

**PRELIMINARY PLAT
GREENFIELD ESTATES**
A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16 AND
A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15
TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER
Mike Cronkhite
Enterprise Developments, LLC
1526 S Enterprise Avenue
Springfield, MO 65804
mike@cronkhitehomes.com
(417)766-3431

PROPERTY DESCRIPTION

BOOK 2015 PAGE 050296-15
BEGINNING AT AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR WITH ALUMINUM CAPPED "LS 2334") MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23, SOUTH 88°14'24" EAST, A DISTANCE OF 140.45 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 01°45'36" WEST, A DISTANCE OF 39.35 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") AT A POINT BEING 40.00 FEET SOUTH OF THE CENTERLINE OF FARM ROAD 174 AS IT NOW EXISTS; THENCE SOUTH 46°56'41" WEST, A DISTANCE OF 57.01 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 02°23'43" WEST, A DISTANCE OF 1252.76 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 88°11'36" WEST, A DISTANCE OF 88.36 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1128") MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16; THENCE NORTH 88°29'18" WEST, A DISTANCE OF 672.32 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF, NORTH 01°55'50" EAST, A DISTANCE OF 1331.94 FEET TO AN EXISTING SURVEY MONUMENT (RAILROAD SPIKE) ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 16; THENCE ALONG SAID NORTH LINE, SOUTH 88°30'22" EAST, A DISTANCE OF 670.60 FEET TO THE POINT OF BEGINNING, CONTAINING 23.48 ACRES. BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011), SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR ALL LOTS AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION.
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/COMMON AREAS AND DRAINAGE/EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
A DETENTION AREA WILL BE CONSTRUCTED TO INSURE THE POST-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

SITE INFORMATION

Total Area = 23.48 Acres
Total Number Of Lots - 80
Area in Lots 617,634 sq.ft. (14.1789 acres)
Average Lot Size = 7,720 Square Feet
Area in Common Area 74,562 sq.ft. (1.7117 acres)
Area in Street Right of Way 330619.84 sq.ft. (7.58999 acres)
Density = 3.41 Lots/Acre
Zoning = R1-H High Density Single-Family Residential District
Source of Title BOOK 2015 PAGE 050296-15
This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E Dated 12-17-2010.
No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.
No structures are to be built between the right of way line and building setback line.
Minimum Building Setbacks:
Front - 25 Feet
Rear - 25 Feet
Side - 6 Feet
Side Adjacent to Street - 15 Feet
There is a 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots.
No Direct Access Permitted From Any Lot To Farm Road 174.
Proposed Street Right of Way Widths:
Bailey Avenue = 80 feet
All other Streets = 50 Feet
Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb) (Except As Shown on Bailey Avenue)
5' Wide Sidewalk Proposed On One Side Of Street.

LINE DIMENSIONS FOR BOUNDARY

L-12	S 88°14'24" E	140.45'
L-13	S 01°45'36" W	39.35'
L-14	S 46°56'41" W	57.01'
L-15	N 88°11'36" E	88.36'

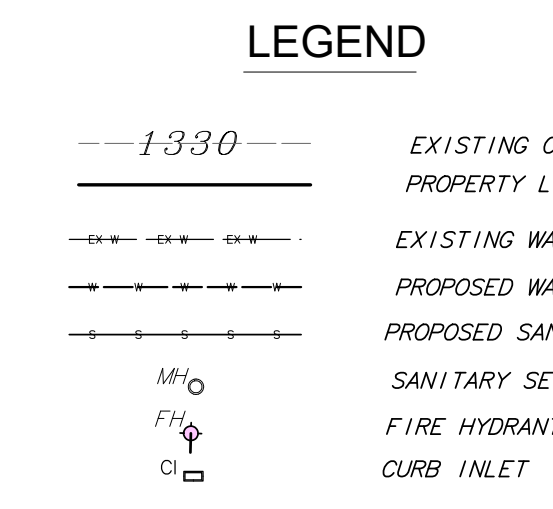
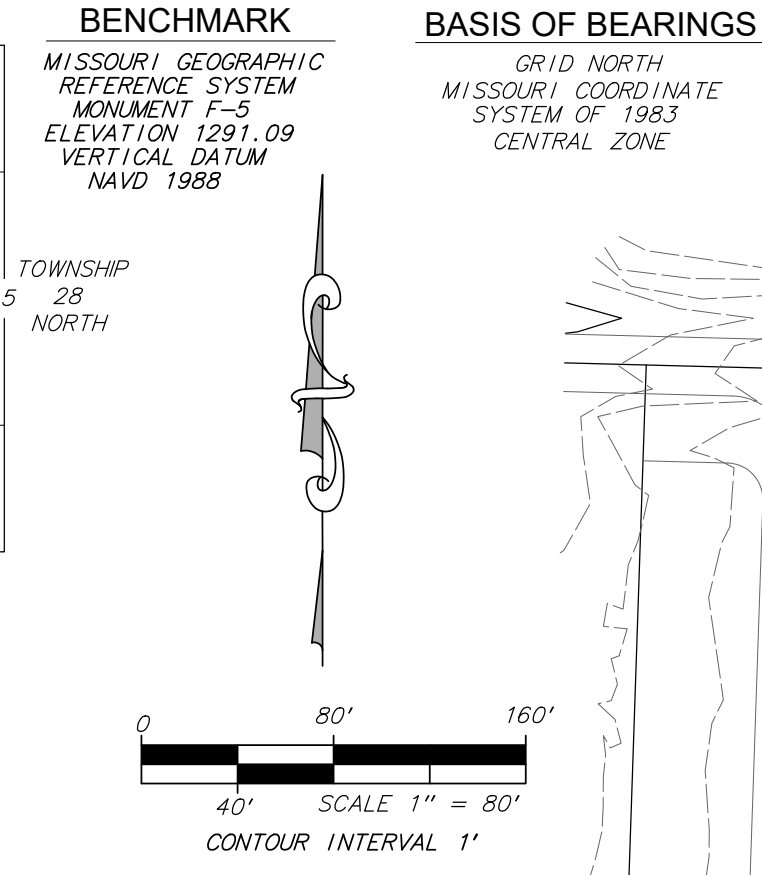
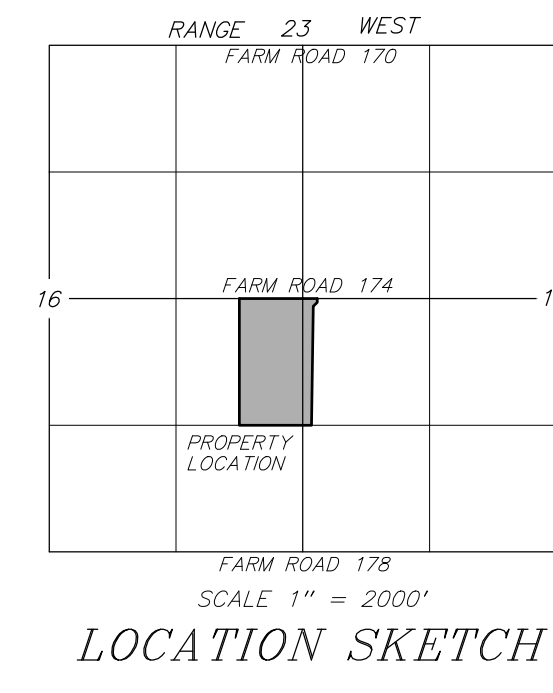
LINE DIMENSIONS FOR DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
L-1	N 43°03'19" W	36.81'
L-2	N 46°56'41" E	36.72'
L-3	N 43°03'19" W	36.81'
L-4	N 46°56'41" E	36.72'
L-5	N 43°03'19" W	36.81'
L-6	S 46°56'41" W	36.72'
L-7	N 43°03'19" W	36.81'
L-8	N 46°42'44" E	31.07'
L-9	N 43°17'16" W	31.16'
L-10	N 46°42'44" E	31.07'
L-11	S 43°17'16" E	31.16'

LOT AREAS

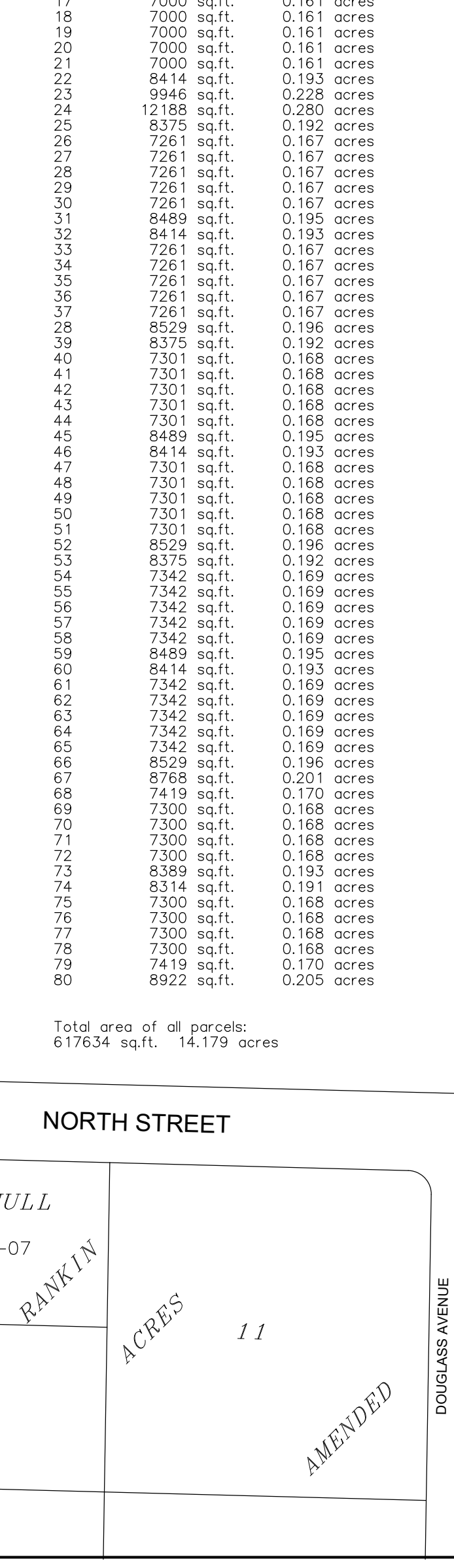
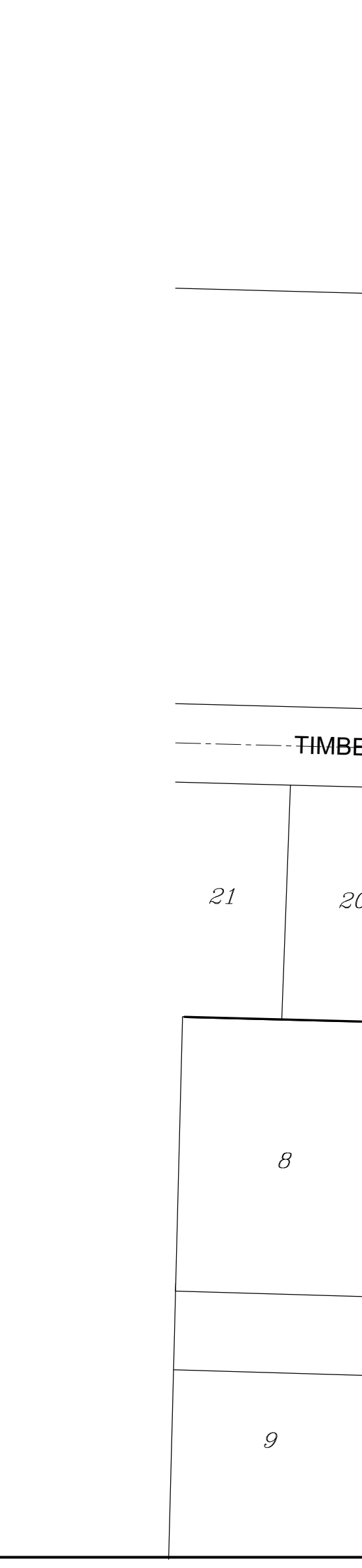
1	8233 sq.ft.	0.189 acres
2	7100 sq.ft.	0.163 acres
3	7100 sq.ft.	0.163 acres
4	7100 sq.ft.	0.163 acres
5	7100 sq.ft.	0.163 acres
6	7100 sq.ft.	0.163 acres
7	7100 sq.ft.	0.163 acres
8	11895 sq.ft.	0.273 acres
9	12118 sq.ft.	0.278 acres
10	7445 sq.ft.	0.171 acres
11	7000 sq.ft.	0.161 acres
12	7000 sq.ft.	0.161 acres
13	7000 sq.ft.	0.161 acres
14	7000 sq.ft.	0.161 acres
15	7000 sq.ft.	0.161 acres
16	7000 sq.ft.	0.161 acres
17	7000 sq.ft.	0.161 acres
18	7000 sq.ft.	0.161 acres
19	7000 sq.ft.	0.161 acres
20	7000 sq.ft.	0.161 acres
21	7000 sq.ft.	0.161 acres
22	8414 sq.ft.	0.193 acres
23	9946 sq.ft.	0.228 acres
24	12158 sq.ft.	0.280 acres
25	8375 sq.ft.	0.192 acres
26	7261 sq.ft.	0.167 acres
27	7261 sq.ft.	0.167 acres
28	7261 sq.ft.	0.167 acres
29	7261 sq.ft.	0.167 acres
30	7261 sq.ft.	0.167 acres
31	7261 sq.ft.	0.167 acres
32	7261 sq.ft.	0.167 acres
33	7261 sq.ft.	0.167 acres
34	7261 sq.ft.	0.167 acres
35	7261 sq.ft.	0.167 acres
36	7261 sq.ft.	0.167 acres
37	7261 sq.ft.	0.167 acres
38	7261 sq.ft.	0.167 acres
39	8489 sq.ft.	0.195 acres
40	7301 sq.ft.	0.168 acres
41	7301 sq.ft.	0.168 acres
42	7301 sq.ft.	0.168 acres
43	7301 sq.ft.	0.168 acres
44	7301 sq.ft.	0.168 acres
45	7301 sq.ft.	0.168 acres
46	8489 sq.ft.	0.195 acres
47	8414 sq.ft.	0.193 acres
48	7301 sq.ft.	0.168 acres
49	7301 sq.ft.	0.168 acres
50	7301 sq.ft.	0.168 acres
51	7301 sq.ft.	0.168 acres
52	8529 sq.ft.	0.196 acres
53	8375 sq.ft.	0.192 acres
54	7342 sq.ft.	0.169 acres
55	7342 sq.ft.	0.169 acres
56	7342 sq.ft.	0.169 acres
57	7342 sq.ft.	0.169 acres
58	7342 sq.ft.	0.169 acres
59	8489 sq.ft.	0.195 acres
60	7342 sq.ft.	0.169 acres
61	7342 sq.ft.	0.169 acres
62	7342 sq.ft.	0.169 acres
63	7342 sq.ft.	0.169 acres
64	7342 sq.ft.	0.169 acres
65	7342 sq.ft.	0.169 acres
66	8529 sq.ft.	0.196 acres
67	7300 sq.ft.	0.168 acres
68	7300 sq.ft.	0.168 acres
69	7300 sq.ft.	0.168 acres
70	7300 sq.ft.	0.168 acres
71	7300 sq.ft.	0.168 acres
72	7300 sq.ft.	0.168 acres
73	8389 sq.ft.	0.193 acres
74	8314 sq.ft.	0.191 acres
75	7300 sq.ft.	0.168 acres
76	7300 sq.ft.	0.168 acres
77	7300 sq.ft.	0.168 acres
78	7300 sq.ft.	0.168 acres
79	7419 sq.ft.	0.170 acres
80	8922 sq.ft.	0.205 acres

Total area of all parcels: 617634 sq.ft. 14.179 acres



CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
2	15.00'	32°12'15"	8.43'	8.32'	4.33'	S 72°24'14" E
3	50.00'	75°14'55"	68.67'	61.05'	38.54'	S 86°04'26" W
4	15.00'	32°12'15"	8.43'	8.32'	4.33'	N 14°10'18" W
5	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
6	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
7	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
8	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" E
9	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
10	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 43°17'16" W
11	15.00'	90°26'12"	23.68'	21.29'	15.11'	N 43°03'19" W
12	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
13	15.00'	90°54'05"	23.80'	21.38'	15.24'	S 43°17'16" W
14	15.00'	90°26'12"	23.68'	21.29'	15.11'	N 43°03'19" W
15	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
16	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" W
17	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 43°03'19" W
18	15.00'	90°54'05"	23.80'	21.38'	15.24'	S 43°17'16" W
19	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
20	15.00'	90°26'12"	23.68'	21.29'	15.11'	N 43°03'19" W
21	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
22	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
23	50.00'	78°43'24"	68.70'	63.42'	41.01'	S 09°05'17" W



KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen
LAWRENCE E. JANSEN PLS 2385
DATE 3-28-23

CLASS OF SURVEY "URBAN"
EP - EXISTING IRON PIN
SRP - SET IRON PIN
-X-X- FENCELINE
S/B - Setback Line
U/E - Utility Easement
D/E - Drainage Easement
Job No.: 2008-003
Date: 3-28-2023
Drawn By: LEJ
Checked By: LEJ

STATE OF MISSOURI
REGISTERED LAND SURVEYOR
LAWRENCE E. JANSEN
NUMBER LS-2385

GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE 417-883-0300 FAX 417-883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563