



















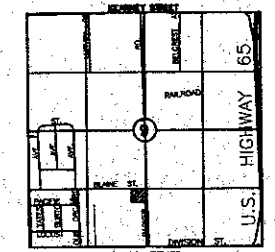
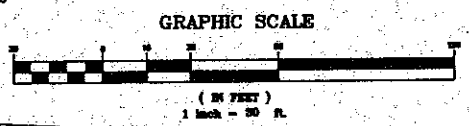






# PRELIMINARY PLAT OF ARNIE'S SUBDIVISION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI

GRID NORTH BASED  
ON GR-09 TO  
GR-09A AS BEING  
S84°38'27"E



**OWNER / DEVELOPER**  
ARNIE ROSS & KATHY ROSS,  
HUSBAND AND WIFE  
5550 E. FARM ROAD 170  
ROGERSVILLE, MO 65742  
PHONE: (417) 885-8847  
FAX: (417) 885-8950

**LOCATION MAP**  
SECTION 9  
TOWNSHIP 29 RANGE 21  
APPROX. SCALE: 1"=2000'

**NOTE**  
PUBLIC WORKS IS IN THE PROCESS OF COMPLETING PLANS TO IMPROVE THIS SECTION OF PACKER AVENUE TO INCLUDE WORK ON BLAINE STREET. THE MAJORITY OF THE STREET IMPROVEMENTS AND RIGHT-OF-WAY HAVE BEEN INCLUDED IN A WRITTEN AGREEMENT BETWEEN PUBLIC WORKS AND THE DEVELOPER.

**STREET ACCESS**  
1.) NO DIRECT ACCESS TO LOT 1 FROM PACKER ROAD.  
2.) BLAINE STREET ACCESS IS LIMITED TO ONE (1) DRIVEWAY NEAR THE NORTHWEST CORNER OF LOT 1.

**STORMWATER DETENTION**  
THE SITE BOUGHT OUT STORMWATER DETENTION IN 2002. NO ADDITIONAL IMPROVEMENTS ARE PLANNED. NO ADDITIONAL DETENTION IS REQUIRED.

**PROPERTY DESCRIPTION**  
TRACT I:  
BEGINNING 160 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), THENCE SOUTH 170 FEET; THENCE WEST 310 FEET; THENCE NORTH 170 FEET; THENCE EAST 310 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT II:  
A PART OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), DESCRIBED AS FOLLOWS:  
THE NORTH 130 FEET OF THE FOLLOWING DESCRIBED TRACT:  
BEGINNING 30 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE SOUTH 300 FEET; THENCE WEST 310 FEET; THENCE NORTH 300 FEET; THENCE EAST 310 FEET TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21); THENCE S01°41'12"W, A DISTANCE OF 40.02 FEET (30 FEET DEED); THENCE N86°56'37"W, A DISTANCE OF 30.02 FEET (20 FEET DEED) FOR A POINT OF BEGINNING; THENCE S01°53'37"W, A DISTANCE OF 299.98 FEET (300 FEET DEED); THENCE N86°56'37"W, A DISTANCE OF 312.59 FEET (310 FEET DEED); THENCE N01°54'53"E, A DISTANCE OF 299.98 FEET (300 FEET DEED); THENCE S86°56'37"E, A DISTANCE OF 312.47 FEET (300 FEET DEED) TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI CONTAINING 2.15 ACRES (93,735 SQ. FT.).

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

- LEGEND**
- EXISTING IRON PIN EXCEPT AS NOTED
  - 5/8" IRON PIN SET CAPPED "LS-267D"
  - STONE
  - POWER POLE
  - ANCHOR
  - LIGHT POLE
  - GAS METER
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - CLEANOUT
  - SAN. SEWER LINE
  - GAS LINE
  - WATER LINE
  - ELECTRIC LINE
  - TELEPHONE LINE
  - CHAIN-LINK FENCE
  - WIRE FENCE
  - NO ACCESS
  - ASPHALT
  - CONCRETE
  - GRAVEL

**BENCHMARKS**  
CITY BENCHMARK NO. 112  
PACKER ROAD N OF RR TRACKS  
WEST SIDE OF PACKER ROAD  
92' N OF RR TRACKS  
ELEV. 1383.35  
  
TEMPORARY BENCHMARK NO. 1  
SANITARY MH RM 45 FEET EAST  
OF THE NORTHEAST PROPERTY CORNER  
ELEV. 1377.96

**SOURCE OF DESCRIPTION**  
BOOK 2778 PAGE 66

**RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION**  
SURVEY BY STRIBLING SURVEYING  
DATED DECEMBER 17, 1997  
SURVEY BY WILSON SURVEYING  
DATED OCTOBER 23, 1992  
SRB 45 PG 213  
DATED JANUARY 6, 1968  
SRB 34 PG 31  
DATED JANUARY 5, 1959

DEEDS AS SHOWN

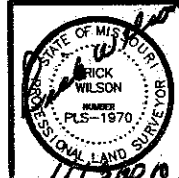
**DEVELOPMENT NOTES**

Total Area	93,735 sq. ft. (2.15 acres)
Total No. of Lots	2
Current Zoning	GENERAL MANUFACTURING
Smallest Lot	Lot 2 31,858 sq.ft. (0.73 acres)
Largest Lot	Lot 1 58,594 sq.ft. (1.35 acres)
Additional ROW	3,283 sq.ft. (0.08 acres)
Average Lot Size	46867.5 sq.ft. (1.07 acres)
Source of Title	Book 2778 Page 66

**CAUTION:**  
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE C ACCORDING TO FLOOD INSURANCE MAP 290149 1600Z13 EFFECTIVE OCTOBER 18, 1991.



PREPARED BY  
**WILSON SURVEYING CO., INC.**  
SURVEYING / ENGINEERING / LAND PLANNING  
(417) 622-7870  
2002 S. STEWART AVENUE  
Springfield, Missouri 65804  
DRAWING NO.: WD-104-106  
JOB NO.: 9064  
DRAWN BY: APW  
DATE: DECEMBER 4, 2009