

PRELIMINARY PLAT
WALKER HEIGHTS

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER
Oak Hills eCommerce LLC,
d.b.a. Oak Hills Farm
David Messner
david@nobiusgp.com
(417) 631-7602

SURVEY DESCRIPTION

BOOK 1867 PAGE 2323
BOOK 1867 PAGE 2325

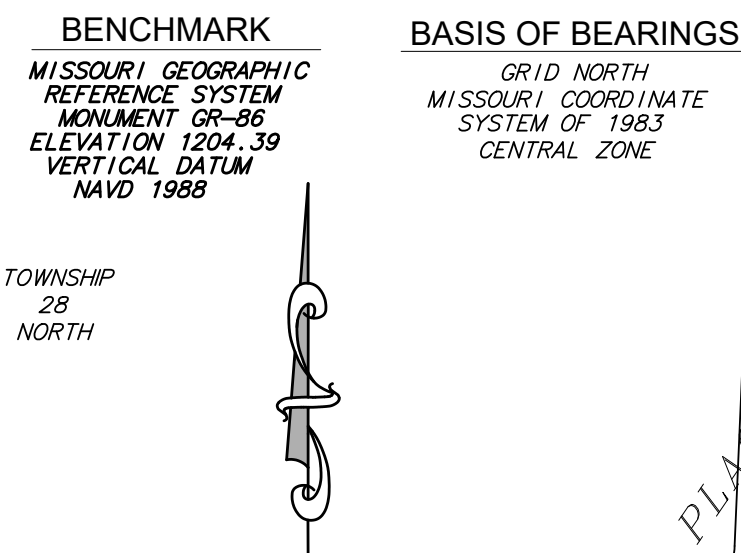
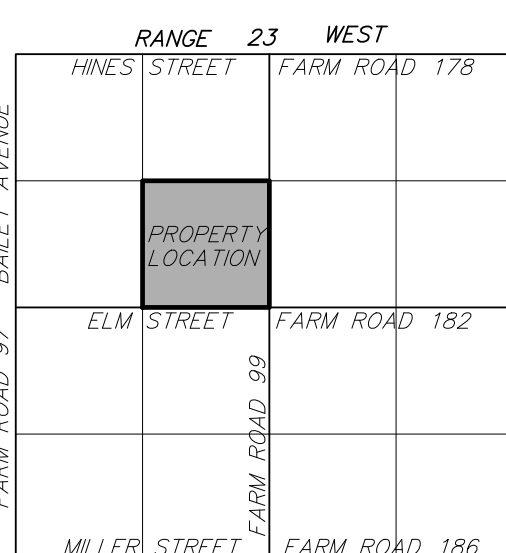
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02°00'28" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 A DISTANCE OF 1,328.71 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°07'17" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.67 FEET; THENCE NORTH 02°07'58" EAST A DISTANCE OF 1,327.56 FEET TO THE SOUTH LINE OF CENTURY PLACE 2ND ADDITION, AS RECORDED IN PLAT BOOK XX PAGE 14; THENCE SOUTH 88°06'42" EAST ALONG SAID SOUTH LINE A DISTANCE OF 660.60 FEET; THENCE SOUTH 88°13'52" EAST ALONG THE SOUTH LINE OF HIGHLAND MEADOWS PHASE 1 AS RECORDED IN PLAT BOOK YY PAGE 36 A DISTANCE OF 665.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.456 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/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 PROPOSED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.



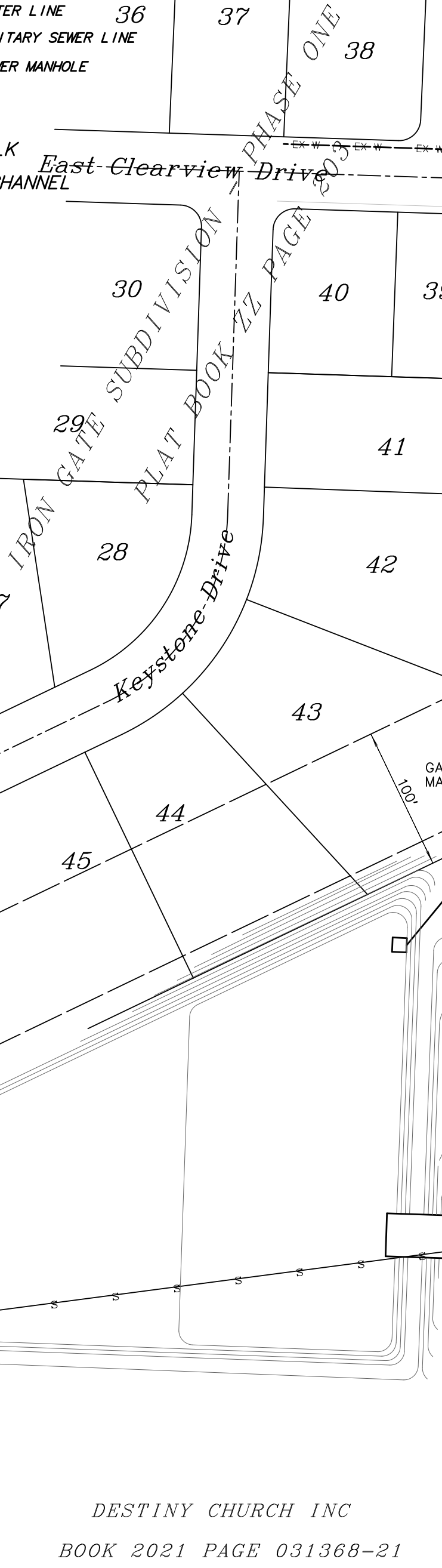
SECTION 22
LOCATION SKETCH
SCALE 1" = 2000'



- 1210 EXISTING CONTOURS
- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CURB INLET
- 5' SIDEWALK
- DRAINAGE CHANNEL

LOT AREAS

1	16764.40	0.38486
2	12597.23	0.28919
3	11296.65	0.25842
4	14257.49	0.32731
5	10000.00	0.22957
6	10000.00	0.22957
7	10000.00	0.22957
8	10000.00	0.22957
9	10000.00	0.22957
10	10000.00	0.22957
11	10000.00	0.22957
12	10639.21	0.24424
13	10000.00	0.22957
14	10000.00	0.22957
15	10000.00	0.22957
16	10000.00	0.22957
17	10000.00	0.22957
18	10000.00	0.22957
19	10000.00	0.22957
20	10000.00	0.22957
21	10000.00	0.22957
22	10000.00	0.22957
23	10000.00	0.22957
24	13496.93	0.30985
25	14821.76	0.34026
26	10000.00	0.22957
27	10000.00	0.22957
28	10000.00	0.22957
29	10000.00	0.22957
30	10000.00	0.22957
31	10000.00	0.22957
32	10000.00	0.22957
33	10000.00	0.22957
34	10807.37	0.24810
35	11961.12	0.27459
36	10000.00	0.22957
37	10000.00	0.22957
38	10000.00	0.22957
39	10000.00	0.22957
40	10000.00	0.22957
41	10000.00	0.22957
42	10000.00	0.22957
43	10000.00	0.22957
44	10000.00	0.22957
45	13038.67	0.29933
46	15213.06	0.34924
47	10000.00	0.22957
48	10000.00	0.22957
49	10000.00	0.22957
50	10000.00	0.22957
51	12017.71	0.25716
52	13518.94	0.31035
53	9000.00	0.20661
54	9000.00	0.20661
55	9500.00	0.21809
56	10000.00	0.22957
57	10000.00	0.22957
58	12565.13	0.28846
59	9182.75	0.21081
60	9000.00	0.20661
61	10410.26	0.23899
62	16621.81	0.36858
63	13347.81	0.30642
64	16547.18	0.37987
65	12767.09	0.28509
66	10480.65	0.24060
67	10507.54	0.24122
68	10534.42	0.24184
69	11168.90	0.25640
70	17157.53	0.39388
71	15997.08	0.35716
72	10525.96	0.24164
73	10000.00	0.22957
74	10000.00	0.22957
75	10000.00	0.22957
76	10292.15	0.23628
77	15135.29	0.34746
78	15945.47	0.36606
79	21763.22	0.49961
80	10000.00	0.22957
81	11235.81	0.25794
82	15028.46	0.34501
83	15955.53	0.34570
84	10038.60	0.23045
85	10037.58	0.23043
86	10743.95	0.24865
87	27225.96	0.62502
88	11228.52	0.25777
89	20567.20	0.47216
90	13358.72	0.30667
91	10800.00	0.24793
92	10800.00	0.24793
93	10800.00	0.24793
94	10800.00	0.24793
95	79491.54	1.82487
96	23958.24	0.54814
97	23401.09	0.53122
98	18458.70	0.42375
99	14603.92	0.33526
100	56542.03	1.26532
101	90145.57	2.06946



DESTINY CHURCH INC
BOOK 2021 PAGE 031368-21

POINT OF BEGINNING
NE COR. SE 1/4 NW 1/4
SEC. 22, T 28 N, R 23 W

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
2	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 42°59'32" W
3	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
4	15.00'	52°01'12"	13.62'	13.16'	7.32'	N 61°58'56" W
5	15.00'	52°01'12"	13.62'	13.16'	7.32'	S 24°00'09" E
6	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 06°28'49" W
7	15.00'	78°13'24"	20.07'	18.61'	11.86'	N 49°47'31" W
8	15.00'	89°44'47"	23.50'	21.17'	14.93'	S 47°00'22" W
9	15.00'	90°15'13"	23.63'	21.26'	15.07'	N 42°59'38" W
10	15.00'	48°21'04"	12.35'	118.07'	64.21'	S 21°25'15" E
11	15.00'	48°36'14"	12.01'	118.67'	64.81'	N 21°17'40" W
12	15.00'	29°57'58"	78.45'	77.56'	40.14'	S 12°51'01" E
13	15.00'	60°09'33"	157.50'	150.36'	86.88'	S 57°54'46" E
14	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°04'08" W
15	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 43°07'38" E
16	15.00'	89°53'18"	23.53'	21.19'	14.97'	N 46°49'22" E
17	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" E
18	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 36°20'45" W
19	15.00'	77°59'48"	18.85'	18.85'	12.11'	N 49°04'08" W
20	15.00'	89°08'14"	23.34'	21.05'	14.78'	S 34°39'50" W
21	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 53°31'44" E
22	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°56'08" W
23	15.00'	77°50'48"	20.38'	18.85'	12.11'	S 29°28'45" W
24	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 78°56'04" W
25	15.00'	77°50'48"	20.38'	18.85'	12.11'	S 25°28'45" W
26	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°56'08" W
27	15.00'	23°33'23"	65.87'	61.24'	31.28'	N 09°46'14" W
28	15.00'	25°08'08"	65.81'	65.28'	33.44'	S 10°33'37" E
29	15.00'	23°33'23"	61.67'	61.24'	31.28'	S 09°46'14" E
30	15.00'	23°33'23"	65.87'	61.24'	31.28'	N 10°37'29" W
31	15.00'	27°43'49"	72.60'	71.89'	37.02'	N 78°16'04" E
32	15.00'	18°59'56"	49.74'	49.51'	25.10'	N 54°54'11" E
33	15.00'	27°56'18"	72.27'	71.57'	36.85'	N 11°47'41" W
34	15.00'	27°56'18"	72.27'	71.57'	36.85'	N 11°47'41" W
35	50.00'	117°38'02"	102.65'	85.55'	82.62'	S 70°16'48" E
36	50.00'	75°13'02"	65.64'	61.03'	38.52'	N 13°17'40" E
37	50.00'	63°48'23"	55.68'	52.85'	31.13'	N 56°13'03" W

SITE INFORMATION

Total Area = 40.456 Acres
Total Number Of Lots - 102
Area in Lots 1,398,073 sq. ft. (32.09533 acres)
Average Lot Size = 13,707 Square Feet
Area in Street Right of Way 364,183 sq. ft. (8.36048 acres)
Density = 2.52 Lots/Acre
Zoning = R1-M Medium Density Single-Family Residential District
Source of Title BOOK 1867 PAGE 2323 & BOOK 1867 PAGE 2325
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:
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 182, except for Lot 102.
Proposed Street Right of Way Widths: 50'

Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb)
KNOWN, ALL MEN BY THESE PRESENTS, THAT J. 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 12-20-23
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS OF SURVEY "URBAN"
EIP - EXISTING IRON PIN
SIP - SET IRON PIN
X - FENCIBLE
S/B - SETBACK LINE
U/E - UTILITY EASEMENT
D/E - DRAINAGE EASEMENT

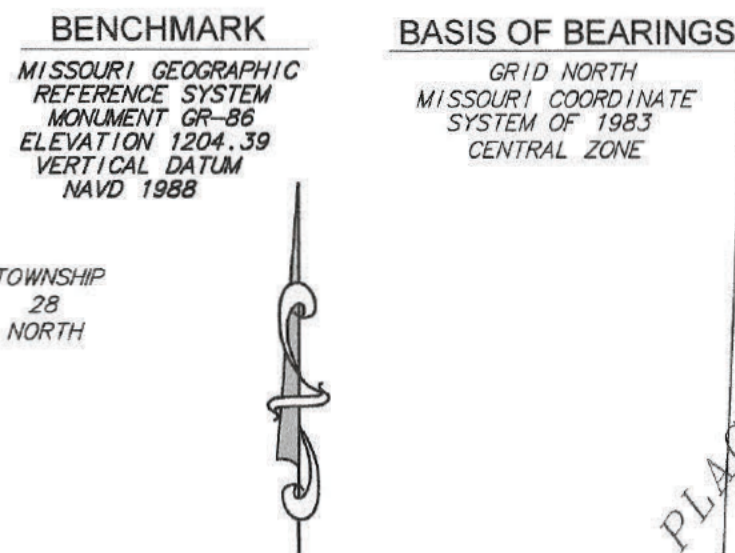
Job No.: 2308-001
Date: 12-20-2023
Drawn By: LEJ
Checked By: LEJ

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

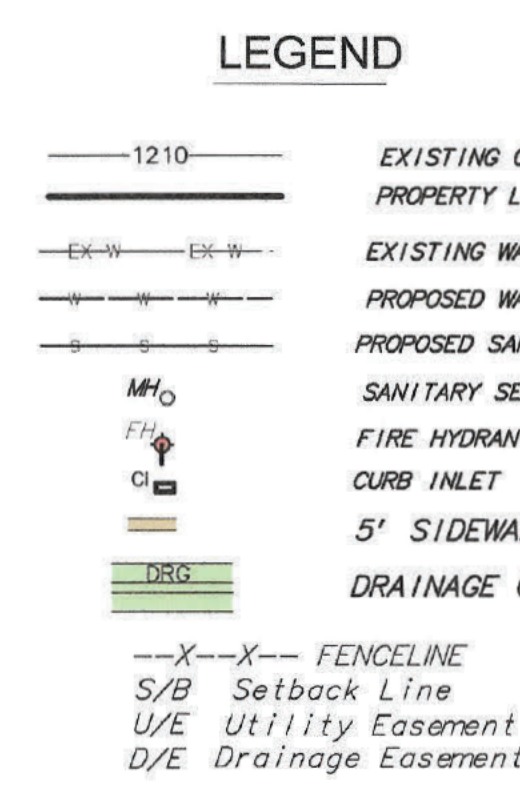
GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE 417-883-0300 FAX 417-883-0355
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563

RANGE	WEST
23	WEST

HINES STREET FARM ROAD 178
 HARRINGTON DRIVE
 ELM STREET FARM ROAD 182
 MILLER STREET FARM ROAD 186



SECTION 22
LOCATION SKETCH
SCALE 1" = 2000'



LOT AREAS

1	16764.40 sq.ft.	0.38486 acres
2	12597.23 sq.ft.	0.28919 acres
3	12356.85 sq.ft.	0.28542 acres
4	14257.49 sq.ft.	0.32731 acres
5	10000.00 sq.ft.	0.22957 acres
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7	10000.00 sq.ft.	0.22957 acres
8	10000.00 sq.ft.	0.22957 acres
9	10000.00 sq.ft.	0.22957 acres
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13	10000.00 sq.ft.	0.22957 acres
14	10639.21 sq.ft.	0.24424 acres
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19	10000.00 sq.ft.	0.22957 acres
20	10000.00 sq.ft.	0.22957 acres
21	10000.00 sq.ft.	0.22957 acres
22	10000.00 sq.ft.	0.22957 acres
23	10000.00 sq.ft.	0.22957 acres
24	13496.53 sq.ft.	0.30985 acres
25	14821.76 sq.ft.	0.34026 acres
26	10000.00 sq.ft.	0.22957 acres
27	10000.00 sq.ft.	0.22957 acres
28	10000.00 sq.ft.	0.22957 acres
29	10000.00 sq.ft.	0.22957 acres
30	10000.00 sq.ft.	0.22957 acres
31	10000.00 sq.ft.	0.22957 acres
32	10000.00 sq.ft.	0.22957 acres
33	9998.84 sq.ft.	0.22957 acres
34	10807.37 sq.ft.	0.24810 acres
35	11981.12 sq.ft.	0.27459 acres
36	10000.00 sq.ft.	0.22957 acres
37	10000.00 sq.ft.	0.22957 acres
38	10000.00 sq.ft.	0.22957 acres
39	10000.00 sq.ft.	0.22957 acres
40	10000.00 sq.ft.	0.22957 acres
41	10000.00 sq.ft.	0.22957 acres
42	10000.00 sq.ft.	0.22957 acres
43	10308.67 sq.ft.	0.29933 acres
44	15213.06 sq.ft.	0.34924 acres
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46	10000.00 sq.ft.	0.22957 acres
47	10000.00 sq.ft.	0.22957 acres
48	10000.00 sq.ft.	0.22957 acres
49	10000.00 sq.ft.	0.22957 acres
50	10000.00 sq.ft.	0.22957 acres
51	12911.71 sq.ft.	0.29716 acres
52	13518.94 sq.ft.	0.31035 acres
53	9000.00 sq.ft.	0.20681 acres
54	9000.00 sq.ft.	0.20681 acres
55	9500.00 sq.ft.	0.21809 acres
56	10000.00 sq.ft.	0.22957 acres
57	10000.00 sq.ft.	0.22957 acres
58	12565.13 sq.ft.	0.28846 acres
59	9192.75 sq.ft.	0.21081 acres
60	9000.00 sq.ft.	0.20681 acres
61	10410.26 sq.ft.	0.23899 acres
62	16521.81 sq.ft.	0.36131 acres
63	13347.81 sq.ft.	0.30442 acres
64	16547.18 sq.ft.	0.37987 acres
65	12767.09 sq.ft.	0.28939 acres
66	10480.65 sq.ft.	0.24060 acres
67	10507.54 sq.ft.	0.24122 acres
68	10534.42 sq.ft.	0.24164 acres
69	11168.90 sq.ft.	0.25640 acres
70	17157.53 sq.ft.	0.38388 acres
71	15990.17 sq.ft.	0.35707 acres
72	10525.96 sq.ft.	0.24164 acres
73	10000.00 sq.ft.	0.22957 acres
74	10000.00 sq.ft.	0.22957 acres
75	10000.00 sq.ft.	0.22957 acres
76	10292.15 sq.ft.	0.23628 acres
77	15135.29 sq.ft.	0.34746 acres
78	15945.47 sq.ft.	0.36606 acres
79	21763.22 sq.ft.	0.49961 acres
80	10000.00 sq.ft.	0.22957 acres
81	11235.81 sq.ft.	0.25794 acres
82	15028.46 sq.ft.	0.34501 acres
83	15058.55 sq.ft.	0.34570 acres
84	10038.60 sq.ft.	0.23045 acres
85	10037.58 sq.ft.	0.23043 acres
86	10743.93 sq.ft.	0.24865 acres
87	27225.96 sq.ft.	0.62502 acres
88	11228.52 sq.ft.	0.25777 acres
89	20587.20 sq.ft.	0.47322 acres
90	13358.72 sq.ft.	0.30687 acres
91	10800.00 sq.ft.	0.24793 acres
92	10800.00 sq.ft.	0.24793 acres
93	10800.00 sq.ft.	0.24793 acres
94	10800.00 sq.ft.	0.24793 acres
95	10800.00 sq.ft.	0.24793 acres
96	79491.54 sq.ft.	1.82487 acres
97	20598.24 sq.ft.	0.46114 acres
98	23491.09 sq.ft.	0.53722 acres
99	18458.70 sq.ft.	0.42375 acres
100	14603.92 sq.ft.	0.33526 acres
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REPUBLIC, GREENE COUNTY, MISSOURI

OWNER
Oak Hills eCommerce LLC,
d.b.a. Oak Hills Farm
David Messner
david@robussgp.com
(417) 631-7602

SURVEY DESCRIPTION

BOOK 1867 PAGE 2323
BOOK 1867 PAGE 2325

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

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1500'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
2	1500'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
3	1500'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
4	1500'	52°01'12"	13.62'	13.16'	7.32'	N 61°58'56" W
5	1500'	52°01'12"	13.62'	13.16'	7.32'	N 61°58'56" W
6	1500'	52°01'12"	13.62'	13.16'	7.32'	N 61°58'56" W
7	1500'	76°39'27"	20.07'	18.61'	11.86'	N 49°47'31" W
8	1500'	89°44'47"	23.50'	21.17'	14.93'	N 47°00'22" W
9	1500'	90°15'13"	23.63'	21.26'	15.07'	N 42°59'38" W
10	1500'	77°50'48"	20.38'	18.85'	12.11'	N 06°28'49" E
11	1500'	46°38'14"	122.01'	118.67'	64.61'	N 21°17'40" W
12	1500'	29°57'58"	78.45'	77.56'	40.14'	S 12°51'01" E
13	1500'	60°09'33"	157.50'	150.36'	88.88'	S 57°54'46" E
14	1500'	77°50'48"	20.38'	18.85'	12.11'	N 06°28'49" E
15	1500'	90°06'42"	23.59'	21.23'	15.03'	N 43°10'38" E
16	1500'	89°53'18"	23.53'	21.19'	14.97'	N 46°49'22" E
17	1500'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" W
18	1500'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" W
19	1500'	77°50'48"	20.38'	18.85'	12.11'	S 49°04'08" E
20	1500'	89°08'14"	23.34'	21.05'	14.78'	S 34°39'50" W
21	1500'	111°19'25"	29.14'	24.77'	21.96'	S 53°31'44" E
22	1500'	111°19'25"	29.14'	24.77'	21.96'	S 53°31'44" E
23	1500'	77°50'48"	20.38'	18.85'	12.11'	S 25°28'45" W
24	1500'	111°19'25"	29.14'	24.77'	21.96'	N 78°56'04" W
25	1500'	77°50'48"	20.38'	18.85'	12.11'	S 25°28'45" W
26	1500'	111°19'25"	29.14'	24.77'	21.96'	N 09°46'14" W
27	1500'	23°33'23"	61.67'	61.24'	31.28'	N 10°37'29" E
28	1500'	25°08'08"	68.81'	68.28'	33.44'	S 10°33'37" E
29	1500'	23°33'23"	61.67'	61.24'	31.28'	S 09°46'14" E
30	1500'	25°00'24"	65.47'	64.95'	33.26'	N 10°37'29" E
31	1500'	27°43'49"	72.60'	71.89'	37.02'	N 78°16'04" E
32	1500'	18°59'56"	49.74'	49.51'	25.10'	N 54°54'11" E
33	1500'	27°36'18"	72.27'	71.57'	36.85'	N 114°7'41" W
34	1500'	27°36'18"	72.27'	71.57'	36.85'	N 114°7'41" W
35	50.00'	117°38'02"	102.65'	85.55'	82.62'	S 70°16'48" E
36	50.00'	75°13'02"	65.64'	61.03'	38.52'	N 13°17'40" E
37	50.00'	63°48'23"	55.68'	52.83'	31.13'	N 56°13'03" E

SITE INFORMATION

Total Area = 40.456 Acres
Total Number Of Lots - 102
Area in Lots 1,398,073 sq. ft. (32.09533 acres)
Average Lot Size = 13,707 Square Feet
Area in Street Right of Way 364,183 sq. ft. (8.36048 acres)
Density = 2.52 Lots/Acre
Zoning = R1-M Medium Density Single-Family Residential District
Source of Title BOOK 1867 PAGE 2323 & BOOK 1867 PAGE 2325
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:
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 182, except for Lot 102.
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.

RICKY D GARDNER
BOOK 2004 PAGE 06943-04

DESTINY CHURCH INC
BOOK 2021 PAGE 031368-21

RALPH D. TATE, P.E. MO. E-17940		PRELIMINARY PLAT	
		WALKER HEIGHTS	
	4054 W. PAGE PLACE SPRINGFIELD, MO. 65802 TEL (417) 880-0844 License Number: E-17940	REPUBLIC, MISSOURI	
		This drawing is the property of Tate Engineering Consultants. Do not print, photograph, copy or use for any purpose other than that for which it is specifically furnished.	
JOB NO. 2308-001	SHEET 1	DATE 12-20-2023	OF 1 SHEETS

N 88°07'17" W 1328.67' FARM ROAD 182 (ELM STREET)