



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED PLATTED COMBINATION OF LOTS 52 and 53 OF EAGLE PARK SUBDIVISION.

DATE: JUNE 6, 2022

SUBMITTED BY: BRYAN PROPERTIES 1, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

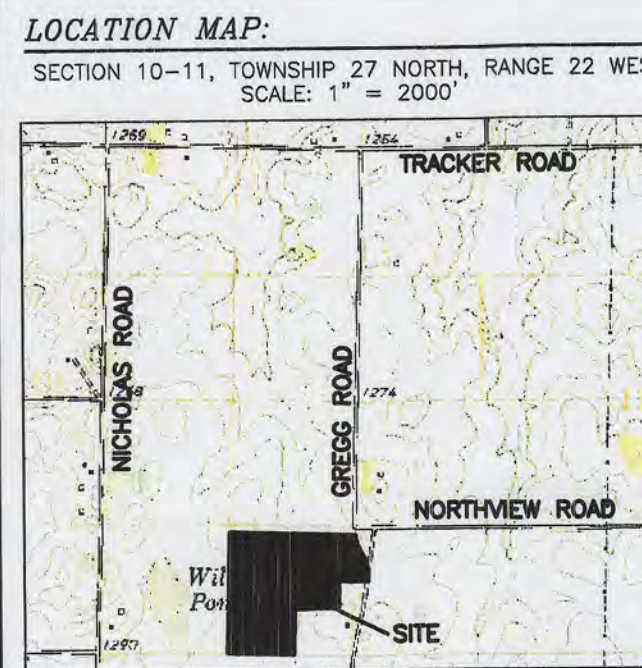
The owners of Lots 52 and 53 of Eagle Park Subdivision desire to replat these two lots into one lot to be able to better maintain the common area / drainage easement located in lot 52 and also use it as common area for future development of Lot 53.

Analysis

The lots subject to this plat were originally platted as part of the Eagle Park Subdivision with the purpose of lot 52 being a common area / drainage area and lot 53 being zoned R-3 for multi-family development. Bryan Properties purchased the lot and wishes to merge it with lot 53 for ease of maintenance. By removing the lot line, it will allow for more density to be placed on the R-3 multi-family, lot 53. Lot 52 will remain as R-1 single-family zoning with the allowable density of 6.60 dwelling units per acre.

Recommendation

Staff recommends approval of this minor subdivision.



LEGEND:

- = EXISTING 5/8" IRON PIN CAPPED
- = 5/8" IRON PIN SET, CAPPED
- = EXISTING PERMANENT MON. CAPPED
- = PERMANENT MON. SET (5/8" STAMPED "LC 383")
- (M) = MEASURED DATA
- (P) = PLATTED DATA
- U.D.A.T/E = UTILITY, DRAINAGE, ACCESS, & TRAIL EASEMENT

● = DEED DATA
● = RECORD SURVEY DATA
● = BUILDING SETBACK LINE
● = UTILITY & DRAINAGE EASEMENT
● = SANITARY SEWER
● = UTILITY EASEMENT
● = EASEMENT
● = NORTH
● = SOUTH
● = EAST
● = WEST

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	375.00'	74.22'	37.23'	74.00'	112°02'28"	N04°00'15"W
C2	375.00'	10.21'	5.11'	10.21'	01°33'38"	S10°27'16"E
C3	375.00'	30.31'	15.16'	30.30'	04°37'52"	S13°33'01"E
C4	155.00'	5.26'	2.63'	5.26'	01°56'34"	N14°53'40"W
C5	155.00'	75.77'	38.66'	75.02'	28°00'28"	N00°04'51"E
C6	50.00'	30.83'	15.92'	30.35'	35°18'54"	N12°43'18"W
C7	15.00'	14.12'	7.06'	14.12'	56°08'33"	N02°18'58"W
C8	155.00'	31.57'	15.84'	31.52'	11°40'13"	N19°55'11"E
C9	50.00'	50.00'	27.32'	47.94'	57°17'45"	N33°35'31"E
C10	15.00'	7.68'	3.92'	7.59'	29°19'05"	S88°49'02"E
C11	50.00'	55.50'	31.00'	52.70'	63°36'01"	S89°57'33"E
C12	155.00'	58.94'	29.55'	58.05'	1°35'08"	N80°29'31"E
C13	15.00'	7.02'	3.58'	6.95'	26°49'28"	N83°08'42"E
C14	50.00'	11.71'	5.88'	11.68'	12°24'54"	N67°08'38"E
C15	15.00'	13.21'	7.07'	12.79'	50°27'27"	N85°39'55"E
C16	150.00'	51.34'	25.92'	50.00'	19°36'34"	S78°54'39"E
C17	50.00'	55.18'	30.76'	52.40'	63°12'28"	S74°32'41"E
C18	50.00'	55.81'	31.22'	52.96'	63°57'15"	S10°57'49"E
C19	150.00'	61.01'	30.93'	60.59'	23°18'13"	S13°18'38"E
C20	15.00'	13.21'	7.07'	12.79'	50°27'27"	S00°15'58"W
C21	50.00'	59.11'	31.00'	56.20'	63°36'01"	S89°57'33"E
C22	150.00'	58.94'	29.55'	58.05'	1°35'08"	N80°29'31"E
C23	175.00'	16.45'	8.23'	16.45'	05°23'12"	S02°07'36"W
C24	15.00'	15.49'	8.52'	14.81'	59°10'39"	S04°15'38"E
C25	175.00'	62.64'	31.66'	62.31'	20°30'30"	S15°04'27"W
C26	50.00'	63.18'	36.99'	59.06'	72°23'41"	S02°45'53"W
C27	50.00'	55.05'	30.69'	52.31'	63°09'14"	S70°05'20"W
C28	50.00'	19.28'	9.76'	19.16'	22°05'17"	N87°19'25"W
C29	15.00'	15.49'	8.52'	14.81'	59°10'39"	N85°52'08"W
C30	175.00'	45.09'	22.67'	44.96'	14°45'40"	S71°55'24"W
C31	175.00'	37.76'	18.95'	37.68'	12°21'44"	N82°04'45"E
C32	125.00'	100.01'	52.86'	97.37'	42°03'31"	N68°44'43"E
C33	125.00'	101.21'	53.56'	98.47'	42°23'27"	N22°37'43"E
C34	100.00'	153.85'	96.82'	139.12'	88°08'56"	N44°38'28"W
C35	105.00'	174.60'	115.14'	155.17'	95°16'25"	S43°38'51"W
C36	105.00'	21.76'	10.92'	21.73'	11°52'33"	S09°55'38"E
C37	425.00'	13.73'	6.88'	13.73'	01°51'02"	S14°56'25"E
C38	425.00'	76.34'	38.27'	76.24'	10°17'30"	S08°52'08"E
C39	425.00'	39.98'	20.00'	39.96'	05°23'22"	S01°01'43"E
C40	400.00'	122.40'	61.68'	121.92'	17°31'55"	S07°05'59"E
C41	300.00'	144.69'	80.85'	137.31'	11°50'45"	N16°00'45"E
C42	130.00'	98.48'	51.73'	98.12'	43°23'38"	N69°35'15"E
C43	125.00'	90.93'	47.58'	88.94'	41°40'53"	S87°52'30"E
C44	125.00'	101.38'	53.66'	98.62'	46°28'03"	S23°48'02"E
C45	150.00'	119.12'	62.90'	116.02'	45°30'30"	S22°11'04"W
C46	150.00'	122.34'	64.90'	116.98'	46°43'50"	S88°10'33"W
C47	450.00'	319.18'	168.63'	312.53'	42°38'11"	S12°03'49"E
C48	450.00'	191.48'	97.21'	190.04'	24°22'47"	S20°10'44"E

STATE PLANE COORDINATES:

ALL COORDINATES ARE IN METERS		
CORNER	NORTHING	EASTING
CH-22	13546.715	42332.868
A	13541.67215	427110.5879
B	13542.28366	426898.2798
C	13564.35116	426903.9315
D	135805.8818	426906.0943
E	135794.0875	427306.6840
F	135793.3841	427307.4897
G	135738.9994	427327.4692
H	135645.8490	427347.3773
I	135648.5038	427256.4249
J	135632.7688	427256.0484
K	135565.3580	427254.4130
L	135559.7210	427113.4068

BEARINGS ARE BASED ON GRID NORTH,
1983 MISSOURI COORDINATE SYSTEM.
CENTRAL ZONE COORDINATES WERE
ESTABLISHED FROM MISSOURI GEOGRAPHIC
REFERENCE SYSTEM.
CONTROL MONUMENT: CH-22
DATE OF ADJUSTMENT: DECEMBER, 2004
GRID FACTOR: 0.9999372
SITE GRID FACTOR: 0.99994248

LINE TABLE:

LINE	LENGTH	BEARING
L1	75.38'	S03°31'07"E
L2	75.54'	N05°34'12"E
L3	75.17'	S02°34'55"E
L4	81.10'	N04°05'01"E
L5	145.82'	S88°43'58"E
L6	145.39'	S88°43'55"E
L7	150.00'	S88°32'15"E
L8	130.00'	S88°36:55"E
L9	18.34'	N45°03'32"E
L10	8.39'	S10°43'30"E
L11	14.27'	S34°45'40"E
L12	15.00'	S01°39'58"E
L13	27.63'	N51°44'30"E
L14	55.27'	N51°44'30"E
L15	75.60'	N51°44'30"E
L16	75.60'	N50°43'43"E
L17	21.21'	S46°39'39"E
L18	21.21'	S46°39'39"E
L19	21.21'	S46°39'39"E
L20	21.21'	S47°02'07"E
L21	27.63'	N51°44'30"E
L22	10.05'	N40°12'16"E

MINIMUM FINISHED FLOOR ELEVATION:

LOT	ELEVATION	LOT	ELEVATION
1	1269.50	12	1270.50
2	1269.50	13	1270.50
3	1269.50	14	1271.50
4	1269.50	15	1272.00
5	1269.50	30	1271.50
6	1269.50	31	1271.50
7	1269.50	32	1271.00
8	1269.50	47	1270.50
9	1269.50	48	1270.50
10	1269.50	49	1271.25
11	1269.50	53	1269.50

CERTIFICATE OF MINIMUM FINISH FLOOR

I HEREBY STATE THAT THE MINIMUM FINISH FLOOR ELEVATIONS FOR THE LOTS AS SUPPLIED IN ABOVE TABLE, ARE IN COMPLIANCE WITH THE STORM WATER MANAGEMENT PLAN OF THE CITY OF NIXA, MISSOURI.

DATE: 8-17-17

J. CLAYTON W. HINES, P.E.
SHAFFER & HINES, INC.

LOT AREA TABLE:

LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	9,762	20	15,782	39	10,159
2	9,750	21	16,832	40	8,634
3	9,750	22	9,933	41	10,285
4	9,750	23	8,697	42	10,590
5	9,750	24	8,497	43	9,562
6	9,750	25	8,298	44	8,811
7	9,750	26	8,098	45	12,634
8	9,750	27	7,898	46	10,607
9	10,193	28	8,439	47	9,418
10	10,805	29	11,938	48	11,250
11	10,397	30	18,488	49	11,250
12	9,298	31	9,685	50	11,250
13	8,675	32	8,747	51	101,448
14	9,865	33	11,795	52	31,442
15	18,219	34	11,132	53	566,923
16	12,224	35	9,152	54	1,459
17	9,367	36	9,662	55	3,486
18	9,121	37	10,172		
19	9,396	38	10,683		

COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS 29 DAY OF August 2017, THAT ALL TAXES OWED ON PARCEL #11-3-6-0-0-11083, HAVE BEEN PAID.

DATE: 8-27-16

FED NICHOLS - COUNTY COLLECTOR

CERTIFICATE OF COMPLIANCE WITH CODES:

I HEREBY STATE THAT ALL IMPROVEMENTS HAVE BEEN COMPLIED WITH IN ACCORDANCE TO THE LAND DEVELOPMENT CODE OF THE CITY OF NIXA, MISSOURI.

DATE: 8-17-17

PRINCIPAL DESIGNER

CITY COUNCIL CERTIFICATE:

I, CINDY ROBBINS, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF EAGLE PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE 17 DAY OF March 2016.

DATE: 8/29/17

CINDY ROBBINS - CITY CLERK

PLANNING & ZONING COMMISSION:

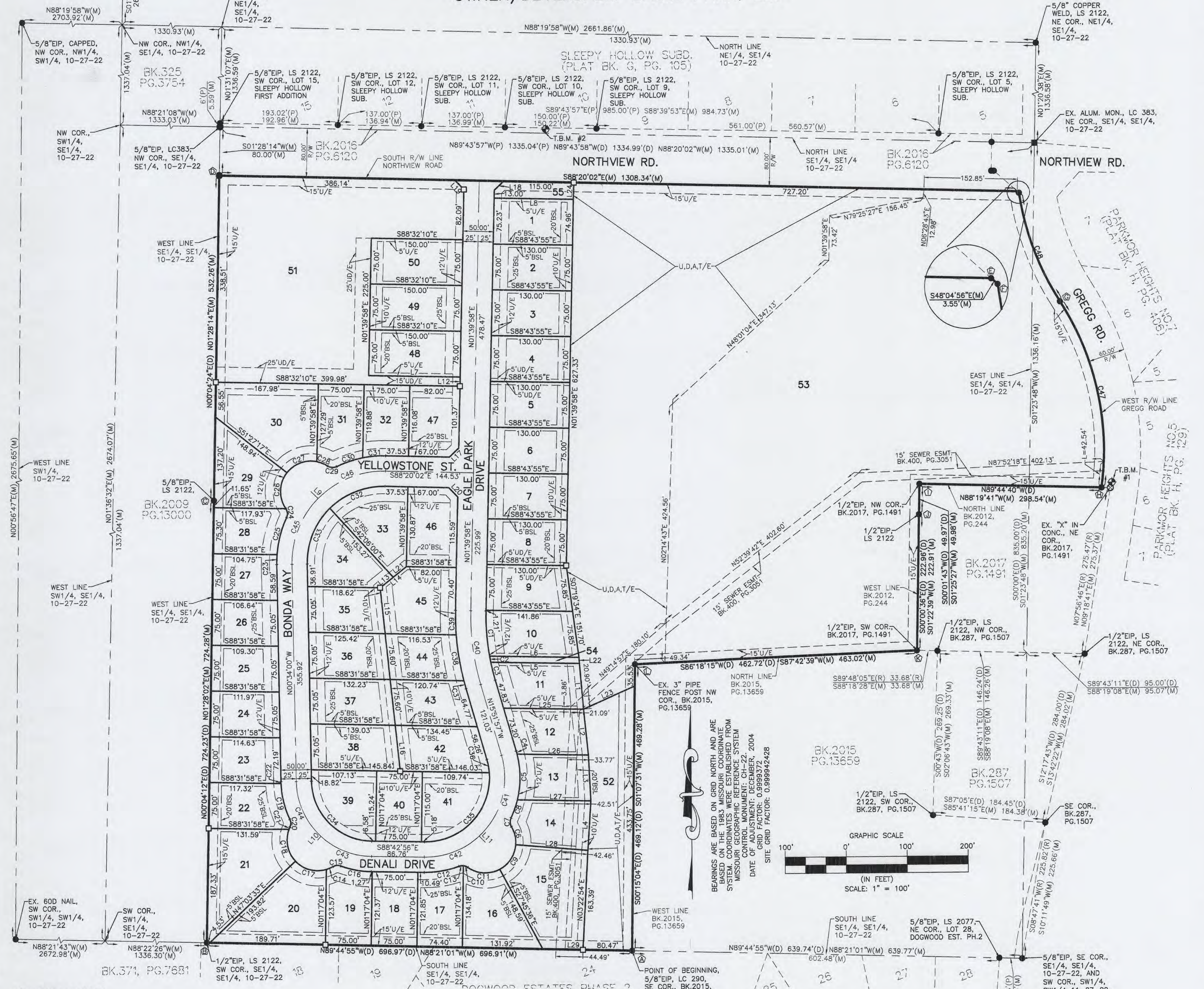
I, TRAVIS COSSEY, DEVELOPMENT DEPARTMENT DIRECTOR OF THE BOARD OF PLANNING & ZONING, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI DO HEREBY CERTIFY THAT THE FINAL PLAT OF EAGLE PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF PLANNING & ZONING OF SAID CITY OF NIXA ON THE 7 DAY OF March 2016.

DATE: 8/29/17

TRAVIS COSSEY - PLANNING & ZONING DIRECTOR

FINAL PLAT EAGLE PARK A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE SE1/4 OF THE SE1/4 OF IN SECTION 10
AND A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 11
ALL IN TOWNSHIP 27 NORTH, RANGE 22 WEST
OWNER/DEVELOPER: EAGLE PARK, LLC



BENCHMARK DATA:

- B.M. - G.R.S. MONUMENT CH-22 LOCATED ON THE EAST SIDE OF MAIN STREET AT THE NIXA JUNIOR HIGH SCHOOL. ELEVATION: 1298.55
- T.B.M. #1 - "I" CUT IN THE NORTHEAST CORNER OF A CURB INLET ON THE WEST SIDE OF GREGG ROAD LOCATED 8.0' NORTH AND 16.3' EAST OF THE SOUTHEAST CORNER OF LOT 53. ELEVATION: 1273.93
- T.B.M. #2 - RAILROAD SPIKE SET IN THE SOUTH SIDE OF A POWER POLE ON THE NORTH SIDE OF NORTHVIEW ROAD LOCATED 119' NORTH AND 44.9' WEST OF THE NORTHEAST CORNER OF LOT 1. ELEVATION: 1267.20

CHRISTIAN COUNTY RECORDER'S OFFICE:

Recorded 8-29-17

Book I

Page 82

Slide 4305

RECORDER: SHANEL MACHIN

DEPUTY: SHANEL MACHIN

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2017 AT PAGE 7489, BOOK 2016 AT PAGE 5043, AND PLAT BOOK V AT PAGE 4187 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 10 AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 11 ALL IN TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SE1/4 OF THE SE1/4 IN SAID SECTION 10; THENCE N88°21'01"W, ALONG THE SOUTH LINE OF SAID SE1/4 OF THE SE1/4, A DISTANCE OF 639.77 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2015 AT PAGE 13659 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE FOR A POINT OF BEGINNING; THENCE CONTINUING N88°21'01"W, ALONG SAID SOUTH LINE, A DISTANCE OF 696.81 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE N01°28'02"E, ALONG THE WEST LINE OF SAID SE1/4 OF THE SE1/4, A DISTANCE OF 724.28 FEET TO AN EXISTING IRON PIN; THENCE N01°28'14"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 532.28 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHVIEW ROAD; THENCE S88°20'02"E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1308.34 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF GREGG ROAD AS IT NOW EXISTS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) THENCE S48°04'56"E, A DISTANCE OF 3.55 FEET TO AN EXISTING IRON PIN; 2) THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 24°27'47", A CHORD BEARING OF S20°10'44"E, AN ARC LENGTH OF 191.48 FEET TO AN EXISTING IRON PIN; 3) THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 40°38'21", A CHORD BEARING OF S12°03'49"E, AN ARC LENGTH OF 319.18 FEET TO AN EXISTING IRON PIN ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2017 AT PAGE 1491 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N87°19'41"W, ALONG SAID NORTH LINE, A DISTANCE OF 298.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S01°22'39"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 222.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE S87°42'39"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 463.02 FEET TO AN EXISTING PIPE FENCE POST AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S01°07'31"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 469.28 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 39.99 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT WE HEREBY FREELY LOCATED THIS PLAT OF SUBDIVISION AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AGENCY. THIS PLAT OF LAND DESCRIBED IN BOOK 2015 AT PAGE 13659, ALONG SAID WEST LINE, A DISTANCE OF 222.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 463.02 FEET TO AN EXISTING PIPE FENCE POST AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S01°07'31"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 469.28 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 39.99 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

EAGLE PARK, LLC

BY: STU STENGER, MANAGER OF STENGER MANAGEMENT, L.L.C., DATE: 8-17-17

ACKNOWLEDGMENT:

STATE OF MISSOURI } S.S.
COUNTY OF CHRISTIAN }

ON THE 17th DAY OF August 2017, BEFORE ME PERSONALLY APPEARED _____, known to be the persons who executed the within plat in BEHALF OF EAGLE PARK, LLC, and KNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND INTENT HEREIN STATED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

ALYSON OLIVER-CARLSON
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb 26, 2019
Commission #1535565

NOTARY PUBLIC

NOTES:

- SOURCE OF SURVEY: FINAL PLAT OF PARKMOR HEIGHTS NO. 7; FINAL PLAT OF PARKMOR HEIGHTS NO. 5; FINAL PLAT OF SLEEPY HOLLOW SUBDIVISION; SURVEY BY TODD SURVEYING DATED 03-18-1987; SURVEY BY GUNTER & ASSOCIATES, INC. DATED 10-11-1999; SURVEY BY SCOTT CONSULTING ENGINEERS, P.C., DATED 05-14-1999; SURVEY BY SHAFFER & HINES, INC., DATED 05-12-1999; THE FINAL PLAT OF DOGWOOD ESTATES PHASE 2, SURVEY BY SHAFFER & HINES, INC., PROJECT NO. 112011, DATED 02-14-2012; SURVEY BY SHAFFER & HINES, INC., PROJECT NO. 150042, DATED 09-18-2015; SURVEY BY SHAFFER & HINES, INC., PROJECT NO. 152012, DATED 03-31-2016.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. FLOOD HAZARD AREA ACCORDING TO COMMUNITY MAP PANEL NO. 2904300065C, WHICH BEARS AN EFFECTIVE DATE OF 12-17-2010.
- LOTS 1-52, 54, AND 55 ARE ZONED AS R-1.
- LOT 53 IS ZONED AS R-5.
- STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA AS SHOWN.
- ALL LOT CORNERS SHALL BE PINNED WITH 5/8" IRON PINS WITH PLASTIC CAPS STAMPED "LC 383" UNLESS NOTED OTHERWISE.
- THERE IS A 12.0' UTILITY EASEMENT, ADJACENT AND PARALLEL WITH ALL RIGHT-OF-WAY LINES, EXCEPT AS NOTED.
- R-1 BUILDING SETBACKS UNLESS NOTED OTHERWISE: FRONT SETBACK = 25'; REAR SETBACK = 20'; SIDE SETBACK WITH STREET FRONTAGE 12'; SIDE SETBACK = 5'.
- LARGEST LOT = 53 (566,923 SQ.FT.).
- SMALLEST LOT = 54 (1,459 SQ.FT.).
- NO FENCES SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT.
- OWNER/DEVELOPER: EAGLE PARK, LLC.
- LOTS 51, 52, 54, AND 55 ARE COMMON AREA AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- REFER TO SURVEY BY SHAFFER & HINES, INC., JOB NO. 152012, DATED 03-31-16, AND RECORDED IN PLAT BOOK V AT PAGE 4187 FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.

DECLARATION BY SURVEYOR:

I HEREBY DECLARE TO EAGLE PARK, LLC, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BASED ON INFORMATION PROVIDED BY: STU STENGER

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND ARE NOT TO BE INCLUSIVE APPROPRIATE OWNERSHIP AS SHOWN OR BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

STATE OF MISSOURI
SHANEL MACHIN
NUMBER
PLS-2005019223
PROFESSIONAL LAND SURVEYOR

DATE: 8/29/17

DATE: 08-17-2017

REVISION / ISSUE

NO.

SHAFER & HINES
CONSULTING ENGINEERS, REGISTERED LAND SURVEYORS
DRE CERTIFIED COMPANY
P.O. Box 4951, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-5220
Email: shanel@shafferhines.com
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D

PREPARED FOR:

EAGLE PARK, LLC
5051 S. NATIONAL AVE. BLDG 5-00
SPRINGFIELD, MO 65810

DATE: 08-17-2017

DRAWN BY: BW

CHECKED BY: SLM

CLASS OF SURVEY: URBAN

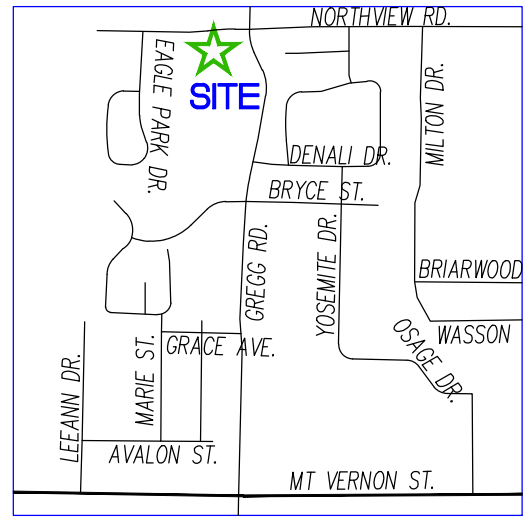
DRAWING: 01FN0054

SCALE: 1"=100'

JOB NO.

150054

SHEET 1 OF 1



LOCATION SKETCH
SEC. 10 & 11, T27N, R22W
SCALE: 1"=2000'



LEGEND

- CP CONTROL POINT
 - FI FOUND IRON PIN
 - SI SET IRON PIN
 - RWM RIGHT-OF-WAY MARKER
 - X-CUT SET X-CUT
 - PP POWER POLE W/ GUY
 - MH MANHOLE
 - SCD SEWER CLEAOUT
 - GM GAS METER
 - LP LIGHT POLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - FR FIRE HYDRANT
 - TR TELEPHONE RISER
 - BI BUMPER POST
 - GI GRATE INLET
 - IG TREELINE
 - ER BUSH
 - ER ELECTRICAL RISER
 - EM ELECTRIC METER
 - TS TRAFFIC SIGNAL BOX
 - MB MAIL BOX
 - BH BOREHOLE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- UNDERGROUND TELEPHONE
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- FENCE LINE
- RETAINING WALL
- LINE LABELS
- MEASURED DEED 100' M 100' D

ZONING DATA

SUBJECT PROPERTY IS R-3 (MULTIFAMILY DISTRICT).

SETBACK REQUIREMENTS:
FRONT YARD SETBACK: 20 FEET
REAR YARD SETBACK: 12 FEET
SIDE YARD SETBACK: 8 FEET
SIDE YARD ADJACENT TO STREET: 12 FEET

A-315.26' M
A-319.18' P
R-450.00' M&P
CH-308.85
B-S11°11'02"E

A-195.83' M
A-191.48' P
R-450.00' M&P
CH-194.29
B-S21°29'39"E

S44°50'35"E 3.48' M
S47°04'56"E 3.55' P

N88°22'13"W
298.62' M
N88°19'41"W
298.54' P

S01°21'28"W 49.94' M
S01°25'27"W 49.98' P

S01°22'42"W 222.88' M
S01°22'39"W 222.91' P

S88°20'51"E
727.15' M
S88°20'02"E
727.20' P

S00°44'47"W 35.36' M
S01°07'31"W 35.53' P

S66°13'57"W 92.10' M
S66°14'58"W 92.06' P

N02°38'49"W
75.09' M
N02°34'55"W
75.17' P

N04°08'56"E
81.15' M
N04°05'01"E
81.10' P

N03°22'54"E 163.39' P
N03°23'11"E 163.39' M

BENCHMARK

TBM IS A SQUARE CUT IN THE NORTHEAST CORNER OF THE CURB INLET ALONG THE WEST SIDE OF GREGG ROAD WITH AN ELEVATION OF 1273.93.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBERS 220831826, 220831827, 220831835, 220831836 AND 220831837.

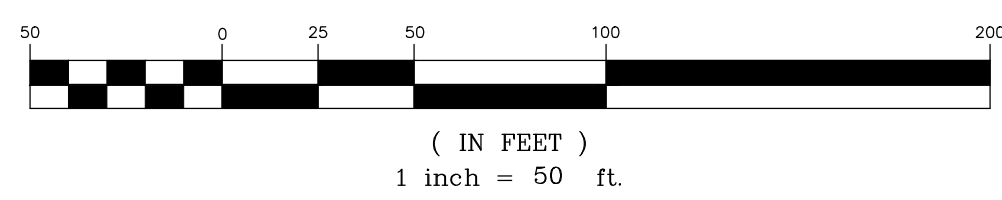
NOTES

NO EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED ON SUBJECT PROPERTY AT TIME OF THE FIELD SURVEY.

DO NOT OBSERVE ANY CHANGES IN THE STREET RIGHT-OF-WAY OR SIDEWALK CONSTRUCTION ON SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY.

DO NOT OBSERVE ANY EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY.

GRAPHIC SCALE



RECORD DESCRIPTION

ALL OF LOT FIFTY-THREE (53) FINAL PLAT EAGLE PARK, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

NOTES CORRESPONDING TO SCHEDULE B-2

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2201370, DATED JANUARY 25, 2022 AT 8:00 AM.

- TERMS AND PROVISIONS OF TEMPORARY CONSTRUCTION EASEMENT AS CONTAINED IN BOOK 379, AT PAGE 5927, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI. DOES NOT APPLY, EASEMENT HAS EXPIRED.
- TERMS AND PROVISIONS OF PERPETUAL SANITARY SEWER EASEMENT GRANTED TO THE CITY OF NIXA AS CONTAINED IN BOOK 400, AT PAGE 3051, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI. AS SHOWN.
- IRREVOCABLE PETITION AND CONSENT TO ANNEXATION AS SET OUT IN BOOK 2016, AT PAGE 10718, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI. AFFECTS SUBJECT PROPERTY BUT NOT PLOTTABLE.
- ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR EAGLE PARK, IN PLAT BOOK I, AT PAGE 82, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI. AS SHOWN.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN BOOK 2019, AT PAGE 2288, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI. DOES NOT APPLY TO LOT 53.

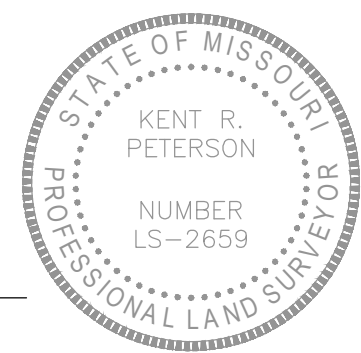
SURVEYOR'S DECLARATION

I HEREBY CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BRYAN PROPERTY MANAGEMENT LLC
HOUSING PLUS LLC
HOGAN LAND TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN FEBRUARY 23, 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 14, 16, 17, AND 18 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2021, TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DRAWING LAST REVISED DATE APRIL 15, 2022.

ANDERSON ENGINEERING, INC. LC 62 BY:

KENT R. PETERSON
PLS-2659



4-15-2022
DATE

GERALD & SARAH CAYWOOD
BOOK 2015, PAGE 013659

S01°07'31"W 433.75' P
S01°07'18"W 433.70' M

S66°13'57"W 92.10' M
S66°14'58"W 92.06' P

N02°38'49"W
75.09' M
N02°34'55"W
75.17' P

N04°08'56"E
81.15' M
N04°05'01"E
81.10' P

N03°22'54"E 163.39' P
N03°23'11"E 163.39' M

SURVEYOR'S NOTE:
WITH THIS SURVEY I DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280430065, 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.

DATE OF FIELD SURVEY APRIL 2022

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
3213 S. WEST BYPASS • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON COAF 00062

REVISIONS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	FIELD BY:	AS
				DRAWN BY:	BAC
				CHECK BY:	KRP
				DATE:	4-07-2022
				FIELD BOOK:	
				JOB NUMBER:	22SP10044
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BRYAN PROPERTIES

ALTA/NSPS SURVEY

709 N. GREGG ROAD
NIXA, MISSOURI

DRAWING NO. 22SP10044
SHEET NUMBER 1 OF 1