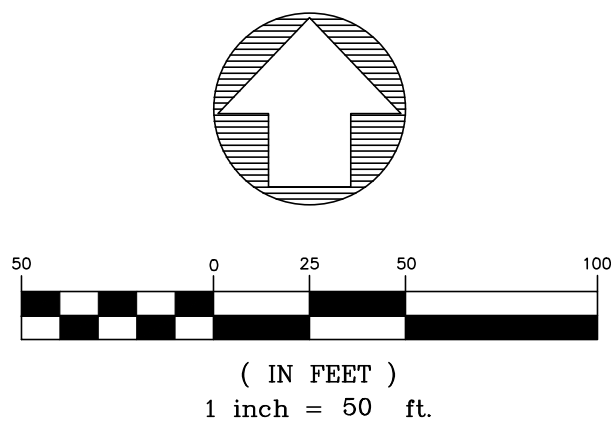
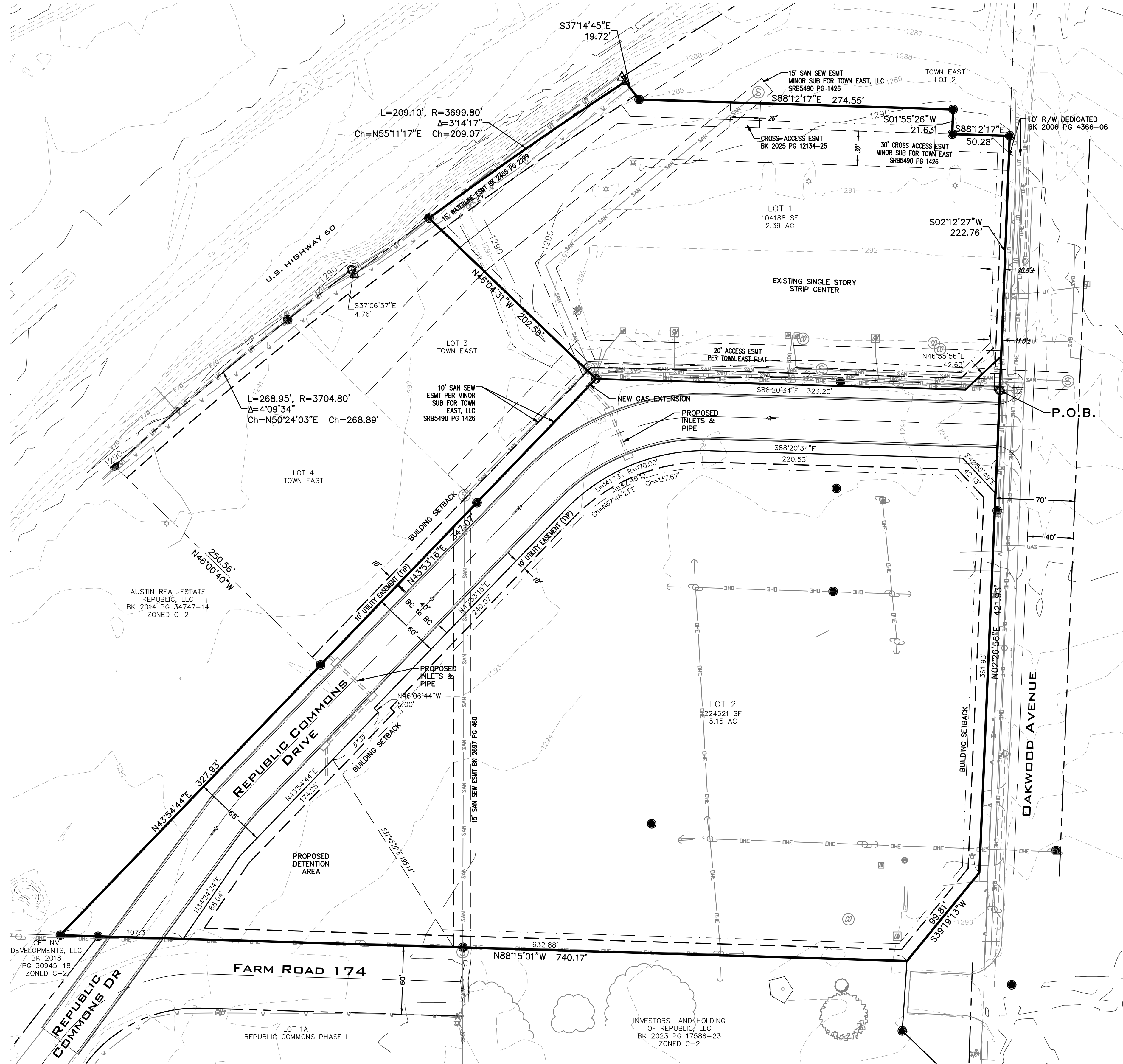




OWNER/DEVELOPER
OR-Shamrock Richards, LLC
2831 S Ingram Mill Road
Springfield, MO 65804

OWNER/DEVELOPER
Town East Center, LLC
2870-A S Ingram Mill Road
Springfield, MO 65804

ENGINEERING PLAN FOR PRELIMINARY PLAT
TOWN EAST CROSSING
SECTION 16, T28N, R23W



SURVEY DESCRIPTION -
All of Lot One in Town East, a Subdivision as recorded in Plat Book AAA, Page 942 of the Greene County, Missouri Deed Records, and a part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri and being more particularly described as follows:
BEGINNING at an existing iron pin the Southeast corner of Lot One of Town East, a minor subdivision as recorded in Plat Book "AAA" at Page 942 of the Greene County, Missouri Deed Records, said point lying on the current West right-of-way line of Oakwood Avenue; thence, South 02°26'56" West, along and with said West line, a distance of 421.93 feet; thence, South 39°19'13" West, along and with said West line, a distance of 99.81 feet; thence, North 88°15'01" West, leaving said West line, a distance of 740.17 feet to an existing iron pin; thence, North 43°54'44" East, a distance of 327.93 feet to an existing iron pin on the Southerly corner of Lot 4 of the aforementioned Town East subdivision; thence, North 43°53'16" East, along and with the Southerly line of Lots 4 and 3, a distance of 347.07 feet to an existing iron pin at the Southwesterly corner of the aforementioned Lot One; thence, North 46°04'31" West, along and with the Westerly line of said Lot One, a distance of 202.56 feet to the South right-of-way line of U.S. Highway 60; thence, Northeasterly, along and with said South line on a 3699.80-foot radius curve to the right, having a chord bearing of North 55°11'17" East and chord length of 209.07 feet, an arc distance of 209.10 feet to an existing right-of-way marker; thence, along and with the North line of Lot One of said Town East, the following four courses:

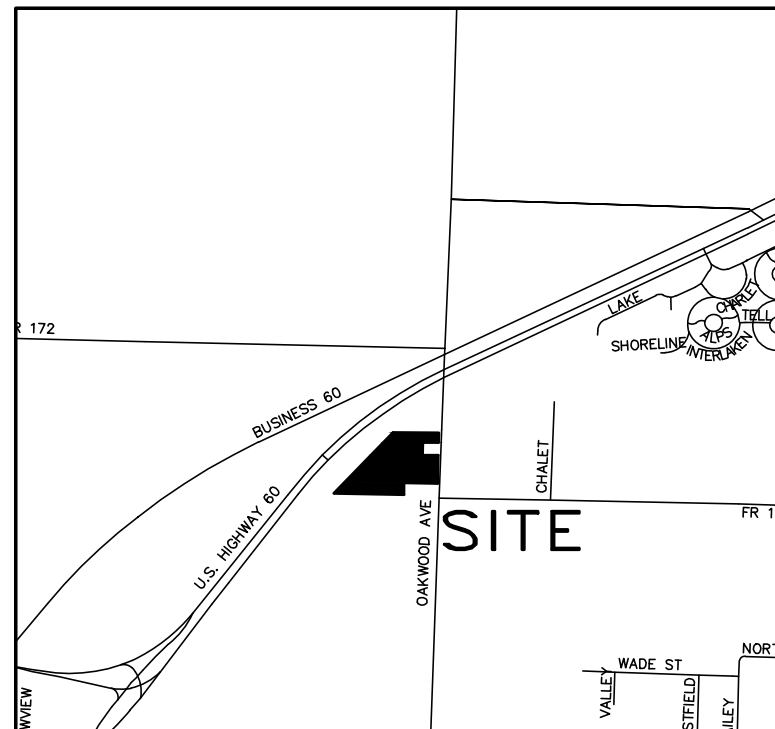
South 37°14'45" East, a distance of 19.72 feet to an existing iron pin; thence,
South 88°12'17" East, a distance of 274.55 feet to an existing iron pin; thence,
South 01°55'26" West, a distance of 21.63 feet to an existing iron pin; thence,
South 88°12'17" East, a distance of 50.28 feet

to an existing iron pin on the East line of said Lot One, also being the West right-of-way line of Oakwood Avenue; thence, South 02°12'27" West, along and with said East line, a distance of 222.76 to the POINT OF BEGINNING, containing 8.97 acres, more or less and being subject to easements, restrictions or rights-of-way, if any.

STORMWATER NOTE -
Stormwater Detention for Lot 2 will be provided at the time of development. Stormwater Detention for Lot 1 is currently being accommodated by an existing drainage easement and basin on the property North of Lot 1.

UTILITY NOTE -
All lots are currently served by or have access to Gas, Water, Sewer and Electric. Current locations are reflected on this plan.

SURVEY NOTE -
This Engineering Plan is based on a survey by Lee Engineering & Associates, LLC, Missouri Corporate Survey License 2009028050 and Don R. Berry, Missouri PLS 2004017829.



VICINITY MAP
NOT TO SCALE

- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - △ R/W MARKER
 - BOUNDARY LINE
 - - - RAW LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - Ⓜ MEASURED PLAT DEED RECORD
 - ☆ LIGHT POLE
 - ✉ MAILBOX
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SAN — SANITARY SEWER LINE
 - UTILITY POLE
 - ELECTRIC METER
 - DHE — OVERHEAD ELECTRIC
 - UGE — UNDERGROUND ELECTRIC
 - GUY WIRE
 - PHONE/COMMUNICATION MANHOLE
 - PHONE PEDESTAL
 - CATV — CABLE TV RISER
 - UT — CABLE TV LINE
 - UT — UNDERGROUND PHONE
 - FT — OVERHEAD PHONE
 - F/O — FIBER OPTIC LINE
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - FIRE HYDRANT
 - STORM MANHOLE
 - GAS VALVE
 - GAS METER
 - GAS LINE
 - x — FENCE LINE (AS NOTED)
 - ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET

REVISIONS:	SCALE: 1" = 50'	DATE: 2025-12-01	BY: DRB
FIELD BY: DRB	DRAWN BY: DRB	CHECKED BY: DRB	Revised per City Comments

Engineering Plan for Preliminary Plat of
TOWN EAST CROSSING
Republic, Greene County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
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dlee@leeengineering.biz

LEE ENGINEERING & ASSOCIATES, L.L.C.

STATE OF MISSOURI
Derek A. Lee
E-30416
REGISTERED PROFESSIONAL ENGINEER

DATE: 2025-12-01
SHEET: 2 OF 2
PROJECT: 2424
FILE: 2424 - Town East Crossing Prelim Plat Rev.dwg