

UTILITIES

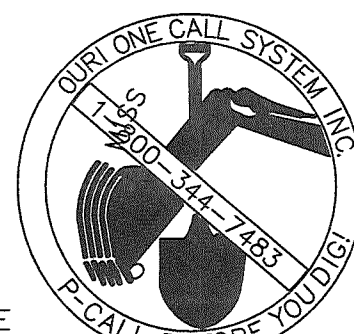
SANITARY SEWER AND WATER SERVICES
CITY OF REPUBLIC, GREENE CO., MO.
221 N. MAIN
REPUBLIC, MISSOURI 65732
(417) 732-3400

MISSOURI - GAS ENERGY
REPUBLIC, MISSOURI 65732
1-800-446-7409

EMPIRE ELECTRIC DISTRICT 703
W. OLIVE ST., AURORA, MO.
(417) 678-2108

TELEPHONE SERVICE TO BE PROVIDED BY
SBC 1010 PINE
ST. LOUIS MISSOURI 63101
(800) 464-7928

GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83 2011
SCALE
FACTOR=0.9999722



CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

PRELIMINARY PLAT
OF
ASHFORD PLACE
A SUBDIVISION IN THE CITY OF REPUBLIC,
GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

HAMILTON CONTRACTING, INC.
3556 S CULPEPPER STE. 4
SPRINGFIELD, MO 65804
PHONE: (417) 883-7887

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

GENERAL NOTES:

- 1.) THERE SHALL BE A 25 FOOT BUILDING SETBACKS ON LOT FRONTS AND SIDE YARDS ADJACENT TO MAIN STREET AND 15 FOOT SIDE YARD SETBACK ON HAMPTON AVENUE.
- 2.) THERE SHALL BE A 25 FOOT REAR YARD SETBACK ON ALL LOTS.
- 3.) THERE SHALL BE A 10 FOOT SIDE YARD SETBACK OPPOSITE ZERO-LOT LINE, UNLESS OTHERWISE NOTED. SEE NOTE 2. ABOVE.
- 4.) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR OF ALL LOTS.
- 5.) PERMANENT AND TEMPORARY EASEMENTS SHALL BE PROVIDED FOR OFFSITE UTILITIES.
- 6.) ALL SIDEWALKS WILL BE 5 FOOT WIDE.
- 7.) EXISTING STRUCTURES TO BE REMOVED VIA DEMOLITION PERMIT DURING INFRASTRUCTURE PERMITTING PHASE.
- 8.) EXISTING RIGHT-OF-WAY VARIES. ADDITIONAL RIGHT-OF-WAY BEING DEDICATED IS SHOWN AT 45' FROM EXISTING CENTERLINE.
- 9.) BUFFER YARD ADJOINING R-1M ZONING REQUIRES TYPE "A" BUFFER WHICH MUST BE OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST 6 FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS TO A HEIGHT OF AT LEAST 12 FEET. SEE ZONING REGULATIONS 405.810
- 10.) THE DETENTION AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

NOTE: Building setback lines illustrate current zoning requirements and are shown for informational purposes only. The zoning code in effect at the time of building permit applications shall supersede all building setback line/distance illustrated hereon.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	77.63	50.00	88°57'13"	N46°57'52"E	70.06
C2	8.72	15.00	33°18'24"	N71°54'19"W	8.60
C3	10.69	50.00	12°14'44"	S61°22'29"E	10.67
C4	52.79	50.00	60°29'22"	N82°15'28"E	50.37
C5	72.28	50.00	82°49'55"	N10°35'49"E	66.15
C6	8.72	15.00	33°18'24"	S14°09'56"E	8.60
C7	17.47	15.00	66°43'57"	N35°51'14"E	16.50
C8	38.84	50.00	44°30'40"	N48°57'52"E	37.87
C9	14.51	15.00	55°24'26"	N52°24'45"E	13.95
C10	2.96	15.00	11°19'30"	N85°46'44"E	2.96

LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- = 5/8" IRON PIN SET CAPPED "LS-2670"
- = STONE
- = POWER POLE
- ▲ = ANCHOR
- = LIGHT POLE
- = GAS METER
- = GAS VALVE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = SEWER MANHOLE
- = SAN. SEWER LINE
- = PROPOSED SAN. SEWER LINE
- = GAS LINE
- = PROPOSED GAS LINE
- = WATER LINE
- = PROPOSED WATER LINE
- = OVERHEAD ELECTRIC LINE
- = PROPOSED UNDERGROUND ELECTRIC
- = TELEPHONE LINE
- = WIRE FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = FLOOD ZONE A
- = ADDITIONAL R/W
- (M) = MEASURED
- (R) = RECORDED

LOCATION MAP
SECTION 17
TOWNSHIP 28 RANGE 23
APPROX. SCALE: 1"=2000'

STATE PLANE COORDINATE (LISTED IN METERS)

Point	Northing	Easting
1	144366.700	412927.383
2	144366.314	412942.863
3	144364.183	412942.769
4	144354.788	413319.856
5	144253.672	413315.467
6	144262.177	412978.590
7	144303.884	412980.352
8	144305.283	412924.755
E-344	144077.655	414416.280
GR-84	145228.596	412953.881

Area Table

Lot #	Sq. Ft.	Acres	Lot #	Sq. Ft.	Acres
1	6,665	0.15	22	5,988	0.14
2	6,505	0.15	23	6,171	0.14
3	6,265	0.14	24	5,821	0.13
4	6,265	0.14	25	7,091	0.16
5	6,266	0.14	26	6,629	0.15
6	6,266	0.14	27	6,629	0.15
7	11,231	0.26	28	6,882	0.16
8	6,643	0.15	29	6,881	0.16
9	6,506	0.15	30	6,627	0.15
10	6,506	0.15	31	6,627	0.15
11	6,507	0.15	32	6,880	0.16
12	6,507	0.15	33	6,879	0.16
13	6,507	0.15	34	6,623	0.15
14	6,507	0.15	35	6,622	0.15
15	6,507	0.15	36	6,875	0.16
16	6,508	0.15	37	6,875	0.16
17	6,508	0.15	38	6,621	0.15
18	6,508	0.15	39	6,620	0.15
19	6,629	0.15	40	6,873	0.16
20	15,310	0.35	41	6,872	0.16
21	16,536	0.38	42	13,021	0.30

PROPERTY DESCRIPTION

BOOK 2019 PAGE 33088-19
TRACT ONE (1) COMMENCING 145 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 600 FEET; THENCE NORTH 145 FEET; THENCE WEST 390 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET; THENCE SOUTH 77 FEET TO THE BEGINNING. ALSO BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH QUARTER (S1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 210 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET; THENCE NORTH 68 FEET ALL IN GREENE COUNTY, MISSOURI.

ALSO:

A STRIP OF LAND IN THE NORTH HALF (N1/2) OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°31'32" EAST 97.00 FEET ALONG THE SOUTH LINE OF SAME; THENCE NORTH 00°37'48" EAST 7.00 FEET; THENCE SOUTH 89°31'32" WEST 97.00 FEET; THENCE SOUTH 00°37'48" WEST 7.00 FEET TO THE POINT OF BEGINNING.

TRACT II:

ALL OF TRACT TWO (2) OF THE MINOR SUBDIVISION FOR ROBERT MARK TROUT AND JULIE A. TROUT IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK ZZ AT PAGE 291.

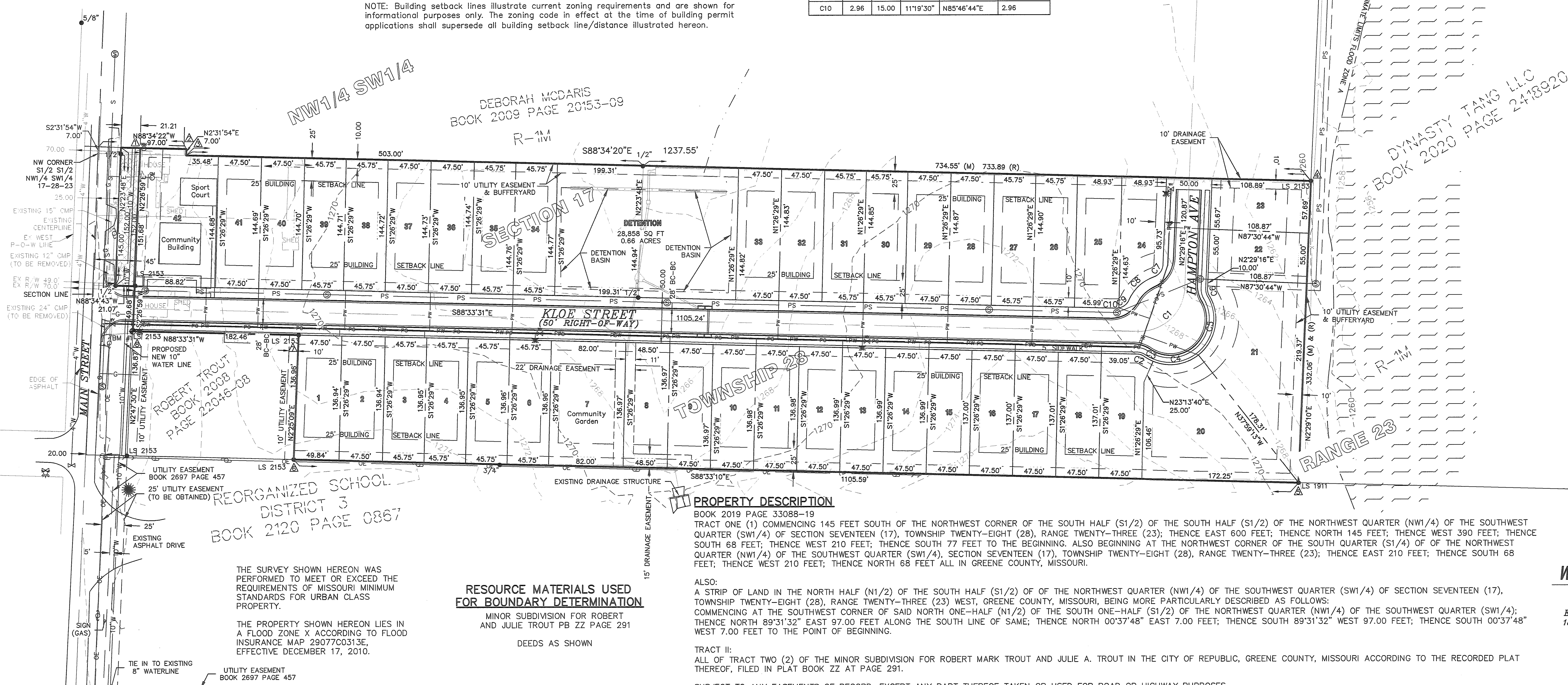
SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

MINOR SUBDIVISION FOR ROBERT AND JULIE TROUT PB ZZ PAGE 291
DEEDS AS SHOWN

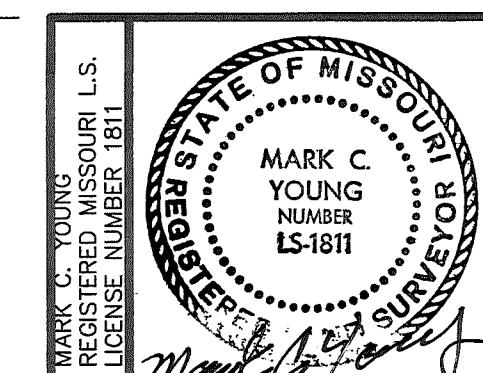
THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0313E, EFFECTIVE DECEMBER 17, 2010.



PREPARED BY
WILSON SURVEYING CO., INC.

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1835 S. STEWART AVENUE SUITE 124
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DRAWING NO.: WD-105-901
JOB NO.: 19117
DRAWN BY: APW & CLD
DATE: JULY 21, 2021
SHEET 1 OF 1



August 12, 2021