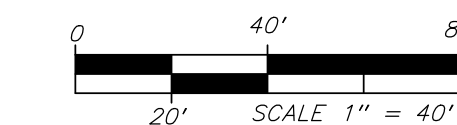


TOWNSHIP 28 NORTH
LOCATION SKETCH
SCALE 1" = 2000'



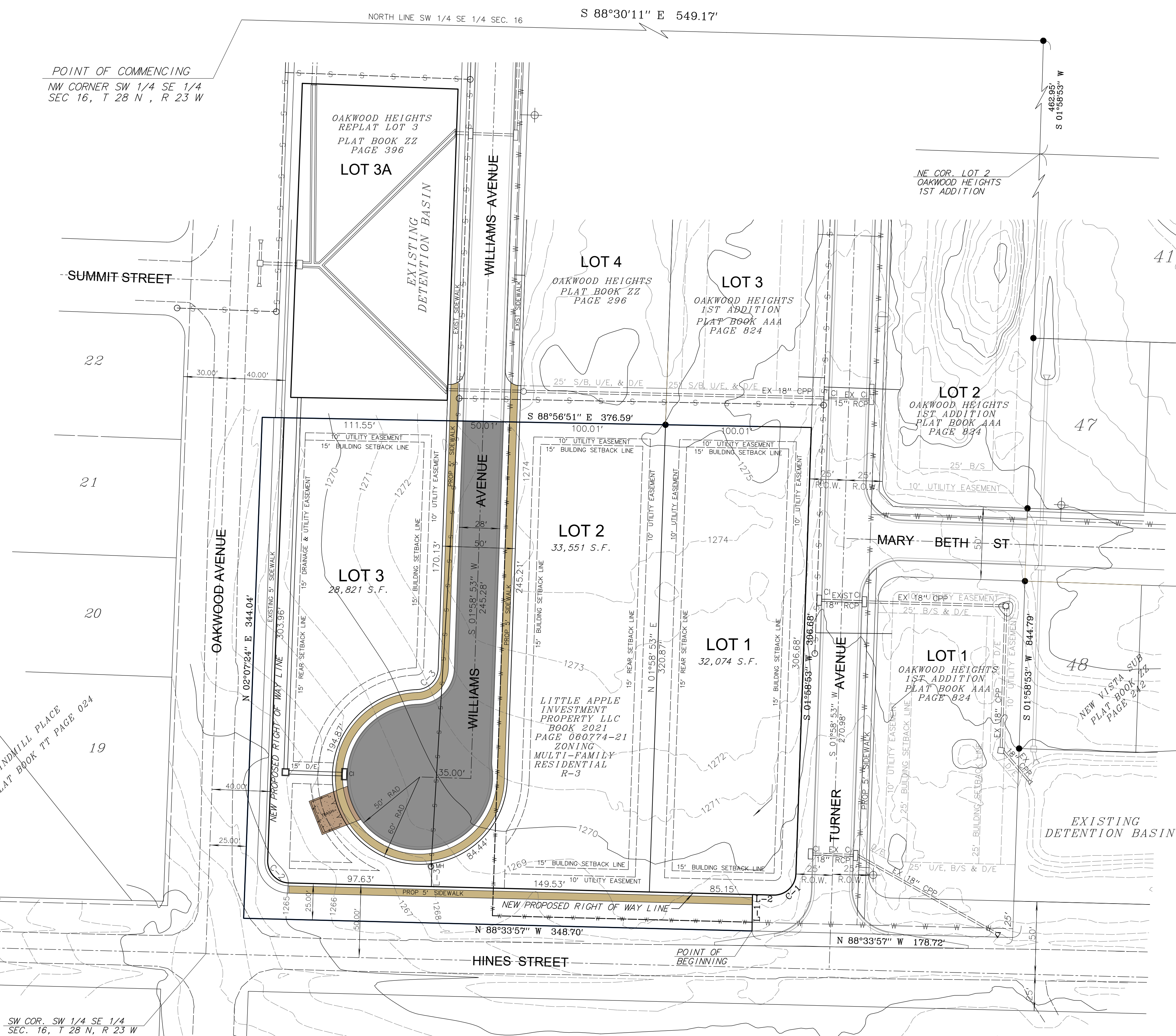
BASIS OF BEARINGS
GRID NORTH
MISSOURI COORDINATE
SYSTEM OF 1983
CENTRAL ZONE

PRELIMINARY PLAT
OAKWOOD HEIGHTS 2ND ADDITION
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°30'11" EAST, WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 549.17 FEET; THENCE SOUTH 01°58'53" WEST, 462.95 FEET TO THE NORTHEAST CORNER OF LOT 2 OF OAKWOOD HEIGHTS 1ST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 824, GREENE COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 01°58'53" WEST ALONG THE EAST LINE OF SAID OAKWOOD HEIGHTS 1ST ADDITION 844.79 FEET; THENCE NORTH 88°33'57" WEST 178.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°33'57" WEST ALONG THE NORTH RIGHT OF WAY LINE OF HINES STREET A DISTANCE OF 348.70 FEET TO A POINT FOR CORNER; THENCE NORTH 02°07'24" EAST ALONG THE EAST RIGHT OF WAY LINE OF OAKWOOD AVENUE A DISTANCE OF 344.04 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°56'51" EAST A DISTANCE OF 376.59 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°58'53" WEST A DISTANCE OF 306.68 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°27'10", AN ARC LENGTH OF 23.42 FEET, AND A CHORD WHICH BEARS SOUTH 46°42'28" WEST HAVING A CHORD DISTANCE OF 21.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°33'57" WEST A DISTANCE OF 14.43 FEET TO A POINT FOR CORNER; THENCE SOUTH 00°40'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.97 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

- Total Area = 2.97 Acres
- Total Number Of Lots - 3
- Area in Lots 2.24 Acres
- Area in Street Right of Way 0.73 Acres
- Zoning = Multi-Family Residential (R-3)
- Source of Title Book 2021 Page 060774-21
- This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 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 - 15 Feet
Rear - 15 Feet
Side - 15 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 Hines Street or Oakwood Avenue.
- Proposed Street Right of Way Width 50 Feet.
- Proposed Street Pavement Width 28 Feet (Back Curb to Back Curb)
- 5' Wide Sidewalk Proposed On Both Sides Of Williams Street.



COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°40'00" E	25.00'
L-2	N 88°33'57" W	14.43'
L-3	N 01°26'03" E	15.80'

CURVE DATA

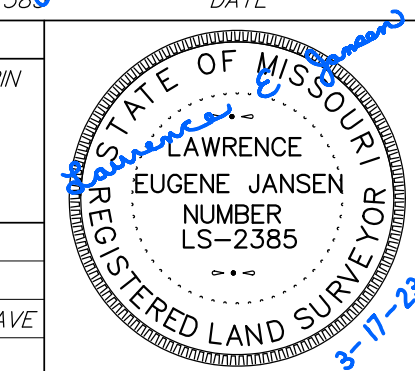
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°27'10"	23.42'	21.11'	14.86'	S 46°42'28" W
2	15.00'	90°41'21"	23.74'	21.34'	15.18'	S 43°13'16" E
3	15.00'	86°10'36"	22.56'	20.49'	14.03'	N 45°04'12" E

KNOWN ALL MEN BY THESE PRESENTS THAT I, 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 3-17-23
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY
 EIP ● -- EXISTING IRON PIN
 SIP ○ -- SET IRON PIN
 --X--X-- FENCELINE
 P - PLAT DISTANCE
 M - MEASURED DISTANCE
 D - DEED DISTANCE

Job No.: 2212-008
 Date: 3-17-2023
 Location: 602 N OAKWOOD AVE
 REPUBLIC, MO



GLOBAL
 PRECISION SURVEYING, L.L.C.
 P.O. BOX 790, REPUBLIC, MO 65738
 PHONE (417) 883-0300 FAX (417) 883-0335
 CERTIFICATE OF AUTHORITY
 NUMBER 1S-2010000563