

Issue:AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA
APPROVING THE PRELIMINARY PLAT OF THE RIVERTON PARK
SUBDIVISION GENERALLY LOCATED ALONG THE EAST 1400
BLOCK OF NORTH ROAD AND AUTHORIZING CERTAIN CITY
OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF A
FINAL PLATDate:January 10, 2022

Submitted By: Garrett Tyson, Director of Planning and Development

Background

The Riverton Park subdivision is a R-1 single-family residential subdivision. The subject property was annexed into the Nixa City Limits in 2006 and the existing zoning arrangement was established at that time. Also in 2006, a preliminary plat was approved for the residential portion of the property, known as Stinerock Hill. The property is undeveloped. Property owner, Steve Eoff is currently extending public utilities to the site of Riverton Park to satisfy an agreement between him and the new property owners before finalizing the sale of the property. Shaffer & Hines has submitted a preliminary plat, on behalf of the new owners, illustrating the proposed arrangement of the lots and the public infrastructure required to serve them.

Preliminary plats are a means to provide subdivision developers with an initial approval concerning compliance of the planned arrangement with the City's zoning, subdivision, and other pertinent regulations prior to engaging the more expensive actions of detailed engineering and construction.

<u>Analysis</u>

The Riverton Park subdivision proposes to create 232 buildable single-family residential lots that are all planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. Additionally, the subdivision will create 4 common area lots that will be owned and maintained by an association of property owners within the subdivision. Off-site transportation improvements will be made based off the recommended improvements from a traffic impact study performed by CJW and dated July 24, 2019. The required improvement is an eastbound left turn lane on North Street at the entrance to Riverton Park. The speed limit will also be reduced on North Street from 45 MPH to 35 MPH to improve sight distance safety at the entrance to Riverton Park.

Recommendation

Staff has reviewed the preliminary plat and has determined the document to be in substantial conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within the R-1 zoning districts.

1 2	AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE PRELIMINARY PLAT OF THE RIVERTON PARK SUBDIVISION GENERALLY
3	LOCATED ALONG THE EAST 1400 BLOCK OF NORTH ROAD AND AUTHORIZING
4	CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF
5	A FINAL PLAT.
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8	WHEREAS an original Preliminary Plat of the Riverton Park Subdivision dated
9	November 8, 2021, is on file with the City's Department of Planning and Development
10	("Preliminary Plat"); and
11	WHEREAS the Department of Plenning and Development has issued a staff report
12	WHEREAS the Department of Planning and Development has issued a staff report finding the Preliminary Plat to be in substantial compliance with the requirement of the
13	finding the Preliminary Plat to be in substantial compliance with the requirement of the
14 15	Nixa City Code; and
15 16	WHEREAS the Planning and Zoning Commission considered the Preliminary Plat
10	at their meeting on December 6, 2021; and
18	at their meeting on December 0, 2021, and
19	WHEREAS the Commission, after considering the Preliminary Plat, staff's
20	recommendation regarding the Application, and after holding a public hearing on the
21	Application, issued a recommendation of approval of the Preliminary Plat; and
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23	WHEREAS the City Council, now having considered the Preliminary Plat, staff's
24	recommendation regarding the Application, and after providing an opportunity for public
25	comment on the Preliminary Plat, now desires to approve the Preliminary Plat; and
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27	WHEREAS the City Council desires to authorize the Director of Planning and
28	Development and City Clerk to take certain actions consistent with this Ordinance.
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30	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31	NIXA, AS FOLLOWS, THAT:
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33	SECTION 1: City Council hereby approves the Preliminary Plat of the Riverton
34	Park Subdivision which is generally located along the East 1400 Block of North Road, as
35	approved by the Planning and Zoning Commission. The original preliminary plat of the
36	Riverton Park Subdivision is on file in the Department of Planning and Development, a
37	reduced version of which is attached hereto for general reference as "Council Bill Exhibit
38 39	A." All of "Council Bill Exhibit A" including any referenced attachments, is hereby incorporated herein by this reference.
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40 41	SECTION 2: The Director of Planning and Development, on behalf of the City of
42	Nixa, is hereby authorized to accept the land, easements, and improvements dedicated
43	to the City, as shown on the Preliminary Plat of the Riverton Park Subdivision, upon: (1)
44	the applicant filing and recording a final plat which is in accordance with this Ordinance,
45	including any conditions attached to and described in "Council Bill Exhibit A," and the
46	Subdivision Regulations of the City and said final plat shall substantially conform to the

Preliminary Plat, and (2) upon the Director of Public Works certifying to the Director of
Planning and Development that the public improvements have been made in accordance
with the City standards and specifications. Said public improvements shall not be
accepted until the occurrence of the above written conditions.

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52 **SECTION 3:** The final plat shall not be recorded until: (1) the public improvements relating to the Preliminary Plat have been constructed according to the specifications of 53 the City of Nixa, Missouri, and are approved by the Director of Public Works, and all 54 engineering fees, permit fees, licenses, and other fees occasioned by or in connection 55 with the construction of said improvements have been paid to the City; or (2) in lieu of 56 57 construction of the improvements, that the Developer has filed with the Planning and Development Director, according to the terms of the Subdivision Regulations of the City, 58 the prescribed financial assurances in a form acceptable to the City to ensure the 59 construction of the improvements and the payment to the City of all engineering fees, 60 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the 61 construction of the improvements. 62

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64 **SECTION 4:** The temporary emergency access road that connects Chevenne Road to the proposed public street in the Riverton Park subdivision between Lots 13 and 65 66 14 as shown on "Council Exhibit A" shall be composed of asphalt pavement or some other alternative surface material that is proven capable of supporting a vehicle weighing 67 60,000 pounds and provides for all-weather access according to the requirements of Nixa 68 City Code Section 115-136. Such temporary access road shall also be contained within 69 an emergency access easement dedicated to the City of Nixa and in a form acceptable 70 to the City Attorney and the Director of Public Works. 71

SECTION 5: Upon compliance with all the requirement of this Ordinance, including
 any conditions described in "Council Exhibit A", the City Clerk is hereby authorized to
 endorse the City Council's approval upon the final plat pursuant to Section 445.030
 RSMo., and such endorsement shall constitute the acceptance of the Public
 Improvements contained therein.

SECTION 6: This Ordinance shall be in full force and effect from and after its final
 passage by the City Council and after its approval by the Mayor, subject to the provisions
 of section 3.11(g) of the City Charter.

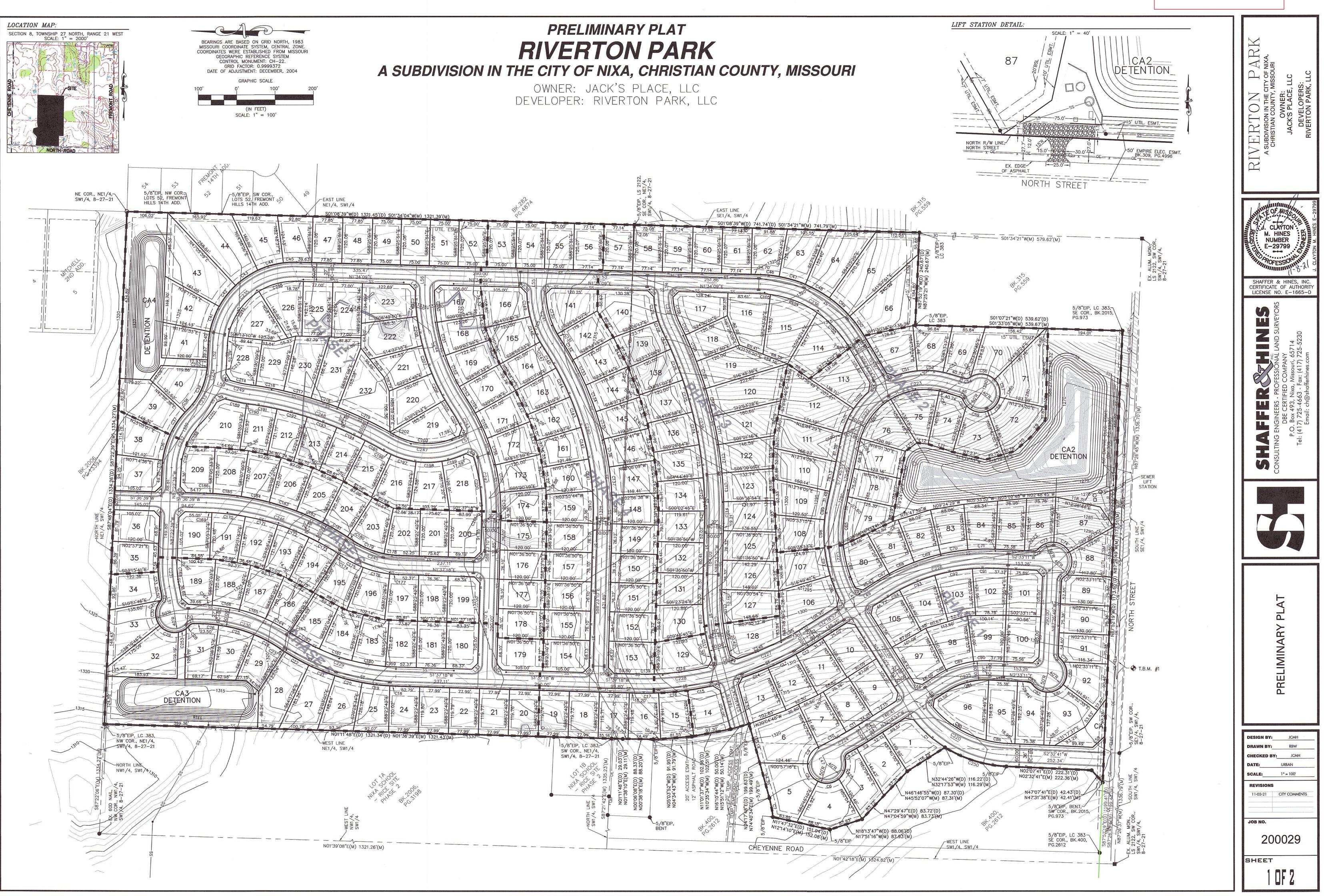
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93 94 95	ADOPTED BY THE CITY COU	JNCIL THIS 10 TH DA	OF JANUARY 2022.	
96 97 98	ATTEST:			
99 100 101 102	CITY CLERK		PRESIDING OFFICER	
102 103 104 105	APPROVED BY THE MAYOR	THIS DA	Y OF	_ 2022.
106 107 108	ATTEST:			
109 110 111	CITY CLERK		MAYOR	
112 113 114	APPROVED AS TO FORM:			
114	CITY ATTORNEY			



COUNCIL BILL EXHIBIT A

PRELIMINARY PLAT **RIVERTON PARK** A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

URVE	RADIUS	LENGTH	CURVE	CHORD	DELTA	CHORD BEARIN
C1	330.00'	109.85'	55.44'	109.34'	19'04'20"	N41'31'33"E
C2	1105.00'	46.25'	23.13'	46.25'	2*23'53"	N31'07'00"W
C3	1105.00'	25.86'	12.93'	25.86'	1*20'27"	N29*14'50"W
C4	15.00'	19.64'	11.52'	18.27'	75.02'03"	N66*05'38"W
C5	50.00'	55.67'	31.12'	52.84'	63*47'41"	N71*42'49"W
C6	50.00'	58.51'	33.12'	55.23'	67'02'40"	N06*17'39"W
C7	325.00'	50.38'	25.24'	50.33'	8*52'55"	S79*19'56"W
C8	50.00'	55.61'	31.08'	52.79'	63 · 43'35"	N59'05'29"E
C9	50.00'	55.61'	31.08'	52.79'	63 ° 43'35"	S57'10'56"E
C10	1055.00'	81.96'	41.00'	81.94'	4'27'05"	S27'32'40"E
C11	1055.00'	46.87'	23.44'	46.87'	2'32'44"	S31'02'35"E
C12	815.00'	50.22'	25.12'	50.21'	3*31'51"	N30*33'01"W
C13	815.00'	80.54'	40.30'	80.50'	5'39'42"	N25*57'15"W
C14	815.00'	71.62'	35.83'	71.60'	5.02,06"	N20'36'21"W
C15	815.00'	66.68'	33.36'	66.66'	4.41'17"	N10'07'10"W
C16						
	815.00'	75.67'	37.86'	75.64'	5'19'10"	N05*06'57"W
C17	815.00'	58.01'	29.02'	57.99'	4*04'41"	N00*25'02"W
C18	565.00'	15.20'	7.60'	15.20'	1'32'29"	N02*23'33"E
C19	565.00'	72.59'	36.34'	72.54'	7*21'39"	N06*50'36"E
C20	565.00'	73.23'	36.67'	73.18'	7*25'34"	N14'14'13"E
C21	565.00'	73.23'	36.67'	73.18'	7*25'34"	N21*39'47"E
C22	565.00'	73.23'	36.67'	73.18'	7*25'34"	N29'05'21"E
C23	565.00'	13.40'	6.70'	13.40'	1'21'34"	N33'28'55"E
C24	375.00'	76.61'	38.44'	76.47'	11*42'17"	N28"18'33"E
C25	375.00'	95.59'	48.05'	95.33'	14'36'17"	N15'09'16"E
C26	375.00'	40.85'	20.44'	40.83'	6*14'29"	N04'43'53"E
C26						
	15.00'	13.62'	7.32'	13.16'	52.01'12"	N24'23'57"W
C28	50.00'	12.03'	6.05'	12.00'	13.47'21"	N43'30'53"W
C29	50.00'	54.72'	30.46'	52.03'	62*42'02"	N20'19'14"E
C30	50.00'	69.37'	41.57'	63.94'	79 · 29'12"	S88'35'09"E
C31	15.00'	1.68'	0.84'	1.68'	6'24'45"	S52'02'56"E
C32	15.00'	11.94'	6.31'	11.63'	45'36'27"	S78.03'32"E
C33	325.00'	43.12'	21.59'	43.09'	7'36'05"	N82*56'17"E
C34	325.00'	33.38'	16.70'	33.36'	5*53'02"	N89*40'50"E
C35	225.00'	18.15'	9.08'	18.14'	4*37'15"	S85'04'01"E
C36	225.00'	70.06'	35.32'	69.78 [']	17.50'31"	S73*50'09"E
C37	225.00'	70.07'	35.32'	69.78'	17*50'31"	S55*59'38"E
C38	225.00'	9.38'	4.69'	9.38'	2*23'18"	S45*52'43"E
C39	175.00'	123.32'	64.35'	120.79'	40.22,37"	S64*52'23"E
C40	225.00'	34.64'			8'49'12"	S82'58'03"E
C41			17.35'	34.60'		
	225.00'	70.06'	35.32'	69.78'	17.50'31"	S69'38'11"E
C42	225.00'	69.96'	35.26'	69.68'	17*48'55"	S51*48'28"E
C43	225.00'	70.17'	35.37'	69.89'	17*52'07"	S33*57'58"E
C44	225.00'	70.06'	35.32'	69.78'	17.50'31"	S16*06'39"E
C45	225.00'	34.40'	17.23'	34.36'	8*45'33"	S02'48'37"E
C46	325.00'	48.69'	24.39'	48.65'	8'35'04"	S05*51'41"W
C47	325.00'	71.63'	35.96'	71.48'	12 · 37'39"	S16*28'02"W
C48	325.00'	71.63'	35.96'	71.48'	12 · 37'39"	S29'05'41"W
C49	325.00'	71.63'	35.96'	71.48'	12.37'39"	S41'43'20"W
C50	325.00'	63.55'	31.88'	63.45'	11'12'14"	S53'38'16"W
C51	225.00'	59.49'	29.92'	59.32'	15.09'01"	S12*59'07"E
C52	225.00'	67.50'	34.01'	67.25'	17'11'19"	S03'11'04"W
C53	225.00'	18.50'	9.26'	18.50'	4*42'42"	S14.08'04"W
C54	15.00'	13.62'	7.32'	13.16'	52°01'12"	S09'31'11"E
C55	50.00'	2.94'	1.47'	2.94'	3*21'56"	S33*50'49"E
C56						
	50.00'	67.43'	39.97'	62.44'	77'16'27"	S06*28'22"W
C57	50.00'	50.00'	27.32'	47.94'	57'17'45"	S73'45'28"W
C58	50.00'	50.00'	27.32'	47.94	57'17'45"	N48*56'47"W
C59	50.00'	60.44'	34.53'	56.83'	69 * 15'35"	N14*19'53"E
C60	50.00'	17.06'	8.61'	16.98'	19'32'57"	N58*44'09"E
C61	15.00'	13.62'	7.32'	13.16'	52 ° 01'12"	N42'30'01"E
C62	175.00'	131.25'	68.88'	128.20'	42 * 58'19"	N09'31'02"W
C63	175.00'	131.25'	68.88'	128.20'	42.58'19"	N52'29'21"W
C64	175.00'	11.57'	5.79'	11.57'	3*47'21"	N75*52'11"W
C65	325.00'	98.79'	49.78'	98.41'	17•25'01"	N86*28'22"W
C66	325.00'	115.93'	58.59'	115.31'	20'26'14"	S74'36'01"W
C67	525.00'	34.47'	17.24'	34.46'	3.45'41"	S30*26'06"E
C68	525.00'	71.95'	36.03'	71.90'	7*51'10"	S24'37'41"E
C69	525.00'	71.95'	36.03'	71.90'	7'51'10"	S16'46'31"E
C70	525.00'	71.95'	36.03'	71.90'	7'51'10"	S08*55'22"E
C70						
	525.00'	69.17'	34.64'	69.12'	7'32'57"	S01'13'18"E
C72	15.00'	13.62'	7.32'	13.16'	52.01'12"	S23*27'26"E
C73	50.00'	45.86'	24.68'	44.26'	52*32'46"	S23'11'39"E
C74	50.00'	50.10'	27.38'	48.03'	57*24'39"	S31*47'04"W
C75	50.00'	64.57'	37.67'	60.17'	73*59'26"	N82'30'54"W
C76	50.00'	8.81'	4.42'	8.80'	10.05'34"	N40°28'24"W
C77	15.00'	13.62'	7.32'	13.16'	52.01'12"	N61*26'13"W
C78	15.00'	13.62'	7.32'	13.16'	52.01'12"	S66*32'34"W
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C79	50.00'	12.66'	6.36'	12.62'	14'30'07"	S47'47'02"W

CURVE	RADIUS	LENGTH	CURVE	CHORD	DELTA	CHORD BEARING
CORVE C81	50.00'	51.09'	28.03'	48.89'	58'32'31"	
						N23*51'09"W
C82	50.00'	42.90'	22.87'	41.59'	49 ° 09'17"	N29'59'45"E
C83	15.00'	13.62'	7.32'	13.16'	52.01'12"	N28'33'47"E
C84	185.00'	112.59'	58.10'	110.86'	34*52'07"	N14*52'53"W
C85	270.00'	165.11'	85.23'	162.55'	35 ° 02'18"	S32'04'08"W
C86	270.00'	56.81'	28.51'	56.70'	12.03'17"	S08'31'20"W
C87	175.00'	13.81'	6.91'	13.81'	4 · 31'18"	N14*13'46"E
C88	235.00'	26.05'	13.04'	26.03'	6°21'01"	S29*08'26"E
C89	235.00'	75.52'	38.09'	75.20'	18'24'48"	S16'45'31"E
C90	235.00'	41.45'	20.78'	41.39'	10.06'18"	N02'29'58"W
C91	475.00'	55.23'	27.65'	55.20'	6'39'44"	N00'46'42"W
C92	475.00'	99.61'	49.99'	99.43'	12.00'57"	N10'07'02"W
C93	475.00'	99.61'	49.99'	99.43'	12.00'57"	N22'07'59"W
C94	475.00'	34.61'	17.31'	34.60'	4'10'29"	N30'13'42"W
C95	765.00'	63.65'	31.84'	63.63'	4.46'01"	S29*55'56"E
C96	375.00'	63.38'	31.77'	63.31'	9'41'03"	N68'19'48"E
C97	375.00'	73.25'	36.74'	73.13'	11'11'28"	N78*46'03"E
C98	375.00'	73.25'	36.74'	73.13'	11'11'28"	N89'57'31"E
C99	375.00'	43.73'	21.89'	43.71'	6'40'54"	S81*06'18"E
C100	225.00'	15.08'	7.54'	15.07'	3*50'20"	S75'50'41"E
C100	225.00'	70.32'	35.45'	70.03'	17.54'20"	S64'58'21"E
					17 54 20 15 · 03'36"	
C102	225.00'	59.14'	29.74'	58.97'		S48'29'23"E
C103	275.00'	117.42'	59.62'	116.53'	24'27'48"	N47'00'30"E
C104	275.00'	132.01'	67.30'	130.75'	27'30'15"	N21'01'28"E
C105	275.00'	27.37'	13.70'	27.36'	5'42'11"	N04*25'15"E
C106	175.00'	70.42'	35.69'	69.94'	23.03'17"	S75'17'01"W
C107	1105.00'	33.63'	16.82'	33.63'	1.44'37"	S64'37'41"W
C108	1105.00'	74.63'	37.33'	74.62'	3*52'11"	S67*26'05"W
C109	1105.00'	74.63'	37.33'	74.62'	3*52'11"	S71*18'16"W
C110	1105.00'	74.63'	37.33'	74.62	3*52'11"	S75'10'27"W
C111	1105.00'	74.63	37.33'	74.62	3'52'11"	S79'02'38"W
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C112	1105.00'	74.63'	37.33'	74.62'	3*52'11"	S82*54'49"W
C113	1105.00'	74.63'	37.33'	74.62'	3*52'11"	S86'47'00"W
C114	1105.00'	55.85'	27.93'	55.84'	2*53'45"	N89*50'02"W
C115	475.00'	76.28'	38.22'	76.19'	9'12'03"	S87'00'49"W
C116	475.00'	64.14'	32.12'	64.09'	7*44'13"	S78'32'41"W
C117	525.00'	50.96'	25.50 [°]	50.94'	5'33'40"	N77'27'25"E
C118	525.00'	76.72'	38.43'	76.65'	8'22'21"	N84*25'26"E
C119	765.00'	140.34'	70.37'	140.14'	10'30'39"	S07*01'16"E
C120	525.00'	27.53'	13.77'	27.52'	3'00'14"	S89'53'17"E
C121	1055.00'	30.56'	15.28'	30.56'	1'39'35"	S89'12'57"E
C122	1055.00'	86.56'	43.31'	86.54'	4'42'04"	N87*36'13"E
C123	1055.00'	86.56'	43.31'	86.54'	4*42'04"	N82*54'09"E
C124	1055.00'	86.56'	43.31'	86.54'	4'42'04"	N78'12'04"E
C125	1055.00'	86.56'	43.31'	86.54'	4'42'04"	N73'30'00"E
C126	1055.00'	86.56'	43.31'	86.54'	4'42'04"	N68 · 47'56"E
C127	1055.00'	49.57'	24.79'	49.57'	2*41'32"	N65'06'08"E
C128	225.00'	30.98'	15.51'	30.95'	7*53'17"	N67*42'01"E
C129	225.00'	63.71'	32.07'	63.50'	16'13'29"	N79'45'23"E
C130	225.00'	109.31'	55.76'	108.24'	27.50'12"	S74'00'59"W
C131	225.00'	13.98'	6.99'	13.98'	3.33'34"	S58'19'06"W
C132	815.00'	64.82'	32.43'	64.81'	4*33'26"	S58'49'02"W
C133	815.00'	73.85'	36.95'	73.83'	511'32"	S63*41'30"W
C134	815.00'	73.85'	36.95'	73.83'	5'11'32"	S68*53'02"W
C135	815.00'	73.85'	36.95'	73.83'	5'11'32"	S74°04'34"W
C136	815.00'	73.85'	36.95'	73.83'	5*11'32"	S79*16'05"W
C137	815.00'	73.85'	36.95'	73.83'	5'11'32"	S84°27'37"W
C138	815.00'	64.83'	32.43'	64.81'	4*33'28"	S89*20'06"W
C139	765.00'	45.23'	22.62'	45.22'	3'23'15"	S00°04'19"E
C140	765.00'	74.01'	37.03'	73.98'	5'32'34"	N88'50'33"E
C140	765.00'	84.38'				
			42.23'	84.34'	6'19'12"	N82*54'41"E
C142	765.00'	84.38'	42.23'	84.34'	6'19'12"	N76*35'29"E
C143	765.00'	84.38'	42.23'	84.34'	6'19'12"	N70'16'17"E
C144	765.00'	83.22'	41.65'	83.18'	613'58"	N63'59'42"E
C145	765.00'	57.94'	28.99'	57.93'	4.20'23"	N58*42'31"E
C146	765.00'	123.90'	62.09'	123.77'	9 ° 16'47"	S22*54'32"E
C147	275.00'	21.53'	10.77'	21.52'	4*29'08"	N58 · 46'53"E
C148	275.00'	71.09'	35.74'	70.89'	14.48'42"	N68'25'48"E
C149	275.00'	61.24'	30.75'	61.12'	12.45'36"	N82'12'57"E
C150	515.00'	82.14'	41.16'		9'08'18"	S85*24'45"W
				82.05'		
C151	515.00'	89.07'	44.65'	88.96'	9*54'34"	S75*53'18"W
C152	515.00'	89.07'	44.65'	88.96'	9*54'34"	S65*58'44"W
C153	515.00'	40.32'	20.17'	40.31'	4.29'08"	S58*46'53"W
C154	525.00'	39.77'	19.89'	39.76'	4 · 20'23"	S58'42'31"W
C155	525.00'	72.64'	36.38'	72.58'	7*55'40"	S64*50'32"W
C156	525.00'	72.64'	36.38'	72.58'	7*55'40"	S72*46'12"W
C157	525.00'	72.64'	36.38'	72.58'	7*55'40"	S80'41'51"W
C158	525.00'	63.71'	31.89'	63.67'	6 · 57'09"	S88'08'16"W
	525.00			28.07		
	EIE OO'	00 00			3.07'25"	S03*11'01"W
C159	515.00'	28.08'	14.04'	20.07	007.20	00011011

CURVE	RADIU
C161	515.00
C162	515.00
C163	425.0
C164	425.0
C165	425.0
C167	425.0
C168	275.0
C169	665.0
C170	665.0
C171	665.0
C172	665.0
C173	665.0
C174	665.0
C175	275.0
C176	275.0
C177	275.0
C178 C179	225.0
C179	715.0
C181	715.00
C182	715.00
C183	715.0
C184	715.0
C185	715.0
C186	715.0
C187	175.0
C188	175.0
C189	375.0
C190	375.0
C191	955.0
C192	955.0
C193	955.0
C194	955.0
C195	955.0
C196 C197	225.0
C197	225.0 225.0
C199	225.0
C200	475.0
C201	475.0
C202	1005.0
C203	175.0
C204	475.0
C205	565.0
C206	565.0
C207	565.0
C208	565.0
C209	565.0
C210	175.0
C212	175.0
C213	225.0
C214	325.0
C215	1005.0
0016	1005.0
C216	1000.0
C216	1005.0
C217	1005.0
C217 C218	1005.0 1005.0 1005.0 300.0
C217 C218 C219 C220 C221	1005.0 1005.0 1005.0
C217 C218 C219 C220 C221 C222	1005.0 1005.0 1005.0 300.0 350.0 200.0
C217 C218 C219 C220 C221 C222 C222	1005.0 1005.0 1005.0 300.0 350.0 200.0 200.0
C217 C218 C219 C220 C221 C222 C223 C223	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0
C217 C218 C219 C220 C221 C222 C223 C223 C224 C225	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0 210.0
C217 C218 C219 C220 C221 C222 C223 C223	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0 210.00
C217 C218 C219 C220 C221 C222 C223 C224 C225 C226	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0 210.0
C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0 210.00 500.0 790.0
C217 C218 C219 C220 C221 C222 C223 C224 C225 C225 C226 C227 C228	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 1080.0 210.0 500.0 790.0
C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227 C228 C228	1005.0 1005.0 300.0 350.0 200.0 200.0 1080.0 210.00 500.0 790.0 540.0
C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227 C228 C228 C229 C230	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 1080.0 210.00 500.0 790.0 790.0 540.0 400.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C228 C229 C230	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 500.0 790.0 540.0 400.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C229 C230 C231 C231	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 1080.0 210.0 500.0 790.0 790.0 540.0 400.0 300.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C227 C228 C223	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 1080.0 210.00 500.0 790.0 540.0 400.0 300.0 200.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C229 C230 C231 C231 C232 C233	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 790.0 790.0 540.0 400.0 300.0 200.0 200.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C229 C230 C231 C231 C232 C233 C234 C235	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 790.0 790.0 540.0 400.0 300.0 200.0 200.0 200.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C227 C228 C223 C231 C231 C231 C232 C233 C234 C235 C235 C236	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 790.0 790.0 540.0 400.0 300.0 200.0 200.0 200.0 200.0 300.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C226 C227 C228 C227 C228 C230 C231 C231 C231 C233 C234 C235 C234 C235 C236 C237 C238	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 790.0 790.0 790.0 540.0 400.0 300.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0 200.0
C217 C218 C219 C220 C221 C223 C223 C224 C225 C226 C227 C228 C227 C228 C227 C228 C223 C231 C231 C231 C232 C233 C234 C235 C235 C236	1005.0 1005.0 300.0 350.0 200.0 200.0 200.0 200.0 790.0 790.0 790.0 790.0 540.0 400.0 200.0 200.0 200.0 200.0 200.0 200.0 1080.0

OWNER: JACK'S PLACE, LLC DEVELOPER: RIVERTON PARK, LLC

10		CURVE			
US UO'	LENGTH 89.38'	TANGENT	CHORD	DELTA 9*56'36"	CHORD BEARING
	85.65'	44.80'	89.26'		S19'39'38"W
00'			85.56'	9'31'46"	S29'23'49"W
	3.05'	1.53'	3.05'	0'24'42"	S33*57'20"W
00'	72.12'	36.15'	72.03'	9*43'21"	S28*53'19"W
00'	72.12'	36.15'	72.03'	9'43'21"	S19'09'58"W
00'	72.12'	36.15'	72.03'	9*43'21"	S09*26'37"W
)0'	22.04'	11.02'	22.04'	2.58'18"	S03*05'48"W
00'	64.72'	32.51'	64.58'	13.29'07"	S85*52'48"W
)0'	15.12'	7.56'	15.12'	1'18'09"	N0215'43"E
00'	87.68'	43.90'	87.62'	7 * 33 * 15"	N06'41'25"E
00'	87.68'	43.90'	87.62'	7*33'15"	N14'14'41"E
00'	87.68'	43.90'	87.62'	7 * 33 * 15 *	N21'47'56"E
00'	87.68'	43.90'	87.62'	7*33'15"	N29'21'12"E
00'	11.97'	5.98'	11.97'	1.01'52"	N33'38'45"E
00'	61.57'	30.92'	61.44'	12*49'43"	N27'44'50"E
00'	71.31'	35.85'	71.11'	14'51'24"	N13*54'16"E
00'	23.30'	11.66'	23.29'	4.51,15"	N04'02'56"E
00'	39.73'	19.92'	39.68'	10.07'02"	S06*40'49"W
00'	88.05'	44.60'	87.49'	22*25'21"	S22'57'01"W
00'	17.16'	8.58'	17.16'	1*22'30"	S33*28'26"W
00'	74.57'	37.32'	74.54'	5.58'33"	S29*47'55"W
00'	74.57'	37.32'	74.54'	5.58'33"	S23*49'22"W
00'	74.57'	37.32'	74.54'	5•58'33"	S17'50'49"W
00'	74.57'	37.32'	74.54'	5.58'33"	S11*52'16"W
00'	74.57'	37.32'	74.54'	5*58'33"	S05*53'44"W
00'	16.18'	8.09'	16.18'	1*17'48"	S02'15'33"W
00'	57.87'	29.20'	57.61'	18 * 56'50"	N77 * 54'14"W
00'	72.53'	36.79'	72.01'	23.44'44"	N56'33'27"W
00'	58.97'	29.55'	58.91'	9.00,38"	N13'00'07"E
00'	4.71'	2.35'	4.71'	0*43'10"	N08'08'12"E
00'	75.94'	37.99'	75.92'	4.33'23"	N10'03'19"E
00'	81.39'	40.72'	81.37'	4*52'59"	N14'46'30"E
00'	81.39'	40.72'	81.37'	4.52'59"	N19'39'29"E
00'	81.39'	40.72'	81.37'	4•52'59"	N24'32'29"E
00'	55.60'	27.81'	55.59'	3*20'09"	N28*39'03"E
00'	21.39'	10.70'	21.38'	5.26'52"	N27'35'41"E
00'	67.50'	34.01'	67.25'	17 ' 11'19"	N16*16'36"E
00'	67.85'	34.19'	67.60'	1716'44"	N00*57'26"W
00'	49.12'	24.66'	49.02'	12:30'26"	N15*51'01"W
00'	143.47'	72.28'	142.92'	17 18'19"	N81*22'30"E
00'	13.15'	6.58'	13.15'	1*35'11"	S8910'45"E
00'	10.89'	5.45'	10.89'	0 ° 37'15"	S30'00'29"W
00'	160.12'	86.15'	154.59'	52 ° 25'22"	S04*06'26"W
00'	54.14'	27.10'	54.11'	6*31'52"	N59 * 48'15"E
00'	32.13'	16.07'	32.12'	3°15'28"	N58'10'03"E
00'	76.83'	38.47'	76.77'	7*47'28"	N63'41'31"E
00'	76.83'	38.47'	76.77'	7*47'28"	N71*28'58"E
00'	76.83'	38.47'	76.77'	7.47'28"	N79'16'26"E
00'	68.56'	34.32'	68.52'	6 ° 57'10"	N86*38'45"E
00'	101.89'	52.43'	100.46'	33*21'33"	N15*06'37"W
00'	145.56'	77.29'	141.40'	47*39'20"	N55'37'04"W
00'	24.23'	12.13'	24.21'	7*55'55"	N83°24'41"W
00'	19.00'	9.51'	19.00'	4 * 50'20"	N84 * 57'29"W
00'	55.06'	27.59'	54.99'	9*42'23"	S12*37'49"W
00'	12.64'	6.32'	12.64'	0*43'14"	S08'08'14"W
00'	73.96'	37.00'	73.95'	4'13'00"	S10'36'21"W
00'	73.96'	37.00'	73.95'	4*13'00"	S14 · 49'21"W
00'	73.96'	37.00'	73.95'	4.13'00"	S19'02'22"W
00'	149.97'	75.13'	149.83'	8*33'00"	S25*25'22"W
00'	288.30'	156.37'	277.33'	55.03'39"	S30'07'21"W
00'	272.34'	143.48'	265.52'	44.34'58"	S79*56'40"W
00'	164.08'	86.97'	159.51'	47'00'15"	N54 ° 15'44"W
00'	164.93'	87.48'	160.30'	47 '1 5'01"	N07'08'06"W
00'	131.89'	66.03'	131.80'	6*59'48"	S28'49'02"E
00'	127.80'	65.95'	125.84'	34 · 52'07"	N14*52'53"W
00'	304.29'	157.02'	299.61'	34 · 52'07"	N14*52'53"W
00'	234.97'	118.36'	234.10'	17.02'29"	S23'47'42"E
00'	232.97'	117.33'	232.12'	16*53'46"	S06'49'35"E
00'	306.68'	157.60'	302.57'	32*32'23"	S17*53'30"W
00'	227.25'	116.78'	224.20'	32.33'03"	N17*53'10"E
00'	70.61'	35.47'	70.45'	13.29'07"	S85'52'48"W
00'	149.03'	78.16'	145.60'	42.41'34"	N66'01'52"W
00'	96.53'	49.22'	95.60'	27'39'15"	S58'30'42"E
	52.49'	26.40'	52.34'	15.02'19"	S79*51'29"E
00	310.48'	196.36'	280.23'	88*56'48"	N42'54'15"W
		and the second s		57*40'14"	
00'	301.96'	165.17'	289.38	5/4014	N30°24′16″E
00'	301.96' 147.81'	165.17' 74.45'	289.38' 147.27'	16*56'16"	S83'08'42"W
00' 00' 00'	147.81'	74.45'	147.27'	16*56'16"	100 - 1020
00' 00'	147.81' 525.11'	74.45' 267.85'	147.27' 519.95'	16 ° 56'16" 27 ° 51'28"	S83'08'42"W N77'41'06"E
00' 00'	147.81'	74.45'	147.27'	16*56'16"	S83.08'42"W

			CURVE	TABLE		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C241	250.00'	152.85'	78.90'	150.48'	35.01'50"	S74'03'14"W
C242	500.00'	206.98'	104.99'	205.50'	23.43'05"	N79 ' 45'18"E
C243	500.00'	99.11'	49.72'	98.95'	11*21'27"	N6213'02"E
C244	540.00'	330.16'	170.42'	325.04'	35.01'50"	S74°03'14"W
C245	250.00'	141.98'	72.96'	140.08'	32.32'23"	S17*53'30"W
C246	690.00'	392.00'	201.45'	386.75 '	32.33'03"	N17 * 53 ' 10"E
C247	200.00'	182.99'	98.46'	176.67'	52 · 25'22"	S04'06'26"W
C248	980.00'	385.56'	195.30'	383.07'	22*32'30"	N19'02'52"E
C249	350.00'	60.38'	30.26'	60.30'	9*53'03"	S12*43'09"W
C250	330.00'	169.32'	86.57'	167.47'	29*23'51"	S17*17'27"W
C251	225.00'	68.54'	34.54'	68.28'	17*27'16"	N53°24'42"W
C252	175.00'	7.07'	3.54'	7.07'	218'57"	S86'13'10"E
C253	50.00'	22.33'	11.36'	22.15'	25*35'26"	N23'49'30"W

LINE TABLE				
LINE	LENGTH	BEARING		
L1	22.17'	N10'01'27"E		
L2	21.21'	S77'19'53"E		
L3	21.22'	N12'40'07"E		
L4	21.62'	N61'26'33"W		
L5	21.64'	N30'50'34"E		
L6	21.03'	N47'07'00"E		
L7	21.40'	S42*53'00"E		
L8	22.69'	S18*23'05"W		
L9	57.34'	S49'24'39"E		
L10	56.92'	S41*41'53"E		
L11	67.84'	S17'42'25"W		
L12	29.32'	S6*32'30"W		
L13	36.96'	S36'07'57"E		
L15	19.98'	N80*34'04"W		
L16	21.22'	S12'40'07"W		
L17	20.20'	S15*22'19"W		
L18	21.21'	S42'26'49"E		
L19	21.21'	N47 [•] 33'11"E		
L20	21.21'	N7719'53"W		
L21	22.06'	S74*59'13"E		
L22	22.69'	S79*54'18"E		
L23	20.78'	N44*34'59"W		
L24	20.77'	S28*29'04"W		
L25	20.75'	S59'04'52"E		
L26	21.54'	N45'40'23"E		
L27	20.89'	N4417'43"W		
L28	21.21'	S46'37'04"W		
L29	21.21'	S43'22'56"E		
L30	21.47'	N45'51'43"E		
L31	21.07'	N43*48'30"W		

	LINE T	
LINE	LENGTH	BEARING
L32	21.21'	S46'37'04"W
L33	21.21'	S43'22'56"E
L34	23.39'	S40'22'27"W
L35	21.40'	N42*53'00"W
L36	21.21'	N46'37'04"E
L37	21.21'	S43*22'56"E
L38	21.03'	S47'07'00"W
L39	22.69'	N2311'48"W
L40	20.47'	N24*51'25"E
L41	20.47'	S69'03'53"E
L42	21.34'	N46'13'30"E
L43	22.69'	S58'30'48"W
L44	2.04'	N57'39'10"E
L45	1.84'	N57'39'10"E
L46	91.98'	S16*29'25"W
L47	25.00'	S64'40'52"W
L48	86.58'	N32*18'57"W
L49	86.74'	S3218'57"E
L50	74.73'	S1'36'39"W
L51	71.74'	S79*08'14"W
L52	52.29'	N87*22'39"W
L53	60.81'	S74'40'34"W
L54	25.47'	N88*25'51"W
L55	25.73'	S88'25'51"E
L56	25.73'	S88'25'51"E
L57	58.24'	S22'06'14"E
L58	42.43'	S42*27'04"E
L59	37.60'	S17'39'40"W
L60	62.65'	S55'09'28"W

LOT	AREA TABLE
LOT	AREA (SQ.FT.)
1	11,443
2	10,649
3	10,897
4	13,511
5	15,829
6	19,092
7	9,363
8	9,467
9	10,341
10	10,694
11	10,155
12	10,253
13	11,104
14	10,536
15	9,677
16	9,599
17	9,334
18	9,337
19	9,338
20	9,339
21	9,340
22	9,341
23	9,342
24	9,345
25	10,108
26	11,281
27	13,821
28	15,220
29	9,531
30	10,617
31	10,868
32	16,727
33	13,587
34	10,776
35	9,644
36	9,830
37	10,493
38	11,913
39	15,329
40	11,057
41	10,062
42	12,765
43	20,684
44	20,731
45	12,757
46	10,061
47	9,346
48	9.347

LOT	AREA TABLE
LOT	AREA (SQ.FT.)
49	9,005
50	9,005
51	9,005
52	9,005
53	9,005
54	9,005
55	9,006
56	9,262
57	9,262
58	9,262
59	9,262
60	9,262
61	9,261
62	10,003
63	11,848
64	16,320
65	24,587
66	19,635
67	11,840
	10,031
68	10,301
69	14,286
70	
71	16,691
72	13,882
73	11,552
74	10,223
75	10,987
76	10,696
77	9,273
78	9,318
79	10,457
80	10,477
81	9,458
82	9,332
83	9,367
84	9,681
85	9,831
86	9,695
87	14,188
88	10,468
89	9,724
90	9,799
91	9,684
92	10,257
93	13,765
94	11,514
95	12,119
96	15,037

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2015 AT PAGE 973

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 8, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MÍSSOURI, BEING MORE PARTICULARLY DESCRÍBED AS FOLLOWS:

48 9,347

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SW1/4; THENCE S87'52'19"E, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SW1/4, A DISTANCE OF 1258.82 FEET; THENCE NO2'07'41"E, A DISTANCE OF 40.00 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF NORTH ROAD, AS IT NOW EXISTS, FOR A POINT OF BEGINNING; THENCE N47'07'41"E, A DISTANCE OF 42.43 FEET TO AN IRON PIN SET; THENCE N02'07'41"E, A DISTANCE OF 222.31 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29'24'51", A CHORD BEARING OF N16'50'06"E, AN ARC LENGTH OF 169.41 FEET TO AN IRON PIN SET; THENCE N32*44'26"W, A DISTANCE OF 116.22 FEET TO AN IRON PIN SET; THENCE N46*16'55"W, A DISTANCE OF 87.30 FEET TO AN IRON PIN SET; THENCE N47'29'47"E, A DISTANCE OF 83.72 FEET TO AN IRON PIN SET; THENCE N18'13'47"W, A DISTANCE OF 88.06 FEET TO AN IRON PIN SET; THENCE N11'47'32"E, A DISTANCE OF 151.94 FEET TO AN IRON PIN SET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 08'51'19", A CHORD BEARING OF N78'43'28"E, AN ARC LENGTH OF 50.23 FEET TO AN IRON PIN SET; THENCE N74'17'48"E, A DISTANCE OF 199.63 FEET TO AN IRON PIN SET; THENCE N16'10'44"W, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET; THENCE N11'01'37"W, A DISTANCE OF 102.56 FEET TO AN IRON PIN SET; THENCE N05'03'52"W, A DISTANCE OF 91.95 FEET TO AN IRON PIN SET; THENCE NO0'06'08"E, ALONG THE WEST LINE OF LOT 1B IN NIXA SCHOOL - RICE SITE PHASE 2, A SUBDIVISION IN THE CITY OF NIXA, AND ITS EXTENSION, A DISTANCE OF 88.33 FEET TO AN EXISTING IRON PIN; THENCE N01'11'48"E, A DISTANCE OF 29.03 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SW1/4; THENCE NO1'11'48"E (NO1'11'16"E PLAT), ALONG THE EAST LINE OF SAID LOT 1B AND LOT 1A IN SAID NIXA SCHOOL - RICE SITE PHASE 2, SAID LINE ALSO BEING THE WEST LINE OF SAID NE1/4 OF THE SW1/4, A DISTANCE OF 1321.34 FEET (1321.36' PLAT) TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID NE1/4 OF THE SW1/4 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1A; THENCE S87'48'04"E, ALONG THE NORTH LINE OF SAID NE1/4 OF THE SW1/4, A DISTANCE OF 1334.26 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE S01'08'39"W, ALONG THE EAST LINE OF SAID NE1/4 OF THE SW1/4 AND THE EAST LINE OF SAID SE1/4 OF THE SW1/4, A DISTANCE OF 2063.19 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 315 AT PAGE 559; THENCE N87'52'19"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 240.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S01'07'21"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 539.62 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY OF SAID NORTH ROAD; THENCE N87'52'19"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1173.60 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 78.692 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN AN AREA OF MINIMAL FLOODING, ZONE X, ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0070C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010. 2. SOURCE OF SURVEY: FINAL PLAT OF CHEYENNE VALLEY; FINAL PLAT OF NIXA SCHOOL - RICE SITE; FINAL PLAT OF NIXA SCHOOL - RICE SITE PHASE 2; FINAL PLAT OF FREMONT HILLS 14TH ADDITION; SURVEYS BY SHAFFER & HINES, INC., DATED 12-14-2010, 03-02-2006 AND 09-29-2003; SURVEYS BY BDM & ASSOCIATES, LLC, DATED 12-18-2014 AND 09-16-2014. 3. NO INTERNAL FENCES WERE LOCATED DURING THE COURSE OF THIS SURVEY, AND ARE NOT SHOWN HEREON.

4. LOTS 1-232 AND CA1-CA4 ARE ZONED AS R-1. 5. R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12', REAR 20'.

6. SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS. 7. LOTS CA1-CA4 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8. ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS. 9. THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.

10. STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.

11. LARGEST LOT: LOT CA2 (140,708 SQ.FT.) 12. SMALLEST LOT: LOT CA1 (6,222 SQ.FT.)

13. OWNER: JACK'S PLACE, LLC 14. DEVELOPER:

LOT	AREA TABLE
LOT	AREA (SQ.FT.)
97	11,297
98	11,030
99	10,606
100	10,754
101	10,774
102	10,434
103	10,622
104	10,639
105	10,824
106	15,877
107	11,248
108	10,745
109	11,562
110	12,420
111	14,085
112	18,637
113	12,633
114	13,997
115	15,850
116	13,486
117	11,727
118	9,404
119	13,656
120	16,374
121	13,065
122	11,041
123	10,430
124	10,501
125	10,640
126	11,060
127	11,433
128	11,841
129	12,212
130	10,800
131	9,879
132	9,649
133	9,698
134	9,822
135	9,837
136	9,837
137	9,837
138	9,837
139	10,170
140	14,645
141	11,424
142	9,534
143	9,456
	9,474

LOT	AREA TABLE
LOT	AREA (SQ.FT.)
145	9,472
146	9,470
147	9,471
148	9,458
149	9,134
150	9,134
151	9,134
152	9,134
153	9,842
154	9,862
155	9,132
156	9,132
157	9,132
158	9,132
159	9,384
160	9,401
161	9,396
162	9,400
163	9,284
164	9,563
165	10,168
166	10,741
167	10,405
168	9,566
169	9,610
170	9,584
171	9,621
172	9,621
173	9,621
174	9,558
175	9,132
176	9,132
177	9,132
178	9,132
179	9,860
180	9,891
181	9,163
182	9,302
183	9,610
184	9,597
185	9,661
186	9,778
187	9,755
188	9,755
189	10,819
190	10,097
191	9,656

LOT	AREA TABLE
LOT	AREA (SQ.FT.)
193	9,661
194	9,664
195	10,117
196	10,198
197	9,646
198	9,163
199	9,889
200	9,989
201	9,074
202	9,792
203	10,109
204	9,634
205	9,634
206	9,634
207	9,634
208	9,634
209	9,982
210	13,537
211	9,248
212	9,201
213	9,204
214	9,212
215	9,594
216	10,878
217	10,634
218	12,132
219	11,860
220	12,215
221	10,746
222	13,092
223	13,045
224	10,945
225	10,945
226	11,304
227	11,404
228	9,851
229	10,116
230	12,415
231	14,337
232	16,475
CA1	6,222
CA2	141,527
CA3	51,564
CA4	48,083

٠	= EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
0	= 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
	= EXISTING PERMANENT MON.
	FOUND (EXCEPT AS NOTED) = PERMANENT MON. SET (5/8"
(M)	x 24" REBAR W/ ALUM. CAP) = MEASURED DATA = PLATTED DATA = DEEDED DATA
(P)	= PLATTED DATA
(0)	

SEWER = SANITARY SEWER UTIL. = UTILITY ESMT. = EASEMENT N = NORTH = SOUTH = EAST W = WEST -------= EXISTING CHAIN LINK FENCE FENCE

BENCHMARK DATA:

BSL. = BUILDING SETBACK LINE

LEGEND:

DRAIN. = DRAINAGE

⊕ B.M. – GRS MONUMENT CH-22 LOCATED ON THE EAST SIDE OF MAIN STREET BY THE NIXA JUNIOR HIGH SCHOOL. ELEVATION: 1298.55

T.B.M. #1 - EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 LOCATED IN THE ASPHALT OF NORTH STREET LOCATED APPROXIMATELY 77.3' EAST AND 40.0' SOUTH OF THE SOUTHWEST CORNER OF SITE. ELEVATION: 1314.06'

RIVERTON PARK a subdivision in the city of nixa, christian county, missouri owner: jack's place, llc developers: riverton park, llc
SHAFFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. E-1665-D
SHAFFER SHAFFER CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS DBE CERTIFIED COMPANY P.O. Box 493, Nixa, Missouri, 65714 Tel: (417) 725-4663 - Fax: (417) 725-5230 Email: ch@shafferhines.com
PRELIMINARY PLAT
DESIGN BY: JCMH DRAWN BY: RBW
CHECKED BY: JCMH DATE: URBAN
SCALE: 1" = 100' REVISIONS
11-03-21 CITY COMMENTS
^{јов но.} 200029
SHEET
2 OF 2