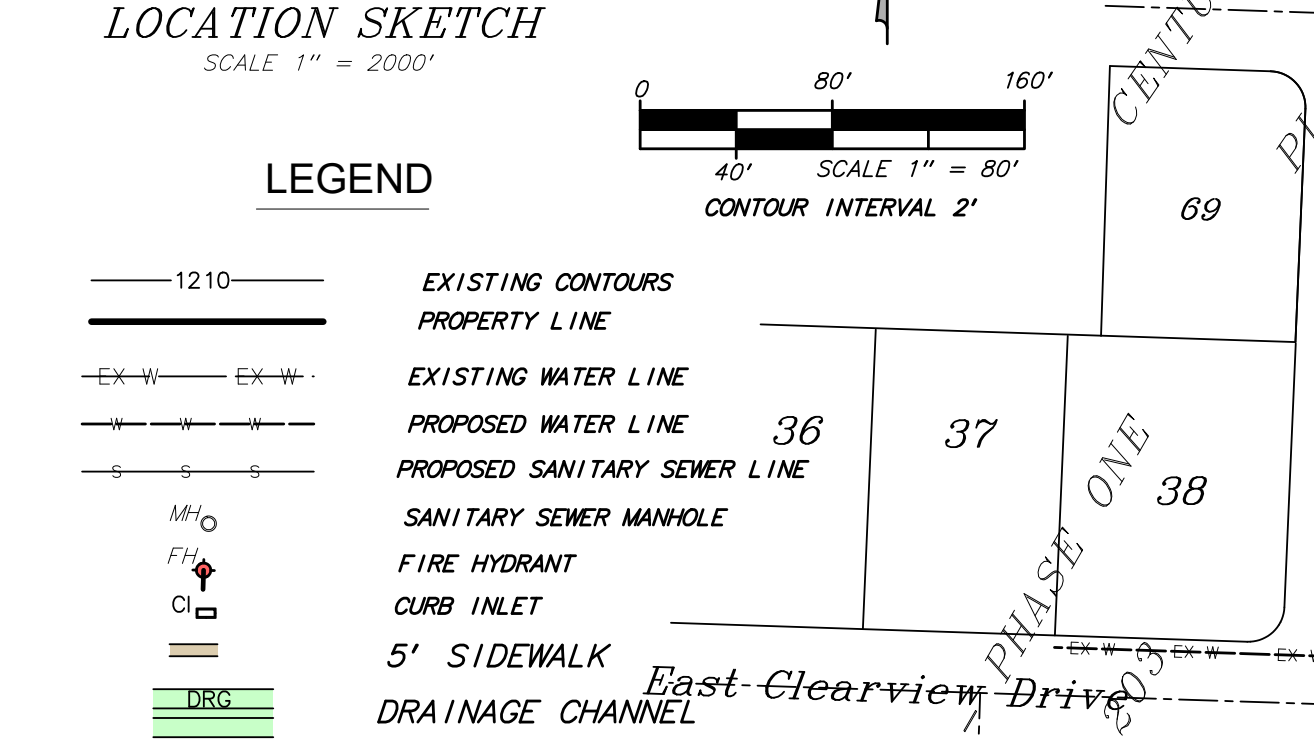


PRELIMINARY PLAT
WALKER HEIGHTS
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI

OWNER
 Oak Hills eCommerce LLC,
 d.b.a. Oak Hills Farm
 David Messner
 david@mobi.usp.com
 (417) 631-7602

SURVEY DESCRIPTION
 BOOK 1867 PAGE 2323
 BOOK 1867 PAGE 2325

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 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02°00'28" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°07'17" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.67 FEET; THENCE SOUTH 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°07'17" 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 YY PAGE 36 A DISTANCE OF 665.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.456 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



LOT AREAS

1	16764.40 sq.ft.	(0.38486 acres)
2	12597.23 sq.ft.	(0.28919 acres)
3	11256.85 sq.ft.	(0.25842 acres)
4	14257.49 sq.ft.	(0.32731 acres)
5	10000.00 sq.ft.	(0.22957 acres)
6	10000.00 sq.ft.	(0.22957 acres)
7	10000.00 sq.ft.	(0.22957 acres)
8	10000.00 sq.ft.	(0.22957 acres)
9	10000.00 sq.ft.	(0.22957 acres)
10	10000.00 sq.ft.	(0.22957 acres)
11	10000.00 sq.ft.	(0.22957 acres)
12	10000.00 sq.ft.	(0.22957 acres)
13	10000.00 sq.ft.	(0.22957 acres)
14	10639.21 sq.ft.	(0.24424 acres)
15	10000.00 sq.ft.	(0.22957 acres)
16	10000.00 sq.ft.	(0.22957 acres)
17	10000.00 sq.ft.	(0.22957 acres)
18	10000.00 sq.ft.	(0.22957 acres)
19	10000.00 sq.ft.	(0.22957 acres)
20	10000.00 sq.ft.	(0.22957 acres)
21	10000.00 sq.ft.	(0.22957 acres)
22	10000.00 sq.ft.	(0.22957 acres)
23	10000.00 sq.ft.	(0.22957 acres)
24	13496.93 sq.ft.	(0.30988 acres)
25	1482.176 sq.ft.	(0.34026 acres)
26	10000.00 sq.ft.	(0.22957 acres)
27	10000.00 sq.ft.	(0.22957 acres)
28	10000.00 sq.ft.	(0.22957 acres)
29	10000.00 sq.ft.	(0.22957 acres)
30	10000.00 sq.ft.	(0.22957 acres)
31	10000.00 sq.ft.	(0.22957 acres)
32	10000.00 sq.ft.	(0.22957 acres)
33	9999.84 sq.ft.	(0.22956 acres)
34	10807.37 sq.ft.	(0.24813 acres)
35	11961.12 sq.ft.	(0.27459 acres)
36	10000.11 sq.ft.	(0.22957 acres)
37	10000.00 sq.ft.	(0.22957 acres)
38	10000.00 sq.ft.	(0.22957 acres)
39	10000.00 sq.ft.	(0.22957 acres)
40	10000.00 sq.ft.	(0.22957 acres)
41	10000.00 sq.ft.	(0.22957 acres)
42	10000.00 sq.ft.	(0.22957 acres)
43	10000.00 sq.ft.	(0.22957 acres)
44	15213.06 sq.ft.	(0.34924 acres)
45	10000.00 sq.ft.	(0.22957 acres)
46	10000.00 sq.ft.	(0.22957 acres)
47	10000.00 sq.ft.	(0.22957 acres)
48	10000.00 sq.ft.	(0.22957 acres)
49	10000.00 sq.ft.	(0.22957 acres)
50	10000.00 sq.ft.	(0.22957 acres)
51	12017.71 sq.ft.	(0.27616 acres)
52	3516.94 sq.ft.	(0.80310 acres)
53	9000.00 sq.ft.	(0.20661 acres)
54	9000.00 sq.ft.	(0.20661 acres)
55	9500.00 sq.ft.	(0.21709 acres)
56	10000.00 sq.ft.	(0.22957 acres)
57	10000.00 sq.ft.	(0.22957 acres)
58	12555.13 sq.ft.	(0.28846 acres)
59	9182.75 sq.ft.	(0.21081 acres)
60	9000.00 sq.ft.	(0.20661 acres)
61	10410.26 sq.ft.	(0.23899 acres)
62	16621.81 sq.ft.	(0.38158 acres)
63	13347.81 sq.ft.	(0.29794 acres)
64	16547.18 sq.ft.	(0.37987 acres)
65	12767.09 sq.ft.	(0.29309 acres)
66	10480.65 sq.ft.	(0.24045 acres)
67	10507.54 sq.ft.	(0.24122 acres)
68	10534.42 sq.ft.	(0.24184 acres)
69	11168.90 sq.ft.	(0.25609 acres)
70	17157.53 sq.ft.	(0.39388 acres)
71	15990.17 sq.ft.	(0.36708 acres)
72	10525.96 sq.ft.	(0.23596 acres)
73	10000.00 sq.ft.	(0.22957 acres)
74	10000.00 sq.ft.	(0.22957 acres)
75	10000.00 sq.ft.	(0.22957 acres)
76	10292.15 sq.ft.	(0.23628 acres)
77	15135.29 sq.ft.	(0.34746 acres)
78	5943.47 sq.ft.	(0.13667 acres)
79	21763.22 sq.ft.	(0.49961 acres)
80	10000.00 sq.ft.	(0.22957 acres)
81	11235.81 sq.ft.	(0.25794 acres)
82	15028.46 sq.ft.	(0.34501 acres)
83	15058.55 sq.ft.	(0.34570 acres)
84	10038.60 sq.ft.	(0.23045 acres)
85	10037.58 sq.ft.	(0.23043 acres)
86	10743.95 sq.ft.	(0.24665 acres)
87	27225.96 sq.ft.	(0.62502 acres)
88	11228.52 sq.ft.	(0.25777 acres)
89	20567.20 sq.ft.	(0.47216 acres)
90	13358.72 sq.ft.	(0.30667 acres)
91	10800.00 sq.ft.	(0.24793 acres)
92	10800.00 sq.ft.	(0.24793 acres)
93	10800.00 sq.ft.	(0.24793 acres)
94	10800.00 sq.ft.	(0.24793 acres)
95	10800.00 sq.ft.	(0.24793 acres)
96	7949.154 sq.ft.	(0.18249 acres)
97	20958.24 sq.ft.	(0.48114 acres)
98	23401.09 sq.ft.	(0.53722 acres)
99	18458.70 sq.ft.	(0.42375 acres)
100	14603.92 sq.ft.	(0.33526 acres)
101	56542.03 sq.ft.	(1.29803 acres)
102	90145.57 sq.ft.	(2.06846 acres)

ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED AT OR ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION FOR ADJACENT LOTS.

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

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
2	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 42°59'32" E
3	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
4	15.00'	52°01'12"	13.62'	13.16'	7.32'	S 61°58'56" W
5	15.00'	52°01'12"	13.62'	13.16'	7.32'	S 24°00'09" E
6	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 06°28'49" E
7	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°47'31" W
8	15.00'	89°44'47"	23.50'	21.17'	14.93'	S 47°00'22" W
9	15.00'	90°15'13"	23.63'	21.26'	15.07'	N 42°59'38" W
10	150.00'	46°21'04"	121.35'	118.07'	64.21'	S 21°25'15" E
11	150.00'	46°21'04"	121.35'	118.07'	64.21'	S 21°17'40" W
12	150.00'	29°57'58"	78.45'	77.56'	40.14'	S 12°51'01" E
13	150.00'	60°09'33"	157.50'	150.36'	86.88'	S 57°54'46" E
14	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°47'31" W
15	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°47'31" W
16	15.00'	89°53'18"	23.53'	21.19'	14.97'	N 46°49'22" E
17	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" W
18	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" W
19	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°58'08" W
20	15.00'	89°08'14"	23.34'	21.05'	14.78'	S 34°39'50" W
21	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 53°31'44" E
22	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°58'08" W
23	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°47'31" W
24	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 78°56'04" W
25	15.00'	77°50'48"	20.38'	18.85'	12.11'	S 25°28'45" W
26	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°58'08" W
27	150.00'	23°33'23"	61.67'	61.24'	31.28'	N 09°46'14" W
28	150.00'	25°08'08"	65.81'	65.28'	33.44'	S 10°33'37" E
29	150.00'	23°33'23"	61.67'	61.24'	31.28'	S 09°46'14" E
30	150.00'	25°08'08"	65.81'	64.95'	33.26'	N 09°37'29" W
31	150.00'	27°43'49"	72.60'	71.89'	37.02'	N 78°16'04" E
32	150.00'	18°59'56"	49.74'	49.51'	25.10'	N 54°54'11" E
33	150.00'	27°36'18"	72.27'	71.57'	36.85'	N 11°47'41" W
34	150.00'	27°36'18"	72.27'	71.57'	36.85'	N 11°47'41" W
35	50.00'	117°38'02"	102.65'	85.55'	82.62'	S 70°16'48" E
36	50.00'	75°13'02"	65.64'	61.03'	38.52'	N 13°17'40" E
37	50.00'	63°48'23"	55.68'	52.85'	31.13'	N 56°13'03" W

SITE INFORMATION

Total Area = 40.456 Acres
 Total Number Of Lots - 102
 Area in Lots 1,398,073 sq.ft. (32.09533 acres)
 Average Lot Size = 13,707 Square Feet
 Area in Street Right of Way 364,183 sq.ft. (8.36048 acres)
 Density = 2.52 Lots/Acre
 Zoning = R1-M Medium Density Single-Family Residential District
 Source of Title BOOK 1867 PAGE 2323 & BOOK 1867 PAGE 2325
 This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0427 E & 29077 C 0435 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 182, except for Lot 102.
 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.

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.

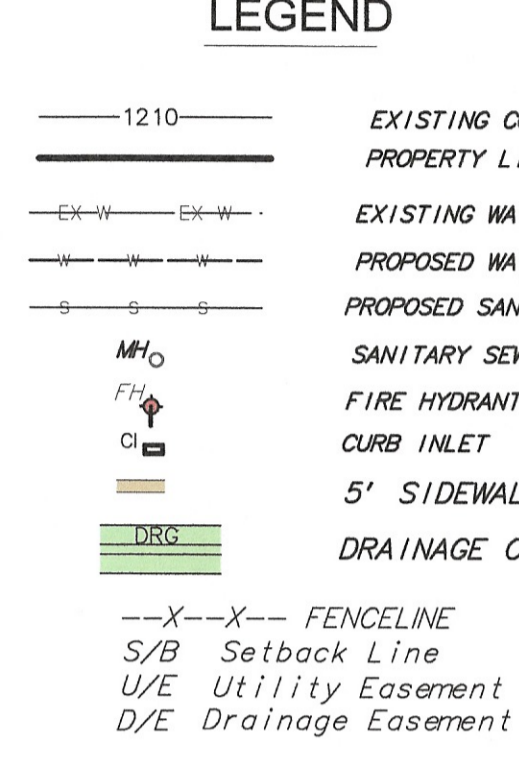
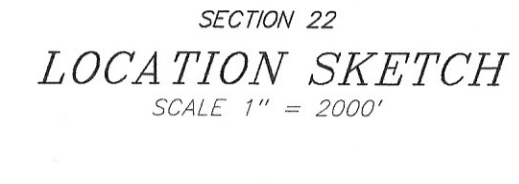
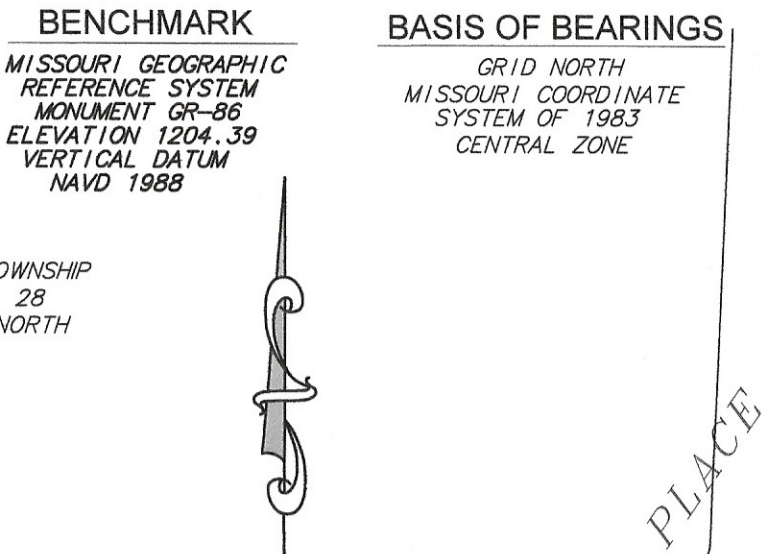
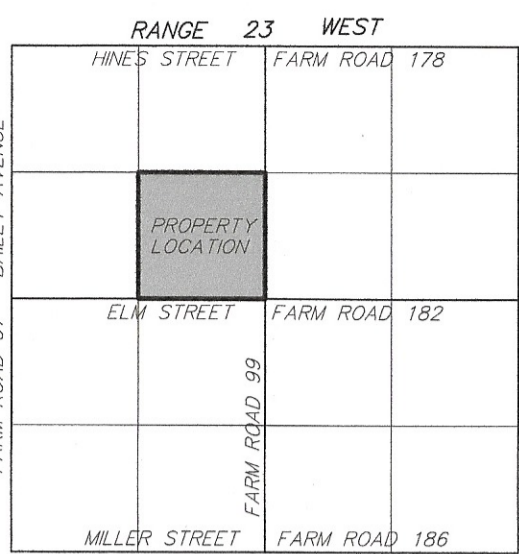
Lawrence E. Jansen
 LAWRENCE E. JANSEN PLS 2385
 DATE 12-20-23

CLASS OF SURVEY "URBAN"
 EP --- EXISTING IRON PIN
 SIP O --- SET IRON PIN
 ---X--- FENCELINE
 S/B Setback Line
 U/E Utility Easement
 D/E Drainage Easement

Job No.: 2308-001
 Date: 12-20-2023
 Drawn By: LEJ
 Checked By: LEJ

STATE OF MISSOURI
 LAWRENCE E. JANSEN
 EUGENE JANSEN
 NUMBER LS-2385
 REGISTERED LAND SURVEYOR

GLOBAL
 PRECISION SURVEYING, L.L.C.
 P.O. BOX 790, REPUBLIC, MO 65738
 PHONE (417) 888-0300 FAX (417) 888-0353
 CERTIFICATE OF AUTHORITY
 NUMBER LS-2010000563



LOT AREAS

1	16764.40 sq.ft. (0.38486 acres)
2	12597.23 sq.ft. (0.28919 acres)
3	11268.95 sq.ft. (0.25812 acres)
4	14257.49 sq.ft. (0.32731 acres)
5	11200.00 sq.ft. (0.25611 acres)
6	10000.00 sq.ft. (0.22957 acres)
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17	10000.00 sq.ft. (0.22957 acres)
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19	10000.00 sq.ft. (0.22957 acres)
20	10000.00 sq.ft. (0.22957 acres)
21	10000.00 sq.ft. (0.22957 acres)
22	10000.00 sq.ft. (0.22957 acres)
23	10000.00 sq.ft. (0.22957 acres)
24	13496.93 sq.ft. (0.30985 acres)
25	14821.76 sq.ft. (0.34026 acres)
26	10000.00 sq.ft. (0.22957 acres)
27	10000.00 sq.ft. (0.22957 acres)
28	10000.00 sq.ft. (0.22957 acres)
29	10000.00 sq.ft. (0.22957 acres)
30	10000.00 sq.ft. (0.22957 acres)
31	10000.00 sq.ft. (0.22957 acres)
32	10000.00 sq.ft. (0.22957 acres)
33	9999.84 sq.ft. (0.22956 acres)
34	10807.37 sq.ft. (0.24810 acres)
35	11961.12 sq.ft. (0.27459 acres)
36	10000.00 sq.ft. (0.22957 acres)
37	10000.00 sq.ft. (0.22957 acres)
38	10000.00 sq.ft. (0.22957 acres)
39	10000.00 sq.ft. (0.22957 acres)
40	10000.00 sq.ft. (0.22957 acres)
41	10000.00 sq.ft. (0.22957 acres)
42	10000.00 sq.ft. (0.22957 acres)
43	13038.67 sq.ft. (0.29933 acres)
44	15213.06 sq.ft. (0.34949 acres)
45	10000.00 sq.ft. (0.22957 acres)
46	10000.00 sq.ft. (0.22957 acres)
47	10000.00 sq.ft. (0.22957 acres)
48	10000.00 sq.ft. (0.22957 acres)
49	10000.00 sq.ft. (0.22957 acres)
50	10000.00 sq.ft. (0.22957 acres)
51	11201.71 sq.ft. (0.25716 acres)
52	10000.00 sq.ft. (0.22957 acres)
53	13518.94 sq.ft. (0.31035 acres)
54	9000.00 sq.ft. (0.20661 acres)
55	9500.00 sq.ft. (0.21809 acres)
56	10000.00 sq.ft. (0.22957 acres)
57	10000.00 sq.ft. (0.22957 acres)
58	12565.03 sq.ft. (0.28846 acres)
59	9182.75 sq.ft. (0.21091 acres)
60	9000.00 sq.ft. (0.20661 acres)
61	10410.26 sq.ft. (0.23899 acres)
62	16621.81 sq.ft. (0.38193 acres)
63	13347.61 sq.ft. (0.30642 acres)
64	16547.18 sq.ft. (0.37396 acres)
65	12767.09 sq.ft. (0.29309 acres)
66	10480.65 sq.ft. (0.24060 acres)
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68	10534.42 sq.ft. (0.24184 acres)
69	11169.90 sq.ft. (0.25640 acres)
70	17157.53 sq.ft. (0.39388 acres)
71	15990.17 sq.ft. (0.36708 acres)
72	10525.96 sq.ft. (0.24164 acres)
73	10000.00 sq.ft. (0.22957 acres)
74	10000.00 sq.ft. (0.22957 acres)
75	10000.00 sq.ft. (0.22957 acres)
76	10292.15 sq.ft. (0.23415 acres)
77	15135.29 sq.ft. (0.34746 acres)
78	15945.47 sq.ft. (0.36806 acres)
79	17163.62 sq.ft. (0.39261 acres)
80	10000.00 sq.ft. (0.22957 acres)
81	11235.81 sq.ft. (0.25794 acres)
82	15028.46 sq.ft. (0.34501 acres)
83	15058.55 sq.ft. (0.34570 acres)
84	10038.60 sq.ft. (0.23045 acres)
85	10037.98 sq.ft. (0.23043 acres)
86	10743.95 sq.ft. (0.24665 acres)
87	27225.96 sq.ft. (0.62502 acres)
88	11228.52 sq.ft. (0.25777 acres)
89	20567.20 sq.ft. (0.47216 acres)
90	13358.72 sq.ft. (0.30867 acres)
91	10800.00 sq.ft. (0.24793 acres)
92	10800.00 sq.ft. (0.24793 acres)
93	10800.00 sq.ft. (0.24793 acres)
94	10800.00 sq.ft. (0.24793 acres)
95	10800.00 sq.ft. (0.24793 acres)
96	79491.54 sq.ft. (1.82487 acres)
97	20968.74 sq.ft. (0.48111 acres)
98	23401.09 sq.ft. (0.53722 acres)
99	18458.70 sq.ft. (0.42375 acres)
100	14603.92 sq.ft. (0.33328 acres)
101	56542.03 sq.ft. (1.29803 acres)
102	90145.57 sq.ft. (2.08946 acres)

**PRELIMINARY PLAT
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

OWNER
Oak Hills eCommerce LLC,
d.b.a. Oak Hills Farm
David Messner
david@mobiussp.com
(417) 631-7602

SURVEY DESCRIPTION
BOOK 1867 PAGE 2323
BOOK 1867 PAGE 2325

A PART OF THE SOUTHEAST 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°07'28" 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°07'17" WEST 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 YY PAGE 36 A DISTANCE OF 665.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.456 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

ADDITIONAL NOTES
MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION FOR ADJACENT LOTS.
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.

POINT OF BEGINNING
NE COR. SE 1/4 NW 1/4
SEC. 22, T 28 N, R 23 W

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
2	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 42°59'32" E
3	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 47°00'28" E
4	15.00'	52°01'12"	13.62'	13.16'	7.32'	N 61°58'56" W
5	15.00'	52°01'12"	13.62'	13.16'	7.32'	S 24°00'09" E
6	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 06°28'49" E
7	15.00'	78°39'27"	20.77'	18.51'	11.86'	N 49°47'31" W
8	15.00'	89°44'47"	23.50'	21.17'	14.93'	S 47°00'22" W
9	15.00'	90°15'13"	23.63'	21.26'	15.07'	N 42°59'38" W
10	150.00'	46°21'04"	121.35'	118.07'	64.21'	S 21°25'15" E
11	150.00'	45°02'11"	118.67'	116.57'	64.61'	N 21°17'40" W
12	150.00'	29°57'58"	78.45'	77.56'	40.14'	S 12°51'01" E
13	150.00'	60°09'33"	157.50'	150.36'	86.88'	S 57°54'46" E
14	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°04'08" W
15	15.00'	90°00'42"	23.59'	21.23'	15.00'	N 43°01'38" E
16	15.00'	89°53'18"	23.53'	21.19'	14.97'	N 46°49'22" E
17	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 36°20'45" W
18	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 36°20'45" E
19	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°04'08" W
20	15.00'	89°08'14"	23.34'	21.05'	14.78'	S 34°39'50" W
21	15.00'	111°19'25"	29.14'	24.77'	21.96'	S 53°31'44" E
22	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 59°56'08" W
23	15.00'	77°50'48"	20.38'	18.85'	12.11'	N 49°04'08" W
24	15.00'	111°19'25"	29.14'	24.77'	21.96'	N 78°56'04" W
25	15.00'	77°50'48"	20.38'	18.85'	12.11'	S 25°28'45" W
26	15.00'	25°08'08"	65.81'	65.28'	33.44'	S 10°33'37" E
27	150.00'	23°33'23"	61.67'	61.24'	31.28'	S 09°46'14" E
28	150.00'	25°08'08"	65.81'	65.28'	33.44'	N 10°37'29" W
29	150.00'	23°33'23"	61.67'	61.24'	31.28'	S 10°33'37" E
30	150.00'	25°08'08"	65.81'	65.28'	33.44'	N 10°37'29" W
31	150.00'	27°43'49"	72.60'	71.89'	37.02'	N 78°16'04" E
32	150.00'	18°59'56"	49.74'	49.51'	25.10'	N 54°54'11" E
33	150.00'	27°36'18"	72.27'	71.57'	36.85'	N 11°47'41" W
34	150.00'	27°36'18"	72.27'	71.57'	36.85'	N 11°47'41" W
35	50.00'	117°38'02"	102.65'	85.55'	82.62'	S 70°16'48" E
36	50.00'	75°13'02"	65.64'	61.03'	38.52'	N 13°17'40" E
37	50.00'	63°48'23"	55.68'	52.85'	31.13'	N 56°13'03" W

SITE INFORMATION

Total Area = 40.456 Acres
Total Number of Lots = 102
Area in Lots 1,398,073 sq. ft. (32.09533 acres)
Average Lot Size = 13,707 Square Feet
Area in Street Right of Way 364,183 sq. ft. (8.36048 acres)
Density = 2.52 Lots/Acre
Zoning = R1-M Medium Density Single-Family Residential District
Source of Title BOOK 1867 PAGE 2323 & BOOK 1867 PAGE 2325
This Property Does Not Lie Withing a Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0427 E & 29077 C 0435 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 182, except for Lot 102.
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.

RICKY D GARDNER
BOOK 2004 PAGE 069494-04

RALPH D. TATE, P.E.
MO. E-17940

PRELIMINARY PLAT
WALKER HEIGHTS
REPUBLIC, MISSOURI

4054 W. PAGE PLACE
SPRINGFIELD, MO. 65802

TEL (417) 880-0844
Licensee Number:
E-17940

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JOB NO. 2308-001
DATE 12-20-2023

SHEET 1
OF 1 SHEETS