

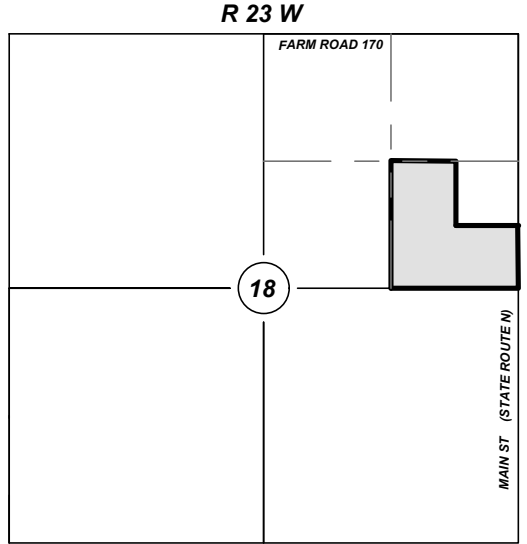
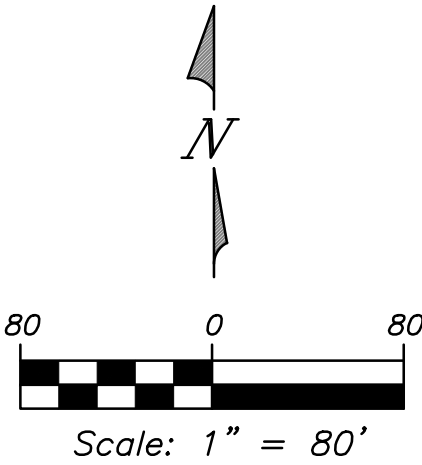
C:\Users\Chris.Wynn\CJW Transportation\CJW PROJECTS - Documents\2024\24003 - Legacy Estates Pre-Plat.dwg - Republic MO Survey.dwg\24003 Legacy Estates Pre-Plat.dwg - LAST SAVED: 11/19/2024 8:47:41 AM - PLOTTED: 11/19/2024 8:49:20 AM

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

OWNER/DEVELOPER

ENTERPRISE DEVELOPMENT LLC
1526 S ENTERPRISE AVE
SPRINGFIELD, MO 65804

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



LOCATION MAP
SCALE: 1" = 2000'

PROPERTY DESCRIPTION
(BK 2016 PG 04959-16)

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI. EXCEPT THAT PART DEEDED IN BOOK 1935 PAGE 2190, DESCRIBED AS FOLLOWS: ALL OF THE NORTH 672 FEET OF THE EAST 648.2 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-EIGHT (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.

SITE BENCHMARKS:

T.B.M. #1 - 1/2" REBAR LOCATED ON PROPERTY CORNER OF SUBJECT TRACT
N 475319.2987'
E 1354095.8005'

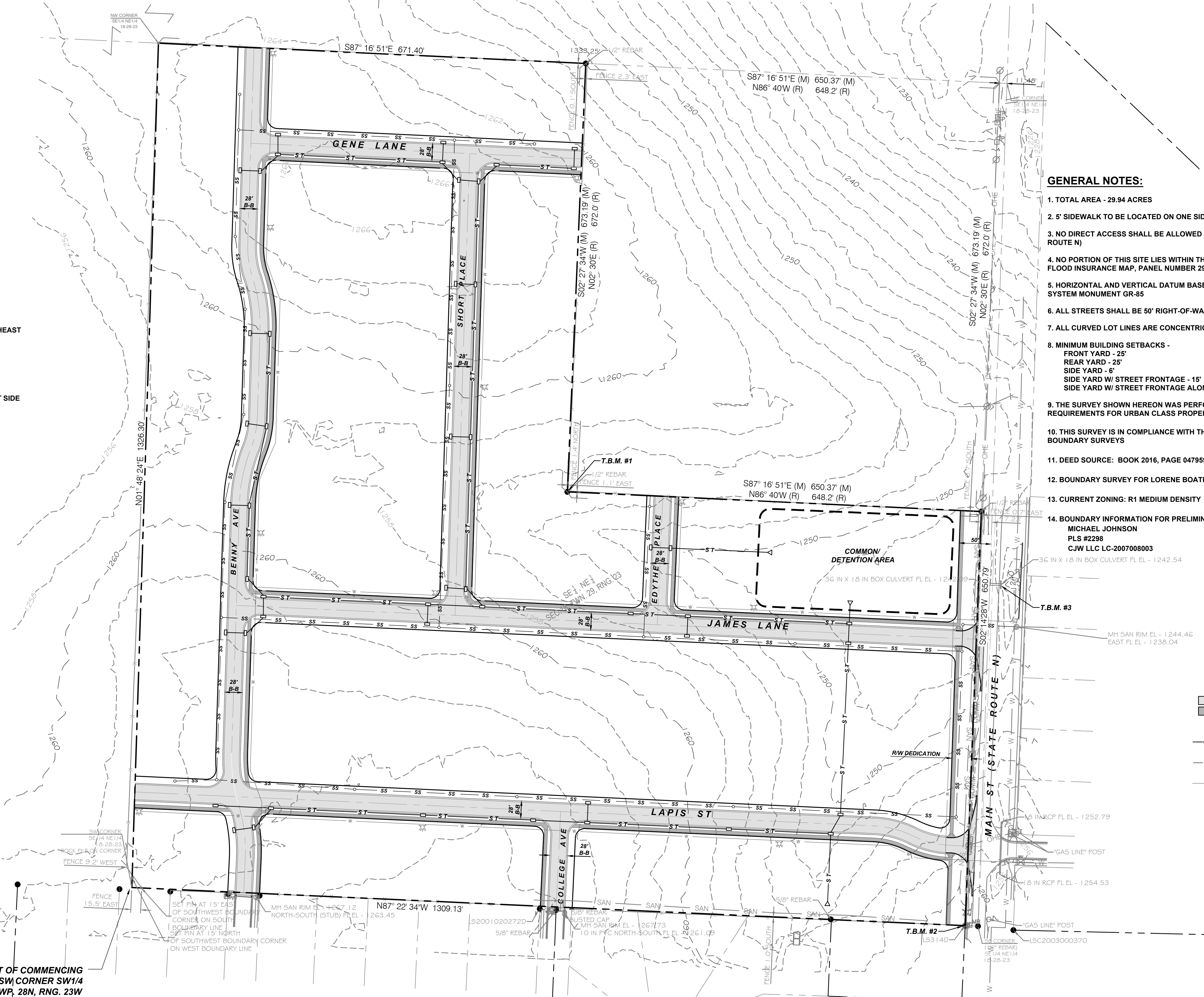
T.B.M. #2 - IRON PIN MARKED "LS314D" LOCATED AT THE SOUTHEAST CORNER OF SUBJECT TRACT
N 474638.1216'
E 1354719.9897'

T.B.M. #3 - " " CUT ON TOP OF CENTER OF HEADWALL ON EAST SIDE OF NORTH MAIN ST (STATE HWY N)
N 475172.6323
E 1354776.3895

SURVEY LEGEND

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- MEASURED
- PLATTED
- DEEDED
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- PULL BOX
- 2 PED
- WATER METER
- GAS METER
- AIR CONDITIONER
- SIGN
- LIGHT POLE
- POST
- MAIL BOX
- TREE DECIDUOUS
- TREE EVERGREEN
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- COMM UNDERGROUND COMMUNICATION LINE
- FO FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE

POINT OF COMMENCING
SW CORNER SW 1/4
SEC. 28, TWP. 28N, RNG. 23W



GENERAL NOTES:

- TOTAL AREA - 29.94 ACRES
- 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO MAIN ST (STATE ROUTE N)
- NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE DECEMBER 17, 2010
- HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-85
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
- MINIMUM BUILDING SETBACKS -
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15'
SIDE YARD W/ STREET FRONTAGE ALONG MAIN STREET - 25'
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY
- THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
- DEED SOURCE: BOOK 2016, PAGE 047959-16
- BOUNDARY SURVEY FOR LORENE BOATRIGHT BY SCARBOROUGH SURVEY (8-18-86)
- CURRENT ZONING: R1 MEDIUM DENSITY
- BOUNDARY INFORMATION FOR PRELIMINARY ENGINEERING PLAN PROVIDED BY:
MICHAEL JOHNSON
PLS #2298
CJW LLC LC-2007008003

LEGEND

- PROPOSED ASPHALT STREET
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FLARED END SECTION
- PROPOSED CURB INLET
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN



LEGACY ESTATES
PRELIMINARY ENGINEERING PLAN
REPUBLIC, MISSOURI

No.	Description
SURVEY BY	CJW
DATE	10/24/24
DWG	24003 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=80'
SCALE VERT.	N/A

PRELIMINARY
ENGINEERING
PLAN

SHEET NO.
01
CJW NO. 24003 OF 01

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