

GARRETT (LPG) FARM PDD EXHIBIT

LEGEND

---	PROPOSED BOUNDARY
---	PROPERTY LINE
---	UTILITY EASEMENT
---	ROADWAY CENTERLINE
---	INTERNAL AREA BOUNDARY
---	PHASING LINE
---	SANITARY SEWER
---	FORCE MAIN
---	GAS LINE
---	STORM SEWER
---	WATER LINE
---	EX. OVERHEAD POWER



DEED / LEGAL DESCRIPTION:

BOOK 2008, PAGE 068752-06
TRACT 1: A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N88°26'13"E A DISTANCE OF 1,388.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°26'13"E A DISTANCE OF 2,801.23 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S01°02'14"E A DISTANCE OF 1,335.94 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S88°33'16"W A DISTANCE OF 1,334.89 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, S01°02'22"E A DISTANCE OF 1,335.94 FEET TO A RAILROAD SPIKE FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S88°28'00"W, A DISTANCE OF 2,657.42 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 688.50 FEET TO A POINT FOR CORNER; THENCE N89°01'27"E A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 160.00 FEET TO A POINT FOR CORNER; THENCE S89°01'27"W A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 481.82 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°23'25"E A DISTANCE OF 989.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°59'57"E A DISTANCE OF 419.11 FEET TO AN IRON PIN SET FOR CORNER; THENCE N01°00'03"W A DISTANCE OF 712.75 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THE FOLLOWING: ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, AND EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

TRACT 2: ALL OF THE WEST 548 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, EXCEPT THE WEST 140 FEET OF THE NORTH 210 FEET OF SAID 548 FEET TRACT IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

EXCEPT: ALL OF THAT PROPERTY DESCRIBED IN BOOK 2019, AT PAGE 034193-19, DESCRIBED AS: ALL OF THE EAST 105 FEET OF THE NORTH 210 FEET OF THE WEST 567 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), EXCEPT ANY PART USED FOR ROAD PURPOSES ALL IN GREENE COUNTY, MISSOURI.

TRACT 3: ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

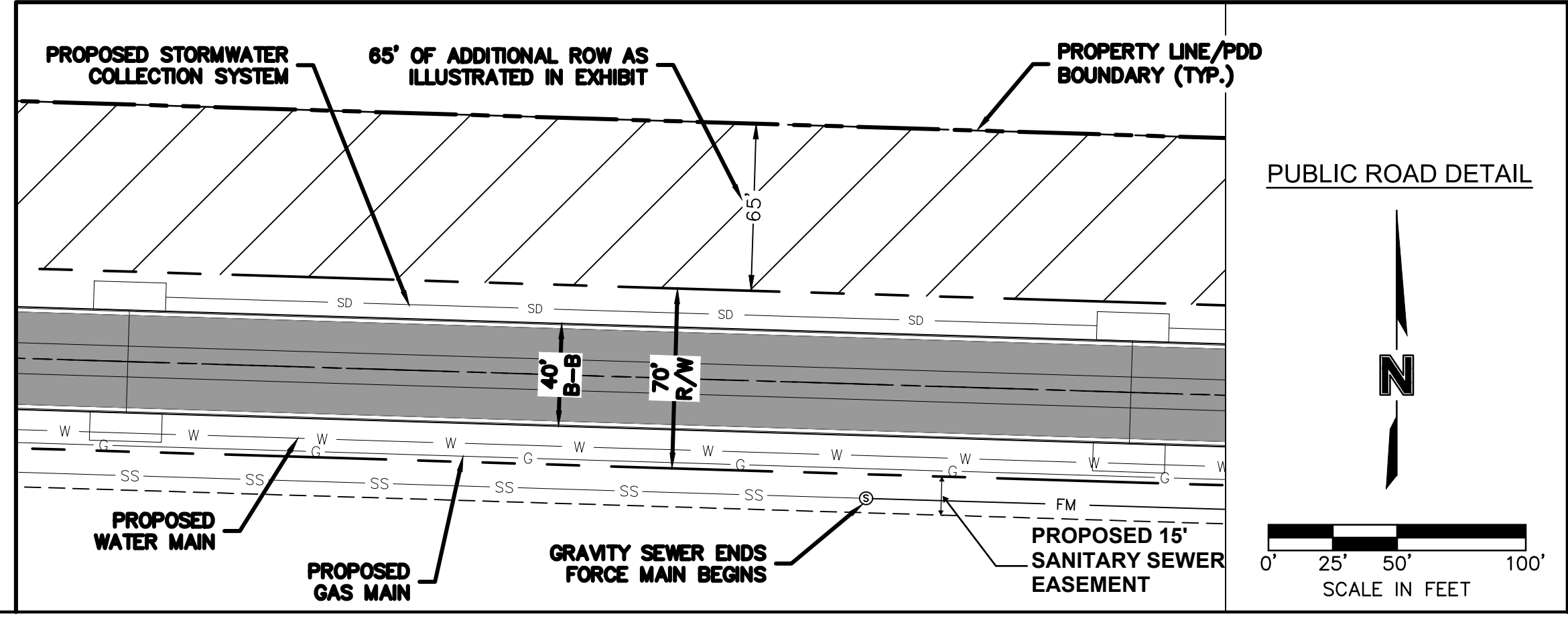
BOOK 2017, PAGE 050228-17:
TRACT 1: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE EAST 969.40 FEET TO AN EXISTING FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 784 FEET; THENCE WEST TO THE WEST LINE OF SAID SECTION 26; THENCE NORTH 784 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL BEING IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2: A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N88°26'14"E A DISTANCE OF 1,388.22 FEET TO AN IRON PIN FOR CORNER; THENCE S01°00'03"E A DISTANCE OF 712.75 FEET TO AN IRON PIN FOR CORNER; THENCE S88°59'57"W A DISTANCE OF 419.11 FEET TO AN IRON PIN FOR CORNER; THENCE S00°58'33"E A DISTANCE OF 55.14 FEET TO AN IRON PIN FOR CORNER; THENCE S88°28'00"W A DISTANCE OF 989.40 FEET TO AN IRON PIN FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 784.00 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED IN BOOK 2736 AT PAGE 2607, GREENE COUNTY RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AND EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

EXCEPT: ALL THAT PROPERTY DESCRIBED IN BOOK 2006, AT PAGE 043499-08, DESCRIBED AS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 784.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 571.83 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 989.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 00 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE SOUTH 88 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 989.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.31 ACRES OF LAND, MORE OR LESS, EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

GENERAL DEVELOPMENT INFORMATION:

- EXISTING ZONING - AG AGRICULTURAL DISTRICT
- PROPOSED ZONING - PDD M-2 (HEAVY INDUSTRIAL), C-1 (LOCAL COMMERCIAL), C-2 (GENERAL COMMERCIAL), AND M-1 (LIGHT INDUSTRIAL)
- EXISTING USE - UNDEVELOPED
- REFER TO EXHIBIT 1 FOR LANDSCAPING/BUFFERYARD LOCATIONS AND REQUIREMENTS
- UPON COMPLETION OF INFRASTRUCTURE CONSTRUCTION, A FINAL PLAT IS REQUIRED TO SUBDIVIDE LOTS, AND TO DEDICATE INFRASTRUCTURE
- PRIOR TO DEVELOPMENT ADJACENT TO EXISTING SINKHOLES, A GEOLOGICAL EVALUATION WILL BE REQUIRED IN ACCORDANCE WITH THE CITY'S ORDINANCE AT THE TIME OF DESIGN



PREPARED FOR
LPG, LLC
803 S MULBERRY LANE
SPRINGFIELD, MO 65809

PREPARED BY
OLSSON, INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806

TOTAL AREA
8,859,232.80± SF (203.39± AC)

DWG: \\oa.od.coconsulting.com\lnt-nst\projects\2023\00001-00500\023-00173\40-Design\Exhibits\C_PBASE_02300173.dwg
 DATE: Jun 09, 2023 11:36am
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REV. NO.	DATE	REVISIONS DESCRIPTION

PDD EXHIBIT

LPG - GARRETT FARM

REPUBLIC, MISSOURI

2023

SHEET
1 of 1

1-800-DIG-RITE or 811
www.moicall.com