

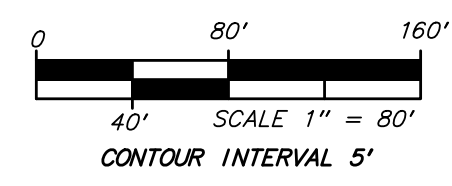
SECTION 29
LOCATION SKETCH
SCALE 1" = 2000'

LEGEND

- 1210 EXISTING CONTOURS
- EX W — EX W — EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- MSO SANITARY SEWER MANHOLE
- FI FIRE HYDRANT
- CI CURB INLET
- 5' SIDEWALK

BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-86 ELEVATION 1204.39 VERTICAL DATUM NAVD 1988

BASIS OF BEARINGS
GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE



LOT 13 MILLER ESTATES 1ST ADD PLAT BOOK QQ PAGE 97

LOT 8 MILLER ESTATES AMENDED PLAT BOOK PP PAGE 72

LOT 12 STERLING MEADOWS 1ST ADDITION PLAT BOOK QQ PAGE 31

STERLING MEADOWS 1ST ADDITION PLAT BOOK SS PAGE 52

STERLING MEADOWS 2ND ADDITION PLAT BOOK UV PAGE 62

STERLING MEADOWS 3RD ADDITION PLAT BOOK XX PAGE 23

STERLING MEADOWS 3RD ADDITION PLAT BOOK XX PAGE 23

OWNER & DEVELOPER
RRA PROPERTIES LLC
PO BOX 791
BRANSON, MO 65615

PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
BROOKSIDE ESTATES
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION

BOOK 2023 PAGE 005268-23

A TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88°44'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,332.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 01°57'15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,327.28 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°46'56" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,334.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02°02'22" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,328.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.64 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION FOR ADJACENT LOTS.

OWNERSHIP AND MAINTENANCE OF OPEN SPACE/COMMON AREAS AND DRAINAGE/RETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

A DETENTION AREA WILL BE CONSTRUCTED TO ENSURE THE POST-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

Existing Zoning: Planned Development District (PDD)
Proposed Zoning: Planned Development District (PDD)

- Medium-Density Single-Family Residential (R1-M)
- High-Density Single-Family Residential (R1-H)

SITE INFORMATION

Total Area = 40.64 Acres
Total Number Of Lots - 153
Density = 3.76 Lots/Acre
Existing Zoning: Planned Development District (PDD)
Proposed Zoning = Planned Development District (PDD)

Lots 1-28, 119, 123-136, 142-146 (Medium-Density Single-Family Residential (R1-M)) (48 Lots)
Lots 29-118, 120-122, 137-141, 147-153 (High-Density Single-Family Residential (R1-H)) (105 Lots)

* Medium-Density Single-Family Residential (R1-M) corresponds to the equivalent Zoning District as referenced in Title IV Land Use of the City of Republic Municipal Code and is subject to all applicable requirements and regulations of said Zoning District.
* High-Density Single-Family Residential (R1-H) corresponds to the equivalent Zoning District as referenced in Title IV Land Use of the City of Republic Municipal Code and is subject to all applicable requirements and regulations of said Zoning District.

Source of Title BOOK 2023 PAGE 005268-23

This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0427 E & 29077 C 0435 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: (Except as shown)
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.

Proposed Street Right of Way Widths: 50'
Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb)
5' Wide Sidewalk Proposed On One Side Of Street.

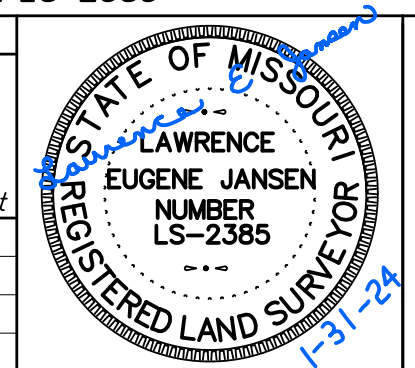


KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E JANSEN 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

1-31-24
DATE

CLASS OF SURVEY "URBAN"
EIP - EXISTING IRON PIN
SIP - SET IRON PIN
F - FENCELINE
S/B - SETBACK LINE
U/E - UTILITY EASEMENT
D/E - DRAINAGE EASEMENT
Job No.: 2308-001
Date: 1-31-2024
Drawn By: LEJ
Checked By: LEJ



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0900 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563

WHITE OAKS SUBDIVISION PLAT BOOK ZZ PAGE 178

SW COR NE 1/4 SECTION 29, T 28 N, R 23 W

JEFF DURR BOOK 2010 PAGE 010072-10

DAVID R STOCKER BOOK 2208 PAGE 1362

JAMES R WATTS TRUST BOOK 2311 PAGE 0684

POINT OF BEGINNING SW COR SW 1/4 NE 1/4 SEC. 29, T 28 N, R 23 W