
Sponsored by: Council Members Bibb and Koskela

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



Bill Hennessy

Presiding Officer

Attest:

Bess Bacher

Bess Bacher, City Clerk

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



Bill Hennessy

Bill Hennessy, Mayor

Attest:

Bess Bacher

Bess Bacher, City Clerk

Approved as to Form:

Kevin M. O'Keefe

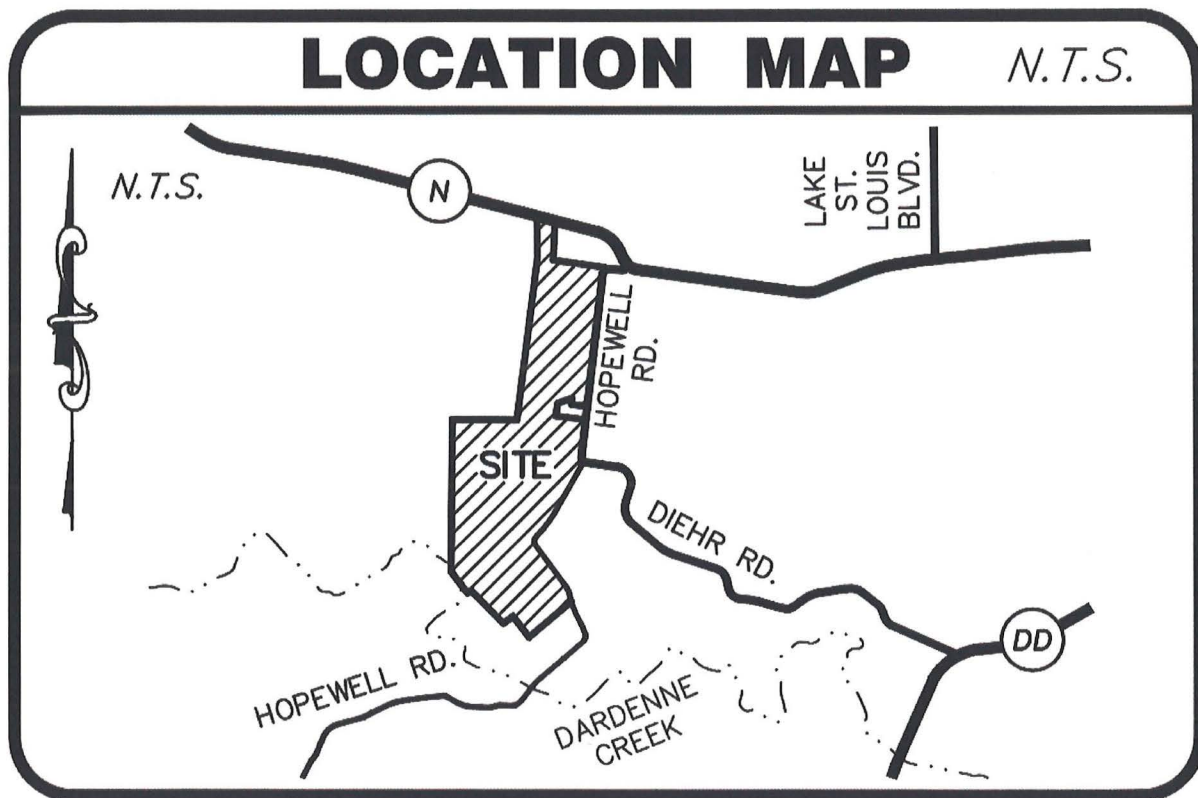
Kevin M. O'Keefe, City Attorney

Record Plat

HARVEST AT HOPEWELL PLAT 1B

A Resubdivision of Parcel "I" of "Harvest at Hopewell Plat One-A" (DOC. #: 2024R-013930) Located in Fractional Section 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

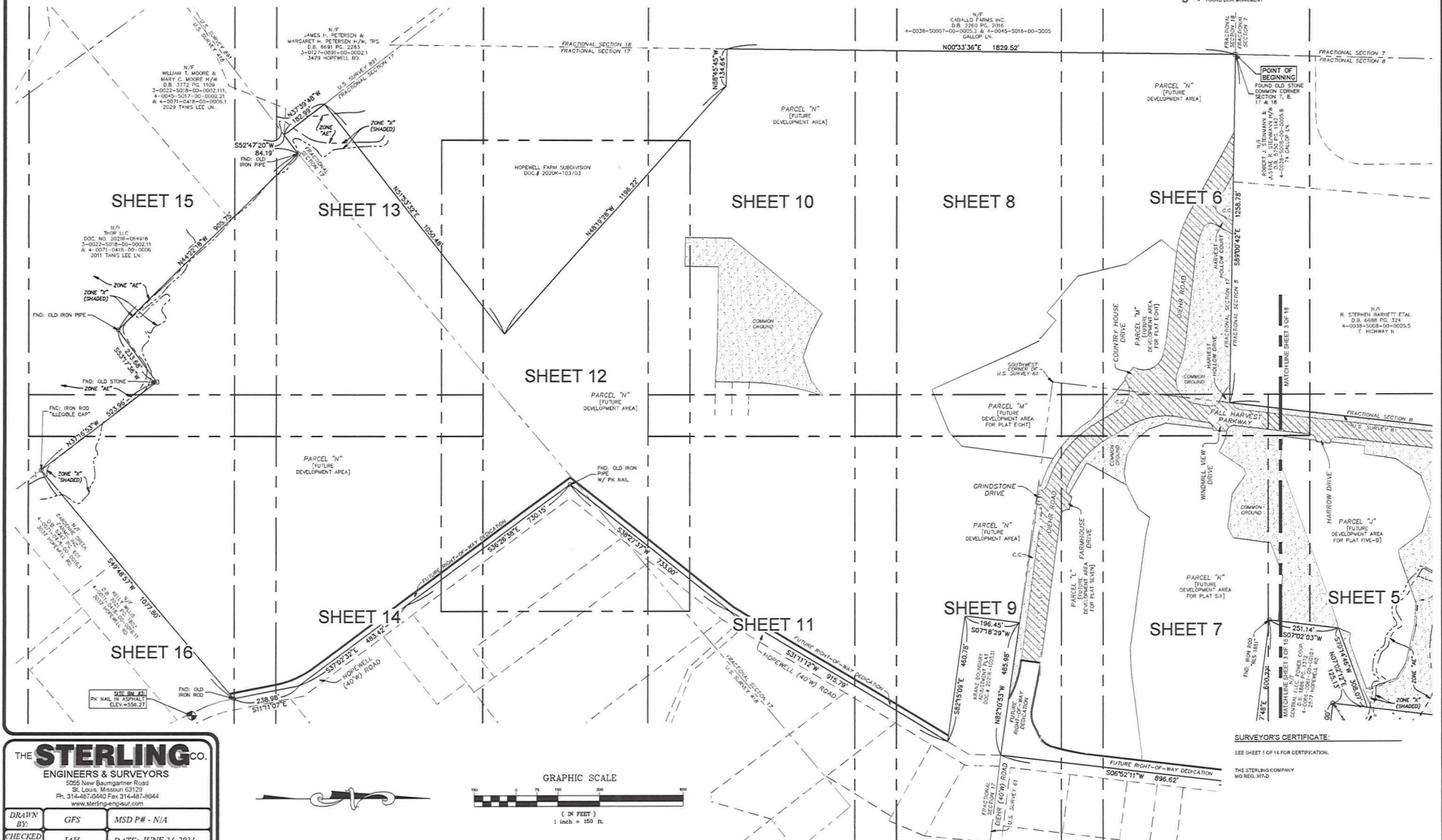
LOCATION MAP



HARVEST AT HOPEWELL PLAT ONE-B

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 ONE-B AREA
 - ▨ PLAT ONE-C AREA



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

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



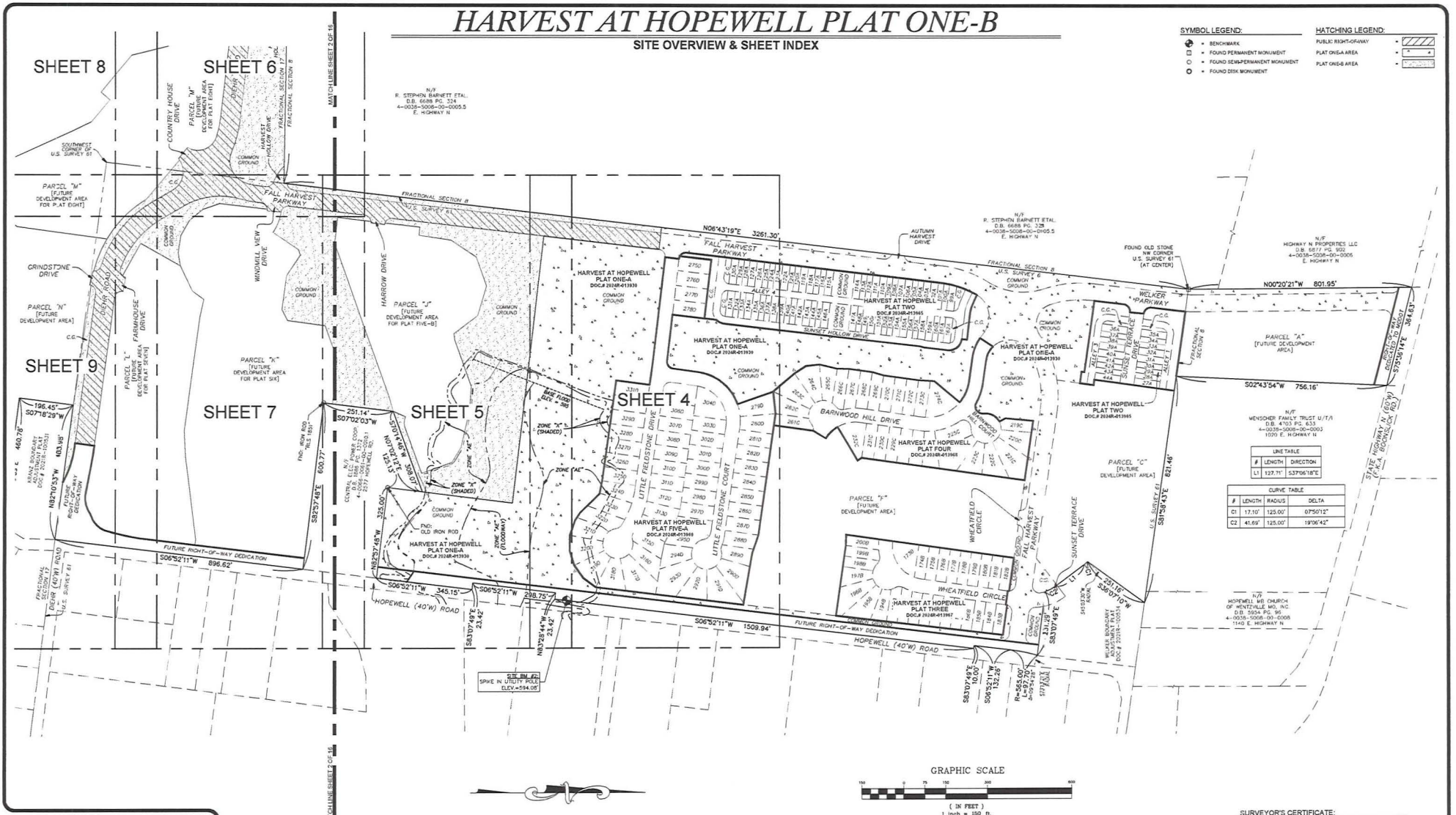
SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 16 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO. REG. NO. 2

JANEY A. HENSON, P.L.L.C. VICE PRESIDENT DATE
 MO. REG. L.E. #200701793

HARVEST AT HOPEWELL PLAT ONE-B

SITE OVERVIEW & SHEET INDEX

- SYMBOL LEGEND:**
- BENCHMARK
 - FOUND PERMANENT MONUMENT
 - FOUND TEMPORARY MONUMENT
 - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- Public Right-of-Way
 - Plat One-A Area
 - Plat One-B Area

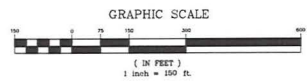


LINE TABLE

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

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	07°50'12"
C2	41.68'	125.00'	19°06'42"



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-suz.com

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CHECKED BY:	JAH	DATE: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

SURVEYOR'S CERTIFICATE:

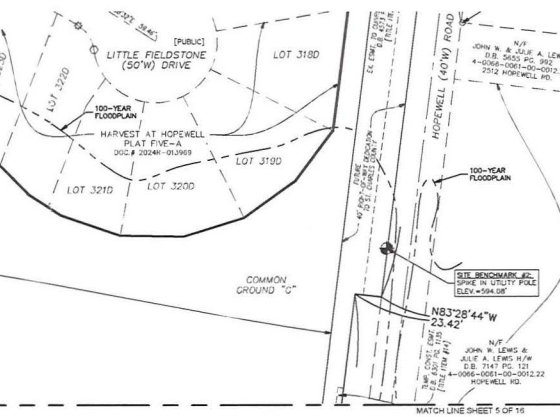
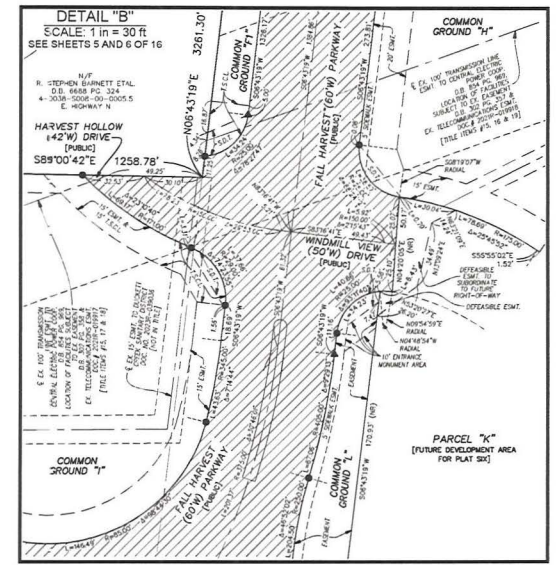
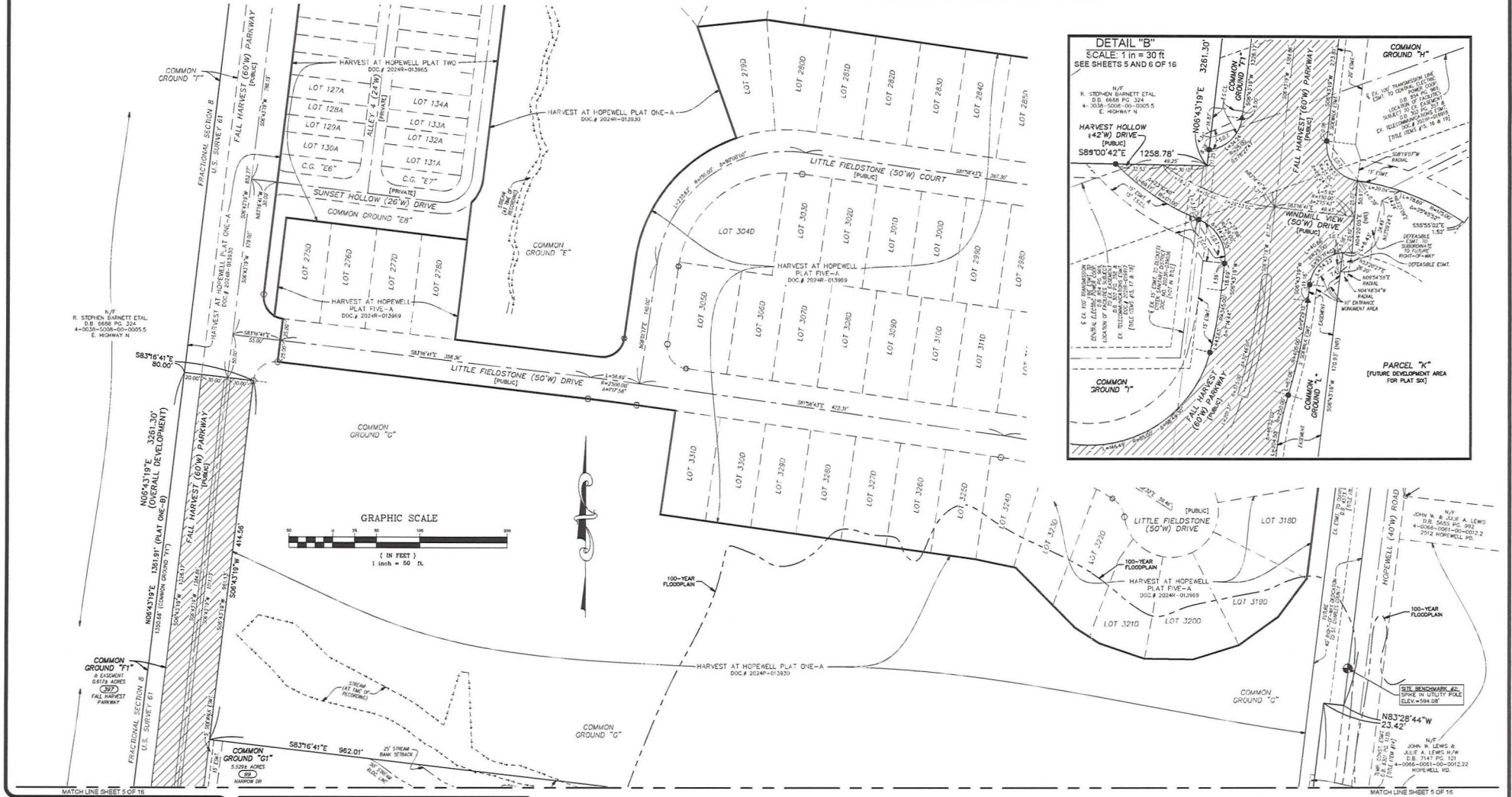
SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
 MO. REG. NO.

JANEY A. HENSON, P.L.S., VICE PRESIDENT DATE
 MO. REG. L.S. #290191783

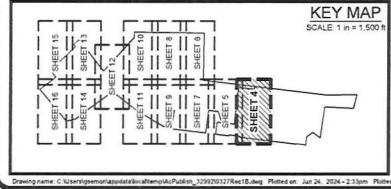
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HARVEST AT HOPEWELL PLAT ONE-B



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 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: JUNE 24, 2024
JOB NO.: 24-09-327 HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BLK.	•	BOOK
BLOC.	■	BUILDING
C.G.	□	COMMON GROUND
CHD.	○	CHORD BEARING
CHD.	○	CHORD DISTANCE
D.B.	○	DEED BOOK
DRNK.	○	DRAINAGE
EASMT.	○	EASEMENT
FND.	○	FOUND
INT.	○	INTERSECTION
NON-R.	○	NON-RADIAL
PLT BKG.	○	PLAT BOOK
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
P.W.T.	○	PAVEMENT
REC'D.	○	RECORD

ABBREVIATION LEGEND:

R.O.W.	—	RIGHT-OF-WAY
IS	—	IMPROVED
S.D.T.	—	SIGHT DISTANCE TRIANGLE
S.F.	—	SEASONS FEET
T.S.C.L.	—	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	—	WIDTH

SYMBOL LEGEND:

▲	•	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS 1517 LROD W/ ALUMINUM CAP.
○	•	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, (1/2" LROD 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:

▨	▨	PUBLIC RIGHT-OF-WAY
▨	▨	DRAINAGE EASEMENT
▨	▨	DETENTION BASIN
▨	▨	DEFERRABLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

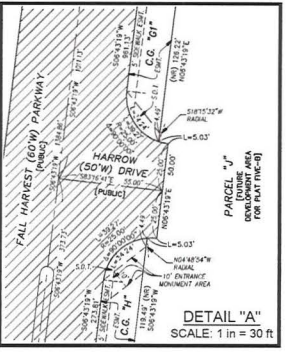
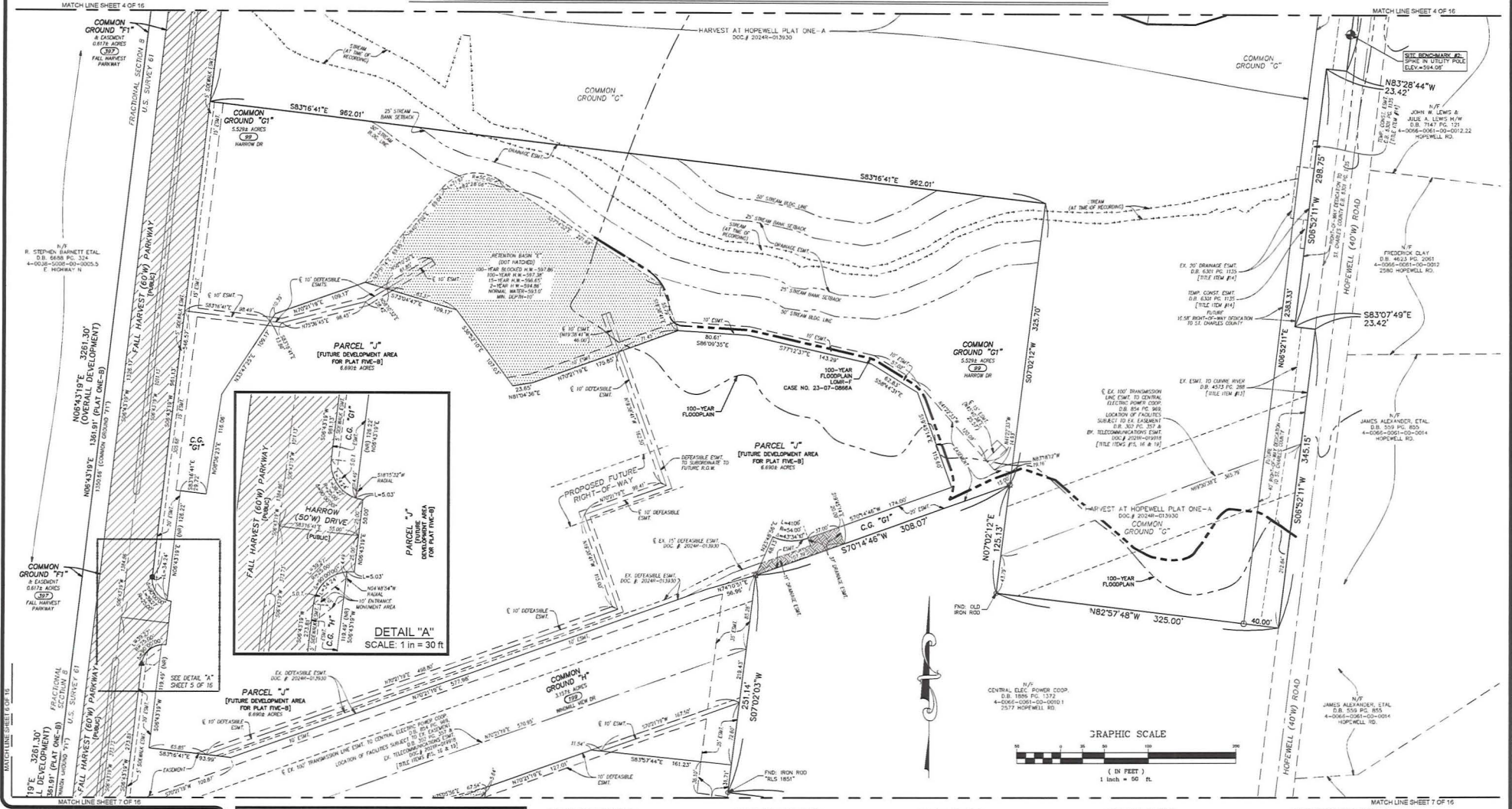
SEE SHEET 1 OF 14 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 3010

JANEY A. HENSON, P.L.L., VICE PRESIDENT DATE
MO. REG. L.S. #097017863

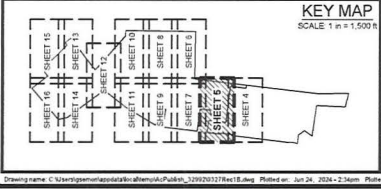
SHEET 4 OF 16

HARVEST AT HOPEWELL PLAT ONE-B



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 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: JUNE 24, 2024
JOB NO.: 20-09-327 HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

B.C.	BOOK
B.C.D.	BUILDING
C.O.	COMMON GROUND
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
D.B.	DEED BOOK
D.R.	DRAINAGE EASEMENT
E.M.T.	EASEMENT
F.O.	FOUND
N.F.	NON-OR FORMERLY
N.R.	NON-RADIAL
P.L.	PLAT BOOK
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF BEGINNING
P.M.E.	PRIVATE ROADWAY/BIKEWAY EASEMENT
P.R.	PRIVATE RIGHT-OF-WAY
P.W.	PRIVATE WALKWAY EASEMENT
R.C.	RECORD

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

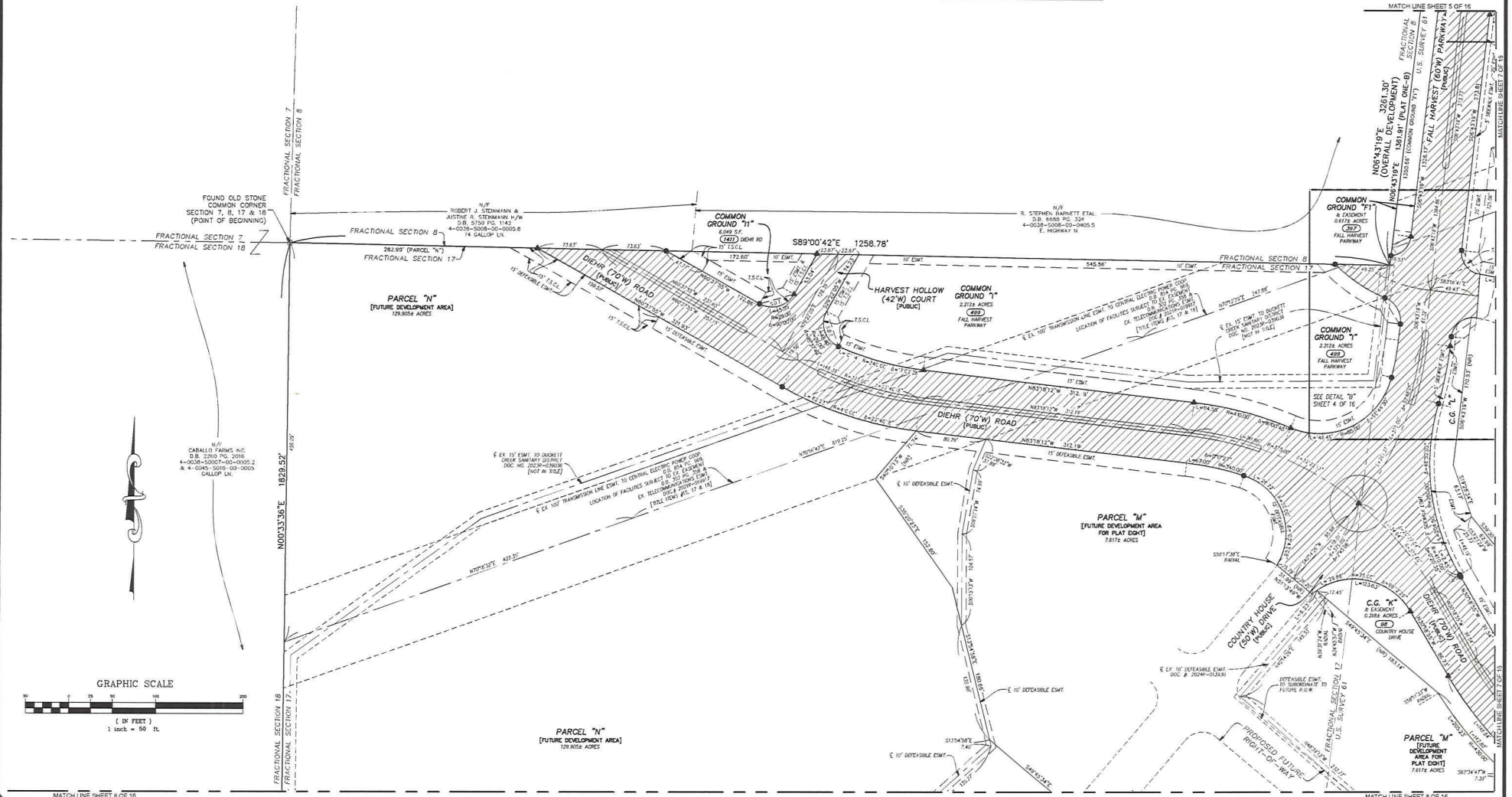
▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS FOR IRON OR ALUMINUM CAP.
●	SET TEMP PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" IRON OR PLASTIC CAP OR CLT CROSS.
○	SET TEMP PERMANENT MONUMENT IN PREVIOUS PLAT.
⊙	FOUND PERMANENT MONUMENT
⊚	FOUND TEMP PERMANENT MONUMENT
⊛	FOUND CROSS
⊜	FOUND ANCHOR
⊝	BENCHMARK
⊞	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	DEFERRABLE ACCESS EASEMENT

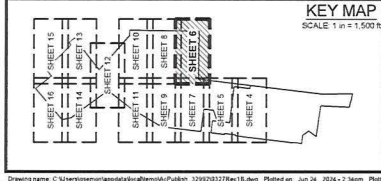
SURVEYOR'S CERTIFICATE:
SEE SHEET # 16 FOR CERTIFICATION.
THE STERLING COMPANY
MICHIGAN, MO.
JAMEY A. HENSON, P.L.S., VICE PRESIDENT
ADDRESS: MO. REG. L.S. #209717963
DATE: _____
SHEET 5 OF 16

HARVEST AT HOPEWELL PLAT ONE-B



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

DRAWN BY: GFS MSD P# - N/A
 CHECKED BY: JAH DATE: JUNE 24, 2024
 JOB NO.: 20-09-327 HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

B.L.	BOOK
B.L.C.	BLOCK
C.G.	COMMON GROUND
C.M.	COMMON MARK
C.D.	CHORD DISTANCE
D.B.	DEED BOOK
D.R.	DRAINAGE
E.M.T.	EASEMENT
F.O.	FOUND
F.M.F.	FOUND FORMERLY
F.N.F.	FOUND NON-FORMERLY
F.P.	FOUND PLAT BOOK
F.P.B.	FOUND POINT OF BEGINNING
F.P.C.	FOUND POINT OF COMMENCEMENT
F.P.E.	FOUND PRIVATE ROADWAY MAINTENANCE EASEMENT
F.P.S.	FOUND PRIVATE SIDEWALK EASEMENT
F.P.W.	FOUND PRIVATE WALKWAY
F.R.	FOUND RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
S.	SURVEYED
S.D.T.	SIGHT 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 LOT OR ALUMINUM CAP.
●	SET STAIN PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1 1/2" LOT OR W/ PLASTIC CAP OR PUT 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]	SET RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETECTION BASIN
[Hatched Pattern]	DEFESABLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

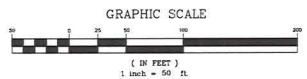
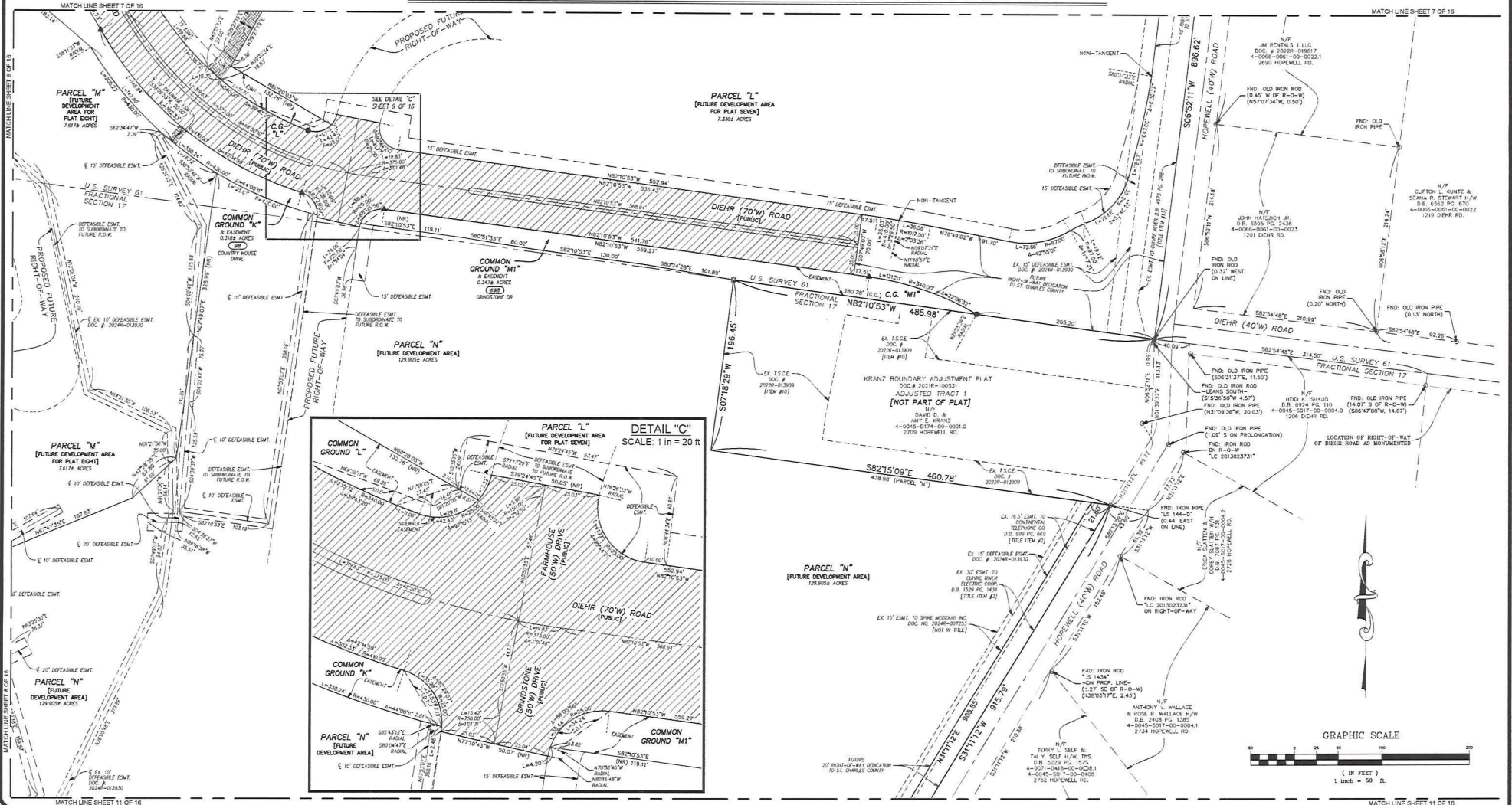
THE STERLING COMPANY
 MO REG. #102

JANEY A. HENSON, P.L.L.C. - VICE PRESIDENT DATE
 MO. REG. L.S. #200701793

SHEET 6 OF 16

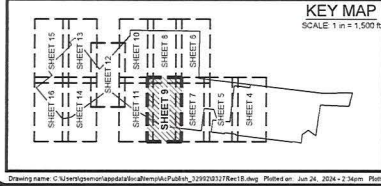
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HARVEST AT HOPEWELL PLAT ONE-B



THE STERLING CO.
ENGINEERS & SURVEYORS
5525 New Baltimore Road
St. Louis, Missouri 63123
Ph: 314-467-0540 Fax: 314-487-8944
www.sterlingco.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BL	BOOK
BLDG	BUILDING
C.G.	COMMON GROUND
CR	CORNER
CRD	CORNER DISTANCE
DR	DEED BOOK
DRAB	DRAINAGE EASEMENT
EMT	EASEMENT
FO	FOUND
FOU	FOUND OR FORMERLY
INT	INTERSECTION
NON-BALD	NON-BALD
P.B.	POINT OF BEGINNING
P.C.	POINT OF COMMENCEMENT
P.R.E.	PRIVATE ROADWAY RIGHT-OF-WAY EASEMENT
P.F.	PRIVATE SIDEWALK EASEMENT
PL	PLAT
PR	PREVIOUS RECORD

ABBREVIATION LEGEND:

R.O.W.	RIGHT-OF-WAY
SI	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 FOR IRON OR ALUMINUM CAPS
■	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, LIST IRON OR 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
+	BENCHMARK
+	ADDRESS
+	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	DETENTION BASIN
[Hatched Pattern]	DEFEASIBLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:
SEE SHEET 15 OF 16 FOR CERTIFICATION.
THE STERLING COMPANY
MORISE, JPO.

JANEVA HENSON, P.L.L.C. - VICE PRESIDENT DATE
MO. REG. L.S. #007677963

SHEET 9 OF 16

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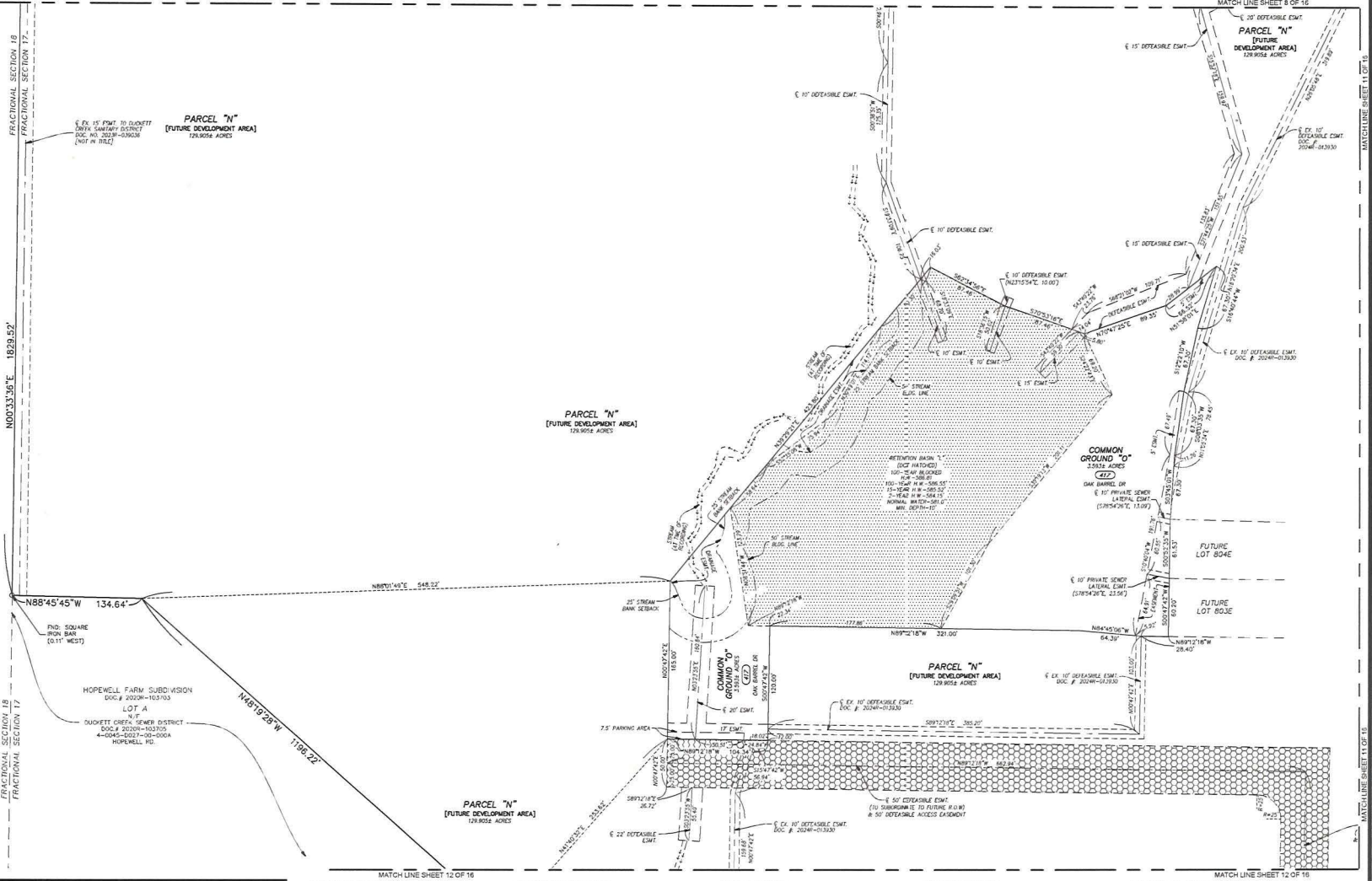
HARVEST AT HOPEWELL PLAT ONE-B

MATCH LINE SHEET 8 OF 16

GRAPHIC SCALE



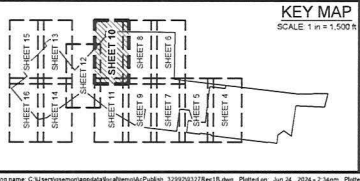
N/T
CARALLO PARKS INC.
D.B. 2700 PG. 2016
4-0004-0007-00-0005.2
& 4-0045-0018-00-0000
CALL OF 1A.



N/T
HOPEWELL FARM SUBDIVISION
DOC # 2020N-103/03
LOT A
N/T
DUCKETT CREEK SEWER DISTRICT
DOC # 2020N-102/05
4-0045-0027-00-000A
HOPEWELL, MO.

KEY MAP

SCALE: 1 in = 1,500 ft



ABBREVIATION LEGEND:

B.C.	• BOOK	R.O.W.	• RIGHT-OF-WAY
B.S.C.	• BUILDING	(D)	• DIVERGED
C.G.	• COMMON GROUND	S.D.T.	• SIGHT DISTANCE TRIANGLE
C.N.	• CHORD BEARING	S.F.	• SQUARE FEET
C.D.	• CHORD DISTANCE	T.S.C.L.	• TEMPORARY SLOPE AND CONSTRUCTION LICENSE
D.B.	• DEED BOOK	W	• WIDTH
D.R.N.L.	• DRAINAGE		
E.A.S.T.	• EASEMENT		
F.O.D.	• FOUND		
I.N.F.	• NOW OR FORMERLY		
I.N.R.	• NON-RESIDENTIAL		
P.B.	• PLAT BOOK		
P.O.B.	• POINT OF BEGINNING		
P.O.C.	• POINT OF COMMENCEMENT		
P.A.E.	• PRIVATE ROW/OWN MAINTENANCE EASEMENT		
P.I.E.	• PRIVATE SIDEWALK EASEMENT		
P.A.S.T.	• PAST		
R.	• RECORD		

ABBREVIATION LEGEND:

R.O.W.	• RIGHT-OF-WAY
(D)	• DIVERGED
S.D.T.	• SIGHT 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 (5/8\"/>
●	• SET TEMPORARY MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, (1/2\"/>
○	• SET 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:

	• PUBLIC RIGHT-OF-WAY
	• DRAINAGE EASEMENT
	• DETENTION BASIN
	• DEFERENCE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
MAYFIELD, MO

JAMEY A. HENSON, P.L.S., VICE PRESIDENT
MO. REG. L.S. #200707963

DATE _____
SHEET 10 OF 16

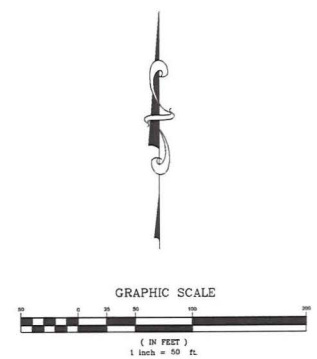
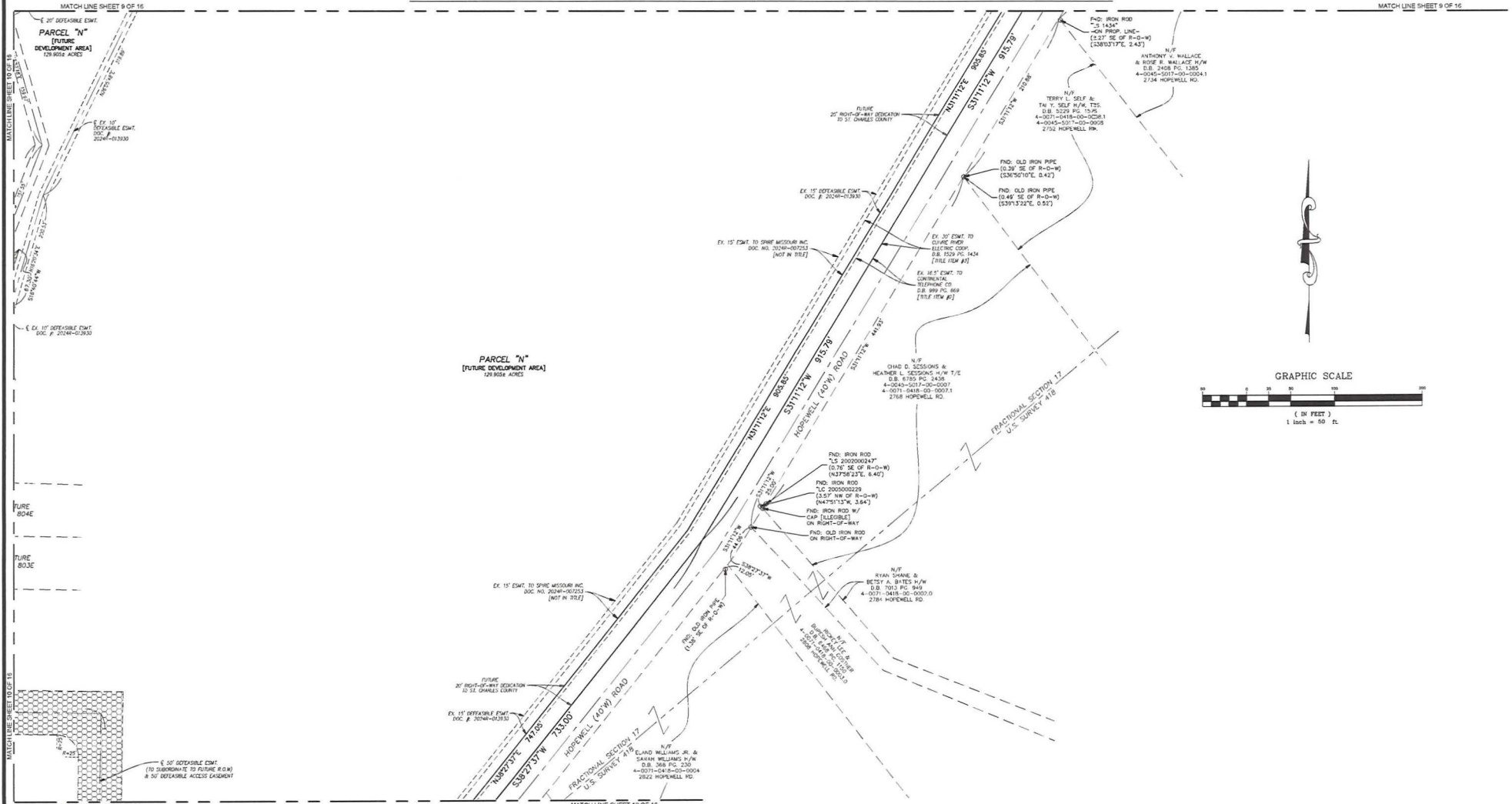
THE STERLING CO.
ENGINEERS & SURVEYORS

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: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

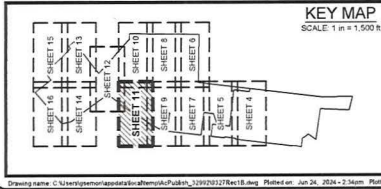
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HARVEST AT HOPEWELL PLAT ONE-B



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www.sterling-eng-suz.com

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JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BL	•	BOOK
BLOC	•	BUILDING
C.G.	•	COMMON GROUND
C.M.	•	CHORD BEARING
C.D.	•	CHORD DISTANCE
D.B.	•	DRIED IRON
DRANL.	•	DRAINAGE
EASEM.	•	EASEMENT
FIND.	•	FOUND
FORM.	•	FORMERLY
NON-ADJ.	•	NON-ADJACENT
PLAT B.O.	•	PLAT BOOK
P.O.B.	•	POINT OF BEGINNING
P.O.C.	•	POINT OF COMMENCEMENT
P.M.M.E.	•	PRIVATE ROADWAY MAINTENANCE EASEMENT
P.R.E.	•	PRIVATE RECREATION EASEMENT
PAV.	•	PAVEMENT
RECORD	•	RECORD

ABBREVIATION LEGEND:

R.O.W.	•	RIGHT-OF-WAY
UT	•	UTILITY
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 LAND MEASUREMENT CAPS.
●	•	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, (1/2" LONG 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
⊗	•	REMARK
⊙	•	ADDRESS
⊛	•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

▨	•	PUBLIC RIGHT-OF-WAY
▧	•	DRAINAGE EASEMENT
▩	•	DETECTION BASIN
▪	•	DEFEASIBLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

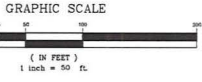
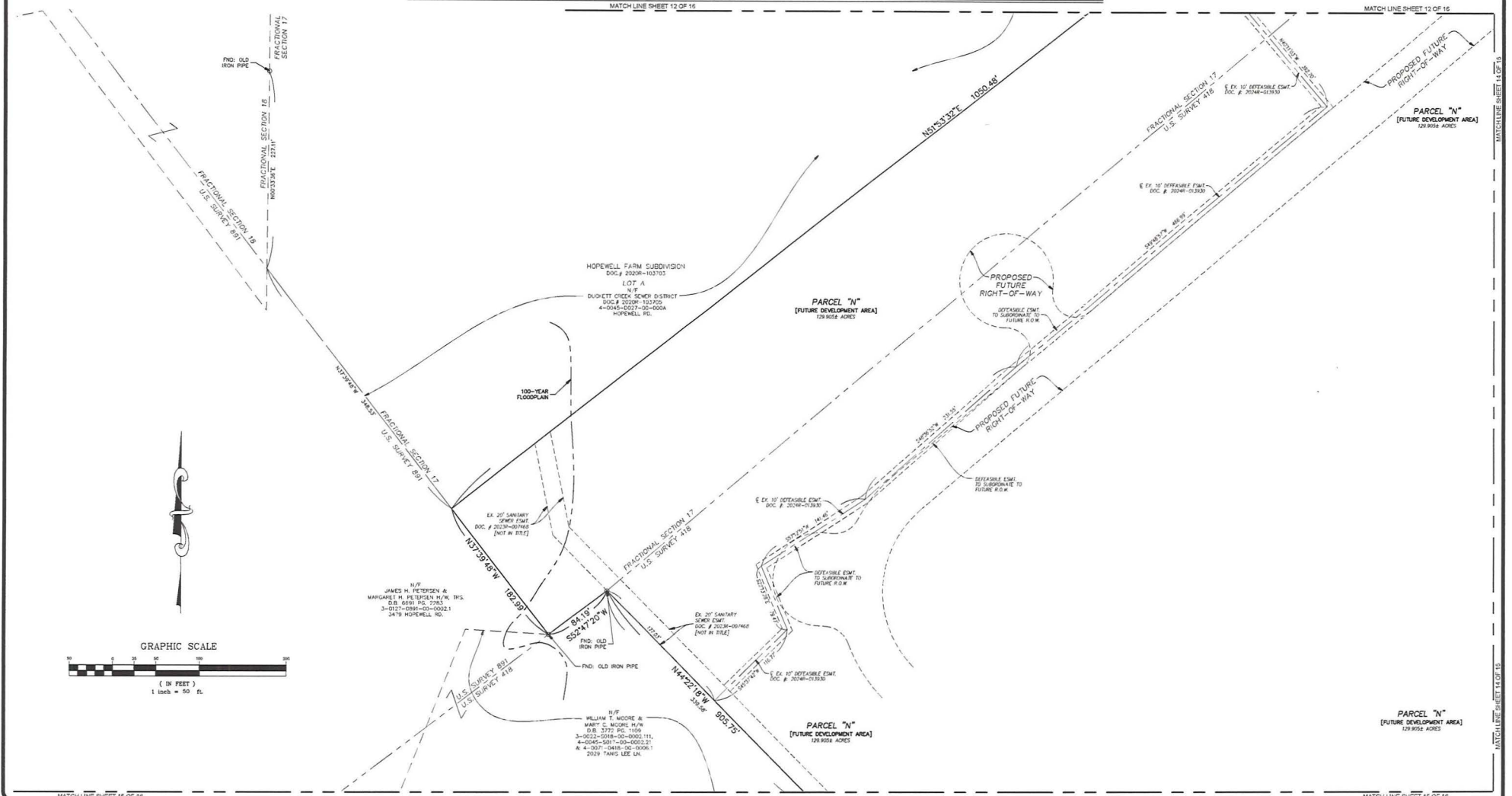
SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-0

JANEY A. HENDON, P.L.S., VICE PRESIDENT DATE
MO. REG. L.S. #200719963 SHEET 11 OF 16

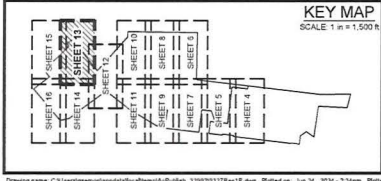
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HARVEST AT HOPEWELL PLAT ONE-B



THE STERLING CO.
ENGINEERS & SURVEYORS
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 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: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

B.C.	= BOOK
B.L.O.C.	= BUILDING
C.O.	= COMMON GROUND
C.B.	= CHORD BEARING
C.D.	= CHORD DISTANCE
D.B.	= DEED BOOK
D.R.	= DRAINAGE
E.	= EASEMENT
F.D.	= FOUND
F.P.	= FOUND FORMERLY
F.R.	= FOUND RADIAL
F.S.	= FOUND SURVEY
P.B.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.M.	= PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	= PRIVATE SIDEWALK EASEMENT
P.H.	= PLAT
R.	= RECORD

ABBREVIATION LEGEND:

R.O.W.	= RIGHT-OF-WAY
S.	= 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 (5" I.D. W/ ALUMINUM CAP).
●	= SET TEMP PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.D. W/ PLASTIC; CAP ON CUT CROSSES).
○	= 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 Pattern]	= PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	= DRAINAGE EASEMENT
[Hatched Pattern]	= DETENTION BASIN
[Hatched Pattern]	= DEFEASIBLE ACCESS EASEMENT

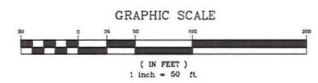
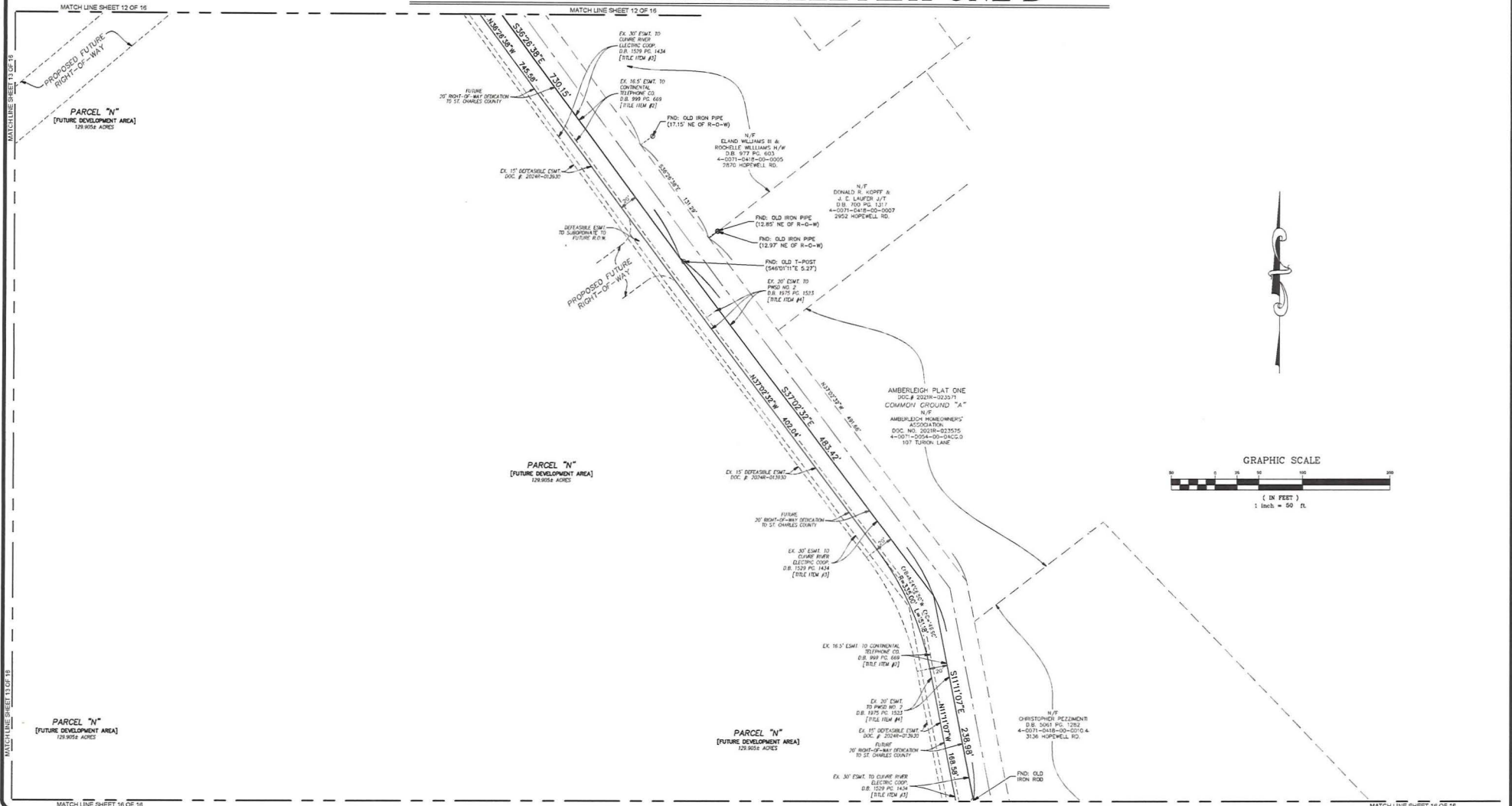
SURVEYOR'S CERTIFICATE:
 SEE SHEET 15 OF 16 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 3750

JANEY A. HENSKI, P.L.S. - VICE PRESIDENT DATE
 MO. REG. L.S. #098707963

SHEET 13 OF 16

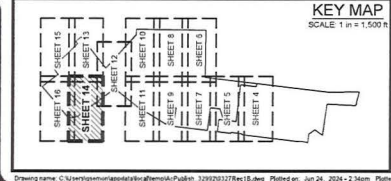
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HARVEST AT HOPEWELL PLAT ONE-B



THE STERLING CO.
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 www.sterling-engineers.com

DRAWN BY: GFS MSD P# - N/A
 CHECKED BY: JAH DATE: JUNE 24, 2024
 JOB NO.: 20-09-327 HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BL	• BOOK	R.O.W.	• RIGHT-OF-WAY
BLDG.	• BUILDING	CD	• CURVED
C.O.	• COMMON GROUND	S.D.T.	• SHORT DISTANCE TRIANGLE
C.B.	• CHORD BEARING	S.F.	• SQUARE FEET
CVD	• CHORD DISTANCE	T.S.C.L.	• TEMPORARY SLOPE AND CONSTRUCTION LICENSE
D.A.	• DEED BOOK	W	• WIDTH
DRN.	• DRAINAGE		
EASMT.	• EASEMENT		
FND.	• FOUND		
HP	• NOW OR FORMERLY		
N/F	• NON-FUNCTIONAL		
P.B.	• PLAT BOOK		
P.O.C.	• POINT OF BEGINNING		
P.A.M.E.	• PRIVATE ROADWAY MAINTENANCE EASEMENT		
P.S.E.	• PRIVATE SIDEWALK EASEMENT		
PAR.	• PARCEL		
PL	• RECORD		

ABBREVIATION LEGEND:

R.O.W.	• RIGHT-OF-WAY
CD	• CURVED
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 1/2" OR 3/4" ALUMINUM CAPS.
○	• SET TEMP. PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS, 1/2" LOG W/ PLASTIC CAP OR CLUT 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]	• DRAINAGE EASEMENT
[Hatched Box]	• DETENTION BASIN
[Hatched Box]	• DEFERRABLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 3750

JAWAY A. HENSON, P.L.S. - VICE PRESIDENT DATE
 MO. REG. L.S. #200707963 ADDRESS

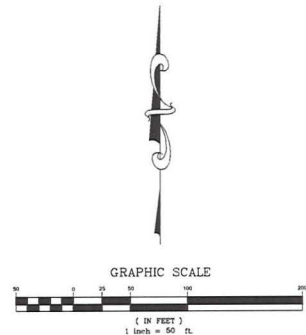
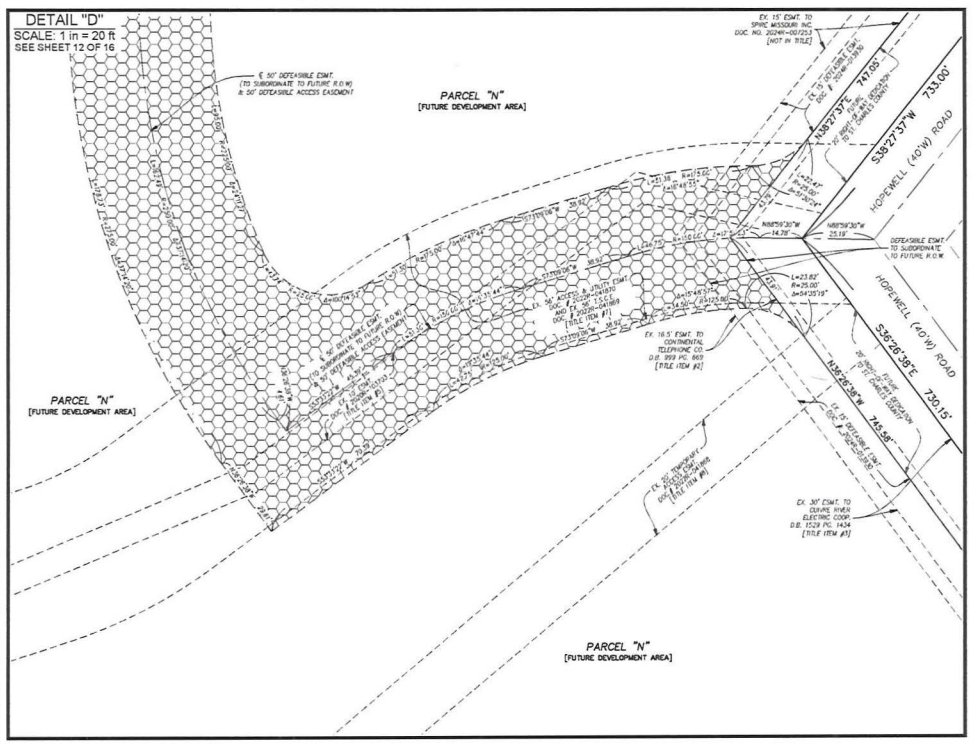
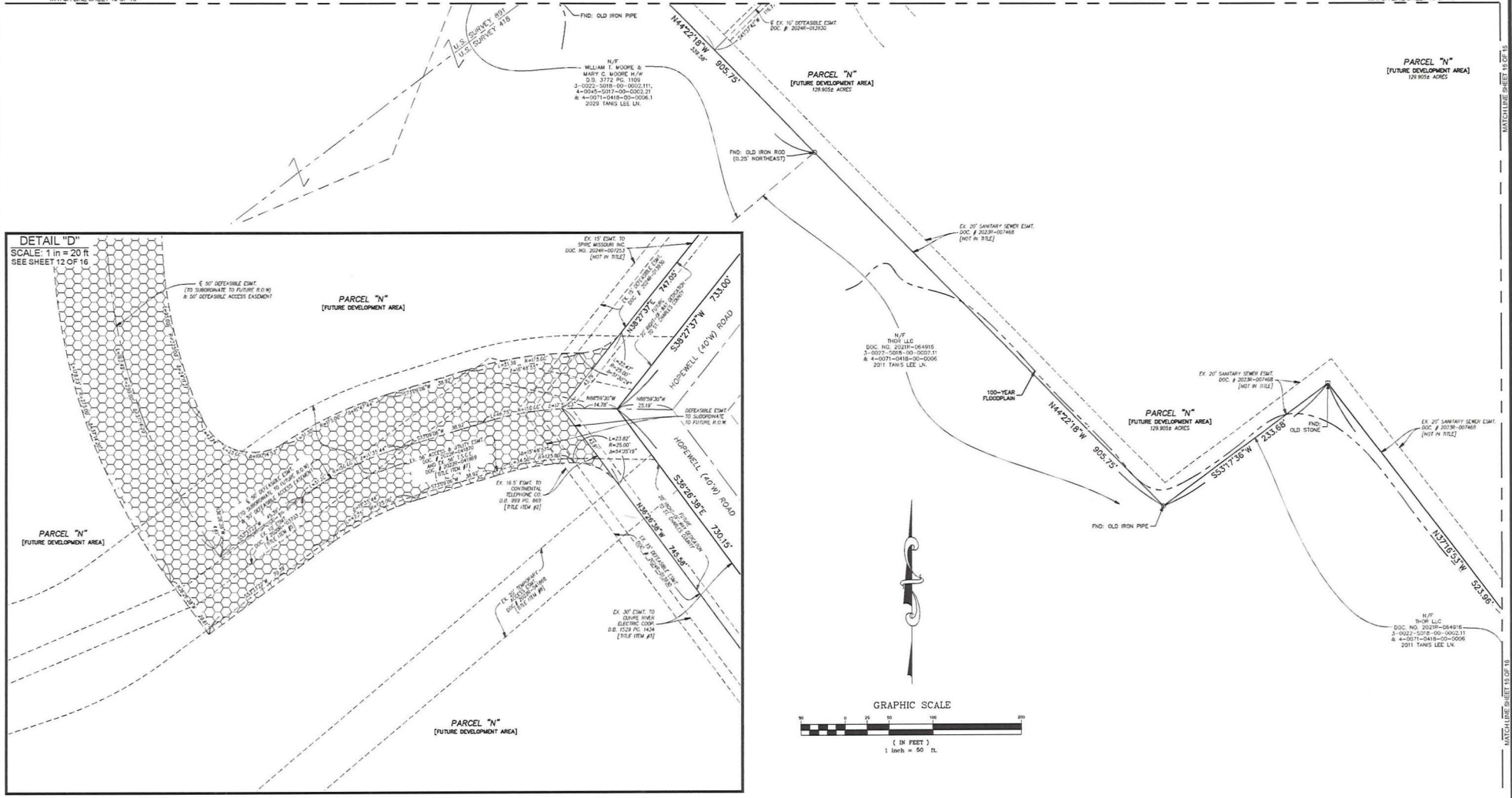
SHEET 14 OF 16

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HARVEST AT HOPEWELL PLAT ONE-B

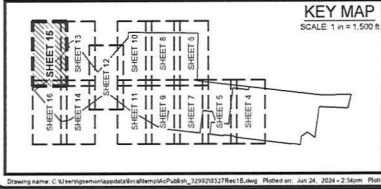
MATCH LINE SHEET 13 OF 16

MATCH LINE SHEET 13 OF 16



THE STERLING CO.
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 www.sterling-geo-survey.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



ABBREVIATION LEGEND:

BLK.	= BOOK
BLDG.	= BUILDING
C.O.	= COMMON GROUND
CMB.	= CHORD BEARING
CND.	= CHORD DISTANCE
D.S.B.	= DEED BOOK
DRAB.	= DRAINAGE
EMPT.	= EASEMENT
FO.	= FOUND
EMF.	= EASEMENT FORMERLY
N.F.	= NON-ADJ.
P.A.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.C.	= POINT OF COMMENCEMENT
P.R.E.	= PRIVATE ROADWAY RIGHT-OF-WAY EASEMENT
P.L.E.	= PRIVATE SIDEWALK EASEMENT
PRV.	= PRIVATE
REC'D.	= RECORDED

ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ PLASTIC CAP OR CRT 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]	= DRAINAGE EASEMENT
[Hatched Pattern]	= DETENTION BASIN
[Hatched Pattern]	= DEFEASIBLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 3570

JANEY A. HENJON, P.L.S., - VICE PRESIDENT DATE
 MO REG. L.S. #00707993

SHEET 15 OF 16

