PRELIMINARY PLAT

TOWN EAST CROSSING

SECTION 16, T28N, R23W

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

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATION "E-344"

N: 144077.655m
E: 414416.260m
ELEV: 387.339m
GRID FACTOR: 0.9999673

DISTANCES SHOWN ARE GROUND DISTANCES

STATE PLANE COORDINATE TIE MISSOURI COORDINATE SYSTEM 1983		
COURSE	GRID AZIMUTH	GRID DISTANCE
E-344 – 1	50°33'53"	1125.848m
E-344 – 2	47°48'26"	1146.537m

DISTANCES EXPRESSED IN METERS

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.

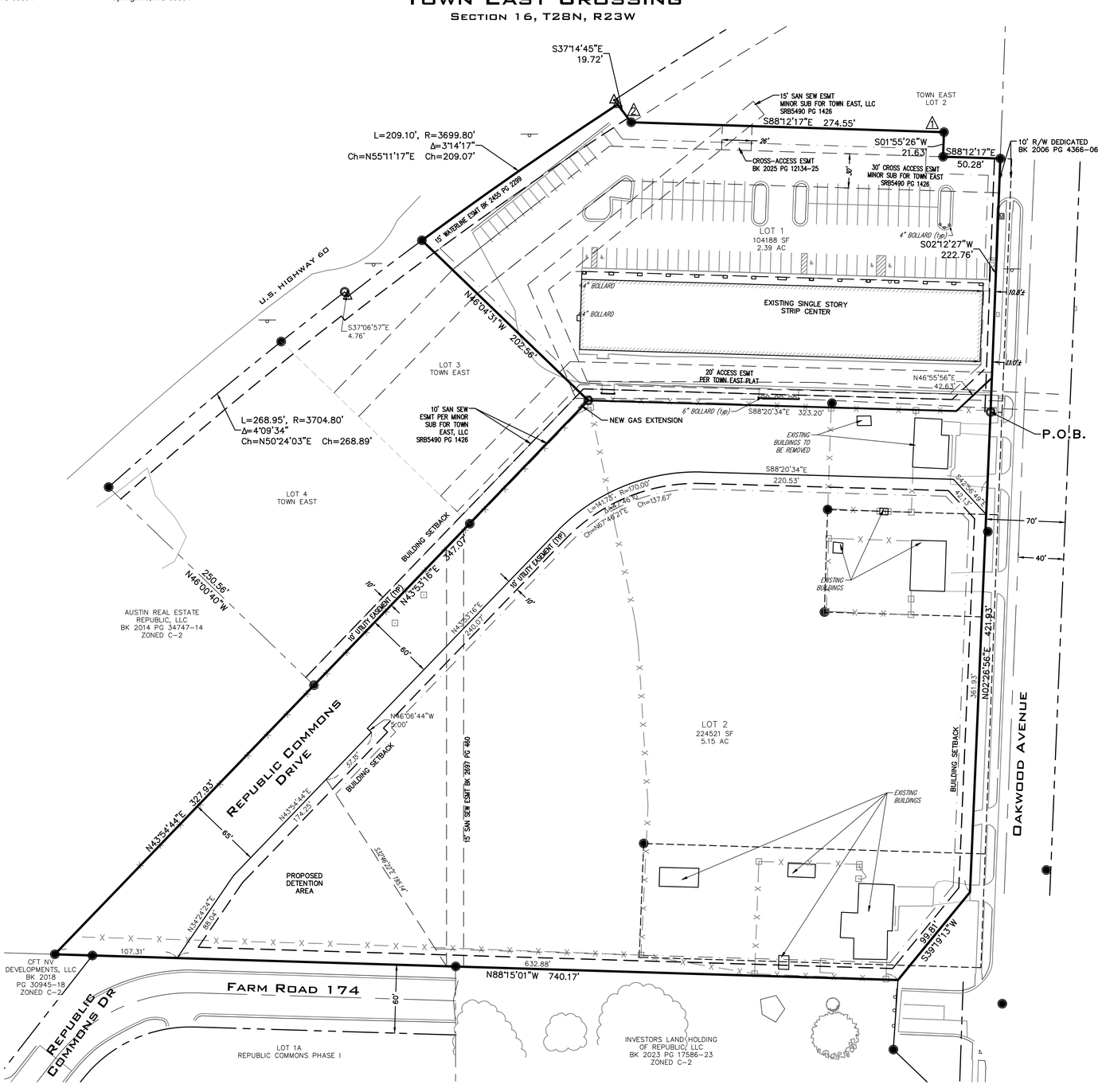
DEVELOPMENT NOTES:

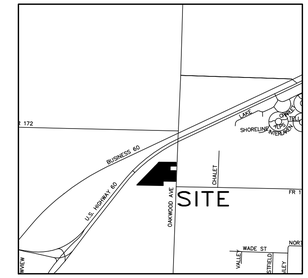
TOTAL ACREAGE:	390912 SF (8.97 ACRES)
NUMBER OF LOTS:	2
LARGEST LOT:	2 224,521 SF (5.15 AC)
SMALLEST LOT:	1 104,189 SF (2.39 AC)
NEW STREET:	62,203 SF (1.43 AC)

A 10' UTILITY EASEMENT WILL BE ALONG ALL RIGHTS-OF-WAY AND ALONG THE REAR OF ALL LOTS.

CURRENT ZONING:
C-2 Zoning
SETBACKS:

Front,Rear and External/Street Side Yard:	15 feet
Interior Side Yard:	6 feet
Interior Rear/Side Yard Adjacent to Residential:	25 feet





VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD
- LIGHT POLE
- MAILBOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SAN — SANITARY SEWER LINE
- UTILITY POLE
- ELECTRIC METER
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- CATV — CABLE TV LINE
- UT — UNDERGROUND PHONE
- OT — OVERHEAD PHONE
- F/O — FIBER OPTIC LINE
- WV WATER VALVE
- WATER METER
- W — WATER LINE
- FIRE HYDRANT
- STORM MANHOLE
- GV GAS VALVE
- GM GAS METER
- GAS — GAS LINE
- × — FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:

XFMR	TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
CI	STORMWATER CURB INLET

FLOOD NOTE:
This property lies in Flood Zone "X" (areas of minimal flood hazard) according to FIRM Community Panel 29077C 0314 F, effective September 19, 2025.

SURVEYOR'S CERTIFICATION -

That I, Don R. Berry, PLS, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared and signed by me, PLS No. 2004017829, dated September, 2024 and that the corner monuments and lot corner pins shown herein were placed under my personal supervision, P.L.S. No. 2004017829 in accordance with all applicable portions of the current Missouri Standards for Property Boundary Surveys as promulgated by the Department of Agriculture, Division of Weights, Measures and Consumer Protection.

Signature: _____ Date Prepared: December 1, 2025

Missouri Professional Land Surveyor No. 2004017829

BY:	DRB
DATE:	20241105
REVISIONS:	Revised per City Comments
SCALE: 1" = 50'	
FIELD BY:	
DRAWN BY: DRB	
CHECKED BY: DRB	

Preliminary Plat

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)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"

STATE OF MISSOURI
DON RAY BERRY
NUMBER PLS-2004017829
PROFESSIONAL LAND SURVEYOR

DATE: 2025-12-01

SHEET: 1 OF 2

PROJECT: 2424

FILE: 2424 - Town East Crossing Prelim Plat Rev.dwg