

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S81°18'54"W	13.51'	L10	S71°11'51"W	16.52'	L19	S58°20'02"E	31.56'
L2	S04°21'03"W	95.18'	L11	S84°54'58"W	10.66'	L20	S08°20'02"E	152.88'
L3	S01°52'02"W	153.52'	L12	S84°54'58"W	511.55'	L21	N88°12'02"W	321.06'
L4	S01°52'02"W	384.14'	L13	N46°01'34"W	186.34'	L22	N01°34'58"E	154.36'
L5	S01°52'02"W	475.31'	L14	N88°12'02"W	28.75'	L23	N01°34'58"E	35.65'
L6	N88°12'02"W	883.36'	L15	N88°12'02"W	194.05'	L24	S01°34'58"E	125.73'
L7	N88°12'02"W	15.14'	L16	N88°12'02"W	40.71'	L25	S24°42'18"E	204.48'
L8	S81°12'02"W	21.80'	L17	N46°01'34"W	875.21'	L26	N02°06'07"E	121.85'
L9	S81°12'02"W	20.54'	L18	S84°54'58"W	428.45'	L27	N02°06'07"E	280.14'
L10	S81°12'02"W	422.42'	L19	S84°54'58"W	16.75'	L28	N02°06'07"E	286.58'
L11	S01°54'17"W	163.04'	L20	N64°17'22"E	75.64'	L29	N02°06'07"E	138.45'
L12	S01°54'17"W	267.27'	L21	N64°17'22"E	14.45'	L30	S08°04'36"E	34.13'
L13	N88°05'43"W	21.80'	L22	N64°17'22"E	8.24'	L31	N43°24'04"W	10.02'
L14	N88°05'43"W	61.80'	L23	S71°11'51"W	241.27'	L32	N88°07'58"W	34.13'
L15	N88°05'43"W	21.80'	L24	S71°11'51"W	416.33'	L33	N88°07'58"W	25.14'
L16	S71°11'51"W	380.10'	L25	N88°05'43"W	10.04'	L34	N76°10'57"E	1.71'
L17	S71°11'51"W	2.37'	L26	S88°05'43"E	4.04'			

LINE	DIRECTION	DISTANCE
L1	S43°20'02"E	31.56'
L2	S83°36'22"E	74.52'
L3	N83°36'22"E	133.07'
L4	S78°21'50"E	121.66'
L5	S78°21'50"E	40.48'
L6	S76°11'34"W	23.00'
L7	S76°11'34"W	12.11'
L8	N73°57'07"E	76.21'
L9	N73°57'07"E	66.83'

LEGEND

- — CALCULATED POINT
- — FOUND EXISTING IRON PIN.
- — FOUND EXISTING STONE AS NOTED.
- — SET PERMANENT MONUMENT.
- N — NORTH S — SOUTH E — EAST W — WEST
- BSL — BUILDING SETBACK LINE DRAIN — DRAINAGE
- U&D — UTILITY AND DRAINAGE ESMT — EASEMENT
- U.E. — UTILITY EASEMENT

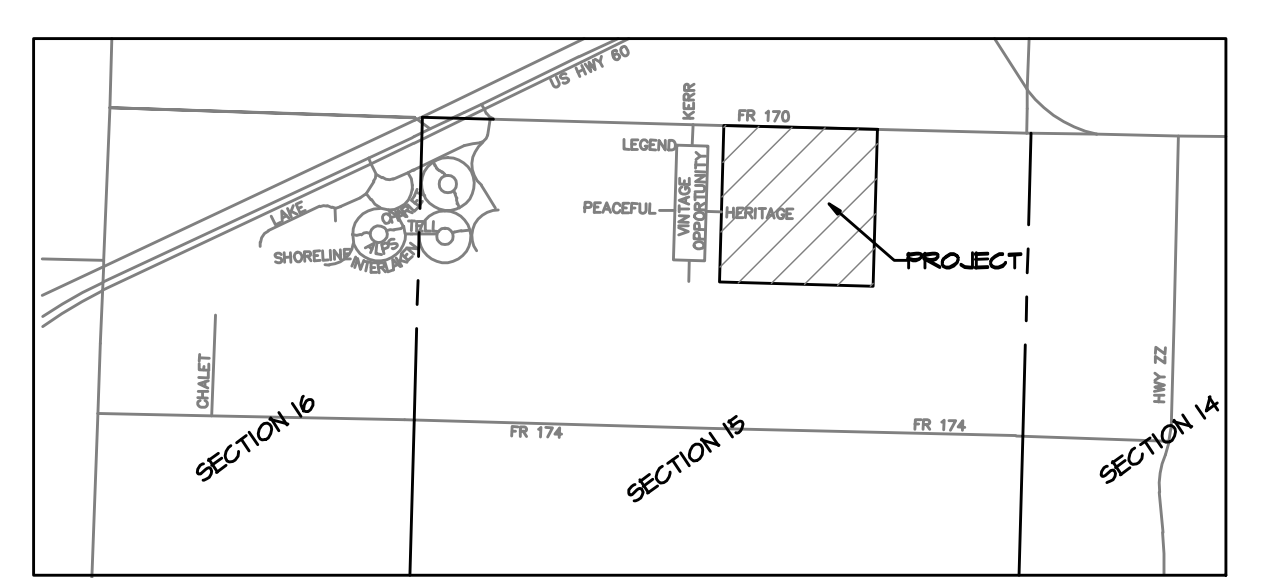
PRELIMINARY PLAT OF OAK HILLS

A RESIDENTIAL SUBDIVISION IN REPUBLIC, MISSOURI

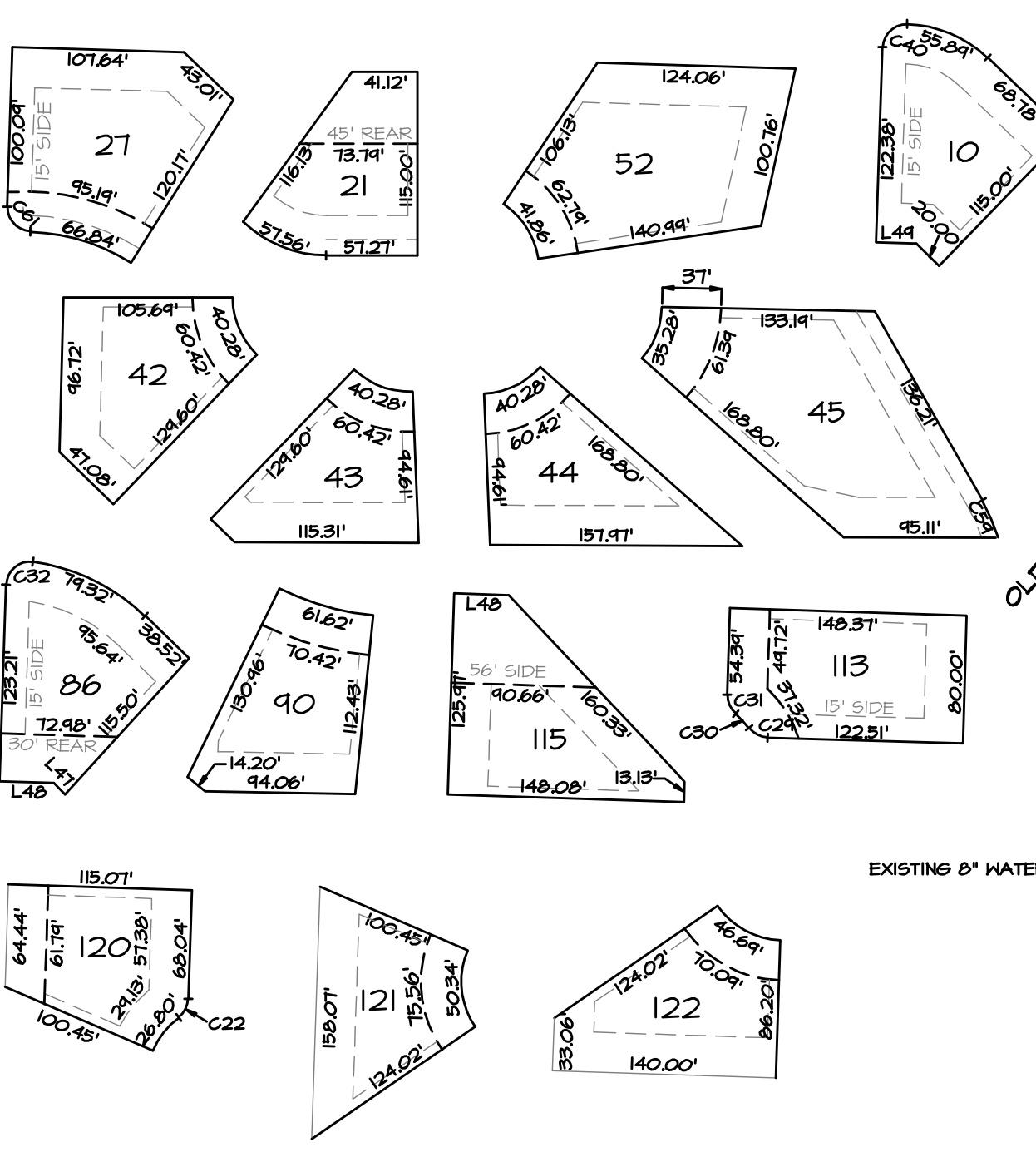
OWNER/DEVELOPER
TURNER RESIDENTIAL HOLDINGS, INC.
328 SOUTH AVE.
SPRINGFIELD, MO 65806
SHAWN TURNER, PRESIDENT
PHONE: (417) 860-6674

GRID NORTH
NOTE: ALL BEARINGS ARE BASED ON MO COORDINATE SYSTEM OF 1983 CENTRAL ZONE

ELEVATIONS
NOTE: ALL ELEVATIONS ARE BASED ON BENCHMARK E 344 BEING: 1269.76'



EXHIBITS SHOWING COMPLIANCE WITH MINIMUM LOT WIDTHS AND DEPTHS (410.180.A11) FOR SELECTED IRREGULAR LOTS



PRELIMINARY CONSTRUCTION AND PLATING PHASING SCHEDULE

PHASE 1: LOTS 1-17 INCLUDING DRAINAGE CHANNEL AND STORM-WATER DETENTION.

PHASE 2: LOTS 18-48

PHASE 3: LOTS 49-70

PHASE 4: LOTS 71-85 & 116

PHASE 5: LOTS 86-94

PHASE 6: LOTS 95-111 & 117-119

PHASE 7: LOTS 120-125 & 121-123

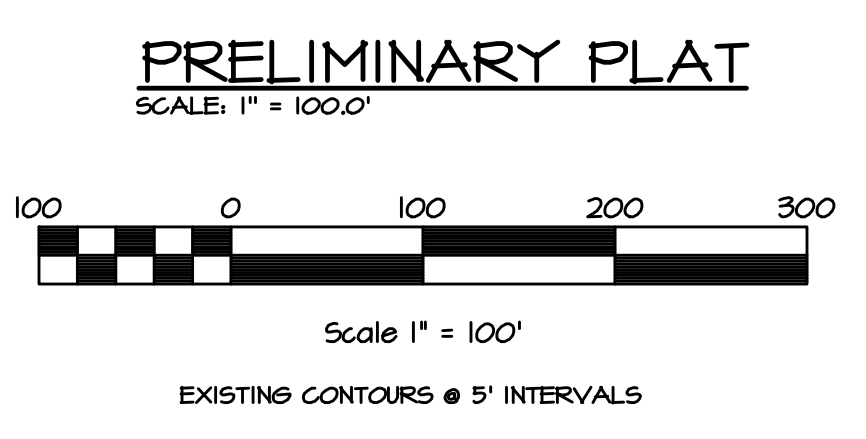
PHASE 8: LOTS 126-128 & 131-135

CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA
C1	150.00	20.12	N05°30'31"E	20.10	7°41'05"	C32	15.00	25.07	S44°44'52"E	22.25	45°44'52"
C2	150.00	19.54	S05°36'32"W	19.58	7°24'01"	C33	25.00	40.14	N43°56'51"W	36.00	42°06'09"
C3	100.00	73.44	N67°04'44"W	71.85	42°06'14"	C34	25.00	32.33	S34°08'53"W	30.12	74°08'32"
C4	100.00	76.75	S68°00'50"E	74.88	43°58'23"	C35					
C5	100.00	36.15	N14°38'40"E	35.45	20°42'36"	C36					
C6	100.00	12.05	S72°44'30"W	12.04	6°54'11"	C37	25.00	46.21	S50°51'07"E	34.91	105°54'28"
C7						C38	25.00	38.35	N46°03'03"E	34.70	81°53'51"
C8						C39	15.00	22.64	S41°28'15"E	20.94	86°40'34"
C9	100.00	184.54	N50°56'48"W	154.43	105°42'08"	C40	15.00	23.56	S46°52'02"W	21.21	40°00'00"
C10						C41	15.00	24.11	N43°56'51"W	21.60	42°06'09"
C11	150.00	36.14	N83°05'44"E	36.05	13°48'19"	C42	15.00	19.56	S34°27'11"W	18.20	74°42'20"
C12	150.00	115.12	S68°00'50"E	112.32	43°58'23"	C43					
C13	150.00	110.46	N57°07'28"W	107.88	42°11'38"	C44					
C14	150.00	12.08	N84°21'15"E	12.08	4°36'54"	C45	15.00	24.59	S54°18'16"E	24.94	112°48'46"
C15	100.00	148.54	N44°28'24"E	135.30	85°08'19"	C46	185.00	27.11	N11°40'18"W	27.04	8°23'48"
C16	150.00	83.27	N13°48'05"W	82.21	31°48'25"	C47	15.00	31.77	S80°58'50"W	26.16	121°22'16"
C17	150.00	75.36	S15°18'46"E	74.57	28°47'03"	C48	15.00	13.62	N62°14'26"W	13.16	52°01'12"
C18	125.00	16.77	N05°30'31"E	16.75	7°41'05"	C49	15.00	13.62	N65°34'22"E	13.16	52°01'12"
C19	175.00	22.86	S05°36'32"W	22.84	7°24'01"	C50	15.00	23.56	S43°20'02"E	21.21	40°00'00"
C20	15.00	23.56	N46°52'22"E	21.22	40°00'00"	C51	15.00	23.56	N46°54'58"E	21.21	40°00'00"
C21	15.00	110.46	N57°07'28"W	107.88	42°11'38"	C52	15.00	13.62	S42°14'26"W	13.16	52°01'12"
C22	15.00	13.62	N27°52'38"E	13.16	52°01'12"	C53	15.00	13.62	S65°34'19"W	13.16	52°01'12"
C23	15.00	13.62	S65°34'06"W	13.16	52°01'12"	C54	15.00	23.56	N43°20'02"W	21.21	40°00'00"
C24	15.00	23.56	N43°20'02"W	21.21	40°26'25"	C55	15.00	13.62	N27°40'34"E	13.16	52°01'12"
C25	15.00	22.24	S44°34'28"W	20.26	84°56'41"	C56	15.00	13.62	S24°20'38"E	13.16	52°01'12"
C26	15.00	114.45	N44°28'24"E	101.47	85°08'19"	C57	15.00	23.56	S46°34'58"W	21.21	40°00'00"
C27	15.00	24.84	S45°25'32"E	22.13	85°03'14"	C58	15.00	20.02	N80°05'45"W	18.51	76°28'34"
C28	15.00	23.45	N46°52'22"E	21.13	84°53'55"	C59	115.00	29.26	N23°24'48"W	29.21	12°38'04"
C29	15.00	13.62	S62°14'26"E	13.16	52°01'12"	C60	15.00	23.01	N46°03'03"E	20.82	81°53'51"
C30	15.00	12.07	N43°14'08"W	12.04	13°51'05"	C61	15.00	23.64	S43°17'28"E	21.21	40°18'54"
C31	15.00	13.62	S24°20'38"E	13.16	52°01'12"	C62	125.00	16.33	S05°36'32"W	16.32	7°24'01"

BLOCK NOTE
FRANZ SIGEL STREET BLOCK LENGTH = 445.18 LF, 529.04 LF
HERITAGE STREET BLOCK LENGTH = 452.21 LF, 595.46 LF
FRANCISCO DE MORA STREET BLOCK LENGTH = 883.36 LF, 506.30 LF
LYON AVE BLOCK LENGTH = 384.14 LF, 475.31 LF
TALAVERA AVE BLOCK LENGTH = 324.84 LF, 261.27 LF
LOS CABALLEROS STREET BLOCK LENGTH = 321.66 LF, 152.88 LF, 354.50 LF

STREET WIDTH NOTE
STREET WIDTHS MEASURED FROM BACK OF CURB TO BACK OF CURB ARE AS FOLLOWS:
LOS CABALLEROS STREET, 28 FEET
FRANZ SIGEL STREET, 28 FEET
HERITAGE STREET, 28 FEET
FRANCISCO DE MORA STREET, 28 FEET
CUL-DE-SAC, 80 FEET DIAMETER

LYON AVE, 28 FEET
ALEXANDR CT, 28 FEET
CUSTILE CT, 20 FEET
LEON AVE, 28 FEET
TALAVERA AVE, 28 FEET



UTILITIES
WASTEWATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
221 N. MAIN STREET, REPUBLIC, MISSOURI 65738
GAS: SPIRE ENERGY (816) 756-5252
1500 E. 35TH STREET, KANSAS CITY, MO 64124
ELECTRIC: LIBERTY UTILITIES (800) 206-2300
201 N. MAIN STREET, REPUBLIC, MISSOURI 65738
TELEPHONE: SOUTHWESTERN BELL
600 E. ST. LOUIS, SPRINGFIELD, MO 65806 1-800-403-3302
WATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
201 N. MAIN STREET, REPUBLIC, MISSOURI 65738
CABLE TELEVISION: MEDIA COM CABLE SERVICES
1533 S. ENTERPRISE, SPRINGFIELD, MO. 65804 (417) 875-5500

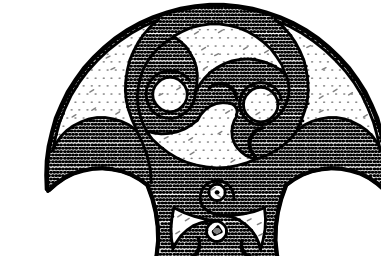
DESCRIPTION OF DEVELOPMENT:
BOOK 2018, PAGE 00642818

DEVELOPMENT NOTES:

- TOTAL NUMBER OF LOTS: 135
- AREA OF DEVELOPMENT: 41.44 ACRES
- AREA OF RIGHT OF WAY: 10.70 ACRES
- AREA OF OPEN SPACE: 5.32 ACRES
- GROSS DENSITY OF DEVELOPMENT: 2.84 DU/ACRE
- CURRENT ZONING: HIGH-DENSITY SINGLE FAMILY RESIDENTIAL (RH)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPERTY CLASSIFICATION: RURAL
- SMALLEST LOT: 36 (7115 SF)
- LARGEST LOT: 9 (19,442 SF)
- MINIMUM SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE STREET INTERSECTION = 15 FEET
SIDE STREET INTERSECTION (LEON AVE) = 20 FEET
- MINIMUM LOT SIZE 1,000 SF. IN R-H
MIN. LOT WIDTH = 70 FEET; CUL-DE-SAC = 60 FEET AT FRONT YARD SETBACK
MIN LOT DEPTH = 40 FEET
- ALL SIDEWALKS SHALL BE 5' WIDE.
- ALL WATERMANS ARE 8" IN DIAMETER, UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER PIPING SHALL BE 8" IN DIAMETER. ALL WATERMANS ARE STANDARD 4" I.D. DIAMETER.
- ALL STREETS ARE TO BE DEDICATED TO THE PUBLIC.
- CURVED LOT LINES ARE CONCENTRIC TO CENTERLINE OF ROADS, EXCEPT AS NOTED.
- OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND DRAINAGE/DETENTION EASEMENTS AND AREAS SHALL BE ESTABLISHED THROUGH A HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- NO DIRECT ACCESS TO FARM ROAD I70 FROM ANY LOT.
NO DIRECT ACCESS TO LEON AVE FROM ANY LOT.
- DEVELOPMENT DOES NOT LIE IN A FLOOD ZONE

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SIDE YARD = 6 FEET
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MIN LOT DEPTH = 40 FEET
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Vandersluis Engineering Inc.
P.O. Box 10565
Springfield, MO 65808
Phone: 417-864-4141

MO. CERT. OF AUTHORITY: E-1536-D

OAK HILLS
A RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

SURVEY BY: MACKAY
DESIGN BY: RGH
HOR. NOTED: _____
VERT. NOTED: _____
CHECKED BY: RGH
DATE: 12/04/20
SHEET 1 OF 1 SHEETS
SCALE: 1"=20' PLAT FILE NO. _____

12/04/20