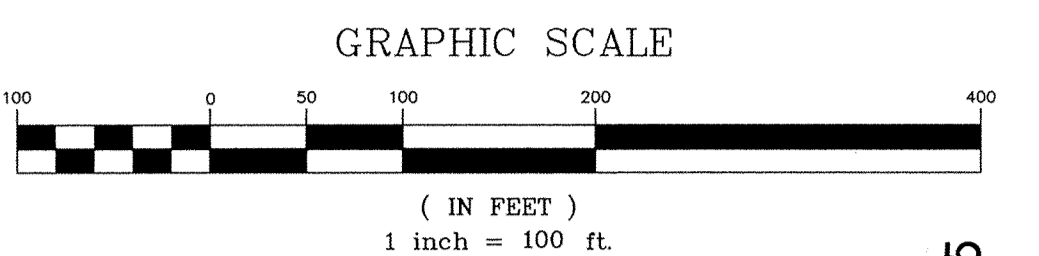
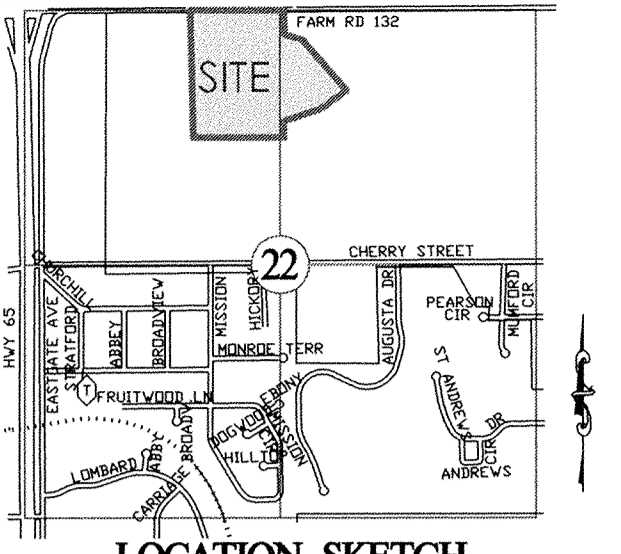
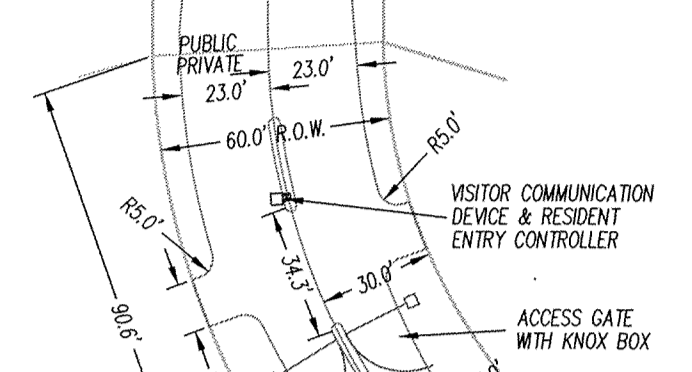
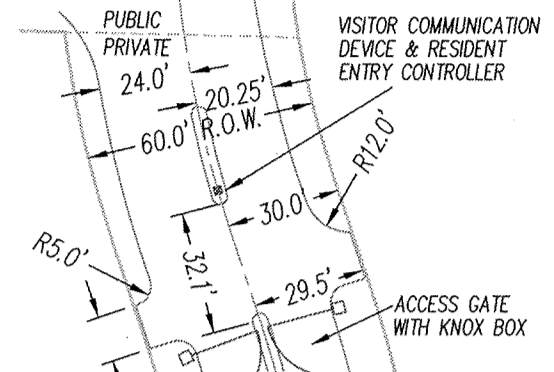


HICKORY HILLS PHASE II BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. FINAL PLAT

STATE PLANE COORDINATE SYSTEM MISSOURI COORDINATE SYSTEM 1983 CONTROL STATIONS: GR-16 NORTHING - 152116.639 (M) EASTING - 436349.709 (M) GRD FACTOR - 0.9999227



P.O.C. NW CORNER OF SEC. 22, T29N, R21W S87°23'48"E 1695.92'



MINIMUM FINISHED FLOOR

Table with columns: LOT, MFF, LOT, MFF, LOT, MFF. Lists lot numbers and corresponding minimum finished floor elevations.

Curve Table with columns: Curve #, Length, Radius, Direction, Chord. Lists curve data for the plat.

FLOOD NOTE BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP...

EXECUTION AND DEDICATION OF PLAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN, RIGHTS-OF-WAY, LIMITS OF NO ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON...

ACKNOWLEDGMENT STATE OF MISSOURI ) SS COUNTY OF GREENE)

ON THIS 24th DAY OF APRIL IN THE YEAR 2018 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM HUTCHESON...

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL I, ANITA COTNER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF HICKORY HILLS PHASE II WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL...

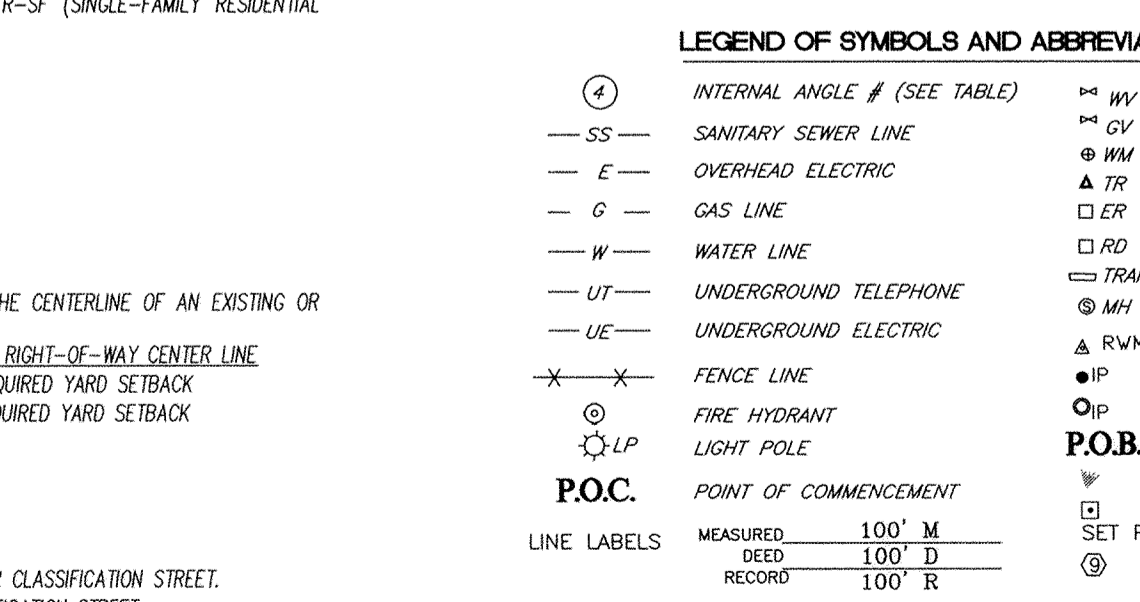
CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT I, MARY LILY SMITH, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE...

SURVEYOR'S CERTIFICATE I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED...

NOTES LOT SIZE: SMALLEST - LOT 52 = 7,184.45 SQ. FT. LARGEST - LOT 1 = 197,445.4 SQ. FT. TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,629,860.1 SQ. FT.

- KEY NOTES 1) 10' UTILITY EASEMENT 2) 25' FRONT SETBACK 3) 15' FRONT SETBACK 4) 12' REAR SETBACK 5) 5' SIDE SETBACK 6) 7.5' SIDE SETBACK 7) 10' DRAINAGE & UTILITY EASEMENT 8) 9' SIDE SETBACK 9) 15' SIDE SETBACK 10) 15' REAR SETBACK 11) 10' SETBACK 12) 7.5' UTILITY EASEMENT

ZONING DATA SUBJECT PROPERTY IS ZONED OR (GENERAL RETAIL DISTRICT) AND R-SF (SINGLE-FAMILY RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS: FRONT YARD: 25 FEET. SIDE YARD: NONE. REAR YARD: NONE.



PERIMETER DESCRIPTION A TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS' OFFICE IN BOOK 2010, PAGE 003600-10, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 22, SOUTH 87°23'48" EAST, 1695.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, SOUTH 87°23'48" EAST, 939.15 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 87°46'50" EAST, 29.12 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°08'09" WEST, 255.83 FEET; THENCE SOUTH 72°46'46" EAST, 183.95 FEET; THENCE SOUTH 38°15'54" EAST, 708.18 FEET; THENCE SOUTH 56°19'52" WEST, 331.43 FEET; THENCE SOUTH 73°52'29" WEST, 365.19 FEET; THENCE SOUTH 68°57'52" WEST, 42.63 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG SAID EAST LINE, SOUTH 01°09'57" WEST, 164.94 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE, NORTH 87°36'02" WEST, 941.85 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°17'06" EAST, 1336.08 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI, CONTAINING 37.42 ACRES, MORE OR LESS, BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, SUBJECT TO ALL EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD. CONDITIONS AND MONUMENT ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-523.

OWNER AND DEVELOPER HICKORY LAND COMPANY, LLC 2847 S INGRAM MILL RD, C100, SPRINGFIELD, MO 65804

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

Professional seal and signature of KEVIN L. LAMBETH, PLS NO. 2695, MISSOURI PROFESSIONAL LAND SURVEYOR.

Professional seal and signature of ANDERSON ENGINEERING, INC. FIELD: KLP DATE: 11-17-2017 DRAWN: BAC/ATH FIELD BK: WB 110-523 CHECKED: KLL JOB NO: 10217-14 SHT. 1 OF 1 REV.