

HARVEST AT HOPEWELL PLAT ONE-B

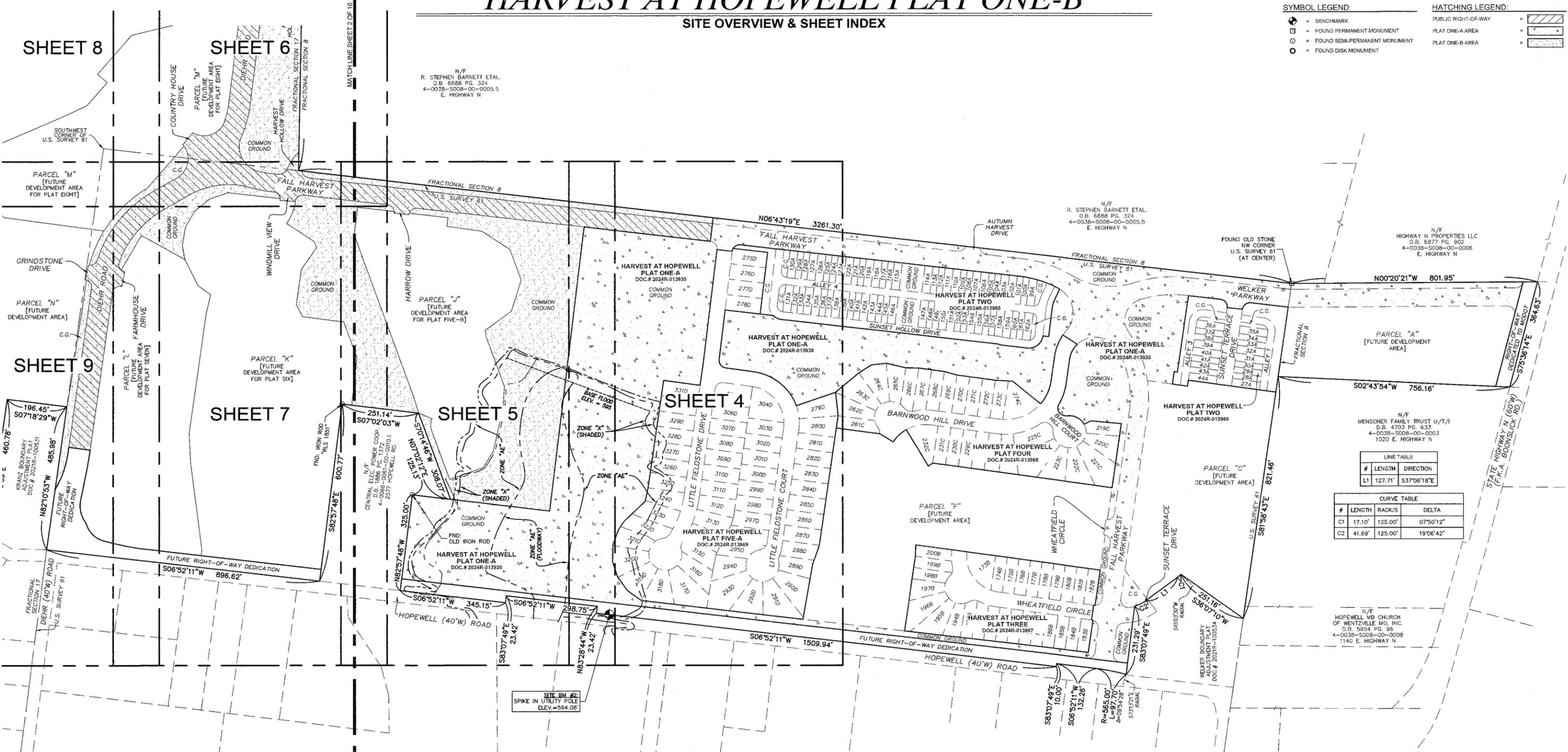
SITE OVERVIEW & SHEET INDEX

SYMBOL LEGEND:

- ⊕ = BENCHMARK
- ⊞ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- = FOUND DISK MONUMENT

HATCHING LEGEND:

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

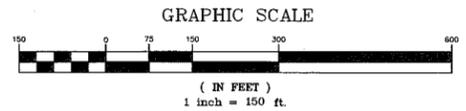


LINE TABLE

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

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	07°50'12"
C2	41.69'	125.00'	19°06'42"



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St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

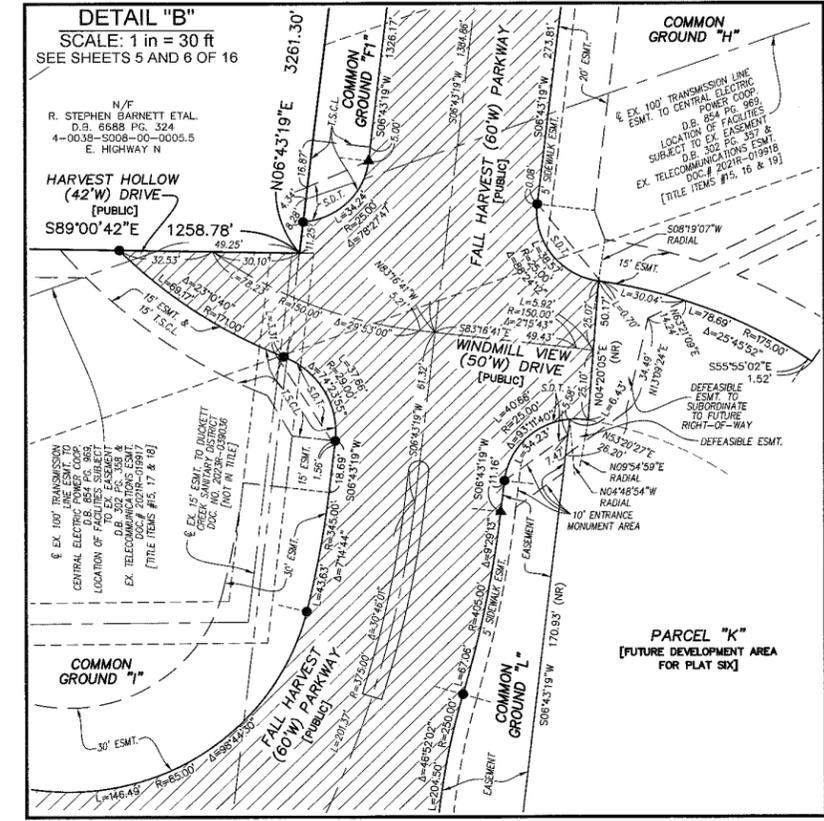
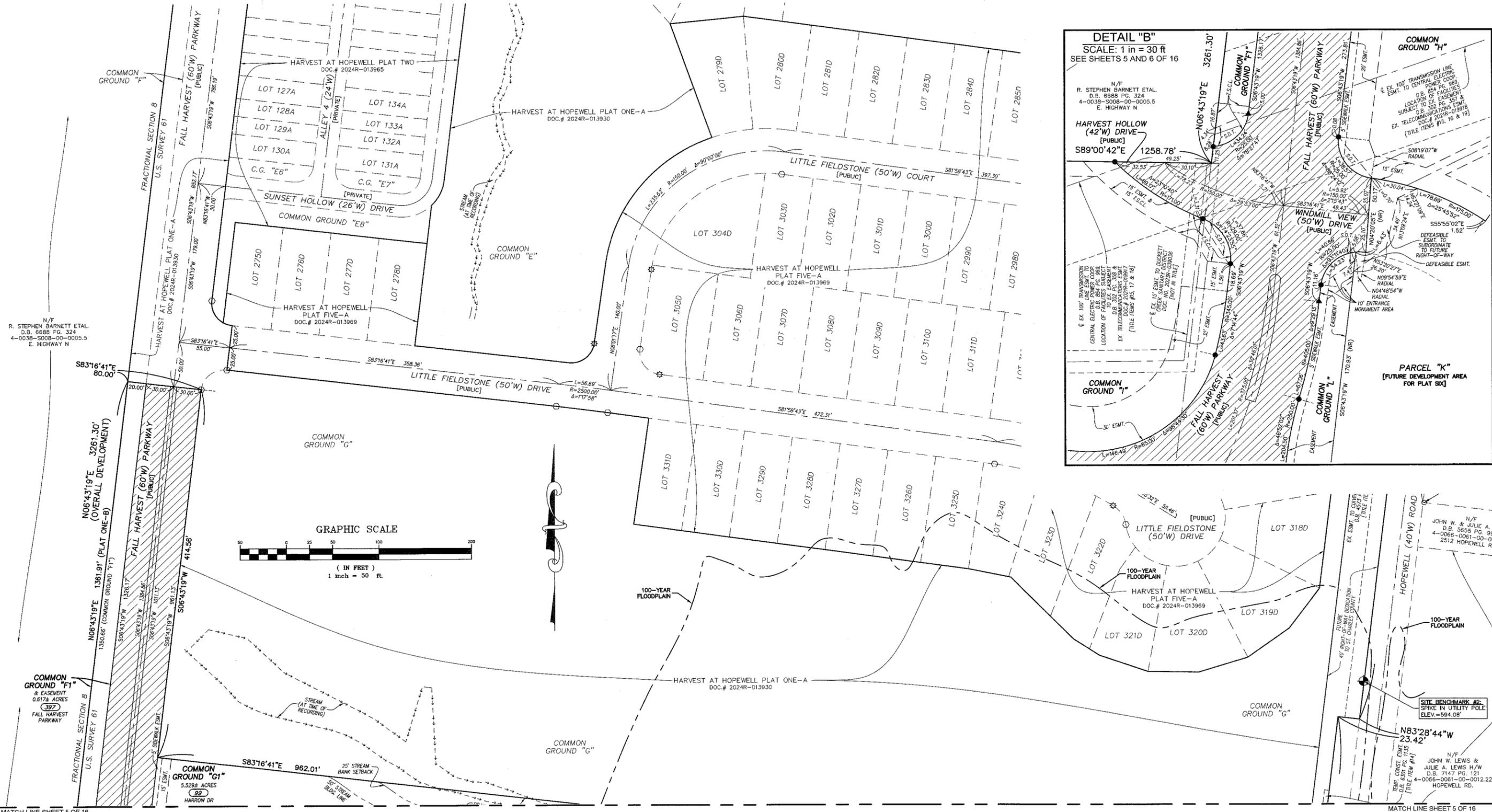
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 24, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

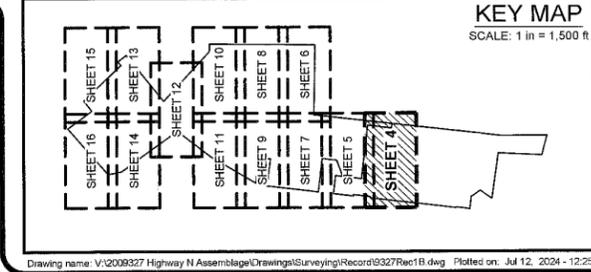
James A. Henson
7-3-2024
JAMES A. HENSON, P.L.S., VICE PRESIDENT
MO. REG. L.S. #2007017963

HARVEST AT HOPEWELL PLAT ONE-B



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ABBREVIATION LEGEND:

BK.	= BOOK
BLDG.	= BUILDING
G.G.	= COMMON GROUND
CH.	= CHORD BEARING
CH.D.	= CHORD DISTANCE
D.B.	= DEED BOOK
DRAIN.	= DRAINAGE
ESMT.	= EASEMENT
FN.D.	= FOUND
NF.	= NOW OR FORMERLY
(NR)	= NON-RADIAL
P.B.	= 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.V.M.T.	= PAVEMENT
(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
W	= WIDTH

SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD 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
323	= ADDRESS
*	= LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

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

SURVEYOR'S CERTIFICATE:

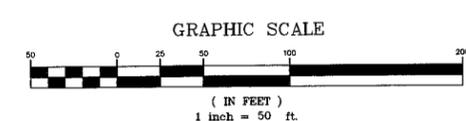
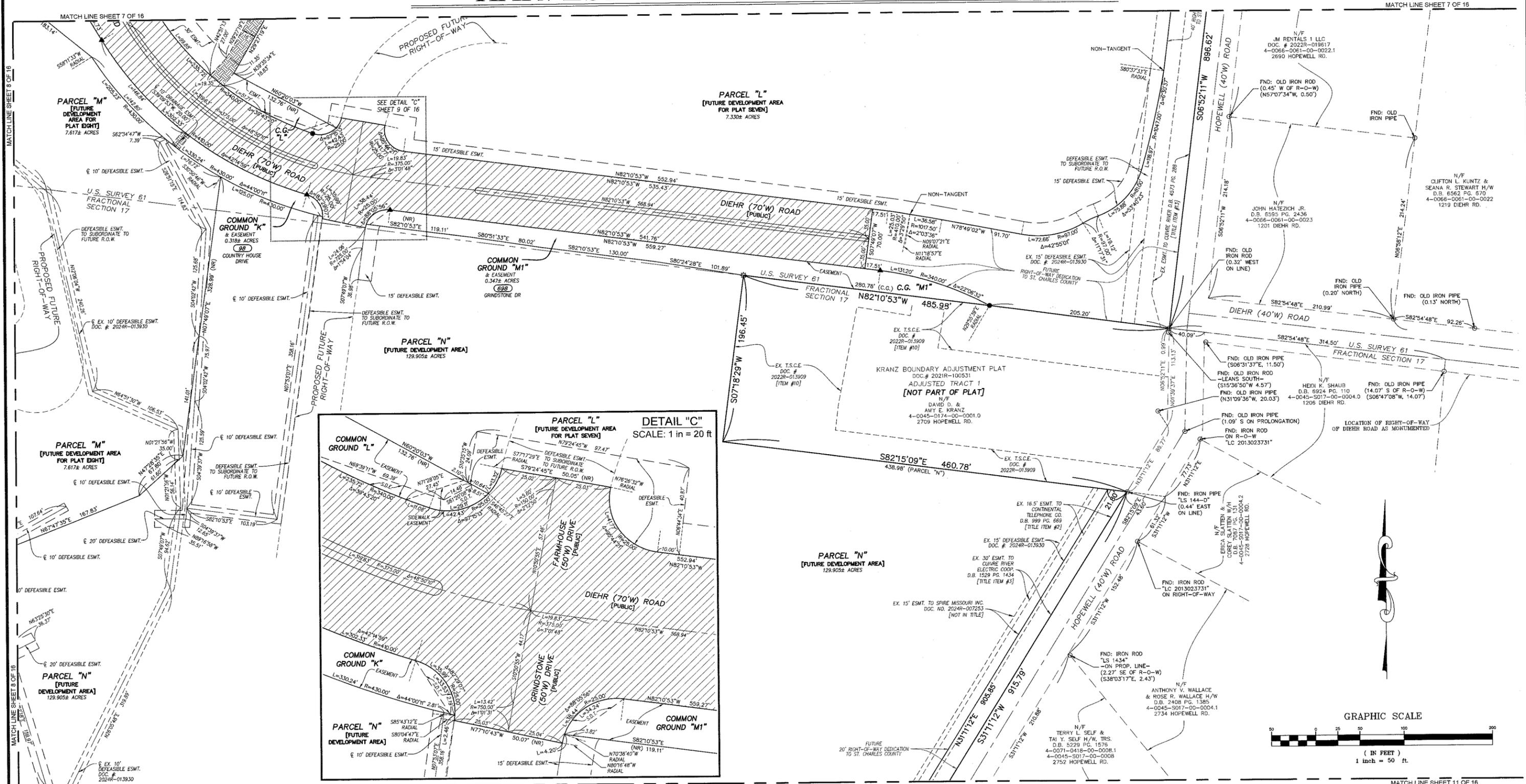
SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-D

JAMES A. HENSON
 NUMBER: PLS-2027017953
 DATE: 7-3-2024
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 MO REG. L.S. #2007017953

HARVEST AT HOPEWELL PLAT ONE-B

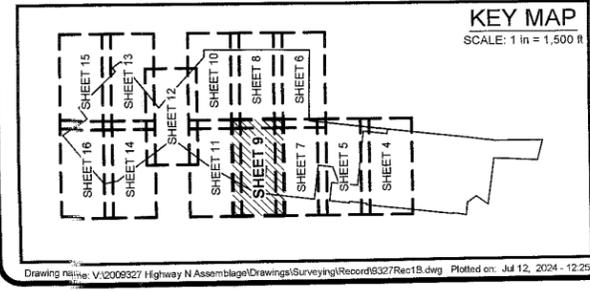
MATCH LINE SHEET 7 OF 16



MATCH LINE SHEET 11 OF 16

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



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⊗	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⊙	= FOUND ANCHOR
⊚	= BENCHMARK
⑤23	= 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 11 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 30-D

JAH
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 MO. REG. L.S. #2007017963

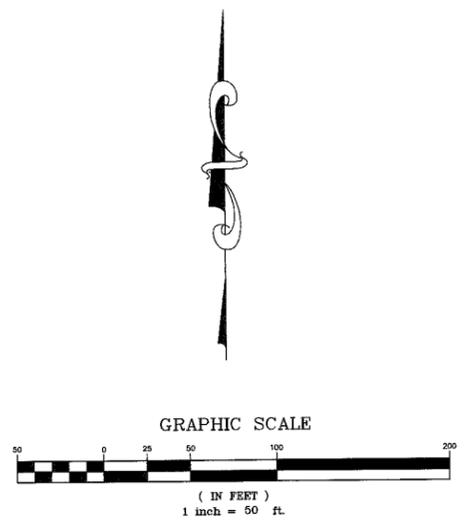
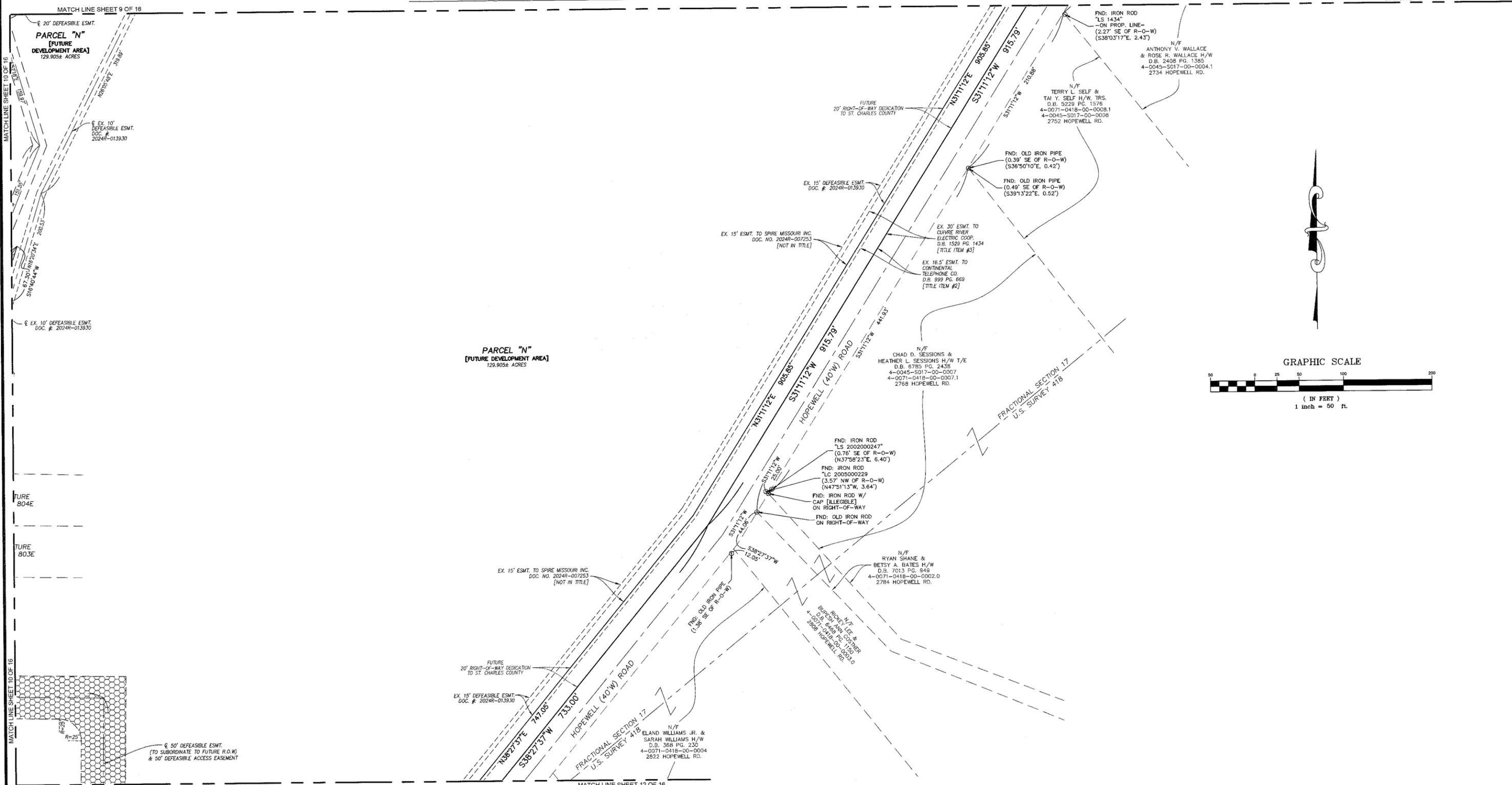
DATE: 7-3-2024

SHEET 9 OF 16

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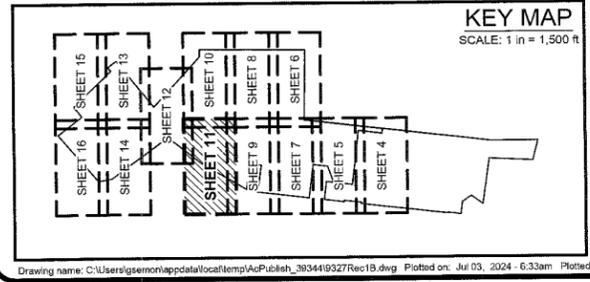
HARVEST AT HOPEWELL PLAT ONE-B

MATCH LINE SHEET 9 OF 16



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



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SYMBOL LEGEND:

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●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ PLASTIC CAP OR CUT CROSS).
○	= SET PERMANENT MONUMENT IN PREVIOUS PLAT.
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SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION

THE STERLING COMPANY
 MO REG. 307-D

JAMES A. HENSON
 NUMBER: PLS-2007017363
 DATE: 7-3-2024
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 MO. REG. L.S. #2007017363

SHEET 11 OF 16

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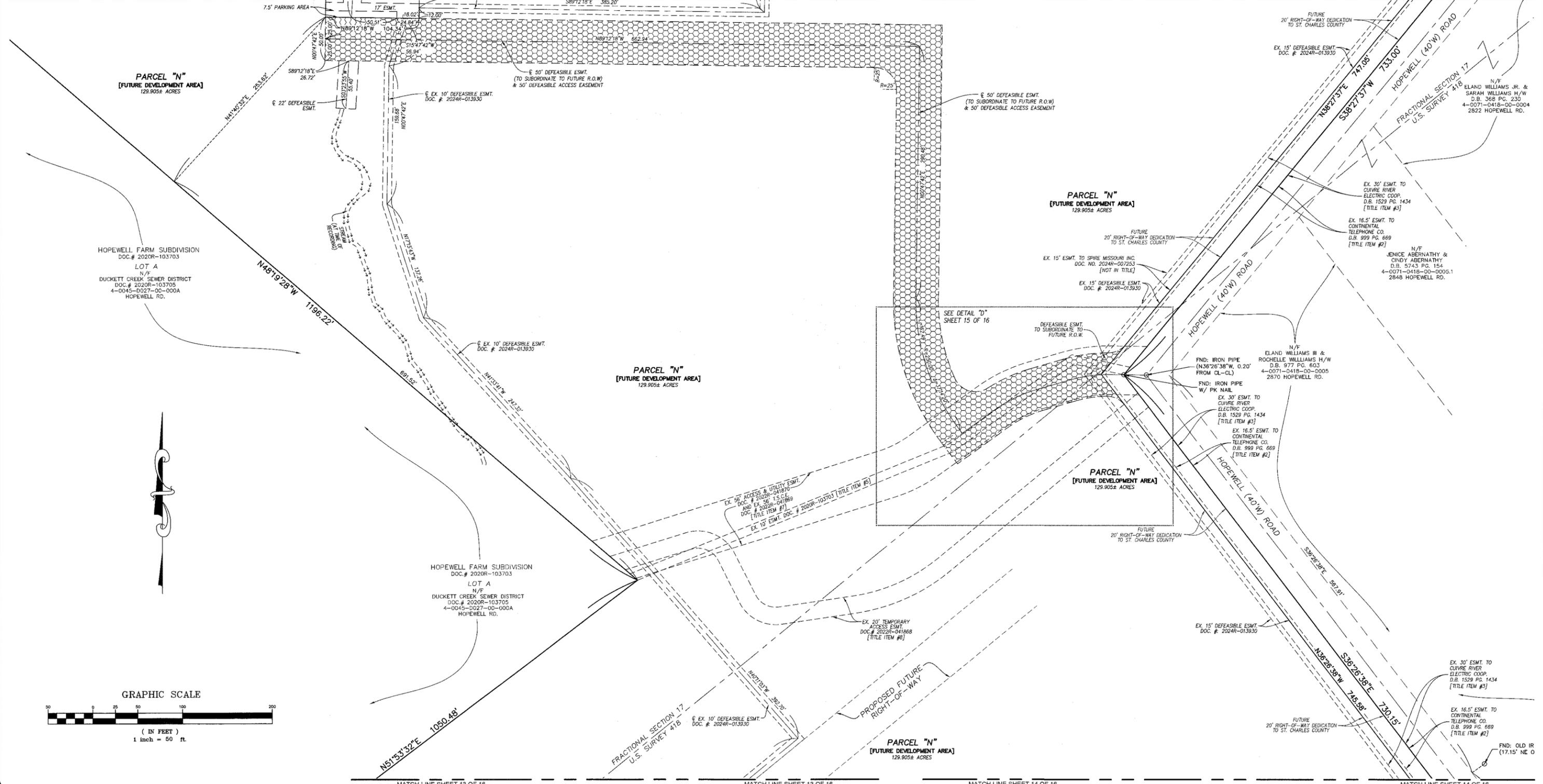
HARVEST AT HOPEWELL PLAT ONE-B

MATCH LINE SHEET 10 OF 16

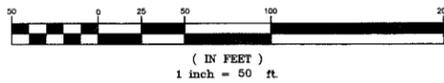
MATCH LINE SHEET 10 OF 16

MATCH LINE SHEET 11 OF 16

MATCH LINE SHEET 11 OF 16



GRAPHIC SCALE



MATCH LINE SHEET 13 OF 16

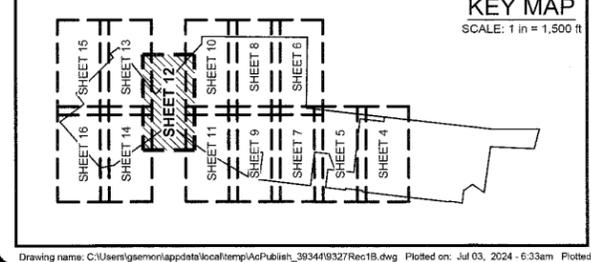
MATCH LINE SHEET 13 OF 16

MATCH LINE SHEET 14 OF 16

MATCH LINE SHEET 14 OF 16

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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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⊕	= FOUND ANCHOR
⊙	= BENCHMARK
523	= ADDRESS
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HATCHING LEGEND:

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SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON
NUMBER PLS-2007017963
7-3-2024
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO REG. L.S. #2007017963

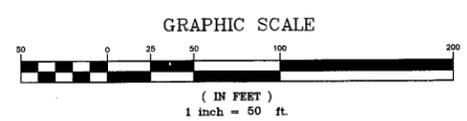
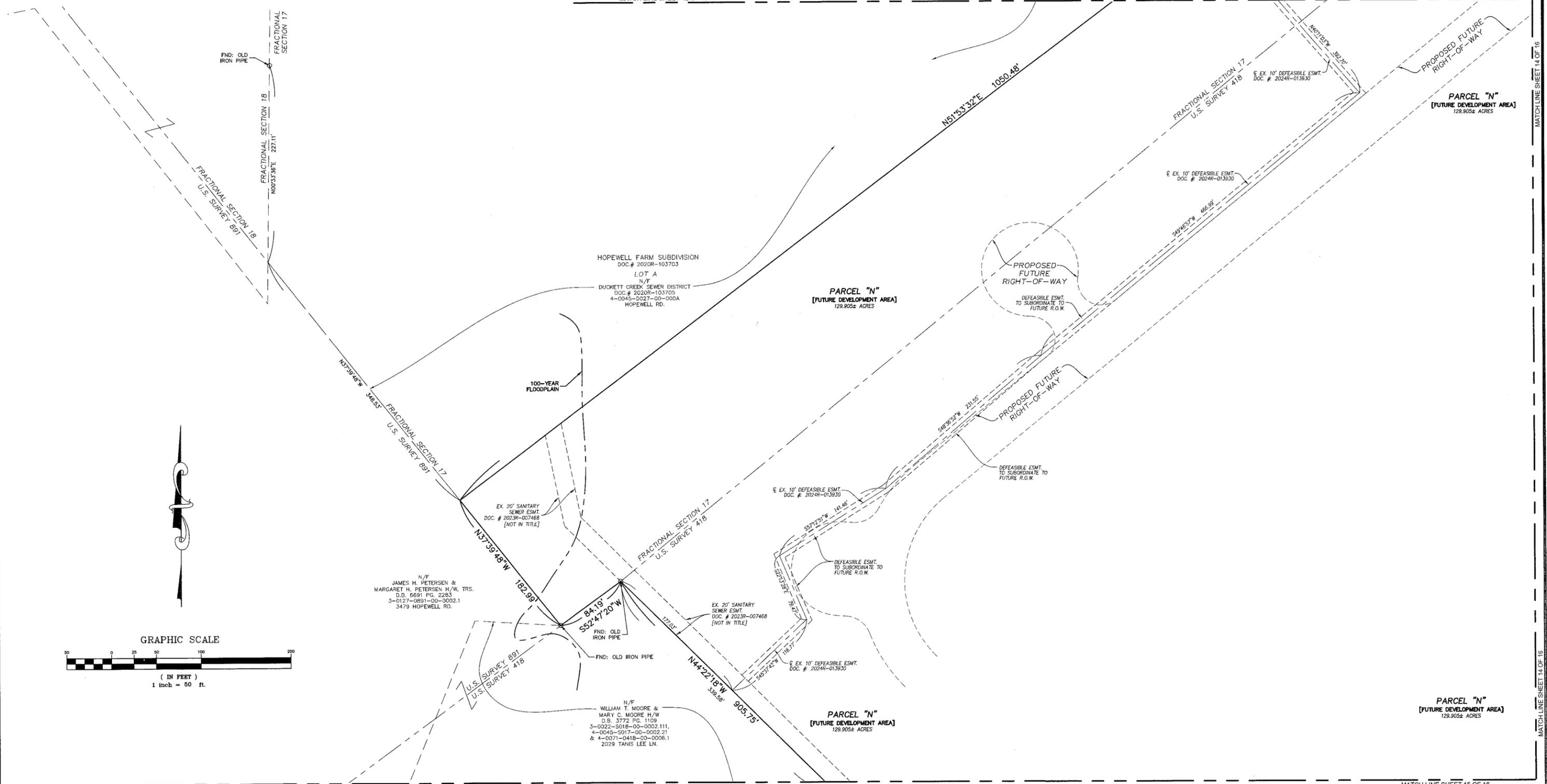
SHEET 12 OF 16

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HARVEST AT HOPEWELL PLAT ONE-B

MATCH LINE SHEET 12 OF 16

MATCH LINE SHEET 12 OF 16

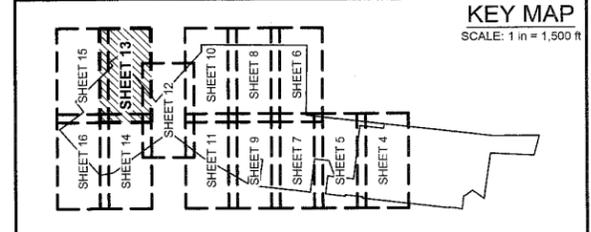


MATCH LINE SHEET 15 OF 16

MATCH LINE SHEET 15 OF 16

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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 24, 2024
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HATCHING LEGEND:

[Hatched Box]	= PUBLIC RIGHT-OF-WAY
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SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION.

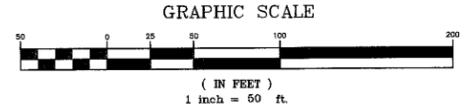
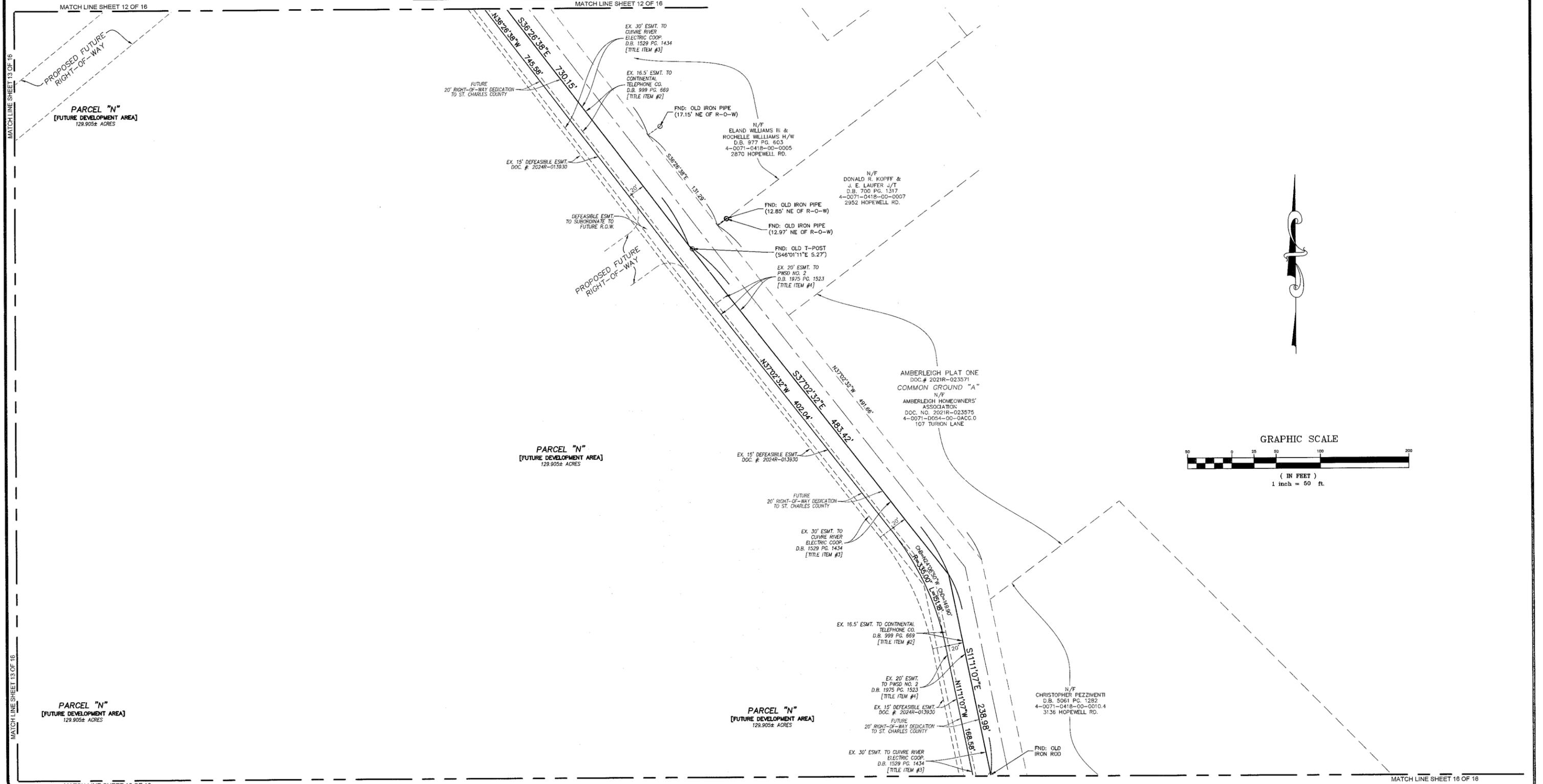
THE STERLING COMPANY
 MO REG. 307-D

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

7-3-2024

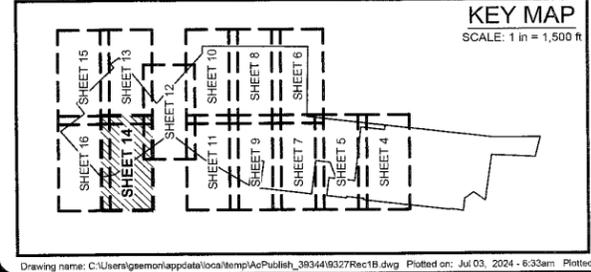
DATE

HARVEST AT HOPEWELL PLAT ONE-B



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□	=	FOUND PERMANENT MONUMENT
○	=	FOUND SEMI-PERMANENT MONUMENT
+	=	FOUND CRGS
⊕	=	FOUND ANCHOR
⬇	=	BENCHMARK
523	=	ADDRESS
*	=	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Pattern]	=	PUBLIC RIGHT-OF-WAY
[Hatched Pattern]	=	DRAINAGE EASEMENT
[Hatched Pattern]	=	DEFENSIBLE ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 16 FOR CERTIFICATION

THE STERLING COMPANY
MO REG. 307-D

J. Henson
7-3-2024
JAMES A. HENSON, P.L.S., VICE PRESIDENT
MO. REG. L.S. #2007917963

HARVEST AT HOPEWELL PLAT ONE-B

MATCH LINE SHEET 14 OF 16

MATCH LINE SHEET 14 OF 16

MATCH LINE SHEET 15 OF 16

MATCH LINE SHEET 15 OF 16

PARCEL "N"
[FUTURE DEVELOPMENT AREA]
129.905± ACRES

PARCEL "N"
[FUTURE DEVELOPMENT AREA]
129.905± ACRES

PARCEL "N"
[FUTURE DEVELOPMENT AREA]
129.905± ACRES

N/F THOR LLC
DOC. NO. 2021R-064916
3-0022-0018-00-0002.11
& 4-0071-0418-00-0006
2011 TANIS LEE LN.

EX. 20' ESMT. TO PMSD NO. 2
D.B. 1975 PG. 1563
[TITLE ITEM #4]
EX. 15' DEFESABLE ESMT.
DOC. # 2024R-013030
FUTURE
20' RIGHT-OF-WAY DEDICATION
TO ST. CHARLES COUNTY
EX. 30' ESMT. TO CUIVRE RIVER
ELECTRIC COOP.
D.B. 1529 PG. 1454
[TITLE ITEM #3]

N/F CHRISTOPHER PEZZIMENTI
D.B. 5061 PG. 1282
4-0071-0418-00-0010.4
3136 HOPEWELL RD.

N/F KELLY WILLIS
D.B. 7021 PG. 1802
4-0071-0418-00-0016.11
3037 HOPEWELL RD.

N/F DARDENNE CREEK FARMS, INC.
D.B. 6347 PG. 601
4-0071-0418-00-0016.1
3037 HOPEWELL RD.

FND: IRON ROD W/
CAP [ILLEGIBLE]

FND: OLD IRON PIPE

FND: IRON ROD
"LS 1851"

FND: OLD IRON PIPE

FND: IRON PIPE
"LS 2012007849"

FND: OLD IRON ROD

FND: OLD STONE
(55"34"51"W, 7.18')

FND: IRON ROD
"LS 144-0"
(7.74' SW ON LINE)

SITE BENCHMARK #3
PK NAIL IN ASPHALT
ELEV.=556.27

FND: OLD IRON PIPE

FND: OLD IRON PIPE

EX. 20' SANITARY SEWER ESMT.
DOC. # 2023R-007468
[NOT IN TITLE]

100-YEAR
FLOODPLAIN

N3716'53"W 523.96'

1054.93' (PARCEL "N")
S49°48'57"W 1077.80'

FND: IRON ROD
"LS 1851"

S37°24'45"E 208.16'

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