

One-rdg. \_\_\_\_\_  
P. Hrngs. \_\_\_\_\_  
Pgs. 13  
Filed: 05-24-16

Sponsored by: Ferguson

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL NO. 2016- 130

SPECIAL ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of  
2 the public streets and easements, to the City of Springfield, Missouri,  
3 as shown on the Preliminary Plat of Highland Gardens Lot 13, Block  
4 8, generally located at 3248 West State Street, upon the applicant  
5 filing and recording a final plat that substantially conforms to the  
6 preliminary plat; and authorizing the City Clerk to sign the final plat  
7 upon compliance with the terms of this ordinance. (Staff recommends  
8 that City Council accept the public streets and easements.)  
9 \_\_\_\_\_

10  
11 WHEREAS, on May 12, 2016, the Planning and Zoning Commission approved  
12 the preliminary plat and subdivision of Highland Gardens Lot 13, Block 8, generally  
13 located at 3248 West State Street, as a subdivision of the City of Springfield, Greene  
14 County, Missouri.

15  
16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
17 SPRINGFIELD, MISSOURI, as follows, that:

18  
19 Section 1 – The City Council hereby authorizes the Director of Planning and  
20 Development to accept the land and easements dedicated to the City for public use as  
21 shown on the Preliminary Plat of Highland Gardens Lot 13, Block 8, generally located at  
22 3248 West State Street as approved by the Planning and Zoning Commission, the  
23 original of which is on file in the Department of Planning and Development (Approved  
24 Preliminary Plat), a reduced version of which is included for general reference as  
25 "Exhibit B-Attachment 2," upon the applicant filing and recording a final plat in  
26 accordance with Chapter 36, Article II. Subdivision Regulations (Subdivision  
27 Regulations) which plat shall substantially conform to the Approved Preliminary Plat,  
28 including those conditions established by the Planning and Zoning Commission, which  
29 conditions are shown in the explanation to this ordinance, a copy of which is attached  
30 hereto and incorporated herein as if copied verbatim, and hereby authorizes acceptance  
31 of the public improvements required by this ordinance and the Subdivision Regulations  
32 of the City, upon the Director of Public Works certifying to the Director of Planning and

33 Development and the City Clerk that the public improvements have been made in  
34 accordance with City standards and specifications.

35  
36 Section 2 – The final plat shall not be recorded until the public improvements  
37 relating to the Approved Preliminary Plat, as set out in the Explanation and Zoning and  
38 Subdivision report attached hereto and incorporated herein by reference, shall have  
39 been constructed by the person or party subdividing the property according to the  
40 specifications of the City of Springfield, Missouri, and to the approval of the Director of  
41 Public Works of the City; and provided that said party shall have paid to the City of  
42 Springfield engineering fees, permit fees, licenses, and other fees occasioned by the  
43 construction of said improvements; or, in lieu of the construction of said improvements,  
44 that said parties have filed with the City Manager, according to the terms of the  
45 Subdivision Regulations of the City, the prescribed financial assurances to insure the  
46 construction of said improvements, and the payment to the City of all engineering fees,  
47 permit fees, licenses, and other fees occasioned or which will be occasioned by the  
48 construction of the improvements.

49  
50 Section 3 – Upon compliance with all the requirements of this ordinance, the City  
51 Clerk is hereby authorized to endorse the Council's approval upon the final plat  
52 pursuant to Section 445.030, RSMo.

53  
54 Section 4 – Should said parties fail to submit a final plat for the subdivision or  
55 portion thereof which substantially conforms to the preliminary plat within two years from  
56 the date of this ordinance, then this ordinance shall be of no effect and shall be  
57 considered void.

58  
59  
60 Passed at meeting: \_\_\_\_\_

61  
62 \_\_\_\_\_  
63 Mayor

64  
65 Attest: \_\_\_\_\_, City Clerk

66  
67 Filed as Ordinance: \_\_\_\_\_

68  
69 Approved as to form: A. Charles T. Widen, Assistant City Attorney

70  
71 Approved for Council action: Greg B. Smith, City Manager

**EXPLANATION TO COUNCIL BILL NO: 2016- 130**

FILED: 05-24-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of Highland Gardens lot 13 block 8 generally located at 3248 West State Street. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Highland Gardens lot 13 block 8 dated April 14, 2016, is on file in the Department of Planning and Development. A reduced version is included for general reference in “Exhibit B - Attachment 2.”
- B. The Planning and Zoning Commission held a public hearing on May 12, 2016, and approved the preliminary plat by a vote of 5 to 0, subject to the following conditions:
  - 1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
    - a. Public sewer is currently available only on Lot 1. Public sewer must be extended south to serve Lots 2 and 3 which will require submission, review and approval of public improvement plans. The public improvements must be constructed or escrowed before the final plat can be approved. Approval of escrow is determined by the Director of Public Works
    - b. Sidewalk construction is required along the property frontage of State Street. The sidewalk must be included on the public improvement plans, constructed or funds escrowed prior to approval of the final plat.
  - 2. All required street rights-of-way, drainage and utility easements and limitations of access, shall be dedicated on the final plat.
    - a. A 10 foot by 10 foot right of way sight triangle (not a clear space triangle) is

required at the intersection of Laurel and State.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing uses.

Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 4, Develop the community in a sustainable manner.

REMARKS: Staff recommends approval.

Submitted by:



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Daniel Neal, Senior Planner

Recommended by:



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Mary Lilly Smith, Director

Approved by:



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Greg Burris, City Manager

**EXHIBITS:**

Exhibit A, Record of Proceedings

Exhibit B, Zoning and Subdivision Staff Report

**ATTACHMENTS:**

Attachment 1, Background Report

Attachment 2, Preliminary Plat

**Exhibit A**

**RECORD OF PROCEEDINGS  
Planning and Zoning Commission May 12, 2016**

Preliminary Plat Highland Gardens Lot 13 Block 8  
3248 West State Street

**Applicant:** RNB Properties, LLC

Mr. Hosmer states that this is a request to approve a preliminary plat to subdivide approximately 0.48 acres into a 3 lot, residential subdivision. The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Low-Density Housing uses. (R-SF, Single-Family Residential uses). The applicant's proposal is consistent with the City's Subdivision Regulations. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Sidewalk is required to be constructed along the property frontage of State Street. Buyout in lieu of on-site stormwater detention is an option. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Randy Propst, 5906 S. Castlebay owner of RNB Properties, LLC and will be developing the property and want to split it up into 3 lots so we can build single family homes that will be handicapped accessible and through the City of Springfield's Affordable Home program.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Cline motions that we approve Preliminary Plat Highland Gardens Lot 13 Block 8 (3248 West State Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.



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Bob Hosmer, AICP  
Principal Planner

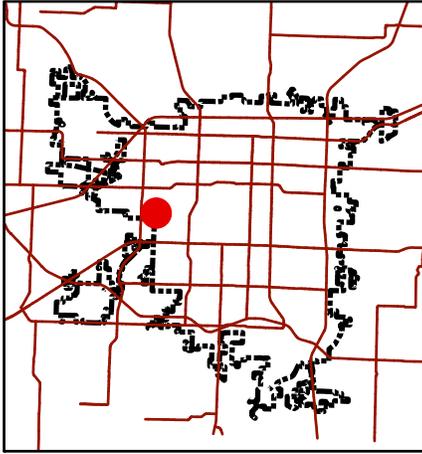
# Exhibit B

## Development Review Staff Report

Department of Planning & Development - 417-864-1031  
840 Boonville - Springfield, Missouri 65802

### Preliminary Plat - Highland Gardens Lot 13 Block 8

LOCATION: 3248 W. State Street  
CURRENT ZONING: R-SF, Single-Family Residential District  
PROPOSED ZONING: N/A



#### LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT  
PRELIMINARY PLAT – HIGHLAND GARDENS LOT 13 BLOCK 8

PURPOSE: To approve a preliminary plat to subdivide approximately 0.48 acres into a 3 lot residential subdivision

REPORT DATE: April 26, 2016

LOCATION: 3248 W. State Street

APPLICANT: RNB Properties, LLC

TRACT SIZE: Approximately 0.48 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Single-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
  - a. Public sewer is currently only available for Lot 1. Public sewer will have to be extended south to serve Lots 2 & 3 which will require public improvement plans. Submit public improvement plans for review and approval. The public improvements will have to be constructed or escrowed before the final plat can be approved. Approval of escrow is determined by the Director of Public Works
  - b. Sidewalk is required to be constructed along the property frontage of State Street. The sidewalk must be included on the public improvement plans, constructed or funds escrowed prior to approval of the final plat.
2. All required street rights-of-way, drainage and utility easements and limitations of

access shall be dedicated on the final plat.

- a. A 10 foot by 10 foot right of way sight triangle (not a clear space triangle) is required at the intersection of Laurel and State.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

**SURROUNDING LAND USES:**

AREA	ZONING	LAND USE
North	R-SF	Single-family residence
East	R-SF	Single-family residence
South	R-SF	Single-family residence
West	R-SF	Single-family residence

**COMPREHENSIVE PLAN:**

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing uses. The recommended zoning is R-SF, Single-Family Residential uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 0.48 acres into a 3 lot residential subdivision named "HIGHLAND GARDENS LOT 13 BLOCK 8". The property is currently zoned R-SF, Single-Family Residential and vacant/undeveloped land.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL:

May 31, 2016

STAFF CONTACT:

Daniel Neal  
Senior Planner  
864-1036

## ATTACHMENT 1

### BACKGROUND REPORT PRELIMINARY PLAT – HIGHLAND GARDENS LOT 13 BLOCK 8

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

#### CLEAN WATER SERVICES COMMENTS:

1. Public sewer is currently only available for Lot 1. Public sewer will have to be extended south to serve Lots 2 & 3 which will require public improvement plans. Submit public improvement plans for review and approval. The public improvements will have to be constructed or escrowed before the final plat can be approved. Approval of escrow is determined by the Director of Public Works.

#### CITY UTILITIES COMMENTS:

All utilities are available on Laurel Avenue and State Street. A new power pole will need to be set between lots 1 and 2. Underground or overhead service can be taken from this pole. Lot 2 has an existing water meter that can be re-used. Lots 1 and 3 will require new water meters. Natural Gas is available on the south side of State St. and east side of Laurel Ave.

#### FIRE DEPARTMENT COMMENTS:

No issues.

#### TRAFFIC DIVISION COMMENTS:

1. A 10 foot by 10 foot right of way sight triangle (not a clear space triangle) is required at the intersection of Laurel and State.
2. Sidewalk is required to be constructed along the property frontage of State Street. The sidewalk must be included on the public improvement plans, constructed or funds escrowed prior to approval of the final plat.
3. Both State Street and Laurel Avenue are classified as local residential streets which require 25 feet of right of way from the centerline. It appears adequate right of way exists; however, we recommend this be determined by a survey.
4. One access will be allowed to each lot. Driveways will need to be built to City of Springfield ST-8 standards. If Lot 1 takes driveway access to Laurel Avenue, access must be at least 20 feet from the edge of the right of way sight triangle.

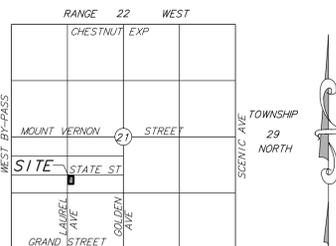
## STORMWATER COMMENTS:

The property is located in the Upper Wilson's Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is an option. Since the project will be disturbing less than one (1) acre there will not be a land disturbance permit required. There are existing culverts and ditches available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into the public right-of-way or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Upper Wilson's Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Yes



**BENCHMARKS**  
 CITY OF SPRINGFIELD BENCHMARK #82  
 WESTERN @ LOMBARD  
 S.E. QUADRANT  
 STANDARD COS MONUMENT  
 ELEVATION = 1198.29  
 TBM #1  
 3/4" IRON PIN  
 SOUTHWEST CORNER  
 OF LOT 13 BLOCK 8  
 ELEVATION = 1230.69  
 CONTOUR INTERVAL 1'

PRELIMINARY PLAT  
**HIGHLAND GARDENS LOT 13 BLOCK 8**

**A REPLAT OF LOT 13 BLOCK 8 HIGHLAND GARDENS**

BEING PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 21, TWP. 29 N, RNG. 22 W  
 A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI  
 3248 W STATE STREET

OWNER: RNB PROPERTIES LLC  
 RANDALL B PROPST  
 3343 S PARKMONT CT  
 SPRINGFIELD MO 65807

SOURCE OF DESCRIPTION: BOOK 2014 PAGE 011376-14

**PROPERTY DESCRIPTION**

ALL OF LOT THIRTEEN (13) BLOCK 8 OF HIGHLAND GARDENS,  
 A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY,  
 MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**DEDICATION:**

I, RANDALL B PROPST, MEMBER OF RNB PROPERTIES, L.L.C., OWNER OF SAID REAL ESTATE DESCRIBED AND SHOWN HEREON, DO HEREBY CERTIFY TO HAVE CAUSED SAID REAL ESTATE TO BE PLATTED AS SHOWN HEREON AND THAT SAID REAL ESTATE SHALL BE KNOWN AND DESIGNATED AS HIGHLAND GARDENS LOT 13 BLOCK 8 AND THAT ALL STREETS, EASEMENTS AND ACCESS LIMITATIONS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, WE, AS SOLE OWNER, HAVE HEREUNTO SET OUR HAND AND AFFIXED MY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

RNB PROPERTIES, L.L.C. - RANDALL B PROPST - MEMBER

**ACKNOWLEDGMENT**

STATE OF MISSOURI  
 COUNTY OF GREENE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME PERSONALLY APPEARED RANDALL B PROPST, TO ME KNOWN, WHO DULY SWORN, DID STATE TO BE A MEMBER OF RNB PROPERTIES, L.L.C., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID RNB PROPERTIES, L.L.C. BY AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID RNB PROPERTIES, L.L.C.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_ COUNTY, MISSOURI, THE FIRST DAY WRITTEN ABOVE.

NOTARY PUBLIC: \_\_\_\_\_

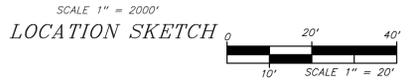
PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
 BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT

I, Michael K. MacPherson, Principal Planner, of Planning and Development of the City of Springfield, Greene County, Missouri, in accordance with the authority granted to me by Section 203 of Article 11 of the Land Development Code, Chapter 36, Springfield City Code, do hereby approve the Administrative Re-plat of HIGHLAND GARDENS LOT 13 BLOCK 8, a subdivision of said City of Springfield on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Michael K. MacPherson  
 Principal Planner



BEARINGS BASED UPON GRID NORTH  
 NAID 1983  
 MISSOURI COORDINATE SYSTEM  
 CENTRAL ZONE  
 MISSOURI GEOGRAPHIC CONTROL SYSTEM MONUMENTS  
 GR-42 & GR-42A  
 GRID FACTOR 0.9999491  
 1 METER = 0.28063333 FEET  
 (376.726 METERS) NAVD 1988

**STATE PLANE COORDINATES**  
 FOR  
 CONTROLLING CORNERS  
 (GIVEN IN METERS)

Corner#	North	East
GR 42	152,541.57	424,463.26
1	152,240.30	425,027.80
2	152,239.46	425,062.64
3	152,183.16	425,060.47
4	152,184.04	425,025.68

**INTERNAL ANGLES**

CORNER #	ANGLE
1	90°48'47"
2	88°57'53"
3	90°58'30"
4	89°18'50"
TOTAL	360°00'00"

(N-2) X 180°

**MINIMUM FINISH FLOOR**  
 FOR  
 SANITARY SEWER

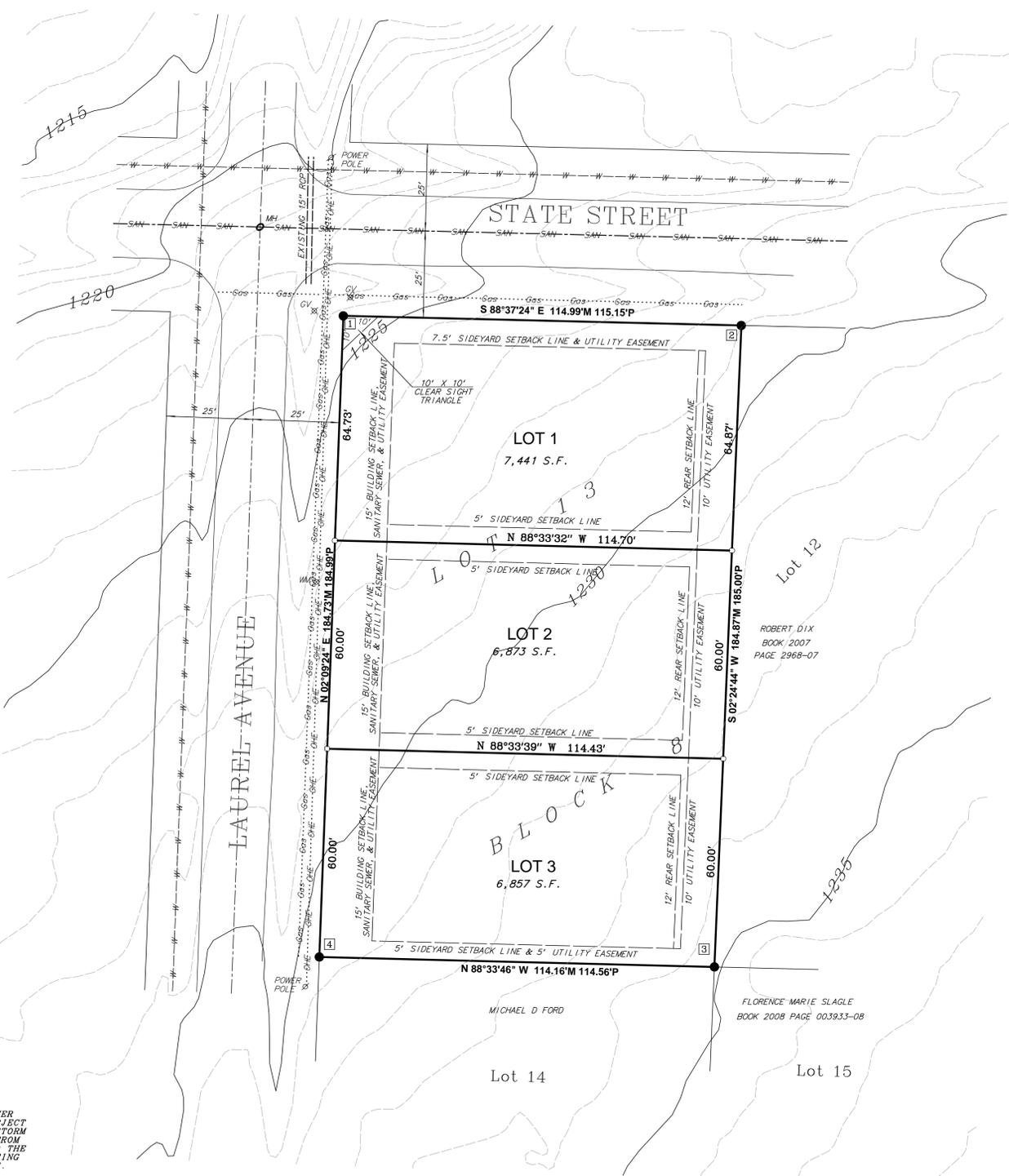
LOT #	ELEVATION
1	1228.0
2	1228.0
3	1228.0

**LEGEND**

- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- SL STREET LIGHT
- PH FIRE HYDRANT
- MH MANHOLE
- S SANITARY SEWER LINE
- OHE OVERHEAD ELECTRIC LINE
- WHE WATER LINE
- G GAS LINE

NOTE: THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSIGNMENT COST IF INCLUDED IN A FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 29077C0328E DATED 12-17-2010.



ROBERT DIX  
 BOOK 2007  
 PAGE 2968-07

FLORENCE MARIE SLAGLE  
 BOOK 2008 PAGE 003933-08

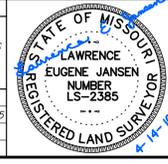
MICHAEL D FORD

**Attachment 2**

KNOWN ALL MEN BY THESE PRESENTS: THAT I, LAWRENCE E JANSEN LS 2385, DO HEREBY CERTIFY 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 HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE 11, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND I DID ATTEMPT TO MEET THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND THE STANDARDS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Lawrence E Jansen 4-14-16  
 LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY  
 EP - EXISTING IRON PIN  
 SP - SET IRON PIN  
 B - PERMANENT MONUMENTS  
 P - PLAT DISTANCE  
 M - MEASURED DISTANCE  
 D - DEED DISTANCE  
 Job No.: 1406-003  
 Date of Preparation: 6-05-2015  
 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