

Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 3 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.

B. Koskela

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:

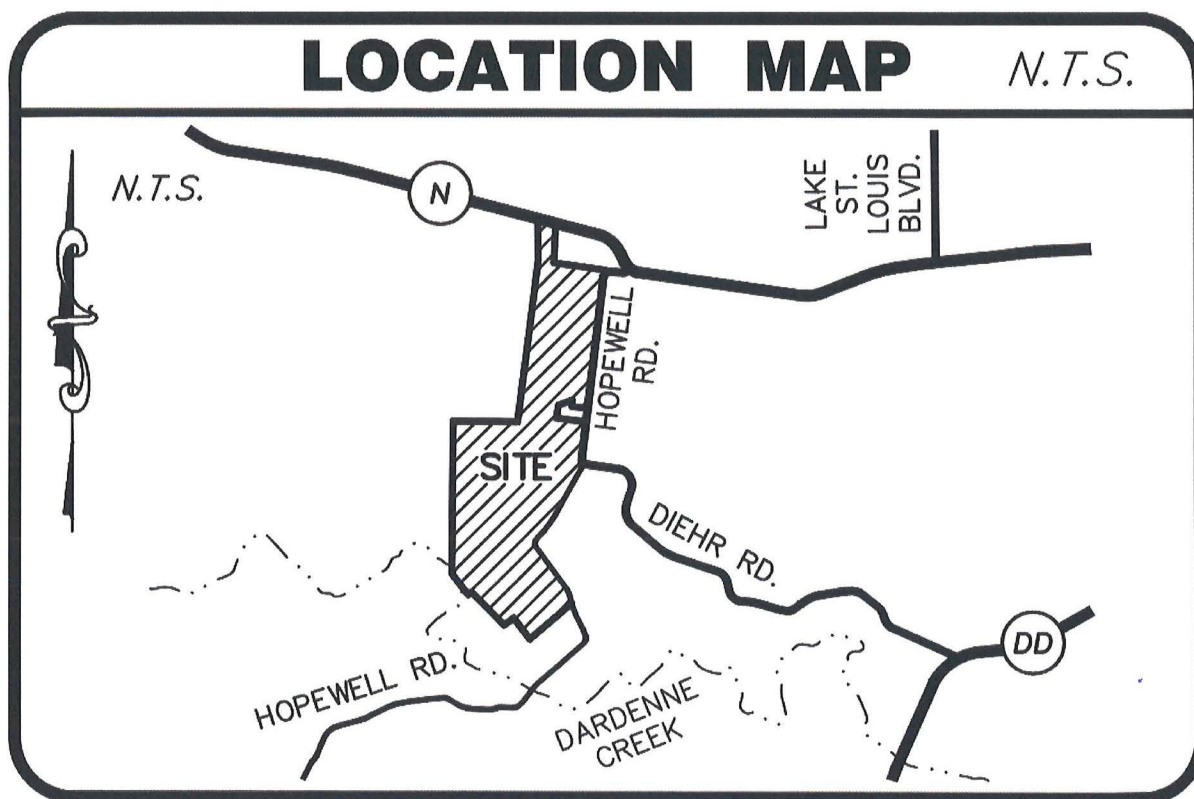

Kevin M. O'Keefe, City Attorney

Record Plat

HARVEST AT HOPEWELL PLAT 3

A Resubdivision of Parcel "G" 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 THREE

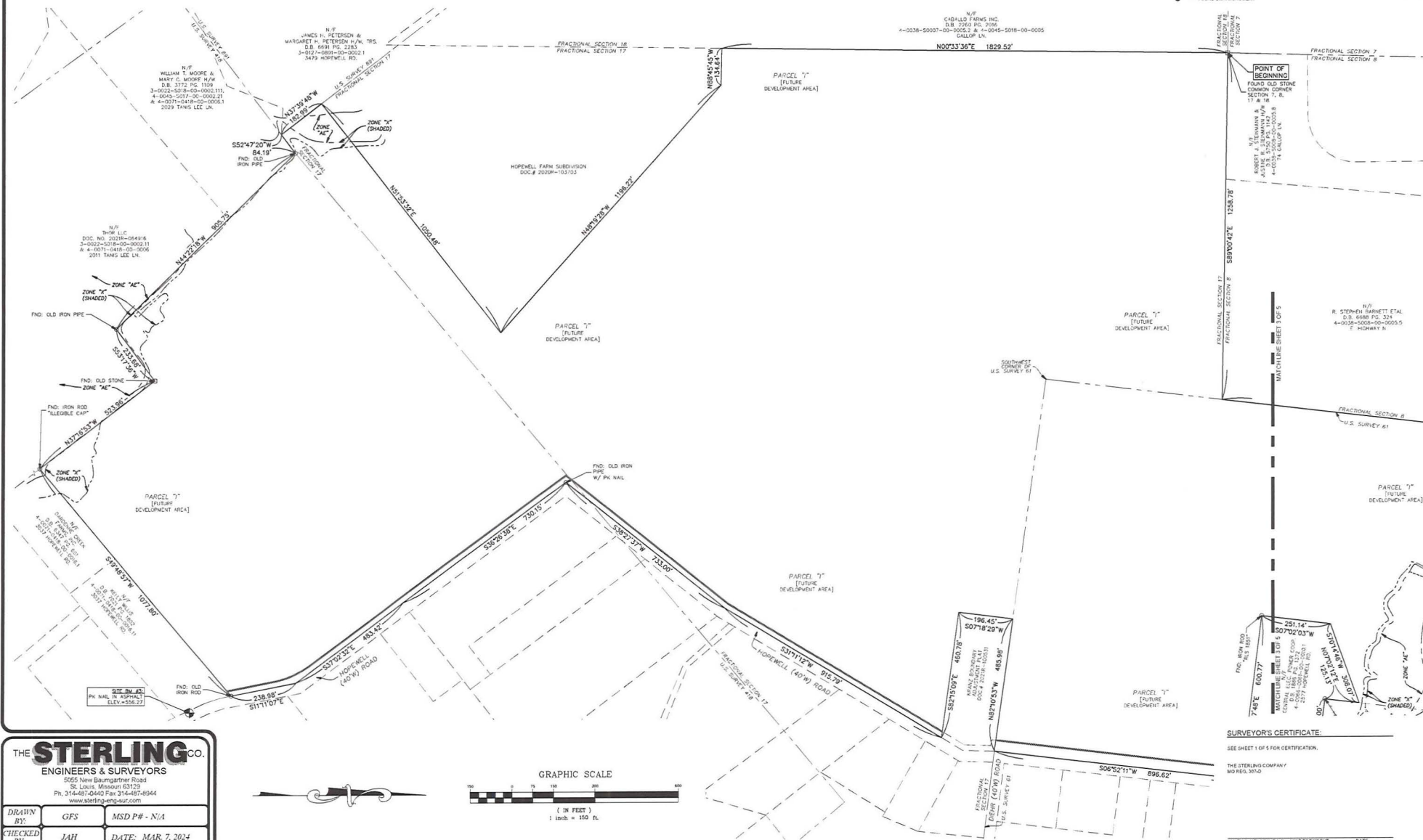
SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:

- BENCHMARK
- FOUND PERMANENT MONUMENT
- FOUND SEMIPERMANENT MONUMENT
- FOUND DISK MONUMENT

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- PLAT ONE-A AREA
- PLAT THREE AREA



THE STERLING CO.
ENGINEERS & SURVEYORS
 5225 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-engineers.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. 3040

JAMES A. HENDERSON P.L.S. - VICE PRESIDENT DATE
 MO. REG. U.S. #00270788

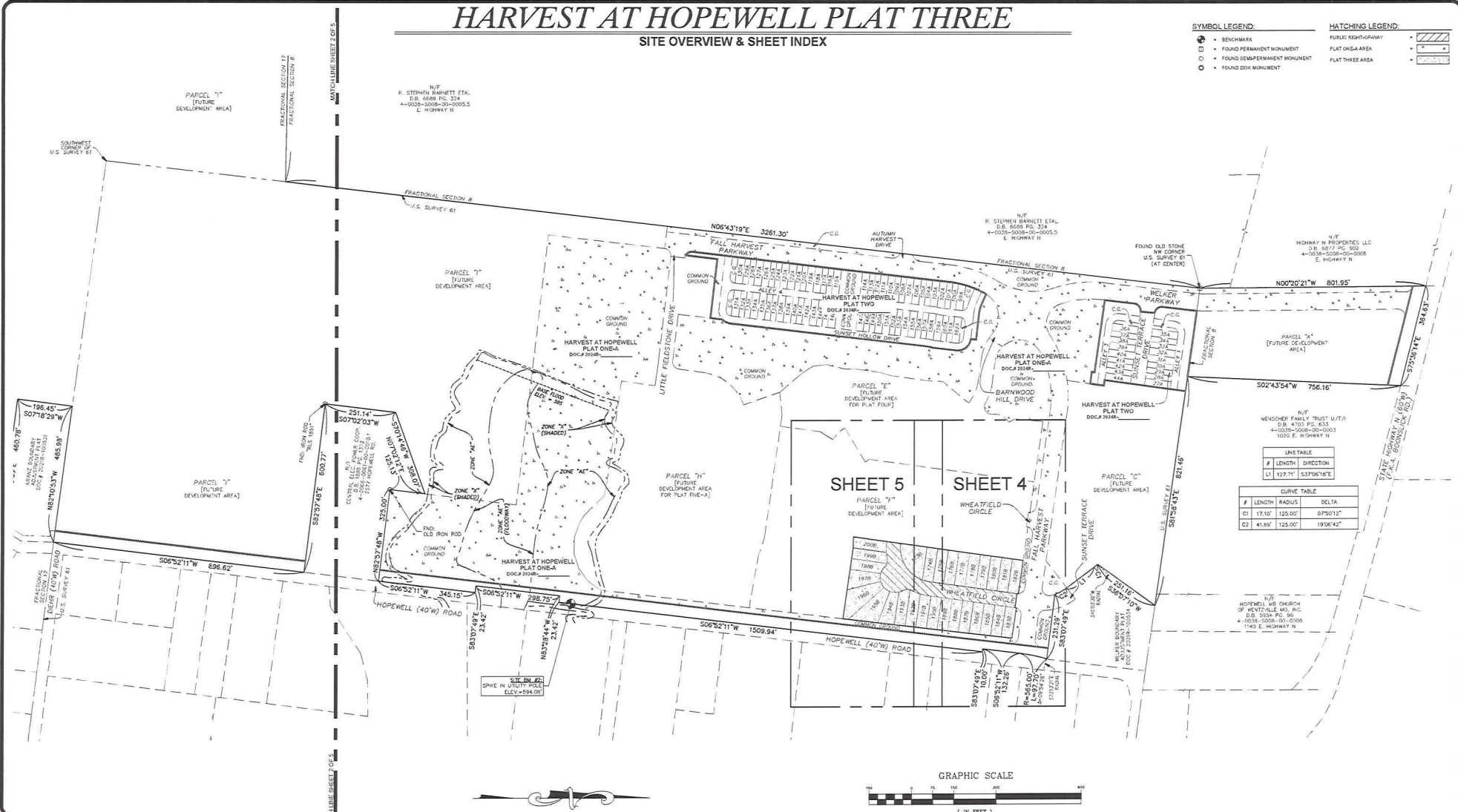
SHEET 2 OF 5

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HARVEST AT HOPEWELL PLAT THREE

SITE OVERVIEW & SHEET INDEX

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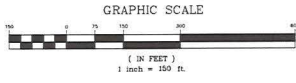


LINE TABLE

#	LENGTH	DIRECTION
L1	127.71	S37°04'18"E

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	0°35'01.2"
C2	41.69'	125.00'	19°06'42"



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 THE STERLING COMPANY
 MO REG. 30740

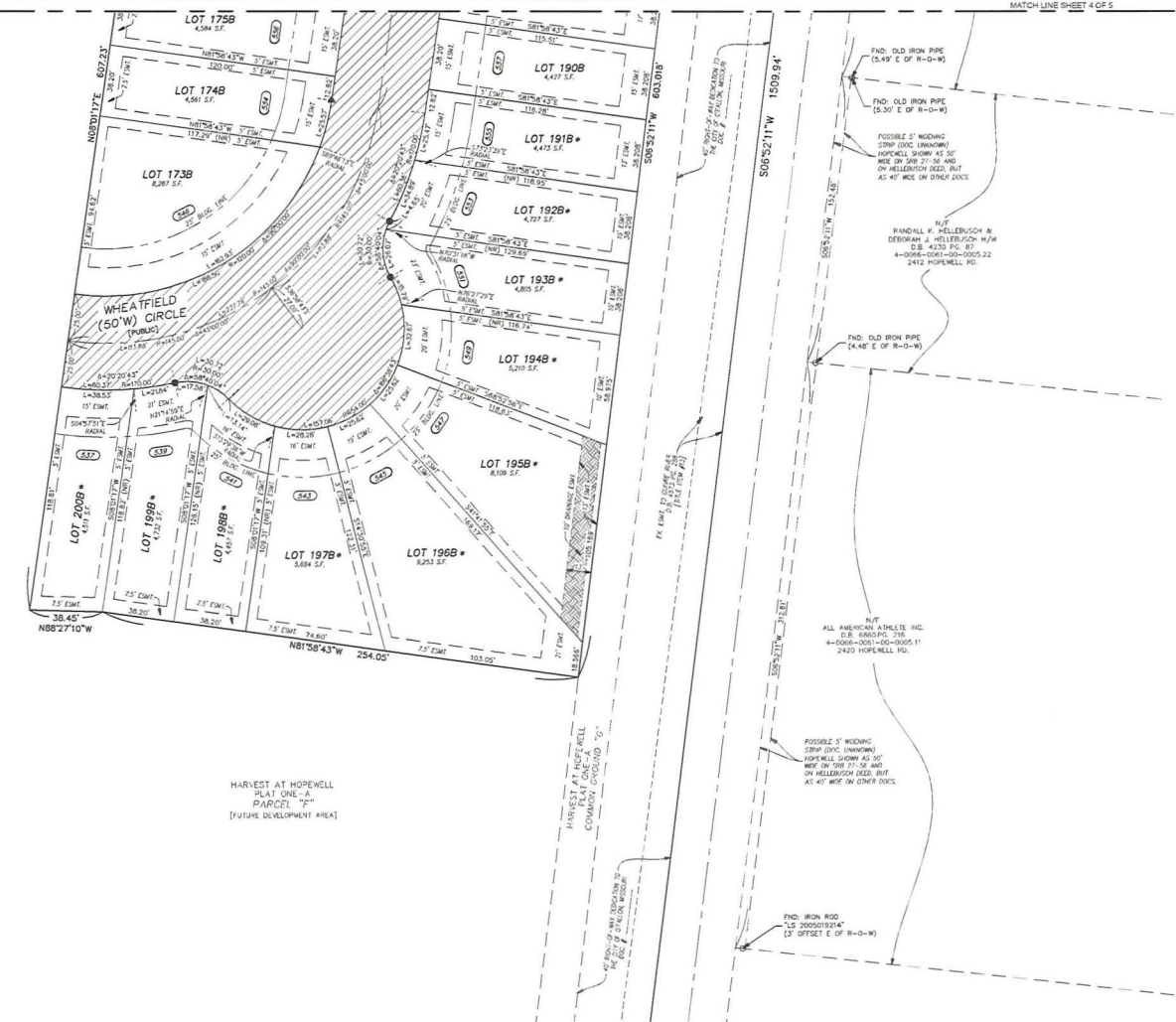
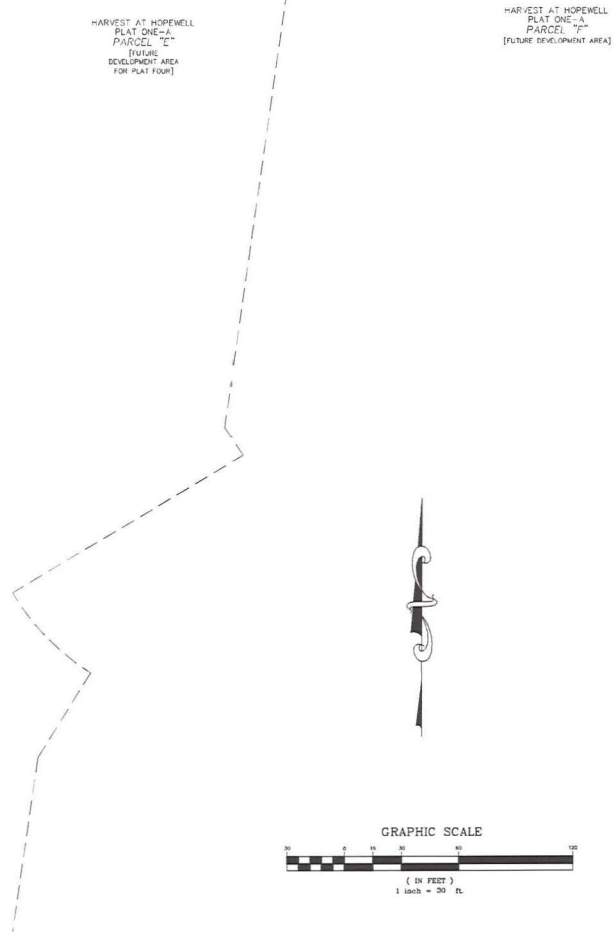
JAMES A. HENSON, P.L.L.C. VICE PRESIDENT DATE
 MO REG. 11,400(17)188

Drawing name: C:\Users\jgordon\source\external\Public\2402232\Frac3.dwg Plotted on: Mar 07, 2024 - 1:11pm Plotted by: jgordon

HARVEST AT HOPEWELL PLAT THREE

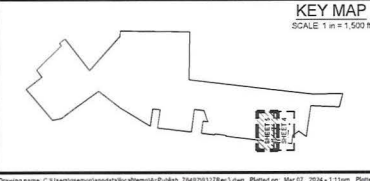
MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 4 OF 5



KEY MAP

SCALE 1 in = 1,500 ft



ABBREVIATION LEGEND:

- | | | | |
|--------|-----------------------------|----------|--|
| B.L. | = BOUNDARY | R.O.W. | = RIGHT-OF-WAY |
| B.S.C. | = BUILDING | (S) | = SURVEYED |
| C.O. | = COMMON OWNED | S.D.T. | = RIGHT DISTANCE TRIANGLE |
| C.D. | = CHORD BEARING | S.F. | = SQUARE FEET |
| C.D. | = CHORD DISTANCE | T.S.O.L. | = TEMPORARY SLOPE AND CONSTRUCTION LICENSE |
| D.B. | = DEED BOOK | W. | = WIDTH |
| DRAWL | = DRAINAGE | | |
| EMP. | = EASEMENT | | |
| FND. | = FOUND | | |
| FORM. | = FORMERLY | | |
| M/F | = MONUMENT FORMERLY | | |
| M/N | = MONUMENT | | |
| N.B. | = NON-BARRIAL | | |
| N.S. | = NORTH-SOUTH | | |
| P.O.B. | = POINT OF BEGINNING | | |
| P.O.C. | = POINT OF COMMENCEMENT | | |
| P.S.E. | = PRIVATE SIDEWALK EASEMENT | | |
| P.W.E. | = PRIVATE WALKWAY EASEMENT | | |
| P.W.T. | = PRIVATE WALKWAY | | |
| R. | = RECORD | | |

ABBREVIATION LEGEND:

- | | |
|------------|--|
| (L) | = LOT |
| (S) | = SURVEYED |
| (S.D.T.) | = RIGHT DISTANCE TRIANGLE |
| (S.F.) | = SQUARE FEET |
| (T.S.O.L.) | = TEMPORARY SLOPE AND CONSTRUCTION LICENSE |
| (W.) | = WIDTH |

SYMBOL LEGEND:

- | | |
|---|--|
| ▲ | = SET PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS (SEE LINK IN ALCHEMICAL CAP) |
| ● | = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MEASURE STANDARDS (1/2" LIND 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 |
| ⊗ | = MONUMENT |
| ⊘ | = ADDRESS |
| ⊙ | = LOT SUBJECT TO STREET CREEP |

HATCHING LEGEND:

- | | |
|---|-----------------------|
| ▨ | = PUBLIC RIGHT-OF-WAY |
| ▧ | = DRAINAGE EASEMENT |

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