Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 6 AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

WHEREAS, the record plat referenced herein has been reviewed by the City Engineer or his/her designee and determined to be complete as required by the Ordinances of the City of O'Fallon; and

WHEREAS, the City Council has determined that the plat conforms closely to the preliminary plat as finally approved and to the provisions of the Subdivision Code and Zoning Code as required by Section 405.060 of the O'Fallon City Code;

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

SECTION 1: The Record Plat of Harvest at Hopewell, Plat 6, which property is located in the City of O'Fallon, Missouri, as prepared by Sterling Engineering dated June of 2024 is hereby approved as submitted to the City Council.

SECTION 2: The City Clerk is hereby authorized to sign the record plat signifying approval by the City Council of said plat.

SECTION 3: No site improvements are accepted for maintenance by the City by the passage of this Ordinance and same will not be accepted by the City until they are built and approved 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:

July 25, 2024

Second Reading:

July 25, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 25th DAY OF JULY, 2024.

Presiding Officer

Attest:

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 25^{TH} DAY OF JULY, 2024.

Attest:

Bess Bacher, City Clerk

Bill Hennessy, Mayor

Approved as to Form:

Kevin M. O'Keefé, City Attorney

Record Plat HARVEST AT HOPEWELL PLAT 6

A Resubdivision of Parcel "K" of "Harvest at Hopewell Plat One-B"

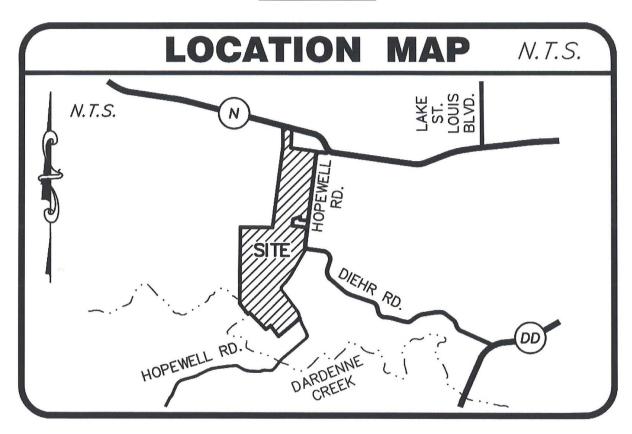
(DOC. #:______) Located in U.S. Survey 61, Township 46 North,

Range 2 East of the Fifth Principal Meridian,

City of O'Fallon

St. Charles County, Missouri

LOCATION MAP



OWNER'S CERTIFICATE:

THE UNDERSIONED. OWNER AND DEVELOPER OF THE TRACT OF LAND HEREN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS
CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUDDIVIDED IN THE MAINER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL
REFRETER BE KNOWN AS THANFEST AT HOPEWELF JAKT SKY.

SIGHT DISTANCE TRIANGLES (B.D.T.), ARE MERELY DEDICATED TO THE CITY OF OFFALION, MISSOURI, FOR PUBLIC USE FOREVER, TO BHILDIES AND PROTECT THE CLUBAR AND MODIFICATION OF MODIFICATION OF SECTION OF MODIFICATION OF A CONTRELOT, AND PROTECTION OF THE ADMINISTRATION OF A CONTRELOT, AND PROTECTION OF THE ADMINISTRATION OF THE ADMINIS

ALL STREET LIGHTS ARE CHARGE, OPERATED, AND MAINTAINED BY CURNE RIVER ELECTRIC COOPERATIVE, THE HARVEST HOMEOWERS'S ASSOCIATION IS RESPONSIBLE FOR THE COST OF THE OPERATION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID STREET LIGHTS.

ALL COMMON GROUND AREAS SHALL RE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO THE CITY OF OFALLON, MISSOURI WHICH INCLUDES THE RIGHT OF ROKESS AND EGREES FOR THE PURPOSE OF ACCESSING THE DETENTION AND RETENTION BASINS, ALL COMMON GROUND SHALL BE MANTANCE BY THE HARMEST HOMEOWNERS ASSOCIATION.

THE DETENTION BASIN AS SHOWN ON THIS PLAT IS HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, AND IS IRREVOCABLE AND SHALL CONTRUSE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT RECORDED ON THE 20TH DAY OF JUNE, 2024 IN DOCUMENT NO, JURRASPANS OF THE 57, CHARLES COUNTY RECORDS, OR MANADED THEREATER.

THE PRINCE STORMER FOR THE SALESMAN PROCESS OF ARRESTS THERETIZE. TO THE MANYOT HOMEOWNERS ASSOCIATED TO THE MANYOT HOMEOWNERS ASSOCIATED FOR PRINCE ESTIMATE FEATURE SERVICE ASSOCIATED FOR PRINCE ESTIMATED AND THE EXAMENTS AND OTHANSE WITH THE REPORT OF TEMPORARY USE OF ADMINISTRATION OF THE PRINCE ASSOCIATED AND ASSOCIATED, REPORT OF THE PRINCE ASSOCIATED AND ASSOCIATED, REPORT OF THE PRINCE ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOC

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

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

HARVEST HOPEWELL LLC

JEREMY BOTH AUTHORIZED AGENT

IN TESTIMONY IMPEREOF, 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: NOTABLY PUBLIC

HARVEST AT HOPEWELL PLAT SIX

A RESUBDIVISION OF PARCEL "K" OF HARVEST AT HOPEWELL PLAT ONE-B (DOC. NO. 2024R-LOCATED IN IN U.S. SURVEY 61, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN. CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ZONED "R-1/PUD" SINGLE FAMILY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT ACCORDING TO THE CITY OF O'FALLON, ORDINANCE NO. 6810 ZIP CODE: 63385

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, COMMERCE BANK, 3Y A DEED OF THUST DATE OURSETS 13, 2023 AND RECORDED IN DOCUMENT NO, 2023R-AMMS OF THE ST, CHALLES COUNTY, MESCORIE RECORDS, CONVEYED TO THE TRUSTEE THERRIS NAMED CERTAIN RULE (STATE TO SECURE THE PAYMENT OF SEED PARTILLY, THE AND ASSTRIPTED SENSERIES AND SET FORTH, AND IMPRESELS, AND DESIGN OFFICE THAT OF AN OFFICE THE SECURE THE PAYMENT OF THE SECURE AND THE SECURE OFFICE THE SECURE THE SECURE AND THE SECURE OFFICE THE SECURE THE SECURE AND THE SECURE OFFICE THE SECURE AND THE SECURE OFFICE THE SECURE OFFI THE SECURE OF

TO HAVE AND TO HOLD SAME. WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUM OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS.

IN TESTIMONY WHEREOF, I HAVE HEREWITH 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

CLITY CHECK IFFICIAL TUDYS.

IL BESS BACHER, CITY CLERK OF THE CITY OF OFALLON, MISSOURL 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

APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY 2024, AND AS ORDINANCE

SESS BACHER CITY CLERK PITY OF O'FALLON, MISSOURI

20' REAR SETBACK 20' REAR SETBACK TYPICAL "E" LOTS

BENCHMARKS:

NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF ELEVATION = 498.90" (NAVD 88 ORSERVED).

THE STERMO COMPANY HAS ESTABLISHED THESE STEED SHOWNING AS SHOWN HEISED AND DESCRIBED BSLOW. THE STEED ATUM MAN SEEN ESTABLISHED VIA A GPS BEALTHER INSTRUMENT INTOWNER, PUBLISHED AND MANTANED BY THE SESSOUND ENTERNISH TO TRANSPORTATION INDOOR TRY, USING PUBLISHED BASE STATION WOOF AND DISSERVING THE SITE BENCHMARKS, SEE "STATEMENT OF STATE PLANE COMPARTE TIE SECTION HEREON FOR MORE SHOWNING.

SITE BENCHMARK #1: ELEVATION = 454,60" (NAVD 88)

"ALUMNUM DISK" LABELED AS CONTROL POINT FOUND AT THE NORTH SIDE OF HIGHWAY N, 21 FEET EAST OF THE CENTERLINE OF GRAVEL. FOR WEST ENTRANCE TO 1996 EAST HIGHWAY N: 19 FEET HORTH OF NORTH EDGE OF ASPHALT, 33 FEET NORTH OF A MALBOX FOR 910 EAST HIGHWAY N AND 75 FEET NORTH OF A MALBOX FOR 910 EAST HIGHWAY N AND 75 FEET NORTH OF A MALBOX FOR 910 EAST HIGHWAY N AND 75 FEET NORTH OF A MALBOX FOR 910 EAST HIGHWAY NA DISC.

"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET NORTH OF THE NORTHERNMOST OF TRIPLE CULVERT FOR CREEK CROSSING UNDER HOPEWELL ROAD: 8 FEET WEST OF WEST EDGE OF ASPHALT, AS FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 18 TEST SOUTH OF MARIBOX FOR 3251-HOPEWELL ROAD LOCATION SHOWN HEREON).

SITE BENCHMARK #9: ELEVATION = 556,27" (NAVD 88)

"PK" NAIL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRIVE TO 3037 HOPEWELL ROAD, 11 FEET EAST OF SOUTHEAST CONNER OF 1911, FENCE, 39 FEET SOUTHWEST OF MALBOX FOR 3136 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY POSE, (IJCOATDIO 34500MH HEREON).

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON OCTOBER 7, 2015 USING TRIMBLE REALTIME KINEMATIC OPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATION REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DIMERS HAWNED PUBLISHED MISSOURI STATE PLANE (EAST SOUR) 2011 COORDINATE VALUES OF NORTH Y) = 23431-333 METERS MAD EAST (3) = 232993-348 METERS.

COMBINED GRID FACTOR = 0.999923973 (1 METER = 3.29083333 FEET)

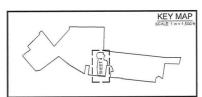
PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS BAND 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST., CHARLES COUNTY, MISSIGURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE OF LIABLE COURTED IN SECTION AS COURT OF THE SECTION AS AND THE SE

A TRACT OF LAND BEING ALL OF PARGEL "X" OF "HARVEST AT HOPEWELL PLAT ONE-8", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2021H-COMMISING AN ORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OFFALION, ST, CHARLES COUNTY MISSOURI.





SURVEYOR'S NOTES

- THE MODESTAGEA, WHICH SERVICES AND PERSONAL SHALL PREMARE ARE COMMISSIONED REPORTED TO A TOTAL OWNER APPEARS ON THE MODESTAGE ARE COMMISSIONED AND A TOTAL OWNER APPEARS ON THE PROBLEMENT OF THE WAS ADMINISTRATED AT THE MODESTAGE ARE COMMISSIONED AND A SHATHWARD AND A SHATHWA

- 221.36E 17FA.C. LOT DIMARKINS FOR DIVIDIDAL COT ZONNIN RESTRICT TOPIS.

 BASIS OF BEARING: MISSIONI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH,

 SOURCE OF RECORD TITLE: GUIT CLAIM DEED TO HARVEST HOPEWELL, LLC, RECORDED IN DOCUMENT NO, 2022R-54651 OF THE ST.
- CHARLES COUNTY, MISSOURI RECORDS,
 SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (INSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
 INSURANCE RATE MAPS FOR 57, CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY
 MANAGEMENT ARGONLY, MAP MUMERS 21918/02/03/03 AND 2918/05/06/05 FFFECTE, MUMLANY 72, 2018.
- LODG ZONE "K" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 9.2% ANNUAL CHANCE FLOOD
- PLANCALINE TO THE PROPRIED IS SETTING AS AND SETTEMBLED TO BE CATSIDE THE 6.2% ANNUAL CHANCE FLOOD.

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- GENTERLINES.
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EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN BOOK 999 PAGE 469 OF THE ST. CHARLES COUNTY RECORDS, DOES NOT AFFECT THE SUBJECT TRACT, EASEMENT GRANTED TO CUMPE INVER ELECTRIC COOPERATINE, INC. BY INSTRUMENT RECORDED IN BOOK 1539 PAGE 14M OF THE ST, CHARLES COUNTY RECORDS, DOES NOT AFFECT THE SUBJECT TRACT. ITEM 3

EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 BY INSTRUMENT RECORDED IN BOOK 1975 PAGE 1523 OF THE ST, CHARLES COUNTY RECORDS, DOES NOT AFFECT THE SUBJECT TRACT. ITEM 4

THE SILVANDICES AND THE SECONDS TO THE ADDRESS AND SET OF THE SUBJECT THAT S

ITEM 7:

NOT A PECT THE SUBJECT TRADE;

EASEMENT(3) GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED JULY 27, 2022
AS DOCUMENT NO, 2022R-041899 AND 2022R-041870, DOES NOT AFFECT THE SUBJECT TRACT.

TEMPORARY ACCESS EASEMENT AND RELEASE GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO BISTRUMENT RECORDED AUGUST 17, 2022 AS DOCUMENT NO. 2022R-041688, DOES NOT AFFECT THE SUBJECT TRACT. ITEM 9:

BOUNDARY LINES AND EASEMENTS ACCORDING TO PLAT RECORDED DECEMBER 13, 2021 AS DOCUMENTING, 2021R-100531, AFFECTS THE SUBJECT TRACT: HOWEVER, SAID INSTRUMENT DOES NOT CREATE ANY EASEMENTS.

AFFECTS THE SUMECT THACT HOWERS, AND INTRINSIFE DOES NOT CREATE ANY PASSENCIAL PROPERTY OF CONTINUENCE AND ANY PASSENCIAL PROPERTY OF A SUMMED AND AND A SUMMED A

GRANTORS PARCEL.
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RIGHT OF WAY EASEMENT OR ANTED TO CUMPIC RIVER ELECTRIC COOPERATIVE, NC, RECORDED IN EGGK 4573 PAGE 288, DOES NOT AFFECT THE SUBJECT TRACT. ITEM 13:

PERMANENT EASEMENT FOR DRANAGE STRUCTURES GRANTED TO THE COUNTY OF ST, CHARLES, MISSOURI RECORDED IN BOOK 809 PAGE 11%, DOES NOT AFFECT THE SUBJECT TRACT, FTEM 14

PRODUCTION OF THE PROPERTY OF THE SOURCE THAT IS NOT THE SOURCE THAT IS NOT THE PROPERTY OF THE SOURCE THAT IS NOT FEET WIDE OVER FACILITIES AS INSTALLED. SHIP FACILITIES ARE LOCATED TO THE NORTHWEST OF THE SUBJECT TRACT. THE SUBJECT THAT, THERE FOR, SHAD EARRINGT DOES FOR AFFECT THE SUBJECT THAT.

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THAT AFFECTS ALL THAT PART OF THE SUBJECT THAT SUCKATED WITHIN ADJUSTED PARCEL 2 OF "WELKER BOADMAY
ADJUSTED THAT OF CERTING 12). ITEM 16

AUGUSTINET TART (SEETER 12).

TO SINTER THE SEETER SEETER

TRUCCUMUNICATIONS EASEMBITIS) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 20218-01991, PLOTS TO THE NORTHWEST AND DOES NOT AFFECT THE ITEM 19:

TELECOMMENTACIONS EASEMENTS) GRANTED TO CENTRAL ELECTRIC POWER COOPERATIVE ACCORDING TO INSTRUMENT RECORDED IN DOCUMENT NO. 32378-019918, PLOTS TO THE NORTHWEST AND DOES NOT AFFECT THE SUBSCRIPTMENT.

SUBJECT THACT, GENERAL EXCEPTION WITH NO COMMENT BY THE SURVEYOR.

DEED OF THIST, ASSEMBLEND OF BUTTS AND LEASES AND SECURITY AGREEMENT DATED AS OF AUDUST 11, 2027 FROM MAYEST HOPSELF, LLC. A MISSIONAL HIDEOL DUBLETY COMPANY TO LIVE SMASSICAL TRUSTEE FOR COMPANY IN THE PRINCIPLE DUBLETY COMPANY TO LIVE SMASSICAL TRUSTEE FOR COMPANY IN THE PRINCIPLE DUBLETY OF 27 HOUSE PLANT OF STREET OF AUGUST STREET OF AUGUST

HARVEST AT HOPEWELL PLAT ONE-B" REFERENCED ON THIS PLAT IS RECORDED IN DOCUMENT NO. 2014R-OF THE ST, CHARLES COUNTY, MISSOURI RECORDS.

HARVEST AT HOPEVELL PLAT FINE-IS REFERENCED ON THIS PLAT IS RECORDED IN DOCUMENT NO. 2024B-OF THE ST. CHARLES COUNTY. MISSIOURI RECORDS.

PLATTED AREA DETAIL:

TOTAL PLAT SIX AREA: DEVELOPABLE LOT AREA COMMON GROUND: PUBLIC RIGHT-OF-WAY:

SHEET INDEX:

SHEET 1. SHEETS 2 AND 3: PREPARED FOR: SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO MANYEST HOPEMELL, LIC AND MERIDE HANYEST, LIC THAT WE HAVE, DURNO THE MONTH OF MAKEN, 375 PERFORMED A BOUNDAMY SUMPLY OF A THACT OF MAD IN PRACTICALS, SECTIONS IS THAT BY ALL SUMPLYS IS A LIST STORMEN AND MONTH, AMEDIC SAID. OF HEIT PRIVATE OF MACHINE AND A PRACTICAL SECTION AND AND A PROPERTY OF THE PROPERTY MONTH, AND MONTH, AND A SAID OF THE PROPERTY OF MACHINE AND A PROPERTY BOUNDAMY SURVEYS' AS AN "URBAN" CLASS PROPERTY OF SEFECT AT THE DATE OF THE PROPERTY OF MONTH IS THE AREA METER OF RECEIPED THE "MISSIOURI STRIPMANDS FOR PROPERTY BOUNDAMY SURVEYS' AS AN "URBAN" CLASS PROPERTY OF SEFECT AT THE DATE OF THE PROPERTY BOUNDAMY SURVEYS' AS AN "URBAN" CLASS PROPERTY OF SEFECT.

THE STERLING COMPANY MO. REG. 107-D

JAMEY A. HENSON, P.L.S., VICE PRESIDENT MO. REG. L.S. #2007017963

SHEET 1 OF 4

ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph, 314-487-0440 Fax 314-487-8944 DRAW GFS MSD P# - N/A HECKE JAH DATE: JUNE 24, 2024

OB NO

20-09-327

HARVESTAT

HOPEWELL

