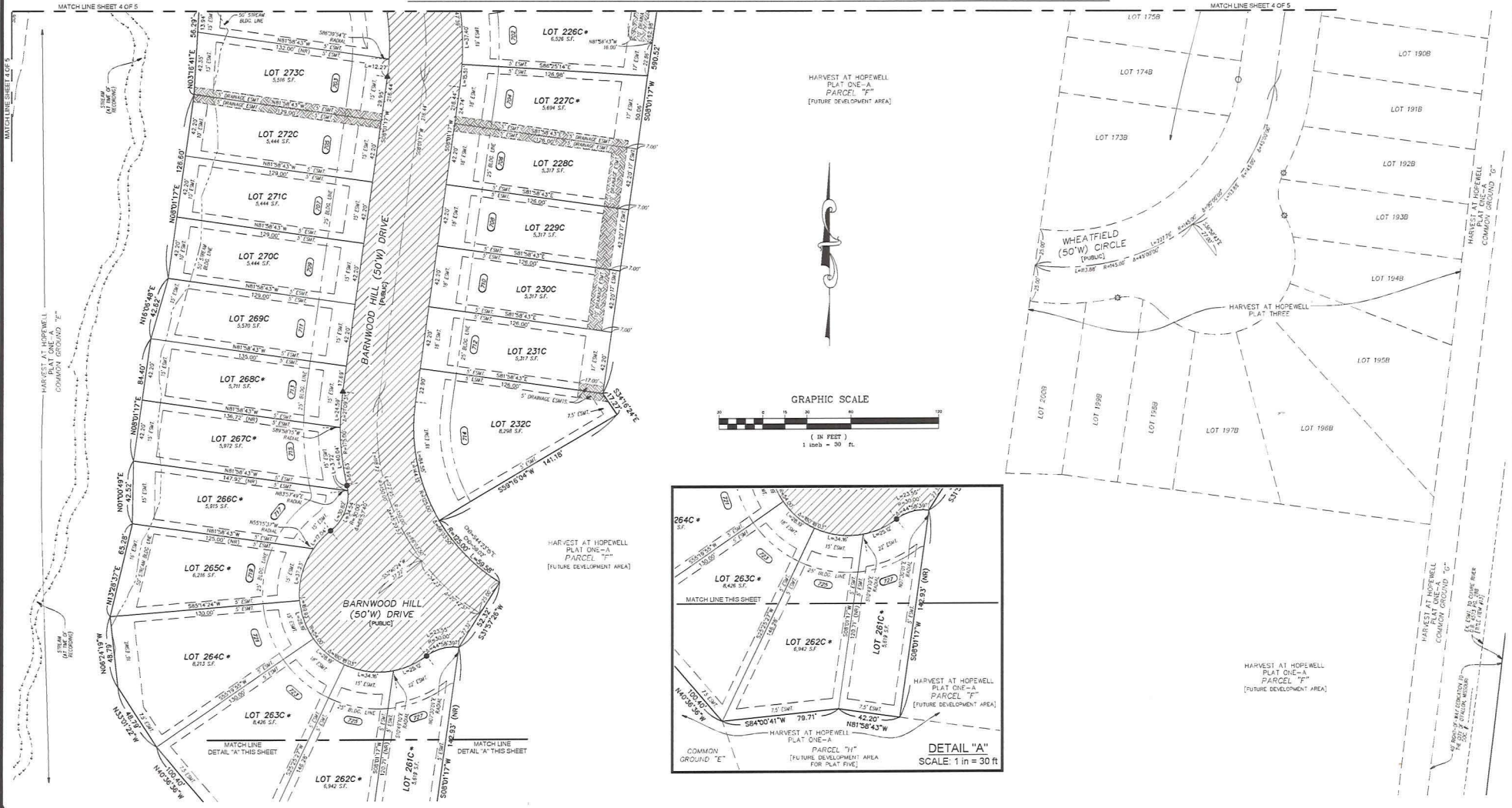
SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 5 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 38142

JANEY A. HENSON, P.L.S., VICE PRESIDENT
 MO. REG. L.S. #208197943

DATE: _____
 SHEET 4 OF 5

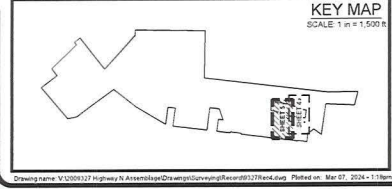
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HARVEST AT HOPEWELL PLAT FOUR



THE STERLING CO.
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 2050 New Baumgartner Road
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 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterlingco.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.	BLK.
B.L.G.	B.L.G.
C.O.	C.O.
C.B.	C.B.
C.D.	C.D.
D.A.	D.A.
D.R.	D.R.
E.M.	E.M.
F.C.	F.C.
H.F.	H.F.
N.R.	N.R.
P.B.	P.B.
P.O.B.	P.O.B.
P.O.C.	P.O.C.
P.R.E.	P.R.E.
P.S.E.	P.S.E.
P.V.	P.V.
R.	R.

ABBREVIATION LEGEND:

R.O.W.	R.O.W.
UT	UT
S.D.T.	S.D.T.
S.F.	S.F.
T.C.L.	T.C.L.
W	W

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/4" LEAD BY ALUMINUM CAP).
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" LEAD BY 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
+	FOUND MARK
+	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

▨	PUBLIC RIGHT-OF-WAY
▨	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 5 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 30740

JANEY A. HENSON, P.L.S., VICE PRESIDENT DATE
 MO. REG. L.S. 400727838

SHEET 5 OF 5

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