

INFRASTRUCTURE DEVELOPMENT AGREEMENT

THIS INFRASTRUCTURE DEVELOPER AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2021, by and between the City of Republic Missouri (“City”) and **Turner Residential Holding, LLC**, (“Developer”). City and Developer are sometimes referred to herein individually as the “Party” or collectively as the “Parties.”

WITNESSETH:

WHEREAS, City is a municipal corporation and Charter City located in Greene County, Missouri, and

WHEREAS, Developer is a Missouri Limited Liability Company, and

WHEREAS, Developer is currently the owner of real property in the City of Republic commonly located at 7012 West Farm Road 170 and comprising approximately 48.5 acres, legally described in Exhibit A attached hereto and incorporated by reference into this Agreement, (“Property”), and is in the process of developing a residential subdivision on the Property, and

WHEREAS, in Ordinance 18-31, passed by Council on June 26, 2018, Developer’s Property was rezoned from Agricultural (AG) to High Density Single Family Residential (R1-H); and

WHEREAS, in Resolution 19-R-10, passed by Council on April 16, 2019, Developer’s Preliminary Plat for the Property known as the A’Vila Residential Subdivision (“A’Vila”)¹ consisting of approximately 139 lots was approved; and

WHEREAS, in Ordinance 20-23, passed by Council on June 2, 2020, a delayed infrastructure agreement was approved by Council, but the Parties never executed that agreement due to Developer changing the infrastructure on the Property; and

WHEREAS, in Resolution 21-R-09, passed by Council on January 19, 2021, Developer’s Preliminary Plat for the Property known as the Oak Hills Residential Subdivision (“Oak Hills”) consisting of approximately 135 lots was approved; and

WHEREAS, Developer has indicated its desire to phase the development of Oak Hills by submitting Phase 1 of Oak Hills to the City, which consists of approximately 27 lots, described in Exhibit B attached hereto and incorporated by reference into this Agreement; and

WHEREAS, as indicated by the Preliminary Plat for Oak Hills, and required under City Ordinances and the Transportation Plan, certain improvements must be completed upon the Property; and

¹ The Developer has renamed the subdivision from A’Vila to Oak Hills. In this Agreement, A’Vila and Oak Hills refer to the same Property.

WHEREAS, Developer has requested the City defer the required infrastructure construction by Developer of Leon Avenue and a 10” water main extension along the northern property line adjacent to West Farm Road 170 from the existing water main nearest the western boundary of the Property to the eastern boundary of the Property during Phase 1 of Oak Hills, described in Exhibit B attached hereto and incorporated by reference into this Agreement (“Deferred Infrastructure”); and

WHEREAS, the City has agreed to allow Developer to defer the above-mentioned Leon Avenue and 10” water line infrastructure construction during Phase 1 of Oak Hills subject to the terms contained in this Agreement and approval by Council.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter set forth, the City and Developer agree as follows:

1. Ability to Contract: Developer warrants that it has the ownership interest in the Property required to enter into this Agreement and fulfill the terms contained herein.
2. Infrastructure:
 - a. Developer agrees all required infrastructure for the Property as required under City Ordinances, Rules and Regulations, the Transportation Plan, and shown the Preliminary Plat must be completed before any final plat is issued by the City unless modified by this Agreement or any subsequent agreement or addendum.
 - b. City agrees to defer, during Phase 1 only of Oak Hills, the requirement for Developer to construct the infrastructure of Leon Avenue and a 10” water main extension along the northern property line adjacent to West Farm Road 170 from the existing water main nearest the western boundary of the Property to the eastern boundary of the Property, described in Exhibit B subject to the terms of this Agreement.
 - c. Developer agrees this deferral of infrastructure in Paragraph 2(b) is only a deferral and not a waiver of the construction during Phase 1 subject to this Agreement. All required infrastructure of Oak Hills still must be completed by Developer for Oak Hills.
 - d. Nothing in this Agreement shall be construed as requiring the City to construct or pay for any of the Delayed Infrastructure or any infrastructure on the Property.
 - e. With the understanding between the Parties the infrastructure in Paragraph 2(b) is just a deferral of Developer’s requirement to construct the Delayed Infrastructure during Phase 1 of Oak Hills, the Parties agree to the proportional share of the cost of the Deferred Infrastructure in Paragraph 2(b) shall be determined and as follows:
 - i. The Oak Hills subdivision, as shown on the Preliminary Plat, will consist of 135 lots. Phase 1 of Oak Hills, as shown in Exhibit B, will consist of 27 lots. Therefore, the proportional share of lots in Phase 1 will be 20% of the total lots of Oak Hills as contained in the Preliminary Plat.

- ii. Based upon data currently available and the estimated cost to construct the improvements at the time this Agreement is executed for the construction of Leon Avenue, running from northern to southern property lines, is \$665,671.81. Therefore, 20% of this deferred infrastructure would be \$133,134.36.
- iii. Based upon data currently available and the estimated cost to construct the improvements at the time this Agreement is executed for the construction of the 10" water main extension along northern property line/adjacent to West Farm Road 170 ROW, from western to eastern boundary of Property is \$87,000.00. Therefore, 20% of this deferred infrastructure would be \$17,400.00.
- iv. The Parties agree the above costs are just estimated to determine the proportional cost of the improvements under this Agreement and do not bind either Party to those costs for the final construction of the Deferred Infrastructure in Paragraph 2(b) or any future agreements.
- f. Developer agrees to secure through a letter of credit or other acceptable security ("Surety") as approved by the City and as payable to the City, the proportional amounts of the Deferred Infrastructure contained in Paragraph 2(d), that being \$133,134.36 for Leon Avenue and \$17,400.00 for the water main extension to be held by the City as security for the construction of these Delayed Improvements before any permits are issued for Oak Hills.
- g. The Surety shall be valid for a minimum period of four years with an additional redemption period of six months for the City to initiate, if necessary, the collection on the Surety.
- h. Once the Deferred Infrastructure secured by this Agreement are completed in their entirety as determined by the City, not just the proportional share, and accepted by the City after inspection, the Surety shall be returned to Developer.
- i. Should Developer fail to complete all the Deferred Infrastructure secured by this Agreement, not just the proportional share, within four years after the date of execution of this Agreement, the City shall have, at its sole decision the option to either:
 - i. Pursuant to an amended agreement, extend the Surety on a year-by-year basis to allow for the completion of the Deferred Infrastructure subject to this Agreement; or
 - ii. Return the Surety to the Developer. At no time will the City return the Surety to anyone other than the Developer; or
 - iii. Collect the full amount of the Surety for use by the City. Should the City elect to collect the full amount of the Surety, the City shall be allowed to utilize the funds from the Surety to either complete the Deferred Infrastructure on the Property or use the funds for other infrastructure

improvements in the City or a combination thereof as determined by the City.

3. Easements: Developer agrees to execute any easements and/or rights-of-way reasonably required by City in order to perform the work contemplated by this Agreement and in order for City to provide future maintenance on said work on the Property after the work is completed. Said easements will be provided by Developer to City at no cost and shall be made before the City commences work under this Agreement. City and Developer agree that City may need further easements and/or rights-of-way that allow for the extension of the Public Improvements contained in this Agreement. City and Developer agree to negotiate in good faith to allow City to acquire further easements from Developer to extend the Public Improvements to adjoining properties in the future.
4. Conflict of Interest: No salaried officer or employee of the City, and no member of the City Council, shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders this Agreement void. Any federal regulations and applicable provisions in Section 105.450 et seq., RSMo. shall not be violated.
5. Entire Agreement: This Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous written or oral agreements. This Agreement may not be modified or amended other than in writing as agreed to by the Parties.
6. Default by Developer and Termination: If through any cause, the Developer shall fail to fulfill in timely and proper manner Developer's obligations under this Agreement, become insolvent, or if Developer shall violate any of the covenants, agreements or stipulations of this Agreement, the City shall deliver written notice of the same to Developer and if such failure or violation is not cured within ten days thereafter (or such longer period of time as is reasonably necessary so long as Developer begins to cure such failure or violation within such ten-day period and thereafter diligently pursues the same to completion), the City shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If City elects to terminate under this provision, the City shall have to collect on the Surety as contained in Paragraph 2(i) even if the four-years have not occurred as contained in the Paragraph.
7. Default by City and Termination: If through any cause the City shall fail to fulfill in timely and proper manner City's obligations under this Agreement, become insolvent, or if City shall violate any of the covenants, agreements or stipulations of this Agreement, the Developer shall deliver written notice of the same to City and if such failure or violation is not cured within ten days thereafter (or such longer period of time as is reasonably necessary so long as City begins to cure such failure or violation within such ten-day period and thereafter diligently pursues the same to completion), the Developer shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If Developer elects to terminate under this provision, Developer shall be responsible to City for all of actual costs in the

completion of the Delayed Improvements. Termination of this Agreement shall be the sole remedy for any default by City under this Agreement.

8. Jurisdiction and Venue: This Agreement shall be taken and deemed to have been fully executed and made by the Parties herein and governed by the laws of the State of Missouri for all purposes and intents. Venue under this Agreement or any disputes that come from it shall be in the Circuit Court of Greene County, Missouri.
9. Dispute: In the event that the City is the prevailing Party in any litigation arising out of or relating to this Agreement, the City shall be entitled to all reasonable attorneys' fees and expenses incurred.
10. Liability: Nothing in this Agreement shall be construed to create any liability on behalf of the City for any direct, special, indirect, liquidated, or consequential damages. Developer agrees that the type of work to be performed under this Agreement will cause damage to Developer's Property and Developer agrees that the City shall not be liable for any damages caused to the Property outside of that necessary to complete the Infrastructure contemplated by this Agreement.
11. Independent Contractor: The Parties to this Agreement are separate and independent from each other. This Agreement shall not be construed as creating any type of joint venture or partnership between the Parties.
12. Execution: The Parties agree that signatures transmitted by facsimile or scanned and emailed shall have the legal effect of original signatures. In addition to facsimile or scanned and emailed signatures, this Agreement may be executed by the Parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). The Parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute this agreement and any alterations thereto. At the request of either Party, the Parties shall promptly exchange executed original counterparts of this Agreement or any amendment.
13. Survival: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns as provided in this Agreement. The Parties acknowledge and agree that the rights and benefits afforded Developer under this Agreement shall run with the Property and shall be enforceable by and for the benefit of any and all successor owners of the Property without further consideration to or consent by the City. The Parties acknowledge and agree that at the request of either Party, a memorandum of this Agreement shall be duly executed by the Parties and recorded in the real estate records of Greene County, Missouri; provided, however, this Agreement shall be binding and enforceable as between the City and any current or future owner of the Property without recording thereof.
14. Headings: The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning thereof.

15. Whereas Clauses: The “Whereas” clauses stated above are incorporated herein by reference.
16. Assignment: This Agreement may not be assigned by any Party without the prior written consent of the other Parties.
17. Sovereign Immunity: In no event shall any language or requirement in this Agreement be construed as or constitute a waiver or limitation of City’s defenses with regard to sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, statutes, and/or laws.
18. Severability Clause: A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any clause, sentence, paragraph, section or part, of this Agreement shall not affect the validity of the remaining parts to this Agreement.
19. Funds Deposit: Developer agrees that any funds remitted to City under this Agreement may be comingled by the City with other funds deposited by the City from other sources. Further, any funds remitted by the District will gain no interest, and the City shall determine where said funds are to be deposited.
20. Contingent Upon Funds and Approval: This Agreement is contingent upon the City having sufficient funds available for the subject of this Agreement. Developer shall have no right of action against City in the event City is unable to perform its obligations under this Agreement as a result of insufficient funds. Further, this Agreement is subject to and conditioned upon approval by ordinance by the City Council.
21. Supplemental Agreements/Additional Action: The Parties agree to cooperate fully, to execute any supplemental agreements, and to take all additional actions that may be reasonably necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.
22. Contract Documents: The Agreement shall consist of the following:
 - a. This Agreement;
 - b. Exhibit A – Legal description;
 - c. Exhibit B – Oak Hills Phase 1 and Delayed infrastructure to be secured;
23. Notices: Any notice, request, or demand provided for in this Agreement shall be deemed to have been given when the same shall have been personally delivered to the following offices or deposited in the United States Mail, Registered or Certified, with postage thereon prepaid as follows:

to the City: City of Republic, Missouri
 Attn: City Administrator
 213 North Main Street
 Republic, Missouri 65738

to Developer: Turner Residential Holding, LLC
ATTN: Shawn Turner
328 South Ave
Springfield, MO 65806

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CITY OF REPUBLIC

David Cameron, City Administrator

Attest: Laura Burbridge, City Clerk

Approved as to Form:

Scott Ison, City Attorney

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Exhibit A

BOOK 2018, PAGE 00642818

TRACT A:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) IN SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N88°20'02"W, ALONG THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF TRACT 2 AS DESCRIBED IN BOOK 2004 AT PAGE 057458-04 IN THE GREENE COUNTY RECORDER'S OFFICE; THENCE N88°20'02"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 920.55 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE S01°54'17"W, A DISTANCE OF 1331.90 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE N88°18'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 254.05 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID NE1/4; THENCE N88°09'36"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NE1/4, A DISTANCE OF 1334.60 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN OLDE TOWN AT THE KERR PLACE, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE N01°52'42"E, ALONG THE WEST LINE OF SAID NW1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID OLDE TOWN AT THE KERR PLACE, A DISTANCE OF 1327.77 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OLDE TOWN AT THE KERR PLACE; THENCE S88°20'02"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4 AND THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 1589.26 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.5195 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S04°18'58"W	13.51'	L18	S76°11'34"W	1.34'	L35	S88°20'02"E	91.54'
L2	S04°18'58"W	13.51'	L19	S84°54'58"W	10.66'	L36	S88°20'02"E	152.88'
L3	S01°52'02"W	153.52'	L20	S84°54'58"W	51.15'	L37	N88°20'02"W	321.06'
L4	S01°52'02"W	384.14'	L21	N46°01'34"W	106.34'	L38	N01°34'58"E	154.36'
L5	S01°52'02"W	475.31'	L22	N88°13'17"W	28.75'	L39	N01°34'58"E	35.65'
L6	N88°20'02"W	883.36'	L23	N88°13'17"W	194.05'	L40	S01°34'58"E	125.73'
L7	N88°20'02"W	151.91'	L24	N88°07'58"W	40.71'	L41	S24°42'18"E	204.48'
L8	S81°02'48"W	21.80'	L25	N46°01'34"W	315.92'	L42	N02°06'07"E	121.85'
L9	S81°02'48"W	20.54'	L26	S84°54'58"W	428.45'	L43	N02°06'07"E	280.14'
L10	S81°02'48"W	422.42'	L27	S84°54'58"W	16.75'	L44	N02°06'07"E	286.58'
L11	S01°54'17"W	163.04'	L28	N64°17'22"E	75.64'	L45	N02°06'07"E	138.45'
L12	S01°54'17"W	267.27'	L29	N64°17'22"E	14.45'	L46	S88°04'36"E	34.13'
L13	N88°05'43"W	21.80'	L30	N64°17'22"E	8.24'	L47	N43°24'04"W	10.02'
L14	N88°05'43"W	61.80'	L31	S76°11'34"W	241.27'	L48	N88°07'58"W	34.13'
L15	N88°05'43"W	21.80'	L32	S76°11'34"W	41.63'	L49	N88°07'58"W	25.14'
L16	S76°11'34"W	380.10'	L33	N88°05'43"W	10.04'	L50	N76°10'57"E	1.79'
L17	S76°11'34"W	2.37'	L34	S88°05'43"E	9.04'			

LINE	DIRECTION	DISTANCE
L51	S76°11'34"W	91.54'
L52	S88°20'02"E	74.52'
L53	N88°20'02"W	138.07'
L54	S76°11'34"W	121.66'
L55	S76°11'34"W	40.48'
L56	S76°11'34"W	23.00'
L57	S76°11'34"W	12.11'
L58	N78°19'10"E	76.27'
L59	N78°19'10"E	66.89'

LEGEND

△ — CALCULATED POINT
 ○ — FOUND EXISTING IRON PIN.
 □ — FOUND EXISTING STONE AS NOTED.
 ■ — SET PERMANENT MONUMENT.

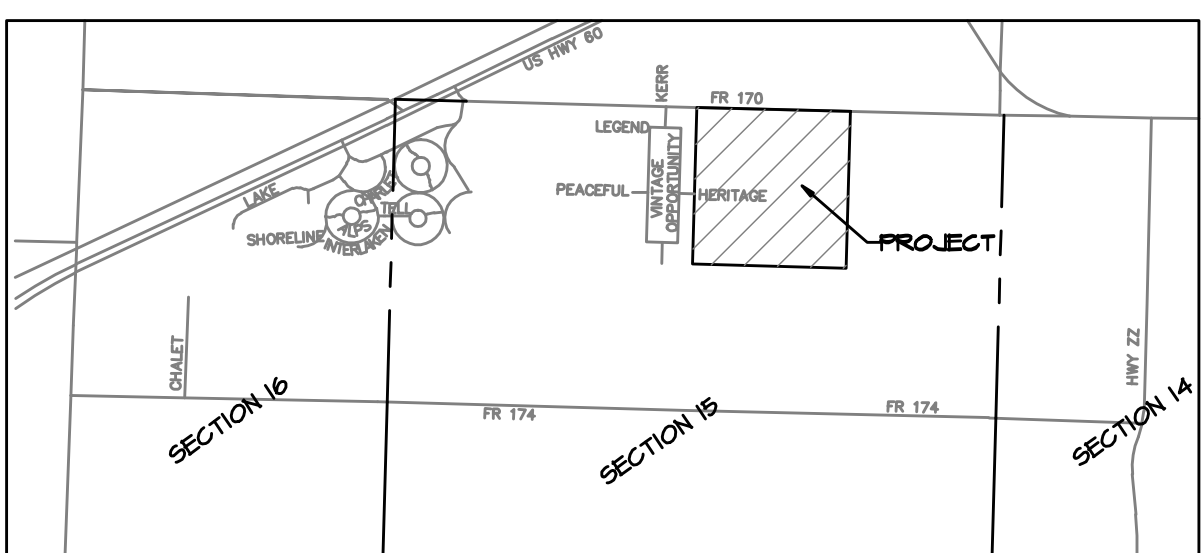
N — NORTH S — SOUTH E — EAST W — WEST
 BSL — BUILDING SETBACK LINE DRAIN — DRAINAGE
 U&D — UTILITY AND DRAINAGE ESMT — EASEMENT
 U.E. — UTILITY EASEMENT

PRELIMINARY PLAT OF **OAK HILLS** A RESIDENTIAL SUBDIVISION IN REPUBLIC, MISSOURI

OWNER/DEVELOPER
 TURNER RESIDENTIAL HOLDING, INC.
 328 SOUTH AVE.
 SPRINGFIELD, MO 65806
 SHAWN TURNER, PRESIDENT
 PHONE: (417) 860-6674

GRID NORTH
 NOTE: ALL BEARINGS ARE BASED ON
 MO COORDINATE SYSTEM OF 1983
 CENTRAL ZONE

ELEVATIONS
 NOTE: ALL ELEVATIONS ARE BASED ON
 BENCHMARK E 344
 BEING: 1269.76'



LOCATION MAP
 TOWNSHIP 28 NORTH, RANGE 23 WEST
 SCALE 1"=2000'

DESCRIPTION OF DEVELOPMENT:

BOOK 2018, PAGE 00642818

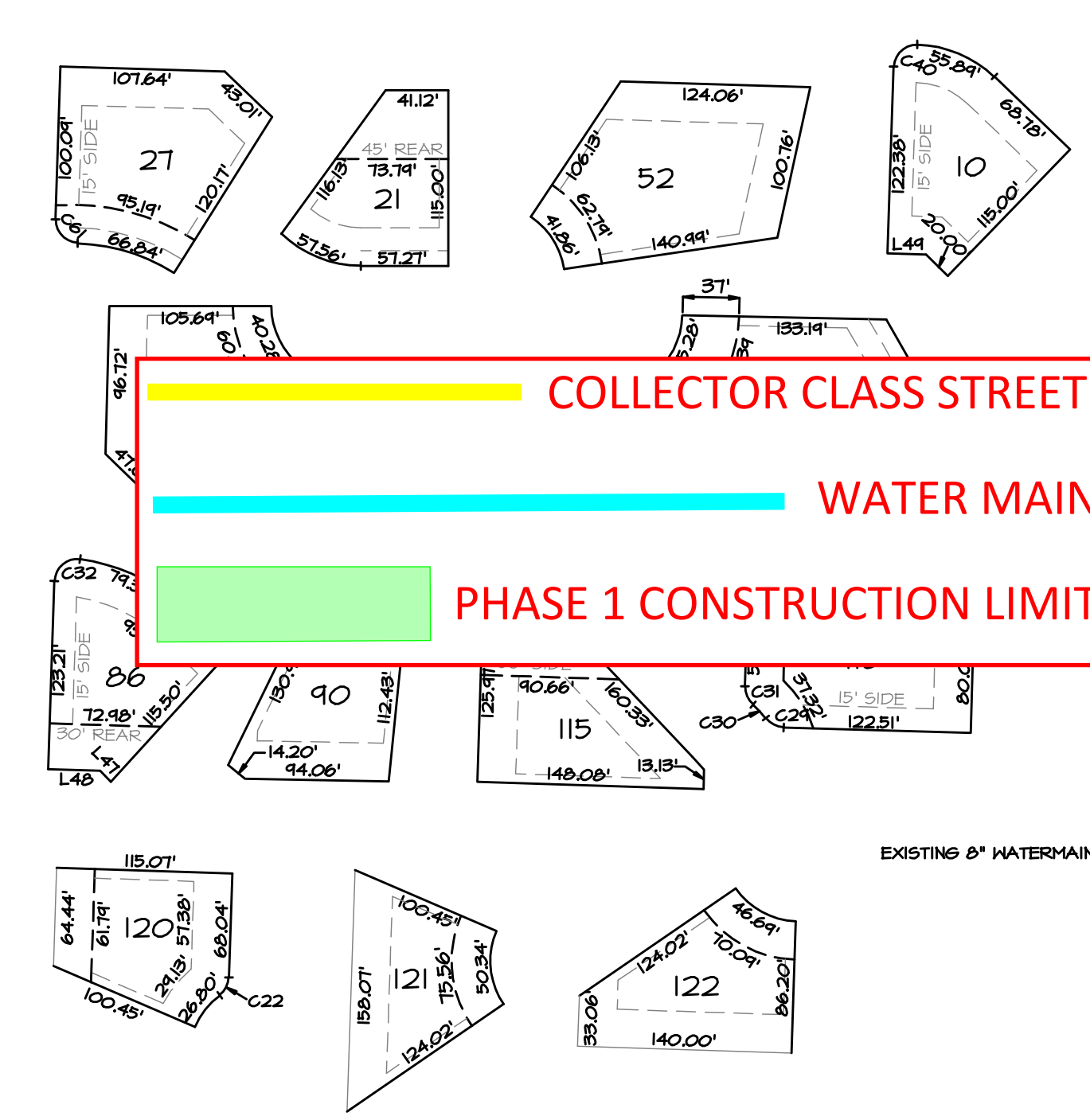
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 THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) IN SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DEVELOPMENT NOTES:

- 1) TOTAL NUMBER OF LOTS: 135
- 2) AREA OF DEVELOPMENT: 47.44 ACRES
- 3) AREA OF RIGHT OF WAY: 10.70 ACRES
- 4) AREA OF OPEN SPACE: 5.32 ACRES
- 5) GROSS DENSITY OF DEVELOPMENT: 2.84 DU/ACRE
- 6) CURRENT ZONING: HIGH-DENSITY SINGLE FAMILY RESIDENTIAL (RH-H)
- 7) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 8) PROPERTY CLASSIFICATION: RURAL
- 9) SMALLEST LOT: 36 (7115 SF)
- 10) LARGEST LOT: 9 (19,442 SF)
- 11) MINIMUM SETBACKS:
 FRONT YARD = 25 FEET
 REAR YARD = 25 FEET
 SIDE YARD = 6 FEET
 SIDE STREET INTERSECTION = 15 FEET
 SIDE STREET INTERSECTION (LEON AVE) = 20 FEET
- 12) MINIMUM LOT SIZE 1,000 SF, IN R-H
 MIN. LOT WIDTH = 70 FEET; CUL-DE-SAC = 60 FEET AT FRONT YARD SETBACK
 MIN LOT DEPTH = 40 FEET
- 13) ALL SIDEWALKS SHALL BE 5' WIDE.
- 14) ALL WATERMAINS ARE 8" IN DIAMETER, UNLESS NOTED OTHERWISE.
- 15) ALL SANITARY SEWER PIPING SHALL BE 8" IN DIAMETER. ALL DIAMETERS ARE STANDARD 4" I.D. DIAMETER.
- 16) ALL STREETS ARE TO BE DEDICATED TO THE PUBLIC.
- 17) CURVED LOT LINES ARE CONCENTRIC TO CENTERLINE OF ROADS, EXCEPT AS NOTED.
- 18) OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND DRAINAGE/DETENTION EASEMENTS AND AREAS 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.
- 19) NO DIRECT ACCESS TO FARM ROAD 170 FROM ANY LOT.
 NO DIRECT ACCESS TO LEON AVE FROM ANY LOT.
- 20) DEVELOPMENT DOES NOT LIE IN A FLOOD ZONE

EXHIBITS SHOWING COMPLIANCE WITH MINIMUM LOT WIDTHS AND DEPTHS (410.180.011) FOR SELECTED IRREGULAR LOTS



COLLECTOR CLASS STREET
WATER MAIN
PHASE 1 CONSTRUCTION LIMIT

PRELIMINARY CONSTRUCTION AND PLATING PHASING SCHEDULE:

PHASE 1: LOTS 1-21 INCLUDING DRAINAGE CHANNEL AND STORMWATER DETENTION.
 PHASE 2: LOTS 22-48
 PHASE 3: LOTS 49-70
 PHASE 4: LOTS 71-85 & 116
 PHASE 5: LOTS 86-115
 PHASE 6: LOTS 116-117 & 118-119
 PHASE 7: LOTS 120-125 & 126-129
 PHASE 8: LOTS 130-135 & 136-139

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA
C1	150.00	20.12	N05°30'31"E	20.10	7°41'05"	C32	15.00	25.07	S44°44'28"W	22.25	45°44'52"
C2	150.00	19.54	S05°36'32"W	19.58	7°24'01"	C33	25.00	40.14	N43°56'51"W	36.00	92°06'09"
C3	100.00	73.44	N67°04'44"W	71.85	42°06'14"	C34	25.00	32.33	S34°08'53"W	30.12	74°08'32"
C4	100.00	76.75	S68°00'50"E	74.88	43°58'23"	C35					
C5	100.00	36.15	N11°58'40"E	35.45	20°42'36"	C36					
C6	100.00	12.05	S12°44'30"W	12.04	6°54'11"	C37	25.00	46.21	S50°51'07"E	34.91	105°54'28"
C7						C38	25.00	38.35	N46°03'03"E	34.70	81°53'51"
C8						C39	15.00	22.64	S41°28'15"E	20.94	86°40'34"
C9	100.00	184.54	N50°56'48"W	154.43	105°42'08"	C40	15.00	23.56	S46°52'02"W	21.21	40°00'00"
C10						C41	15.00	24.11	N43°56'51"W	21.60	92°06'09"
C11	150.00	36.14	N83°05'44"E	36.05	13°48'19"	C42	15.00	14.56	S34°27'11"W	18.20	74°42'20"
C12	150.00	119.12	S68°00'50"E	112.32	45°58'23"	C43					
C13	150.00	110.46	N57°07'28"W	107.68	42°11'38"	C44					
C14	150.00	12.08	N84°21'15"E	12.08	4°36'54"	C45	15.00	24.59	S54°18'16"E	24.49	112°48'46"
C15	100.00	148.54	N44°28'24"E	135.30	85°08'19"	C46	105.00	27.11	N11°40'18"W	27.04	8°23'48"
C16	150.00	83.27	N13°48'05"W	82.21	31°48'25"	C47	15.00	31.77	S80°58'50"W	26.16	121°22'16"
C17	150.00	75.36	S15°18'46"E	74.57	28°47'03"	C48	15.00	13.62	N62°14'26"W	13.16	52°01'12"
C18	125.00	16.77	N05°30'31"E	16.75	7°41'05"	C49	15.00	13.62	N65°34'22"E	13.16	52°01'12"
C19	175.00	22.86	S05°36'32"W	22.84	7°24'01"	C50	15.00	23.56	S43°20'02"E	21.21	40°00'00"
C20	15.00	23.56	N46°52'22"E	21.22	40°00'00"	C51	15.00	23.56	N46°54'58"E	21.21	40°00'00"
C21	15.00	19.46	N57°07'28"W	19.46	42°11'38"	C52	15.00	19.46	S62°14'26"E	19.46	52°01'12"
C22	15.00	13.62	N27°52'38"E	13.16	52°01'12"	C53	15.00	13.62	S65°34'19"W	13.16	52°01'12"
C23	15.00	13.62	S65°34'06"W	13.16	52°01'12"	C54	15.00	23.56	N43°20'02"W	21.21	40°00'00"
C24	15.00	23.56	N43°07'05"W	21.24	40°26'25"	C55	15.00	13.62	N27°40'34"E	13.16	52°01'12"
C25	15.00	22.24	S44°34'28"W	20.26	84°56'41"	C56	15.00	13.62	S24°20'38"E	13.16	52°01'12"
C26	175.00	111.45	N44°28'24"E	101.47	85°08'19"	C57	15.00	23.56	S46°34'58"W	21.21	40°00'00"
C27	15.00	24.84	S45°25'32"E	22.13	45°03'14"	C58	15.00	20.02	N80°05'45"W	18.57	76°28'34"
C28	15.00	23.45	N46°52'25"E	21.13	84°53'55"	C59	115.00	25.26	N23°24'46"W	25.21	12°58'04"
C29	15.00	13.62	S62°14'26"E	13.16	52°01'12"	C60	15.00	23.01	N44°03'08"E	20.82	81°53'51"
C30	50.00	12.07	N43°14'08"W	12.04	13°50'05"	C61	15.00	23.64	S43°17'28"E	21.27	90°18'54"
C31	15.00	13.62	S24°20'38"E	13.16	52°01'12"	C62	125.00	16.33	S05°36'32"W	16.32	7°24'01"

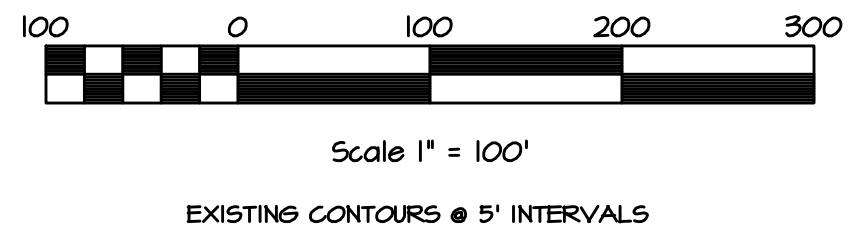
BLOCK NOTE:

FRANZ SIGEL STREET BLOCK LENGTH = 445.18 LF, 523.04 LF
 HERITAGE STREET BLOCK LENGTH = 452.21 LF, 555.46 LF
 FRANCISCO DE MORA STREET BLOCK LENGTH = 883.36 LF, 506.30 LF
 LYON AVE BLOCK LENGTH = 384.14 LF, 475.31 LF
 TALavera AVE BLOCK LENGTH = 324.84 LF, 261.27 LF
 LOS CABELLIEROS STREET BLOCK LENGTH = 321.86 LF, 152.88 LF, 354.50 LF

STREET WIDTH NOTE:

STREET WIDTHS MEASURED FROM BACK OF CURB TO BACK OF CURB ARE AS FOLLOWS:
 LOS CABELLIEROS STREET: 28 FEET
 FRANZ SIGEL STREET: 28 FEET
 HERITAGE STREET: 28 FEET
 FRANCISCO DE MORA STREET: 28 FEET
 CUL-DE-SAC: 80 FEET DIAMETER
 LYON AVE: 28 FEET
 ALCAZAR CT: 28 FEET
 TALavera AVE: 28 FEET

PRELIMINARY PLAT SCALE: 1" = 100.0'



UTILITIES

WASTEWATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
 221 N. MAIN STREET, REPUBLIC, MISSOURI 65758
 GAS: SPIRE ENERGY (816) 756-5252
 7500 E. 35TH STREET, KANSAS CITY, MO 64124
 ELECTRIC: LIBERTY UTILITIES (800) 206-2300
 201 W. BRICK STREET, OZARK, MO 65752
 TELEPHONE: SOUTHWESTERN BELL
 600 E. ST. LOUIS, SPRINGFIELD, MO 65806 1-800-403-3302
 WATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
 221 N. MAIN STREET, REPUBLIC, MISSOURI 65758
 CABLE TELEVISION: MEDIA COM CABLE SERVICES
 1533 S. ENTERPRISE, SPRINGFIELD, MO. 65804 (417) 875-5500

Vandersluis Engineering Inc.
 P.O. Box 10565
 Springfield, MO 65808
 Phone: 417-864-4141

MO. CERT. OF AUTHORITY:
 E-1536-D

OAK HILLS
 A RESIDENTIAL SUBDIVISION
 PRELIMINARY PLAT

SURVEY BY: MACKEY
 PROJ. # 17-052
 DATE: 12/04/20

DESIGN BY: RGH
 DRAWN BY: DB/RG
 CHECKED BY: RGH

SCALES
 HOR. NOTED
 VERT. NOTED

SHEET 1 OF 1 SHEETS
 DWG# 20 P. PLAT FILE NO.

12/04/20