



GRID NORTH
MISSOURI COORDINATE
SYSTEM OF 1983
CENTRAL ZONE

SCALE 1" = 2000'
CONTOUR INTERVAL 1'

MISSOURI GEOGRAPHIC
REFERENCE SYSTEM
MONUMENT GR-86
ELEVATION 1204.39

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WALKER HEIGHTS

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02°00'28" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.71 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°17'17" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.67 FEET; THENCE NORTH 02°07'58" EAST A DISTANCE OF 1,327.56 FEET TO THE SOUTH LINE OF CENTURY PLACE 2ND ADDITION, AS RECORDED IN PLAT BOOK XX PAGE 14; THENCE SOUTH 88°06'42" EAST ALONG SAID SOUTH LINE A DISTANCE OF 660.60 FEET; THENCE SOUTH 88°13'52" EAST ALONG THE SOUTH LINE OF HIGHLAND MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 36 A DISTANCE OF 665.17 FEET TO THE POINT OF BEGINNING AND CONTAINING, OR TO 456 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

ADDITIONAL NOTES

MINIMUM FINISHED FLOOR (MFF) ELEVATIONS SHALL BE ESTABLISHED FOR LOTS ADJACENT TO DETENTION BASINS AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION.

LOT #	MFF
13	1211
70	1202
71	1202
72	1202
73	1202
74	1202
75	1202
76	1202
77	1203
101	1211

OWNERSHIP AND MAINTENANCE OF OPEN SPACE/
COMMON AREAS AND DRAINAGE/DETENTION
EASEMENTS 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.

LOT AREAS

1	16764 sq.ft. 0.385 acres
2	12597 sq.ft. 0.289 acres
3	10187 sq.ft. 0.234 acres

SITE INFORMATION

Total Area = 40.456 Acres

Total Number Of Lots - 101

Area in Lots 1,267,915 sq. ft. 29.107 acres

Average Lot Size = 12,554 Square Feet

Common Area 129,486 sq.ft. 2.973 acres

Area in Street Right of Way 364,853 sq. ft. (8.37587 acres)

Density = 2.50 Lots/Acre

Zoning = R1-M Medium Density Single-Family Residential District

Source of Title Book 2023 Page 38521-23

*This Property Does Not Lie Withing A Flood Hazard Area
As Determined By The Flood Insurance Rate Map Number
29077 C 0314 F & 29077 C 0318 F Dated 09-19-2025.*

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

Rear - 25 Feet
Side - 6 Feet

Side Adjacent to

*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 182.

Proposed Street Right of Way Widths: 50'

Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb)

5' Wide Sidewalk Proposed On One Side Of Street.

COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 47°16' 31" E	13.99'
L-2	S 88°21' 34" E	23.01'
L-3	S 43°30' 29" E	14.11'
L-4	N 40°57' 06" E	18.64'

Tot 1267915sq.ft. 29.107 acres



TATE
ENGINEERING
CONSULTANTS

4054 W. PAGE PLACE
SPRINGFIELD, MO. 65802

PRELIMINARY PLAT

WALKER HEIGHTS

REPUBLIC, MISSOURI

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JOB NO.
2308-001

SHEET 2