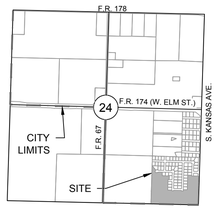
PRELIMINARY PLAT OF
BIRCH POINTE SUBDIVISION

A PART OF THE SE ¼ OF THE SE ¼
SECTION 24, TOWNSHIP 28 NORTH, RANGE 24 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



LOCATION MAP
Sec. 24, T-28-N, R-24-W
Scale: 1"=2000'

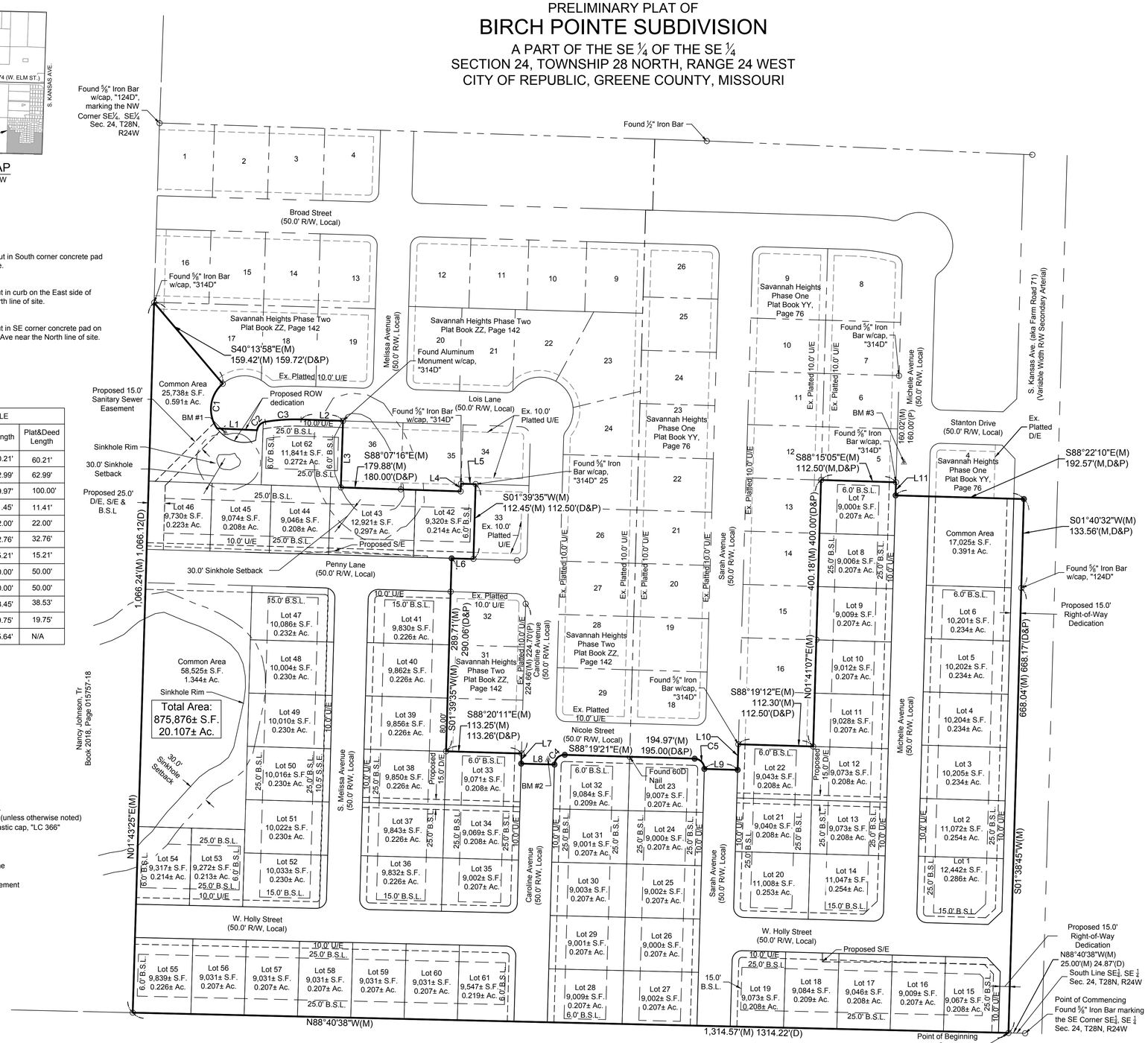
BENCHMARKS

Benchmark #1: Square cut in South corner concrete pad near the NW corner of site.
Elevation=1310.14

Benchmark #2: Square cut in curb on the East side of Caroline Ave near the North line of site.
Elevation=1331.24

Benchmark #3: Square cut in SE corner concrete pad on the West side of Michelle Ave near the North line of site.
Elevation=1312.40

LINE TABLE			
ID	Bearing	Length	Plat&Deed Length
L1	S87°23'36"E	60.21'	60.21'
L2	S88°07'16"E	62.99'	62.99'
L3	S01°52'06"W	99.97'	100.00'
L4	N02°21'42"E	11.45'	11.41'
L5	S88°25'23"E	22.00'	22.00'
L6	N88°19'22"W	32.76'	32.76'
L7	S01°36'12"W	15.21'	15.21'
L8	S88°23'48"E	50.00'	50.00'
L9	S88°20'32"E	50.00'	50.00'
L10	N01°39'28"E	38.45'	38.53'
L11	S01°41'07"W	19.75'	19.75'
L12	S08°31'48"W	15.64'	N/A



LEGEND

- ○ Found 5/8" Iron Bar (unless otherwise noted)
- ● Set 1/2" Rebar w/plastic cap, "LC 366"
- (M) Measured
- (D) Deeded
- (P) Platted
- BSL Building Setback Line
- D/E Drainage Easement
- S/E Sanitary Sewer Easement
- U/E Utility Easement

OWNER

HMR Properties, LLP
722-B W. Olive
Springfield, MO 65806

PREPARED FOR

Stenger Development, LLC
5051 S. National Ave.
Springfield, MO 65810

PREPARED BY

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

CURVE TABLE						
ID	Radius	Delta	Length	Plat&Deed Length	Chord Bearing	Chord Length
C1	50.00'(M)	084°58'10"(M)	74.15'(M)	74.10'	S07°16'57"W(M)	67.54'(M)
C2	15.00'(M)	072°08'21"(M)	18.89'(M)	18.89'	N44°35'59"E(M)	17.66'(M)
C3	275.00'(M)	011°12'35"(M)	53.80'(M)	53.80'	N86°16'27"E(M)	53.72'(M)
C4	15.00'(M)	090°08'21"(M)	23.60'(M)	23.56'	N46°40'22"E(M)	21.24'(M)
C5	15.00'(M)	090°00'00"(M)	23.56'(M)	23.56'	S43°20'37"E(M)	21.21'(M)

N

0' 40' 80' 160'
SCALE IN FEET

BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone

DATUM
Elevations based on NAVD 88 by use of MoDOT continuously operating GNSS RTK Network

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
PROFESSIONAL LAND SURVEYOR
Digitally signed by David D. Drumm
Date: 2020.10.15 12:15:32-05'00'

BOOK 2007, PAGE 42301-07 DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-FOUR (24) WEST, GREENE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-FOUR (24); THENCE NORTH 89°15'46" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼), A DISTANCE OF 24.87 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD 71 (KANSAS AVENUE) FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89°15'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1314.22 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) FOR CORNER; THENCE NORTH 01°06'42" EAST ALONG THE WEST LINE OF THE SOUTH HALF (S½) OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼), A DISTANCE OF 667.75 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE NORTH HALF (N½) OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) FOR CORNER; THENCE NORTH 01°05'14" EAST, ALONG THE WEST LINE OF SAID NORTH HALF (N½), A DISTANCE OF 398.37 FEET TO A POINT FOR CORNER; THENCE SOUTH 40°47'33" EAST, A DISTANCE OF 159.72 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA OF 84°54'29", AN ARC LENGTH 74.10 FEET AND A CHORD WHICH BEARS SOUTH 06°45'12" WEST, HAVING A CHORD DISTANCE OF 67.50 FEET TO A POINT ON A LINE; THENCE SOUTH 89°06'51" EAST, A DISTANCE OF 60.21 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 72°08'21", AN ARC LENGTH 18.89 FEET AND A CHORD WHICH BEARS NORTH 43°58'31" EAST, HAVING A CHORD DISTANCE OF 17.66 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A DELTA OF 11°12'35", AN ARC LENGTH 53.80 FEET AND A CHORD WHICH BEARS NORTH 85°38'59" EAST, HAVING A CHORD DISTANCE OF 53.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°44'44" EAST, A DISTANCE OF 62.99 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°15'16" WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°44'44" EAST, A DISTANCE OF 180.00 FEET TO A POINT FOR CORNER; THENCE NORTH 01°15'16" EAST, A DISTANCE OF 11.41 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°57'00" EAST, A DISTANCE OF 22.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 112.50 FEET TO A POINT FOR CORNER; THENCE NORTH 88°57'00" WEST, A DISTANCE OF 32.76 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 290.06 FEET TO A POINT FOR CORNER; THENCE SOUTH 89°05'09" EAST, A DISTANCE OF 113.26 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 15.21 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°57'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 90°00'00", AN ARC LENGTH 23.55 FEET AND A CHORD WHICH BEARS NORTH 46°03'00" EAST, HAVING A CHORD DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°57'00" EAST, A DISTANCEOF 195.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 90°00'00", AN ARC LENGTH 23.56 FEET AND A CHORD WHICH BEARS SOUTH 43°57'00" EAST, HAVING A CHORD DISTANCE OF 21.21 FEET TO A POINT ON A LINE; THENCE SOUTH 88°57'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 38.53 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°57'00" EAST, A DISTANCE OF 112.50 FEET TO A POINT FOR CORNER; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 400.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°57'00" EAST, A DISTANCE OF 112.50 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°02'59" WEST, A DISTANCE OF 19.75 FEET TO A POINT FOR CORNER; THENCE NORTH 88°57'00" EAST, A DISTANCE OF 192.57 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF FARM ROAD 71 FOR CORNER; THENCE SOUTH 01°02'33" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 133.56 FEET TO AN EXISTING IRON PIN FOR CORNER; THENCE SOUTH 01°03'25" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 668.17 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKE OR USED FOR ROAD PURPOSES, ALL IN GREENE COUNTY, MISSOURI. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD.

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Deed Book 2007, Page 42301-07
b) Filed Maps	X		See Note 8
c) Title Search/Binder	X		Fidelity Title, Commitment No: 2020070184 Effective Date: July 21, 2020 at 8:00 AM

2. Certified To: Stenger Development, LLC, S6 Properties, LLC
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on August 11, 2020, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Current Zoning: R1-M (Single Family Medium Density)
Front Yard Setback: 25 feet
Side Yard Setback: 15 feet (Reference 405.545.12)
Interior Side Yard Setback: 6 feet
Rear Yard Setback: 25 feet
Minimum Lot Width: 80 feet
Minimum Lot Depth: 100 feet
Minimum Lot Size: 9,000 sq. ft.
The above setbacks are from information contained in the City of Republic Land Use Zoning Regulations.

6. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0407E and 29077C0426E, both with an Effective Date of December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

7. Olsson and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities as utility depths will not be indicated on the topographic survey. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 202140139, 202140144 and 202140145. The companies listed on the ticket are AT&T Distribution, Cable America, Empire District Electric, Spire MO West and City of Republic

8. Plan References:
A Final Plat entitled, "Savannah Heights Phase One", duly recorded as Plat Book YY, at Page 76.
A Final Plat entitled, "Savannah Heights Phase One", duly recorded as Plat Book ZZ, at Page 142.

NOTES

1. Total Area: 875,875 Sq. Ft.±, 20.107 Ac.±
2. Total Number of Lots: 62
   Smallest Lot: Lots 7, 24 and 26 - 9,000 Sq. Ft.±, 0.207 Ac.±
   Largest Lot: Lot 49 - 15,361 Sq. Ft.±, 0.353 Ac.±
3. Area of New Sidewalk: 19,588.29± Sq. Ft.
4. Area of Road Asphalt: 86,534.1± Sq. Ft.
5. Current Zoning: R1-M (Single Family Medium Density)
6. Proposed Zoning: R1-M (Single Family Medium Density)
7. Source of Title: Deed Book 2007, Page 42301-07
8. Proposed Land Use: Residential
9. Preliminary Plat Submittal Date: October 16, 2020
10. All internal public roads shall be designed to the current City of Republic road design standards and requirements. (Ref. 510.120)
11. No access to S. Kansas Avenue allowed from Lots 1-6, Lot 15 and the Common Area and the Northeast corner of the subdivision.
12. Ownership and maintenance of open spaces and drainage/detention easements and areas shall be established through a Homeowner's Association. Maintenance of any drainage easement that is contained within a platted lot shall be the responsibility of the lot owner.
13. Lot 43 shall be owned and maintained by the Homeowners Association. Lot 43 shall remain an unbuildable common area unless additional study, approved by the City of Republic, indicates Lot 43 is not a sinkhole area
14. Maintenance of any area referred to as an easement is the responsibility of the developer or shall be assumed by a duly constituted property owners association.
15. Property Type: Urban

PRELIMINARY PLAT OF BIRCH POINTE SUBDIVISION
SHEET 1 OF 2

drawn by: DRC			
surveyed by: BP			
checked by: DDD			
approved by: DDD			
project no.: 020-2266			
file name: V_PPLAT_0202266	DATE	REVISION	BY
	10.14.20	Original Preparation	DRC

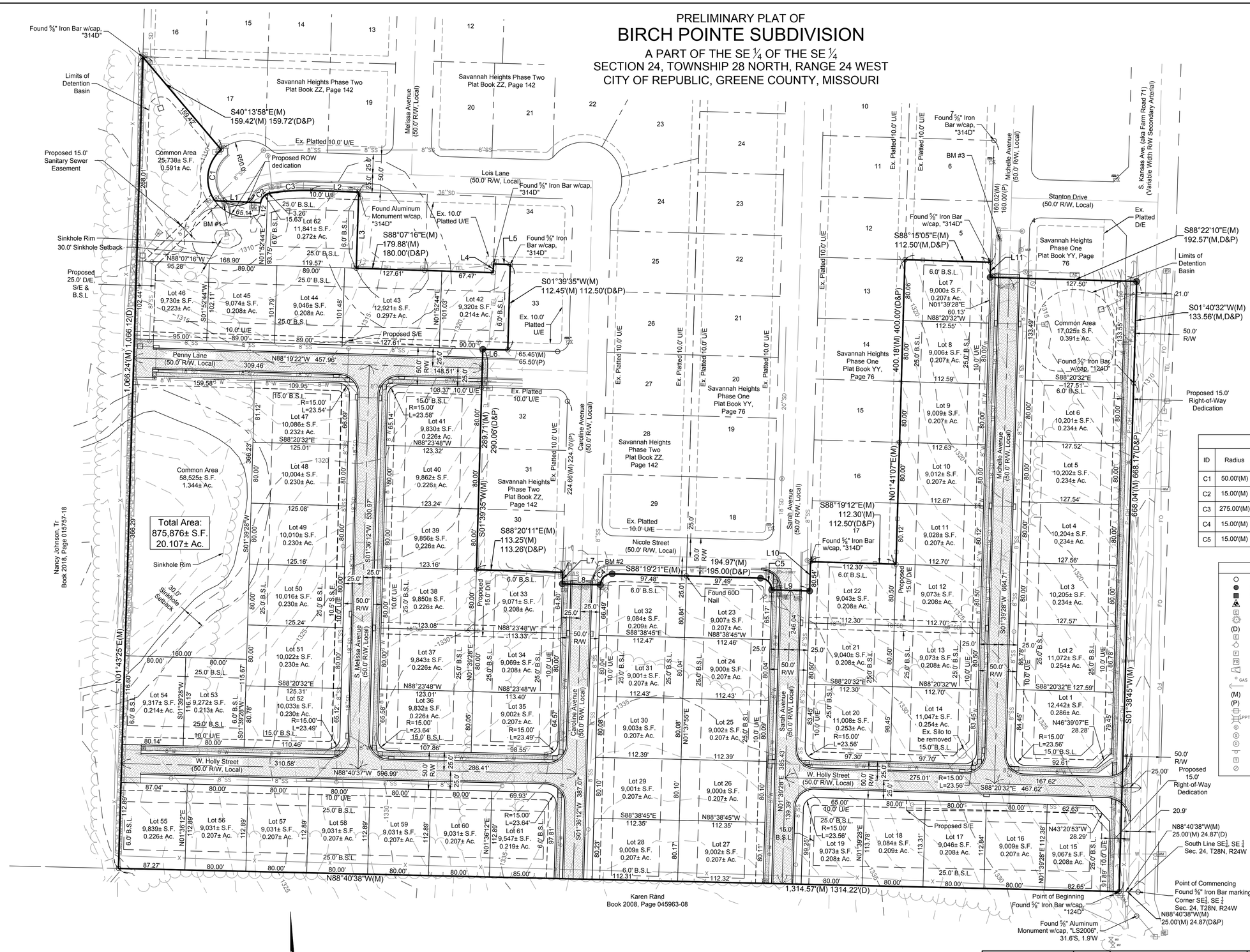
olsson
Olsson Associates, Inc. Survey MO Certificate of Authority #LC366
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com

DWG: C:\Temp\AcPublish_21576\V_PPLAT_0202266.dwg USER: cornold
DATE: Oct 15, 2020 10:37am XREFS: V_XTOPO_0202266 V_XBND1_0202266 C_PBASE_0202266 C_PBND1_0202266

PRELIMINARY PLAT OF

BIRCH POINTE SUBDIVISION

A PART OF THE SE ¼ OF THE SE ¼
SECTION 24, TOWNSHIP 28 NORTH, RANGE 24 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



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LEGEND

- Found 5/8" Iron Bar (unless otherwise noted)
- Set 1/2" Rebar w/plastic cap, "LC 366"
- Set 5/8" Rebar w/aluminum cap, "LC 366"
- Benchmark
- Ex. Cable Box
- Ex. Coniferous Tree
- (D) Deeded
- Ex. Electric Box
- Ex. Fire Hydrant
- Ex. Fiber Optic Box
- Ex. Fiber Optic Pedestal
- Ex. Flared End Section
- Ex. Gas Marker
- Ex. Guy Wire
- (M) Measured
- (P) Platted
- Ex. Power Pole
- Ex. Power Pole w/Light
- Ex. Reflector
- Ex. Sanitary Manhole
- Ex. Storm Manhole
- Ex. Sign
- Ex. Telephone Riser
- Ex. Vent Pipe
- Ex. Water Meter
- Ex. Water Valve
- Prop. Curb Inlet
- Prop. Flared End Section
- Prop. Sanitary Manhole
- Prop. Storm Box
- Prop. Hydrant & Valve
- Barbed Wire Fence
- Fiber Optic Line
- Gas Line
- Power Line Overhead
- Sanitary Sewer Line
- Storm Sewer Line
- Telephone Line
- Water Line
- Wood Fence
- Prop. 8" Sanitary Sewer Line
- Prop. 18" Storm Sewer Line
- Prop. Water Line
- Prop. Concrete Sidewalk
- Prop. Asphalt Pavement
- Rock

N

0' 30' 60' 120'
SCALE IN FEET

BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone

DATUM
Elevations based on NAVD 88 by use of MoDOT continuously operating GNSS RTK Network

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
DAVID D. DRUMM
Digitally signed by David D. Drumm
Date: 2020.10.15 12:14:45-05'00'

	DATE	REVISION	BY
drawn by: DRC			
surveyed by: BP			
checked by: DDD			
approved by: DDD			
project no.: 020-2266			
file name: V_PPLAT_0202266	10.14.20	Original Preparation	DRC

PRELIMINARY PLAT OF BIRCH POINTE SUBDIVISION
SHEET 2 OF 2

olsson
Olsson Associates, Inc. Survey MO Certificate of Authority #LC366
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com

DWG: C:\Temp\AcPublish_21576\V_PPLAT_0202266.dwg USER: carnold
DATE: Oct 15, 2020 10:37am XREFS: V_XTOPO_0202266 V_XBNDY_0202266 C_PBASE_0202266 C_PBNDY_0202266