

One-rdg. _____
P. Hrngs. _____
Pgs. 13
Filed: 09-13-16

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016- 223

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 Andy Land Subdivision, generally
4 located at 3830 South Glenstone Avenue, upon the applicant filing
5 and recording a final plat that substantially conforms to the preliminary
6 plat; and authorizing the City Clerk to sign the final plat upon
7 compliance with the terms of this ordinance. (Staff recommends that
8 City Council accept the public streets and easements).
9 _____

10
11 WHEREAS, on September 1, 2016, the Planning and Zoning Commission
12 approved the preliminary plat and subdivision of Andy Land Subdivision, generally
13 located at 3830 South Glenstone Avenue, as a subdivision of the City of Springfield,
14 Greene 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 Andy Land Subdivision, generally located at 3830
22 South Glenstone Avenue, 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 the Subdivision Ordinance of the City of Springfield, Missouri, which
27 plat shall substantially conform to the Approved Preliminary Plat, including those
28 conditions established by the Planning and Zoning Commission, which conditions are
29 described in the explanation to this Ordinance, a copy of which is attached hereto and
30 incorporated herein as if copied verbatim, and hereby authorizes acceptance of the
31 public improvements required by this Ordinance and the Subdivision Ordinance of the
32 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, “Exhibit B - Attachment 2,” as set out in the
38 explanation and Development Review Staff Report, “Exhibit B,” which are attached
39 hereto and incorporated herein by reference, shall have been constructed by the person
40 or party subdividing the property according to the specifications of the City of
41 Springfield, Missouri, and are approved by the Director of Public Works of the City; and
42 provided that said party shall have paid to the City of Springfield engineering fees,
43 permit fees, licenses, and other fees occasioned by the construction of said
44 improvements; or, in lieu of the construction of said improvements, that said parties
45 have filed with the City Manager, according to the terms of the Subdivision Ordinance of
46 the City, the prescribed financial assurances to insure the construction of said
47 improvements, and the payment to the City of all engineering fees, permit fees,
48 licenses, and other fees occasioned or which will be occasioned by the construction of
49 the improvements.

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

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

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: Achalee T. Weder, Assistant City Attorney

70
71 Approved for Council action: [Signature], City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 223

FILED: 09-13-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of Andy Land Subdivision generally located at 3830 South Glenstone Avenue. (Staff recommends that City Council accept the public streets and easements).

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Andy Land Subdivision dated August 21, 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 September 1, 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 will need to be extended to serve Lots 1 and 2. Public improvement plans will be required to be designed and constructed according to city standards. The public improvements must be approved, constructed and accepted or escrowed before the plat will be approved.
 - b. Sidewalks are required to be constructed along the property frontage on Luster Avenue and Republic Street or a fee-in-lieu of submitted for review through the Administrative Review Committee (ARC).
 - c. There is an existing natural channel that runs along Glenstone that is available for discharge from this development. Buyout in lieu of on-site stormwater detention cannot be determined by the information provided and may be approved on a case by case basis.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No access shall be permitted from any lot to Glenstone or Luster

Avenues.

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 area within an Activity Center.

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.

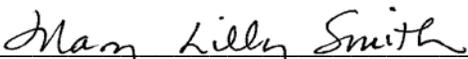
REMARKS: Staff recommends approval.

Submitted by:



Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS

Planning and Zoning Commission September 1, 2016

Andy Land Subdivision
3830 South Glenstone Avenue
Applicant: Wisdom, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat Andy Land Subdivision to subdivide approximately 1.48 acres into a two lot commercial subdivision located at 3830 South Glenstone Avenue.

This property is the remnant of Flowerland Subdivision and vacated right-of-way of Luster Avenue from the MoDOT and City intersection improvements. Public sewer will need to be extended to serve Lots 1 and 2. Sidewalks are required to be constructed along the property frontage on Luster Avenue and Republic Street. Buyout in lieu of on-site stormwater detention cannot be determined by the information provided and can be approved on a case by case basis. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations. If Planning and Zoning Commission approves the preliminary plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval

Mr. Doennig opened the public hearing.

Mr. Neil Brady, Anderson Engineering, 2045 W. Woodland. They are actively building the site and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned that we approve Andy Land Subdivision (3830 South Glenstone Avenue). Mr. Shuler seconded the motion. The motion **carried** as follows: Ayes: Doennig, Shuler, Ogilvy, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Ray, Cline, Edwards, and Rose.

Bob Hosmer, AICP
Principal Planner

Development Review Staff Report

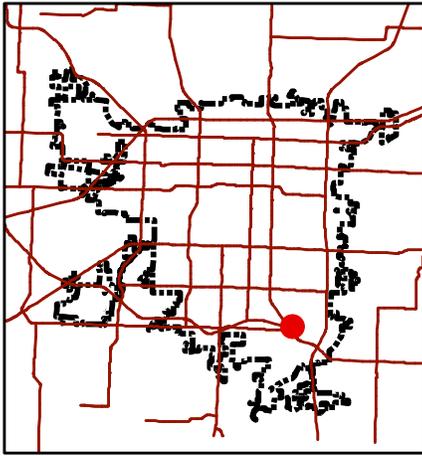
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Andy Land Subdivision

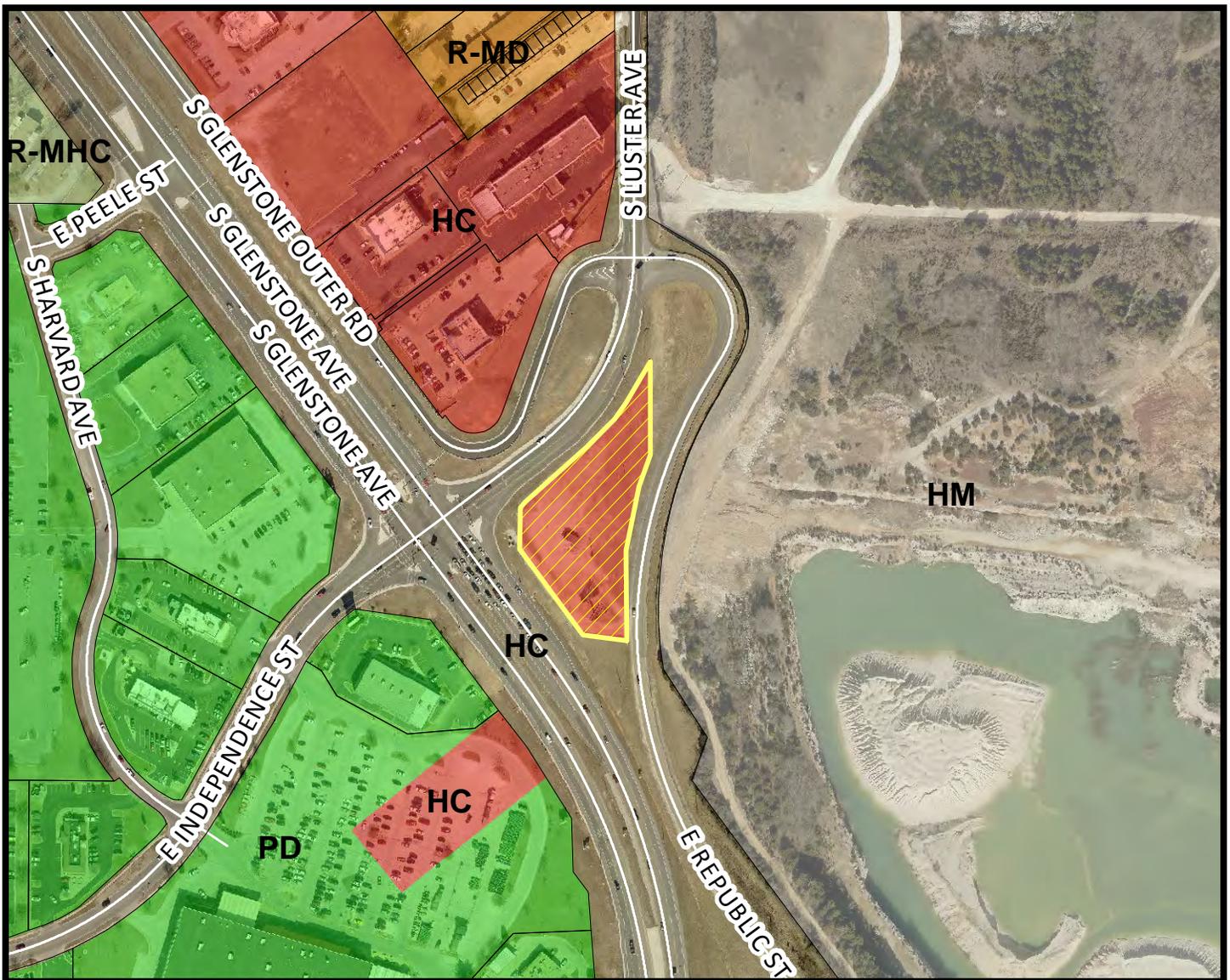
LOCATION: 3830 S. Glenstone Avenue

CURRENT ZONING: HC, Highway Commercial District

PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – ANDY LAND SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 1.48 acres into a two lot commercial subdivision

REPORT DATE: August 19, 2016

LOCATION: 3830 S. Glenstone Avenue

APPLICANT: Wisdom, LLC

TRACT SIZE: Approximately 1.48 acres

EXISTING USE: Eating and drinking establishment (under construction)

PROPOSED USE: Highway Commercial uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below, 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 will need to be extended to serve Lots 1 and 2. Public improvement plans will be required to be designed and constructed according to city standards. The public improvements must be approved, constructed and accepted or escrowed before the plat could be approved.
 - b. Sidewalks are required to be constructed along the property frontage on Luster Avenue and Republic Street or a fee-in-lieu of submitted for review through the Administrative Review Committee (ARC).
 - c. There is an existing natural channel that runs along Glenstone that is

available for this development to discharge into. Buyout in lieu of on-site stormwater detention cannot be determined by the information provided and can be approved on a case by case basis.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No access shall be permitted from any lot to Glenstone or Luster Avenues.
7. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
8. 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.
9. 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.
10. 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	HC	Restaurant and hotel uses
East	HM	Quarry uses
South	PD 199, 3rd	General Retail uses
West	PD 199, 3 rd	General Retail uses

HISTORY:

This property is the remnant of Flowerland Subdivision and vacated right-of-way of Luster Avenue from recent MoDOT and City intersection improvements.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Park uses. This category shows approximate locations for neighborhood, community and natural resource parks, consistent with the Parks, Open Space and Greenways Plan of Vision 20/20. It is also located within the Battlefield-Glenstone-James River Freeway Activity Center which forms a focal point of what is the most significant Activity Centers today.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 1.48 acres into a 2 lot commercial subdivision named "ANDY LAND SUBDIVISION". The property is currently zoned HC, Highway Commercial District and an eating and drinking establishment is currently under construction on it.
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: September 19, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – ANDY LAND SUBDIVISION

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

The exterior lighting plan for the existing development will need to be modified to reduce the light spillover at the new interior lot line.

CITY UTILITIES COMMENTS:

Easements are shown as requested. All utilities are available to both lots.

FIRE DEPARTMENT COMMENTS:

No issues.

MODOT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

Sidewalks are required to be constructed along the property frontage on Luster Avenue and Republic Street or a fee-in-lieu of submitted for review through the Administrative Review Committee (ARC).

STORMWATER COMMENTS:

The property is located in the Thompson Branch 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 cannot be determined based on the information provided. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing natural channel that runs along Glenstone available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that 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 a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Must obtain MoDOT approval to discharge stormwater onto MoDOT right of way.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

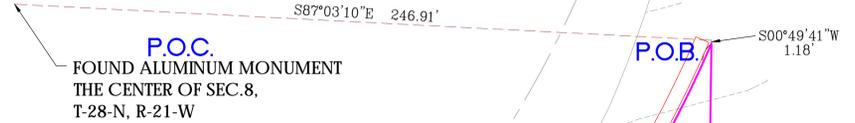
Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Thompson Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

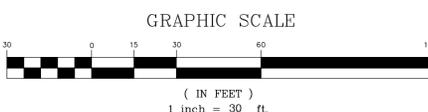
1. The public improvements plans required for this subdivision are currently under review. The subdivision cannot be approved until the public improvements have been approved and constructed or escrowed.

ATTACHMENT 2

ANDY LAND SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI. PRELIMINARY PLAT



BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



PARKING SUMMARY

LOT 1
BUILDING: 3,474 F²
USE: MEDICAL & DENTAL OFFICES & CLINICS
ONE (1) FOR EACH 250 F² TOTAL BUILDING FLOOR AREA.
REQUIRED = 14 SPACES
PROVIDED = 24 SPACES

LOT 2
BUILDING: 1,950 F²
USE: RESTAURANT, DRIVE-THRU, NO ON-SITE SEATING
ONE (1) FOR EACH EMPLOYEE ON LARGEST SHIFT BUT NOT LESS THAN 6.
REQUIRED = 6 SPACES
PROVIDED = 25 SPACES

NOTES

LOT SIZE
SMALLEST - LOT 1 = 29,775± SQ. FT.
LARGEST - LOT 2 = 34,704± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 64,479± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 1.48± ACRES
TOTAL NUMBER OF LOTS = 2
DATE OF PRELIMINARY PLAT SUBMITTAL =
DATE OF FINAL PLAT SUBMITTAL =
OWNERSHIP = BOOK, PAGE

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID"

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

OPEN SPACE SUMMARY

LOT 1
TOTAL LOT AREA: 29,775 F²
OPEN SPACE REQUIRED: 5,655 F²

LOT 2
TOTAL LOT AREA: 34,704 F²
OPEN SPACE REQUIRED: 6,941 F²
OPEN SPACE PROVIDED: 9,238 F² > 20%

SURFACE WATER DRAINAGE STATEMENT

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

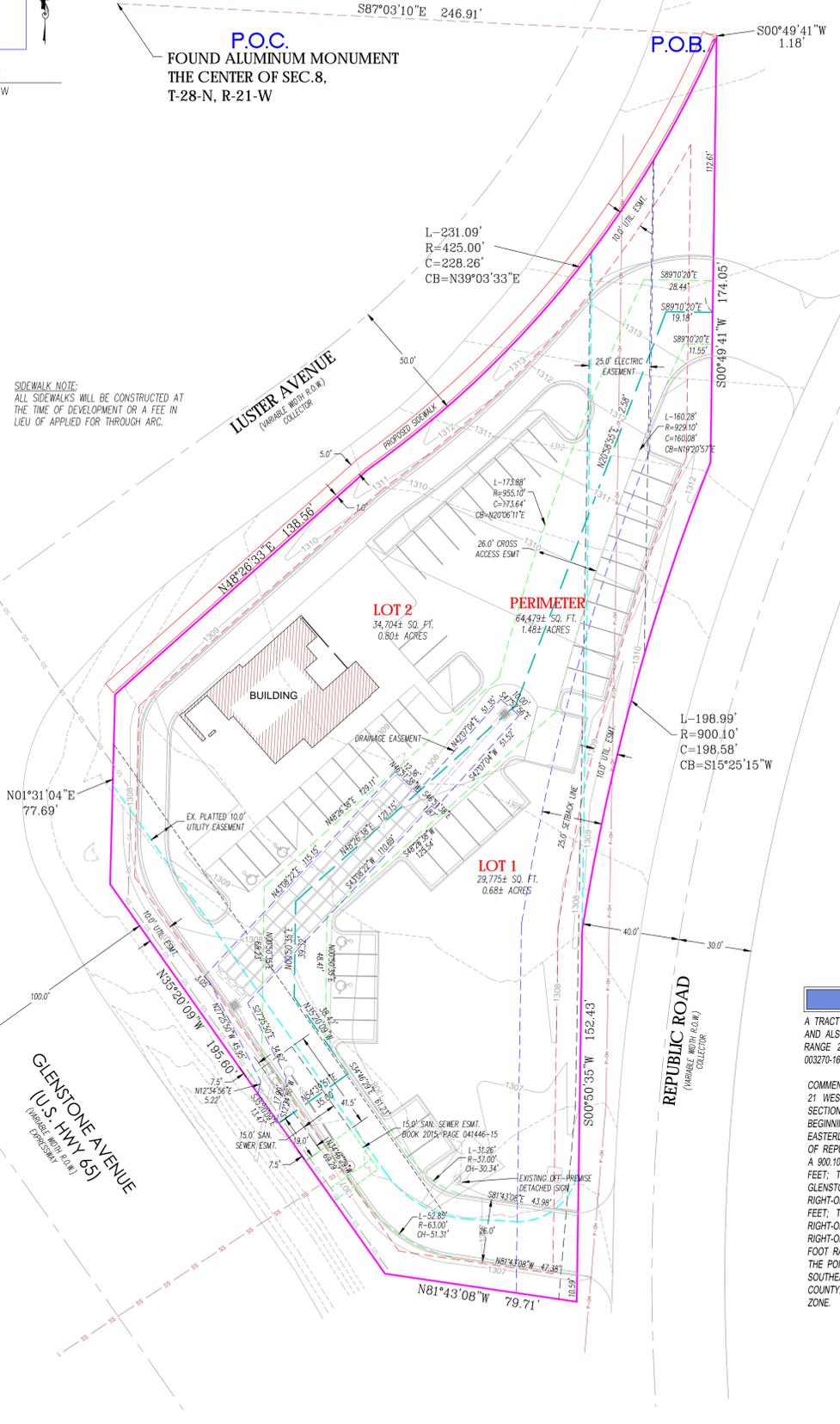
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2907203344E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

LEGEND OF SYMBOLS AND ABBREVIATIONS

SS	SANITARY SEWER LINE	WV	WATER VALVE
E	OVERHEAD ELECTRIC	GV	GAS VALVE
G	GAS LINE	WM	WATER METER
W	WATER LINE	TR	TELEPHONE RISER
UT	UNDERGROUND TELEPHONE	ER	ELECTRIC RISER
UE	UNDERGROUND ELECTRIC	RD	ROOF DRAIN
X	FENCE LINE	TRANS	TRANSFORMER PAD
⊙	FIRE HYDRANT	MH	SANITARY MANHOLE
⊕	LIGHT POLE	RWM	RIGHT-OF-WAY MARKER
P.O.C.	POINT OF COMMENCEMENT	IP	FOUND IRON PIN
—	MEASURED 100' M	OP	SET IRON PIN
—	DEED 100' D	P.O.B.	POINT OF BEGINNING
—	RECORD 100' R	GL	GROUND LIGHT
		PM	PERMANENT MONUMENT
		⊙	KEY NOTES

SIDEWALK NOTE:
ALL SIDEWALKS WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OR A FEE IN LIEU OF APPLIED FOR THROUGH ARC.



STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM 1983

CONTROL STATION:	
GR-06 RESET	NORTHING - 147168.877 (M) EASTING - 432226.647 (M) GRID FACTOR - 0.9999313
GR-37	NORTHING - 145149.372 (M) EASTING - 433369.156 (M) GRID FACTOR - 0.9999309

COORDINATES EXPRESSED IN METERS.

ZONING DATA

SUBJECT PROPERTY IS ZONED HC (HIGHWAY COMMERCIAL DISTRICT)

MAXIMUM STRUCTURE HEIGHT: NONE, EXCEPT THAT ALL STRUCTURES SHALL REMAIN BELOW A THIRTY DEGREE BULK PLANE AS MEASURED FROM THE BOUNDARIES OF R-S OR R-TH.

MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET OR AS REQUIRED BY SECTION 5-1300.
SIDE YARD: NONE, EXCEPT AS REQUIRED BY SECTION 5-1300.
REAR YARD: NONE, EXCEPT AS REQUIRED BY THE BUFFERYARD REQUIREMENTS IN SUBSECTION 4-3208.

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION	REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
EXPRESSWAY	(GLENSTONE AVE.) 65 FEET PLUS REQUIRED YARD SETBACK
COLLECTOR	(LUSTER AVE & REPUBLIC RD) 30 FEET PLUS REQUIRED YARD SETBACK

SURVEY DESCRIPTION

A TRACT OF LAND AS BEING A PART OF THE FINAL PLAT OF FLOWERLAND AS DESCRIBED IN PLAT BOOK DD, PAGE 29 AND ALSO LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2016, PAGE 003270-16 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 28, NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, SOUTH 87°03'10" EAST, 246.91 FEET; THENCE SOUTH 00°49'41" WEST, 1.18 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING AT THE SOUTHERLY RIGHT-OF-WAY OF LUSTER AVENUE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°49'41" WEST, 174.05 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF REPUBLIC ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, 198.99 FEET ALONG A 900.10 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 15°25'15" WEST FOR A DISTANCE OF 198.58 FEET; THENCE SOUTH 00°50'35" WEST, 152.43 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF GLENSTONE AVENUE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 81°43'08" WEST, 79.71 FEET; THENCE NORTH 35°20'09" WEST, 195.60 FEET; THENCE NORTH 01°31'04" EAST, 77.69 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF LUSTER AVENUE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 48°28'33" EAST, 138.56 FEET; THENCE 231.09 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 39°03'33" EAST FOR A DISTANCE OF 228.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS, ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING BOARD OF GREENE COUNTY, MISSOURI.

KENT D. MORRIS, AICP, DIRECTOR

DEDICATION
SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC, IN WITNESS WHEREOF, _____ (CORPORATE OFFICER) OF THE PROPERTY DESCRIBED HEREON, CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____, 20____.

DATE OF EXECUTION _____ SIGNED _____ NO SEAL
TITLE _____
PRINT NAME _____

ACKNOWLEDGMENT
STATE OF MISSOURI) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY OF THE STATE OF _____ AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____ "NOTARY SEAL"
PRINT NAME: _____

SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED JULY 21, 2016 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DATE OF LAST REVISION JULY 22, 2016.

ANDERSON ENGINEERING, INC. LC 62 BY:

KEVIN L. LAMBETH, PLS NO. 2695
8-22-2016
DATE PREPARED



PREPARED BY
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
WISDOM, LLC
3830 N. BOONVILLE AVENUE
SPRINGFIELD, MO. 65806

COA #000692

2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

AE ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LABORATORIES - CONSULTING

FIELD: BH	DATE: 7-21-2016
DRAWN: BAC	FIELD BK:
CHECKED: KLL	JOB NO: 10128-16

WB 110-649
SHT. 1 OF 1 REV. _____