

PRELIMINARY PLAT GREENFIELD ESTATES

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16 AND
A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15
TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER

ERIK PEDERSEN
1106 E WOOD ST
REPUBLIC, MO 65738
Phone: 417-894-5258

PROPERTY DESCRIPTION

BOOK 2015 PAGE 050296-15

LINE DIMENSIONS FOR BOUNDARY

L-12	S 88°14'24" E	140.45'
L-13	S 01°45'36" W	39.35'
L-14	S 46°56'41" W	57.01'
L-15	N 88°11'36" W	88.36'

LOT AREAS

1	8233 sq.ft.	0.189 acres
2	7100 sq.ft.	0.163 acres
3	7100 sq.ft.	0.163 acres
4	7100 sq.ft.	0.163 acres
5	7100 sq.ft.	0.163 acres
6	7100 sq.ft.	0.163 acres
7	7100 sq.ft.	0.163 acres
8	7100 sq.ft.	0.163 acres
9	11895 sq.ft.	0.273 acres
10	12118 sq.ft.	0.278 acres
11	7100 sq.ft.	0.163 acres
12	7100 sq.ft.	0.163 acres
13	7100 sq.ft.	0.163 acres
14	7100 sq.ft.	0.163 acres
15	7100 sq.ft.	0.163 acres
16	7100 sq.ft.	0.163 acres
17	7100 sq.ft.	0.163 acres
18	7100 sq.ft.	0.163 acres
19	7100 sq.ft.	0.163 acres
20	7100 sq.ft.	0.163 acres
21	7100 sq.ft.	0.163 acres
22	7100 sq.ft.	0.163 acres
23	9944 sq.ft.	0.228 acres
24	9944 sq.ft.	0.228 acres
25	9944 sq.ft.	0.228 acres
26	12188 sq.ft.	0.280 acres
27	8375 sq.ft.	0.192 acres
28	7261 sq.ft.	0.167 acres
29	7261 sq.ft.	0.167 acres
30	7261 sq.ft.	0.167 acres
31	7261 sq.ft.	0.167 acres
32	7261 sq.ft.	0.167 acres
33	7261 sq.ft.	0.167 acres
34	7261 sq.ft.	0.167 acres
35	7261 sq.ft.	0.167 acres
36	7261 sq.ft.	0.167 acres
37	7261 sq.ft.	0.167 acres
38	7261 sq.ft.	0.167 acres
39	7261 sq.ft.	0.167 acres
40	7261 sq.ft.	0.167 acres
41	7261 sq.ft.	0.167 acres
42	7261 sq.ft.	0.167 acres
43	7261 sq.ft.	0.167 acres
44	7261 sq.ft.	0.167 acres
45	7261 sq.ft.	0.167 acres
46	7261 sq.ft.	0.167 acres
47	7261 sq.ft.	0.167 acres
48	7261 sq.ft.	0.167 acres
49	7261 sq.ft.	0.167 acres
50	7261 sq.ft.	0.167 acres
51	7261 sq.ft.	0.167 acres
52	7261 sq.ft.	0.167 acres
53	7261 sq.ft.	0.167 acres
54	7261 sq.ft.	0.167 acres
55	7261 sq.ft.	0.167 acres
56	7261 sq.ft.	0.167 acres
57	7261 sq.ft.	0.167 acres
58	7261 sq.ft.	0.167 acres
59	7261 sq.ft.	0.167 acres
60	7261 sq.ft.	0.167 acres
61	7261 sq.ft.	0.167 acres
62	7261 sq.ft.	0.167 acres
63	7261 sq.ft.	0.167 acres
64	7261 sq.ft.	0.167 acres
65	7261 sq.ft.	0.167 acres
66	7261 sq.ft.	0.167 acres
67	7261 sq.ft.	0.167 acres
68	7261 sq.ft.	0.167 acres
69	7261 sq.ft.	0.167 acres
70	7261 sq.ft.	0.167 acres
71	7261 sq.ft.	0.167 acres
72	7261 sq.ft.	0.167 acres
73	7261 sq.ft.	0.167 acres
74	7261 sq.ft.	0.167 acres
75	7261 sq.ft.	0.167 acres
76	7261 sq.ft.	0.167 acres
77	7261 sq.ft.	0.167 acres
78	7261 sq.ft.	0.167 acres
79	7261 sq.ft.	0.167 acres
80	7261 sq.ft.	0.167 acres
81	7261 sq.ft.	0.167 acres
82	7261 sq.ft.	0.167 acres

LINE DIMENSIONS FOR DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
L-1	N 43°03'19" W	36.81'
L-2	N 46°56'41" E	36.72'
L-3	N 43°03'19" W	36.81'
L-4	N 46°56'41" E	36.72'
L-5	N 43°03'19" W	36.81'
L-6	N 46°56'41" E	36.72'
L-7	N 43°03'19" W	36.81'
L-8	N 46°56'41" E	36.72'
L-9	N 43°17'16" W	31.16'
L-10	N 46°42'44" E	31.07'
L-11	S 43°17'16" E	31.16'

DETENTION VOLUME

Elev.	Area A.F.	Area S.F.	Volume cu.ft.	Total
1269.5	0.0000	0	592	0
1269.0	0.0816	3.54	6,883	592
1271.0	0.2390	10.412	12,354	7,275
1272.0	0.3307	14.404	16,633	19,630
1273.0	0.3818	16.633	15,505	35,135
1274.0	0.4347	18.934	17,771	52,906
1275.0	0.4892	21.308	20,109	73,015
1276.0	0.5453	23.753	22,519	95,534
1277.0	0.6031	26.271	25,001	120,536
1278.0	0.6625	28.860	30,181	148,917
1279.0	0.7236	31.522	30,181	178,272
1280.0	0.7864	34.256	32,880	211,152
1281.0	0.8508	37.062	35,650	246,802

SITE INFORMATION

Total Area = 23.48 Acres
Total Number Of Lots - 82
Area in Lots 637520.83 sq.ft. (14.63546 acres)
Average Lot Size = 7,774.64 Square Feet
Area in Common Area 54675.97 sq.ft. (1.25519 acres)
Area in Street Right of Way 330619.84 sq.ft. (7.58999 acres)
Density = 3.49 Lots/Acre
Zoning = R1-H High Density Single-Family Residential District
Source of Title BOOK 2015 PAGE 050296-15
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 - 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 174.
Proposed Street Right of Way Widths:
Bailey Avenue = 80 feet
All other Streets = 50 Feet
Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb) (Except As Shown on Bailey Avenue)
5' Wide Sidewalk Proposed On One Side Of Street.

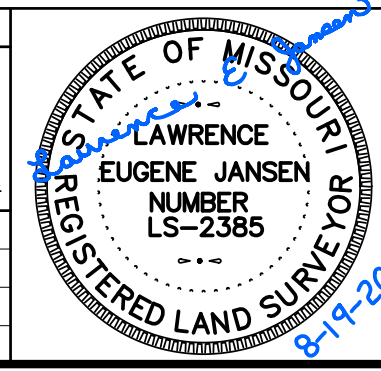
ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR LOT 23 AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION.
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/COMMON AREAS AND DRAINAGE/DETENTION 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 POST-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

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
LAWRENCE E. JANSEN PL'S 2385
DATE 8-19-20

CLASS OF SURVEY "URBAN"
EIP --- EXISTING IRON PIN
SIP --- SET IRON PIN
S-X-X--- FENCELINE
S-B --- SETBACK LINE
U/E --- UTILITY EASEMENT
D/E --- DRAINAGE EASEMENT
Job No.: 2008-003
Date: 8-19-2020
Drawn By: LEJ
Checked By: LEJ



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 LS-2010000563

LOCATION SKETCH

SCALE 1" = 2000'

LEGEND

- +330--- EXISTING CONTOURS
- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CURB INLET

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 45°58'41" W
2	50.00'	32°12'15"	8.43'	8.32'	4.33'	S 72°24'14" W
3	15.00'	75°14'55"	65.67'	61.05'	38.54'	S 86°04'26" W
4	15.00'	32°12'15"	8.43'	8.32'	4.33'	N 43°03'19" W
5	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
6	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
7	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" W
8	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" W
9	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
10	15.00'	90°26'12"	23.68'	21.29'	15.11'	N 43°03'19" W
11	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" W
12	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
13	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" W
14	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
15	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" W
16	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" W
17	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
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19	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
20	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" W
21	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" W
22	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
23	50.00'	76°43'24"	68.70'	63.42'	41.01'	N 49°05'17" W

BASIS OF BEARINGS

GRID NORTH
MISSOURI COORDINATE SYSTEM OF 1983
CENTRAL ZONE

SCALE 1" = 80'

BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
MONUMENT F-5
ELEVATION 1291.09
VERTICAL DATUM
NAVD 1988

CONTOUR INTERVAL 1'

PROPERTY LOCATION

EXISTING CONTOURS
PROPERTY LINE
EXISTING WATER LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
SANITARY SEWER MANHOLE
FIRE HYDRANT
CURB INLET

Curve Data Table (continued from previous block)

WESTWOOD PHASE 3
2ND & 3RD ADDITIONS
POINT OF BEGINNING
NE COR. NE 1/4 SE 1/4
SEC. 16, T 28 N, R 23 W
EX 10' WATER LINE

COMMON AREA
DETENTION BASIN

RICK WILSON
BOOK 2019
PAGE 029236-19

ISAAC A ROBERTS
KERI ROBERTS
BOOK 2015
PAGE 021293-15

RANDY RICHESIN
BOOK 2017
PAGE 048677-17

RANDY RICHESIN
BOOK 2017
PAGE 037038-17

JAMES WILLIAM ROBERTS
BOOK 2005
PAGE 067227-05

LEONARD HAND
BOOK 2016
PAGE 019808-16

LEONARD HAND
BOOK 2844
PAGE 2561

CLIFF HERNDON
BOOK 2012
PAGE 1776-12

JAMES A SHULL
BOOK 2007
PAGE 056497-07

RAIDER TRUST
BOOK 2015
PAGE 060286-15

AMENDED