

LOCATION MAP
SCALE: 1" = 2000'

PROPERTY DESCRIPTION
(BK 2016 PG 04959-16)

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-EGH (28), RANGE TWENTY-THREE (23), GREEN COUNTY, MISSOURI, EXCEPT THAT PART DEEDED IN BOOK 1935 PAGE 190, DESCRIBED AS FOLLOWS: ALL OF THE NORTH 672 FEET OF THE EAST 648.2 FEET OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-EGH (28), RANGE TWENTY-THREE (23) EXCEPT ANY PART WITHIN THE COUNTY ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, AND EXCEPT ROADS, ALL IN GREENE COUNTY, MISSOURI.

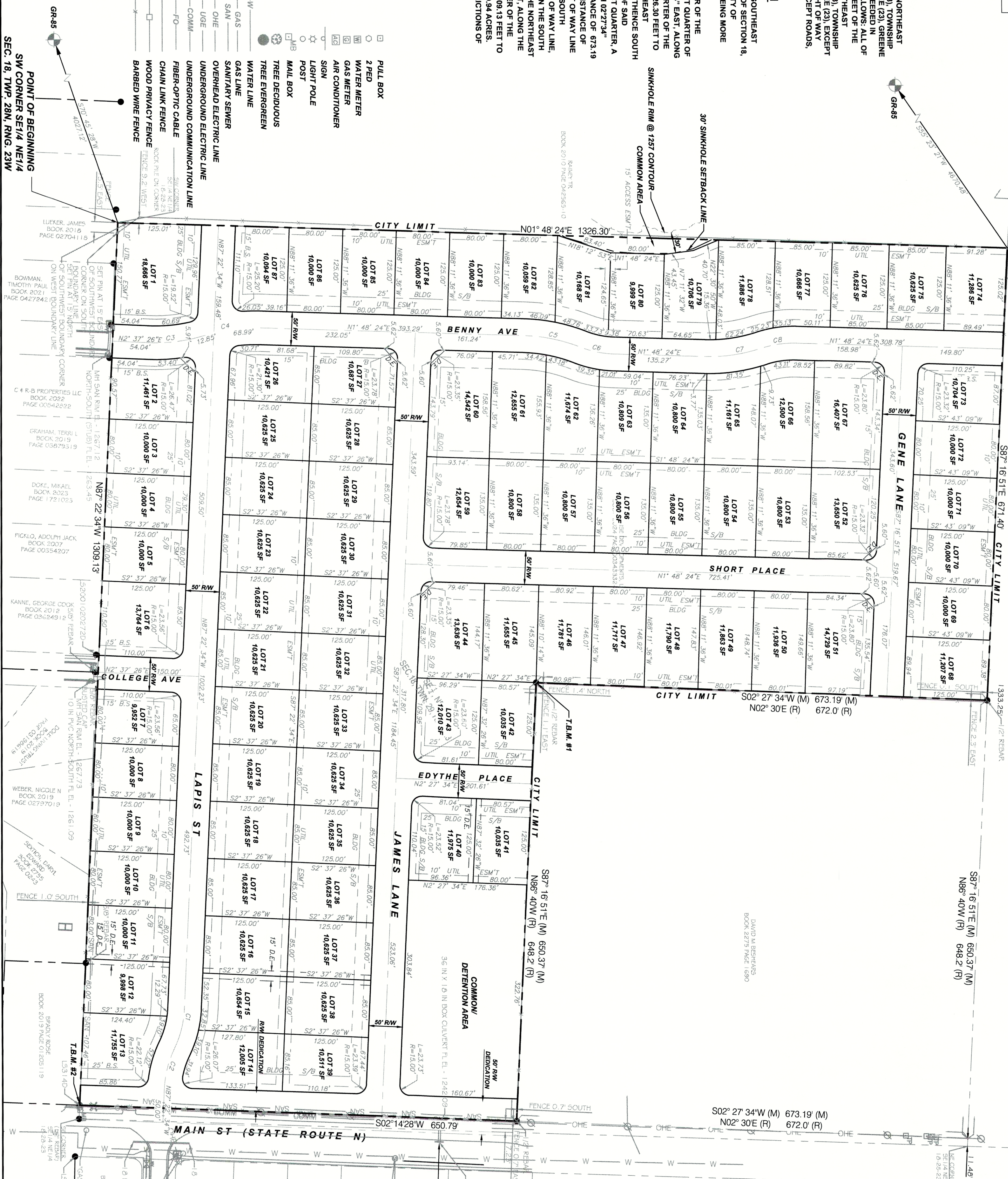
AS SURVEYED DESCRIPTION

TRACT OF LAND BEING A PART OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF
REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 01°48'24" EAST, ALONG SAID SECTION LINE, 60.74 FEET; THENCE NORTH 88°00'00" EAST, ALONG THE SOUTHWEST QUARTER OF SAID SECTION LINE, 126.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°16'57" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 67.40 FEET; THENCE SOUTH 02°22'34" WEST, LEAVING SAID QUARTER, A DISTANCE OF 673.33 FEET TO THE EASTING WEST LINE OF SAID SECTION 18; THENCE WEST TO THE EXISTING WEST LINE OF WAY LINE 02°14'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 669.73 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 87°22'34" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 239.43 FEET TO THE POINT OF BEGINNING, CONTAINING 3.96 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

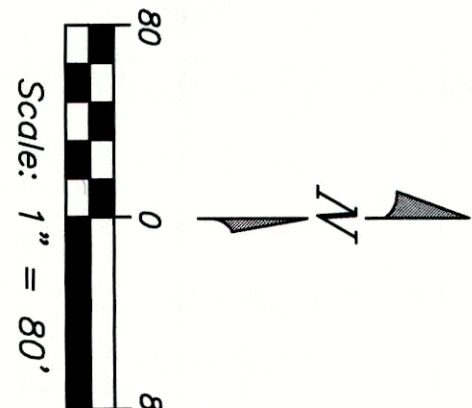
LEGEND

- [illegible]



OWNER/DEVELOPER
ENTERPRISE DEVELOPMENT LLC
1526 S ENTERPRISE AVE
SPRINGFIELD, MO 65804

PRELIMINARY PLAT
LEGACY ESTATES
PART OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 28, TOWNSHIP 28, RANGE 23
REPUBLIC, MISSOURI



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983 CENTRAL ZONE
STATION- GR-85
N: 473370.8966
E: 1349610.0980
ELEV: 1271.65
HORIZONTAL: NAD 1983
VERTICAL: NAVD 1988
DATE OF ADJUSTMENT: 2002

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	61.67'	1500.0'	23°33'33"	S75°35'52"E
C2	61.67'	1500.0'	23°33'23"	S75°35'52"E
C3	85.40'	250.00'	19°44'23"	N7°09'46"W
C4	81.84'	250.00'	18°45'21"	N7°34'17"W
C5	86.23'	250.00'	19°45'43"	N7°41'15"E
C6	51.74'	1500.00'	19°45'43"	M1°1'15"E
C7	86.23'	250.00'	19°45'43"	N6°04'28"W
C8	51.74'	1500.00'	19°45'43"	N6°04'28"W
				51.48'

GENERAL NOTES:

1. TOTAL AREA - 29.94 ACRES
2. TOTAL NUMBER OF LOTS - 87
3. LARGEST LOT - LOT 1 (18,666 SF)
SMALLEST LOTS - LOT 7 (9,952 SF)
4. 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
5. 5' NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO MAIN ST (STATUTE ROUTE N)
6. NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD PLAN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 28077C0313E, EFFECTIVE DATE DECEMBER 17, 2010
7. HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-45
8. ALL STREETS SHALL BE 50' RIGHT-OF-WAY
9. ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.

SITE BENCHMARKS:

**T.B.M. #1 - 1/2" REBAR LOCATED ON PROPERTY
CORNER OF SUBJECT TRACT**

N 475319
E 135409

T.B.M. #2 - IRON PIN MARKED "LS314D" LOCATED

N 474638.1216'

ELEV 1260.70

(STATE HWY N)

E 1354/76:3895

DECLARATION:

SURVEYOR'S DECLARATION

THAT I, MICHAEL A. JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION OR AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY CWM TRANSPORTATION, DATED FEBRUARY 16th, 2024 AND SIGNED BY MICHAEL A. JOHNSON, P.L.S. NO. 2286, AND THAT THE CORNER MONUMENTS AND LOT CORNER POINTS SHOWN HEREIN WERE PLACED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH C.E.P.S. NO. 2286 IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF THE MISSOURI STANDARDS FOR PROPERTY ADJUDICATION, SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES, AND CONSUMER PROTECTION.

11-19-2
MICHAEL A. JOHNSON, PLS 2298
DATE
CJW, L.L.C. LC-2007008003

LEGACY ESTATES
PRELIMINARY PLAT
REPUBLIC, MISSOURI



Prepared by:



*CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385*

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PRELIMINARY

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CJW NO. 24003	OF
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