

## **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE PRELIMINARY PLAT FOR MOORE ESTATES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY CC AND NORTH CHEYENNE ROAD**

### **Background:**

The property owner of 95.77 acres, generally located at the Southwest corner of the intersection of State Highway CC and Cheyenne Road, has submitted a preliminary plat along with an application of annexation for Moore Estates subdivision. The subject property is currently comprised of three parcels: 73.84 acres parcel with a single-family home, large barn, and several accessory buildings, a 2.47 acre lot with a single-family home and several accessory buildings, and a 17.87-acre parcel of undeveloped land.

The proposed preliminary plat application assumes the zoning designations from the annexation request of Single Family Residential (R-1) for the majority of the acreage with a General Commercial lot located at the Northeast corner.

### **Analysis:**

#### **Lots Created**

The proposed preliminary plat for Moore Estates subdivision would create 234 buildable single-family residential lots and 7 non-buildable common area lots. The common areas were designed to avoid sinkholes and for engineered stormwater detention basins. There is a 100' Overhead Electric easement for a KAMO transmission line that runs East-West through the subject property, all of which lies within common areas 1, 2, and 4. The existing KAMO easement cannot be encroached upon by structures, fencing, or grading and access is required for maintenance of vegetation and the transmission line itself. The common area lots are to be dedicated and maintained by the homeowner's association or the developer. The preliminary plat proposes one 2.3-acre General Commercial zoned lot located at the Northeast corner of the development by the intersection.

#### **Municipal Utilities**

All new lots are planned to be served by municipal water and municipal sanitary sewer. Ozark electric serves the existing structures on the subject property and would be retained for the proposed Moore Estates Subdivision.

An existing 12" sanitary sewer main is located to the west of the subject property. The size of the main is sufficient to serve the proposed development. The wastewater will flow into the Northeast Regional Lift Station. Capacity into the lift station will have to be purchased by the developer prior extending the sewer main.

The subject property has municipal water service within reasonable distance to be extended to the site. The developers engineer is proposing to construct an offsite 12" water main along Cheyenne Road from High Pointe Elementary to this site. The main will then extend through the subject property and connect to an 8" watermain located near Castlewood Senior Living. Staff has concerns about water pressure in this area of Nixa. A hydraulic analysis was performed by Olsson Engineering (Moore Estates Development Technical Memorandum, dated March 19th, 2025).

Nixa Utilities and Public Works staff is recommending denial of the application, as it is proposed. Staff has serious concerns that the development will have a negative effect on the city's ability to adequately provide water in northeast Nixa at the level of service we demand of ourselves, and our customers have come to expect. Besides the risk of deteriorating service to our existing customers, and low confidence in the desired service level for this development, lessening the minimum recommendations threatens our good standing with both the Nixa Fire Protection District and the Missouri DNR as a top water service provider in the state.

Upon receipt of the application for Moore Estates, staff identified concerns that the proposed development would have a negative effect on water volumes and pressures in northeast Nixa. These concerns are centered around real-world observations and operational conditions that our water operators have experienced over the past several years. In 2023 the city contracted with Olsson & Associates to develop a Hydrologic Water Model for the city. This model serves as a tool that can be utilized to run scenarios to determine what impact improvements to the system could possibly have on the overall water system. With concerns that the proposed development would have a negative effect, Olsson was asked to run the model with the proposed improvements to develop a recommendation on what improvements were necessary to accommodate Moore Estates. The model that was produced for the city in March of this year identified the need for a 16" water line along Cheyenne Rd. from High Point Elementary to the development, with an additional 12" line connecting Bluebird Hills to Moore Estates providing a looped system to maintain water volume and pressure in northeast Nixa. After that study the developer reached out to our consulting engineer at Olsson and asked that they make changes to the parameters of the model, thereby reducing the recommended improvements by eliminating the 12" loop north to Bluebird Hills but retaining the need for a 16" line connecting Moore Estates to the existing infrastructure at High Point Elementary. Staff has strong concerns about this reduction in the recommended improvements to only require the 16" line without providing a looping system to the Bluebird Hills subdivision.

A hydraulic model can be an effective starting point in identifying system improvements; however, the model is just a tool that utilizes hypothetical scenarios to provide a point of reference for the system. The model does not provide a guarantee on how improvements will affect the system. To restate our comments above, as system operators, city staff's concerns are centered around the real-world observations and operational conditions that we have experienced over the past few years. Therefore, we do not support the development as proposed without the installation of the 16" line along Cheyenne and a 12" loop to Bluebird Hills which is critical to maintain adequate

volume and pressures for service and fire protection as well as the proper circulation to assure a high water-quality standard is attained.

### **Stormwater Management**

The proposed development of the site will be required to conform to the City's adopted stormwater management regulations. A sinkhole evaluation was performed by PPI, Inc, dated September 17, 2024. The study found nine sinkholes on the property. The presence of sinkholes require conformance to the city's regulations concerning development near karst topography. These regulations address both flooding and storm water quality concerns. The presence of FEMA Floodplain in the southeast portion of this property will require development to conform with applicable city regulations concerning development in and around FEMA Floodplain.

### **Transportation**

The subject property is served by East State Highway CC and North Cheyenne Road. Both Highway CC and Cheyenne Road are Primary Arterial roads and require 110' of right of way. The additional right of way needed to conform with the street classification is shown on the annexation plat and will be dedicated.

A right-in-right-out access is proposed onto State Highway CC, the access shall be designed to MoDOT standards. This access will also extend to Cheyenne Road, and a left turn lane will be provided for this access point. Due to right of way constraints on Cheyenne road on the east side, it is proposed to widen Cheyenne Road to the West to accommodate this development. It is proposed to have center islands to avoid the existing power poles along Cheyenne Road, similar to North Street in front of the X Center. All interior roads are proposed to be 27' back of curb to back of curb with a 4' sidewalk on one side.

No single-family lots will be allowed direct access to State Highway CC or North Cheyenne Road, with the exception of lot 234. Lot 234 does not have direct access to the subdivision due to floodplain. An exception will be requested from Ozarks Transportation Organization to allow for this single driveway connection to Cheyenne Road. If the exception is not granted, other options for access to lot 234 will be explored.

A traffic impact study has been performed by Traffic Engineering Consultants, Inc, dated November 2024. The study was based off the proposed development of the property which includes 250 single family lots (actual proposed number is 234) and approximately 2 acres of commercial development. The study concluded based on the results that no traffic control or geometric roadway improvements are necessary for traffic to continue operating at acceptable levels-of-service.

### **Other Public Services**

The proposed preliminary plat may add traffic and patronage to the City's jurisdiction, which will impact on a variety of public services in proportion to these increases. Ideally,

the impact of these additional patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression. The land subject to the preliminary plat is within the current service areas for the Nixa Fire Protection District, Nixa Police Department, and Nixa Public Schools.

### **Planning and Zoning Commission:**

A public hearing was held at the September 2nd meeting of the Planning and Zoning Commission. Representatives for the developer spoke to the Commission, mainly about what a 12" water line can provide to the water system in northeast Nixa. Community members approached the Commission to express their concerns for additional development in this area. Concerns ranged from additional traffic, lack of architectural review, and maintenance of common areas and easements. With all things considered, the P&Z Commission voted 3-2 to recommend approval to City Council.

### **Recommendation:**

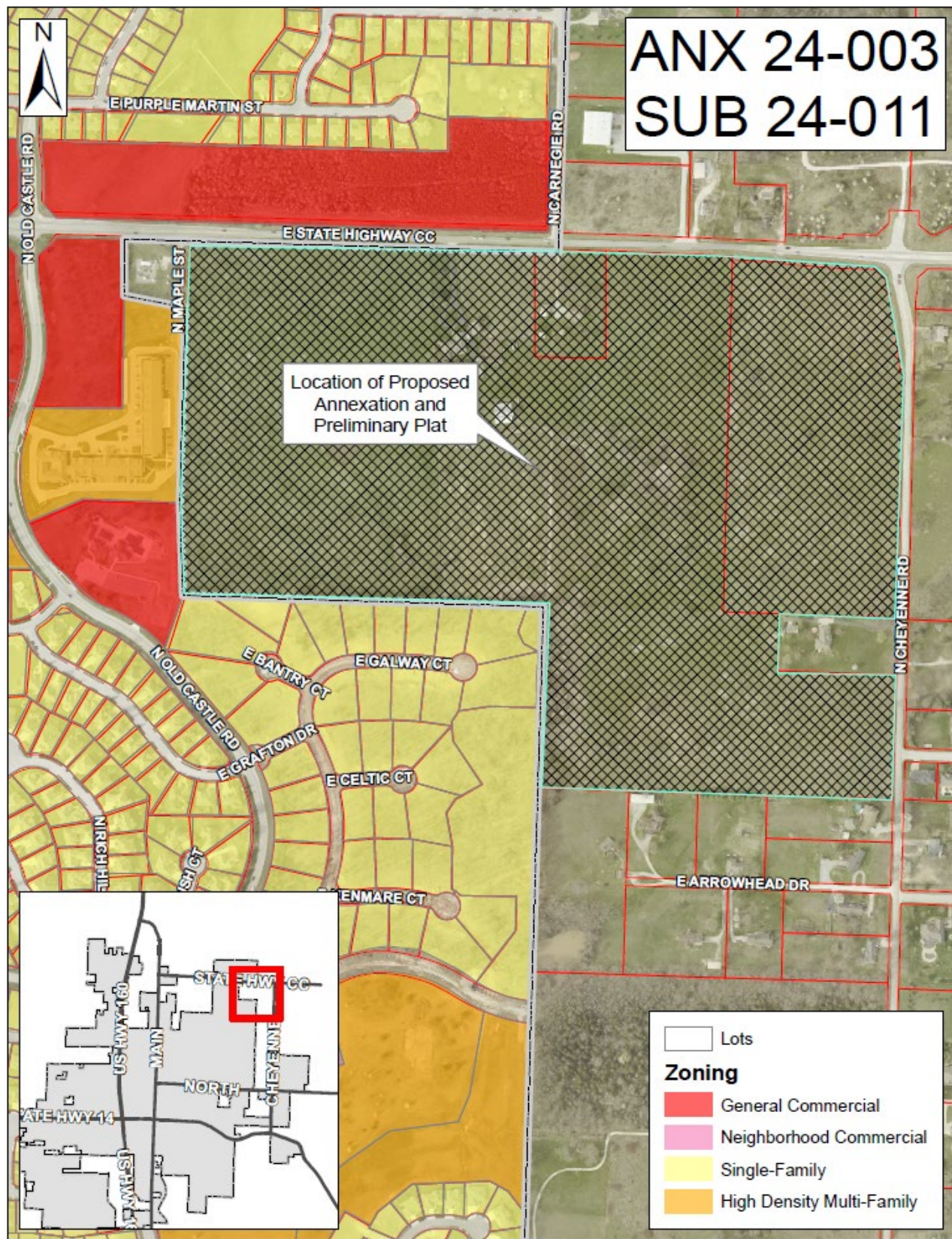
Staff has reviewed the preliminary plat and has determined the document to be in conformance with code sections 115 and 117 regarding subdivisions, zoning, and dimensional standards for both R-1 and GC zoning districts. However, if the water infrastructure is installed as proposed by the developer, and not to the recommendations in the March 19, 2025, memo from Olsson, staff has concerns that the development would have a negative effect on the city's ability to adequately provide water in northeast Nixa. It is on this basis that staff recommends denial of this Preliminary Plat application.

### **MEMO SUBMITTED BY:**

**Scott Godbey** | Director of Planning and Development

sgodbey@nixa.com | 417-725-5850









1 **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE**  
2 **PRELIMINARY PLAT OF THE SUBDIVISION KNOWN AS MOORE ESTATES WHICH**  
3 **IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION**  
4 **OF STATE HIGHWAY CC AND NORTH CHEYENNE ROAD AND AUTHORIZING**  
5 **CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF A**  
6 **FINAL PLAT.**

7  
8 **WHEREAS** an original Preliminary Plat of the Moore Estates Subdivision dated  
9 December 11, 2024, is on file with the City's Department of Planning and Development  
10 ("Preliminary Plat"); and  
11

12 **WHEREAS** the Department of Planning and Development has issued a staff report  
13 finding the Preliminary Plat to be in substantial compliance with the requirements of the  
14 Nixa City Code; and  
15

16 **WHEREAS** the Planning and Zoning Commission considered the Preliminary Plat  
17 at their meeting on August 5, 2025, and again at their meeting on September 2, 2025;  
18 and  
19

20 **WHEREAS** the Commission, after considering the Preliminary Plat, staff's  
21 recommendation regarding the Preliminary Plat, and after holding a public hearing on the  
22 Application, issued a recommendation of approval of the Preliminary Plat; and  
23

24 **WHEREAS** the City Council, now having considered the Preliminary Plat, staff's  
25 recommendation regarding the Preliminary Plat, and after providing an opportunity for  
26 public comment on the Preliminary Plat, now desires to approve the Preliminary Plat; and  
27

28 **WHEREAS** the City Council desires to authorize the Director of Planning and  
29 Development, the Director of Public Works, and the City Clerk to take certain actions  
30 consistent with this Ordinance.  
31

32 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
33 **NIXA, AS FOLLOWS, THAT:**  
34

35 **SECTION 1:** City Council hereby approves the Preliminary Plat of the Moore  
36 Estates Subdivision which is generally located at the southwest corner of the intersection  
37 of State Highway CC and North Cheyenne Road. The original preliminary plat is on file in  
38 the Department of Planning and Development, a reduced version of which is attached  
39 hereto for general reference as "Council Bill Exhibit A." All "Council Bill Exhibit A,"  
40 including any referenced attachments, is hereby incorporated herein by this reference.  
41

42 **SECTION 2:** The Director of Planning and Development, on behalf of the City, is  
43 hereby authorized to accept the land, easements, and improvements dedicated to the  
44 City, as shown on the Preliminary Plat upon: (1) the applicant filing and recording a final  
45 plat which is in substantial accordance with this Ordinance, including any conditions  
46 attached to and described in "Council Bill Exhibit A," the Subdivision Regulations of the

City, any applicable provisions of the Nixa City Code, 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 any public improvements connected with this Subdivision have been made in accordance with adopted City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

**SECTION 3:** The final plat shall not be recorded until: (1) the public improvements relating to the Subdivision have been constructed according to the specifications of the City, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of 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, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

**SECTION 4:** 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'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 5:** 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.

**ADOPTED BY THE COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

ATTEST:

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
CITY CLERK

**APPROVED BY THE MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



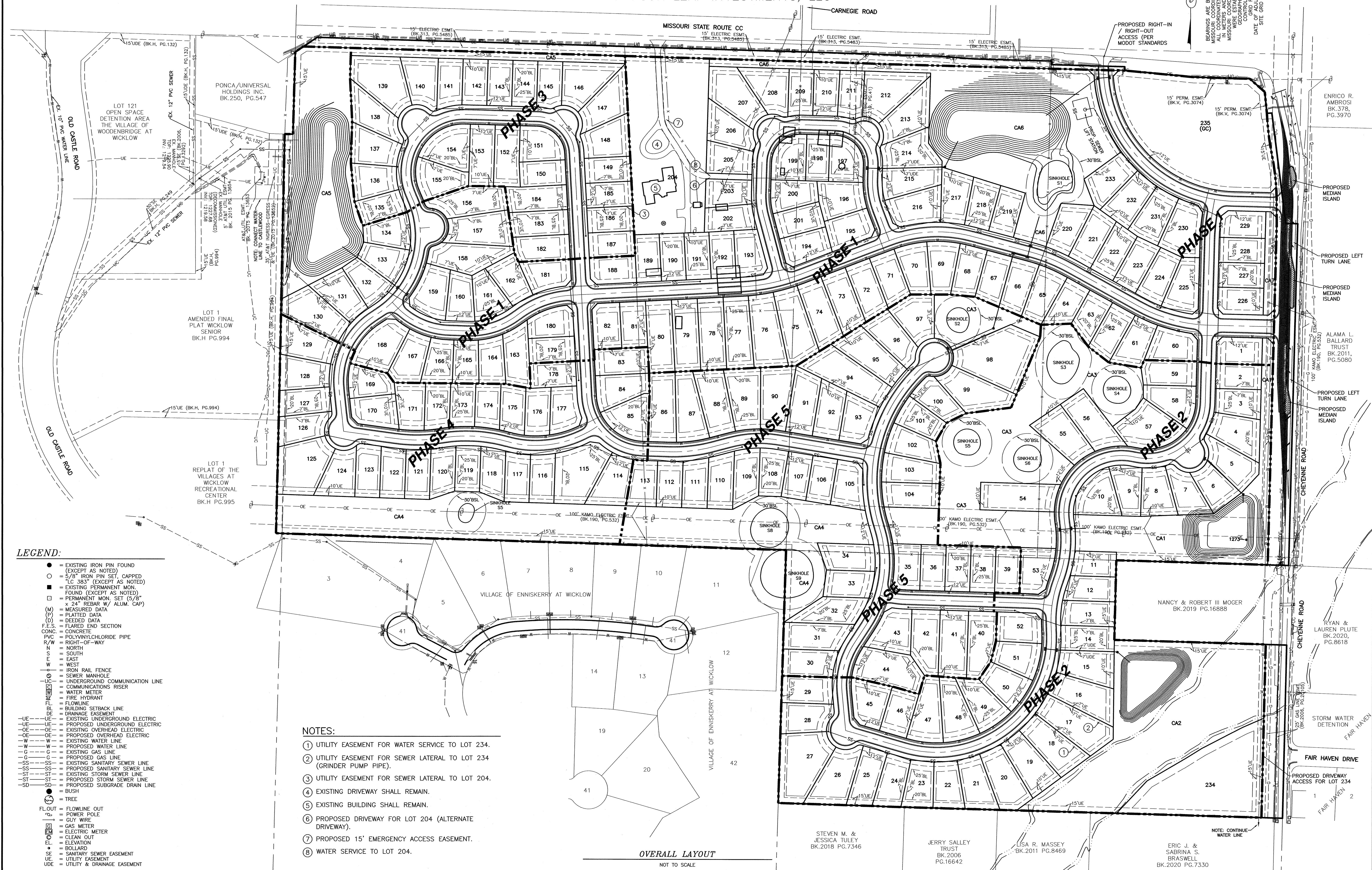
## DEVELOPER:

FOUR LEAF INVESTMENTS, LLC

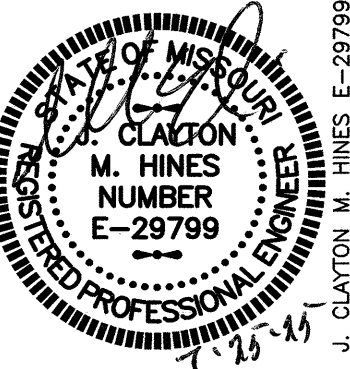
## OWNERS:

BETTY L. MOORE REVOCABLE LIVING TRUST  
DATED 09-02-1997CHARLES R. SCHMIDT & ALICIA A. SCHMIDT  
SCHMIDT FAMILY TRUSTMICHAEL STEPHEN MILLS & DEBORAH LOU  
MILLS REVOCABLE LIVING TRUST  
DATED 12/19/2023

PRELIMINARY PLAT  
**MOORE ESTATES**  
 A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI  
 DEVELOPER: FOUR LEAF INVESTMENTS, LLC

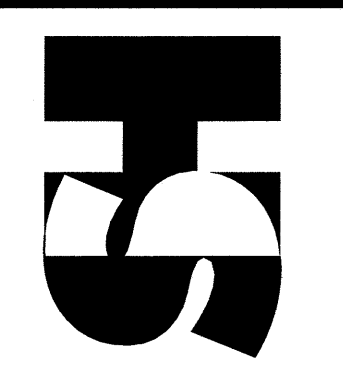


MOORE ESTATES  
 A SUBDIVISION IN THE CITY OF NIXA,  
 CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:  
FOUR LEAF INVESTMENTS LLC

SHAFFER & HINES, INC.  
 CERTIFICATE OF AUTHORITY  
 LICENSE NO. E-1665-D

**SHAFFER & HINES**  
 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@shaferhines.com



PRELIMINARY PLAT

**DESIGN BY:** JCHH  
**DRAWN BY:** RBW  
**CHECKED BY:** JCHH  
**DATE:** 12-11-2024  
**SCALE:** NOT TO SCALE

**REVISIONS**

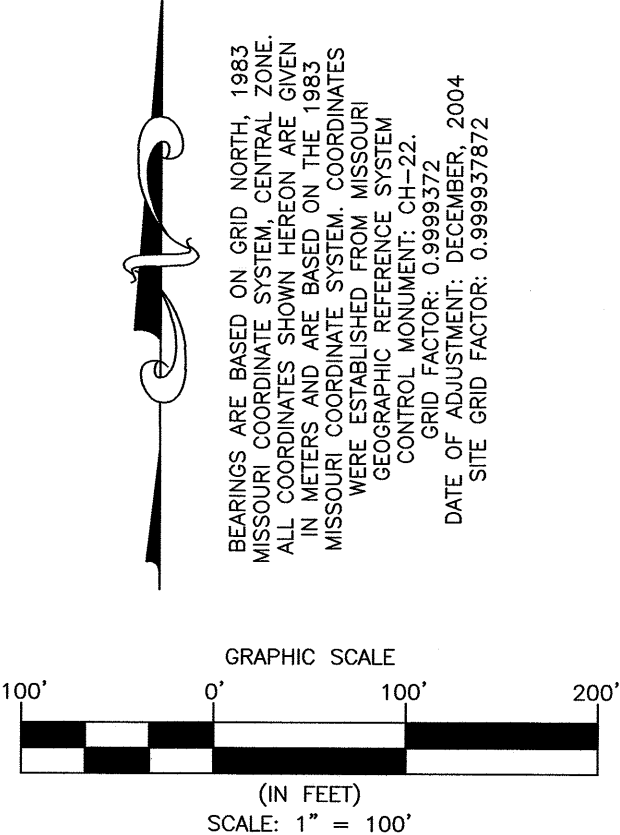
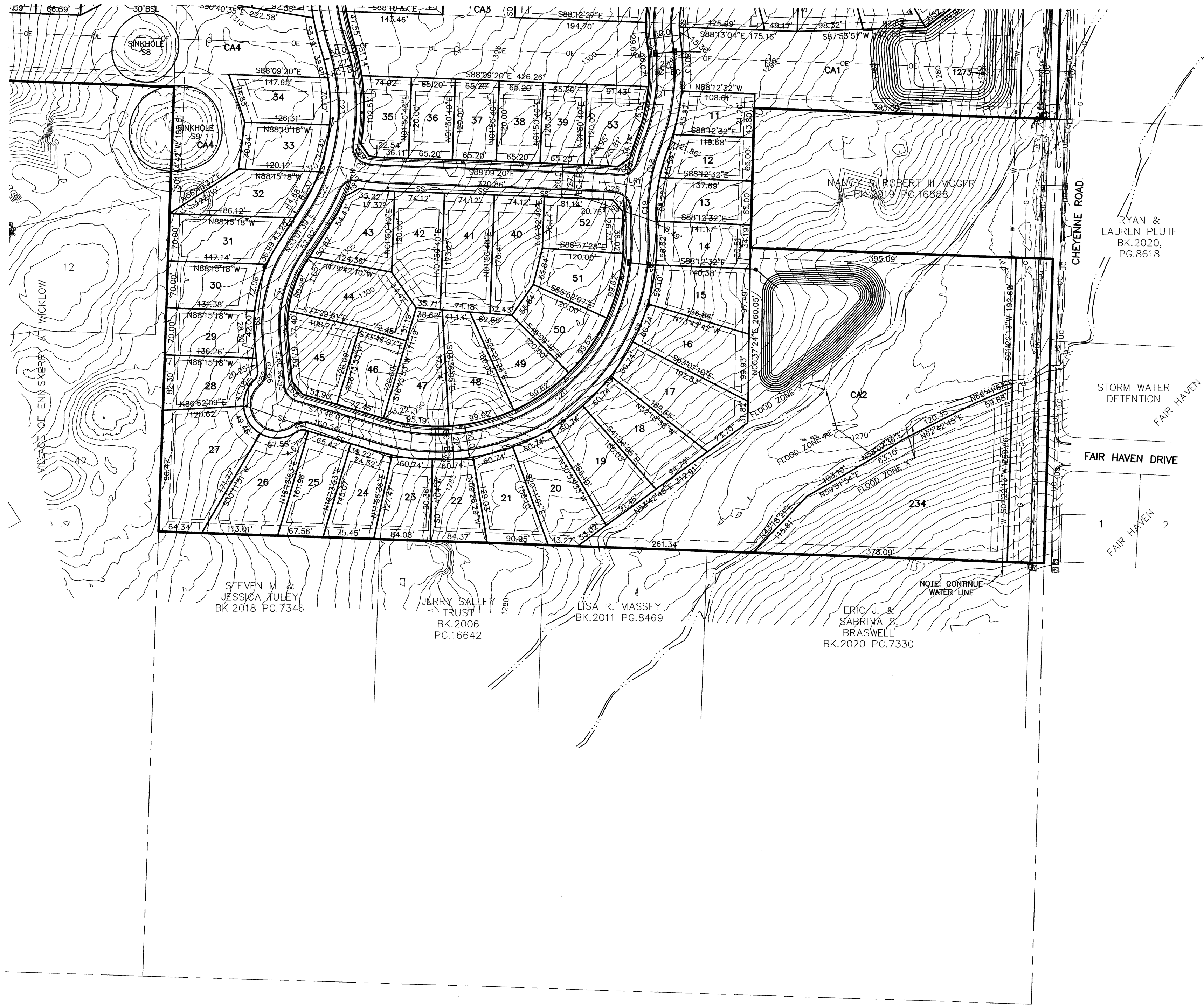
NO.	DATE	DESCRIPTION

**JOB NO.** 240036

**SHEET** 1 OF 7



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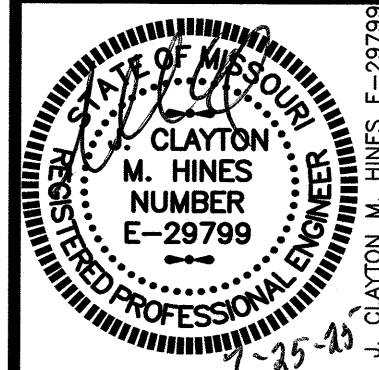
BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI STATE PLAT COORDINATES. ALL COORDINATES SHOWN HEREON ARE IN METERS AND ARE BASED ON THE 1983 MISSOURI STATE PLAT COORDINATES. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM. GRID FACTOR: 0.9999372. DATE OF ADJUSTMENT: DECEMBER, 2004. SITE GRID FACTOR: 0.99993782.

LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- (M) = MEASURED DATA
- (P) = PLATTED DATA
- (D) = DEEDED DATA
- F.E.S. = FLARED END SECTION
- CONC. = CONCRETE
- PVC = POLYVINYLCHLORIDE PIPE
- R/W = RIGHT-OF-WAY
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- +— = IRON RAIL FENCE
- = SEWER MANHOLE
- UC— = UNDERGROUND COMMUNICATION LINE
- C— = COMMUNICATIONS RISER
- W— = WATER METER
- FL = FIRE HYDRANT
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- UE— = EXISTING UNDERGROUND ELECTRIC (EXCEPT AS NOTED)
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- OE— = EXISTING OVERHEAD ELECTRIC
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- W— = EXISTING WATER LINE
- W— = PROPOSED WATER LINE
- G— = EXISTING GAS LINE
- G— = PROPOSED GAS LINE
- SS— = EXISTING SANITARY SEWER LINE
- SS— = PROPOSED SANITARY SEWER LINE
- ST— = EXISTING STORM SEWER LINE
- ST— = PROPOSED STORM SEWER LINE
- SD— = PROPOSED SUBGRADE DRAIN LINE
- = TREE
- FL OUT = FLOWLINE OUT
- = POWER POLE
- = GUY WIRE
- = GAS METER
- = ELECTRIC METER
- EL = CLEAN OUT
- = ELEVATION
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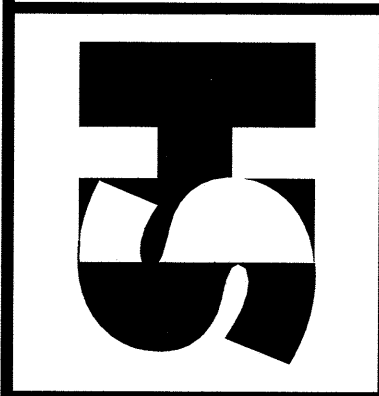
LOT DIMENSIONS  
SCALE: 1" = 100'

MOORE ESTATES  
A SUBDIVISION IN THE CITY OF NIXA,  
CHRISTIAN COUNTY, MISSOURI  
DEVELOPERS:  
FOUR LEAF INVESTMENTS LLC



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PRELIMINARY PLAT

DESIGN BY: JCMH  
DRAWN BY: RBW  
CHECKED BY: JCMH  
DATE: 12-11-2024  
SCALE: 1" = 100'

REVISIONS

NO.	DESCRIPTION

JOB NO.  
240036  
SHEET  
2 OF 7

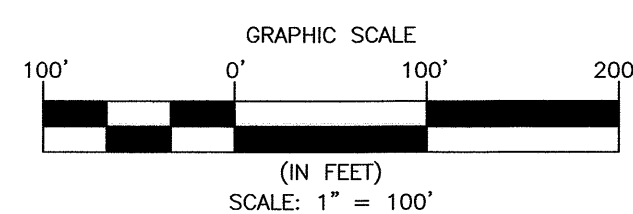


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A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI  
DEVELOPER: FOUR LEAF INVESTMENTS, LLC



LOT DIMENSIONS  
SCALE: 1" = 100'

REASONS ARE BASED ON GEO. NORTH 1983 MISSOURI COORDINATE SYSTEM. CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN NAD 83. THE NAD 83 COORDINATES WERE ESTABLISHED FROM MISSOURI CONTROL MONUMENT: CH-22. DATE: 01/01/2004. GRID FACTOR: 0.9999372. SITE GRID FACTOR: 0.99993782.

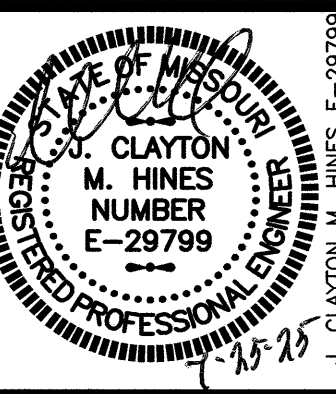


LEGEND:

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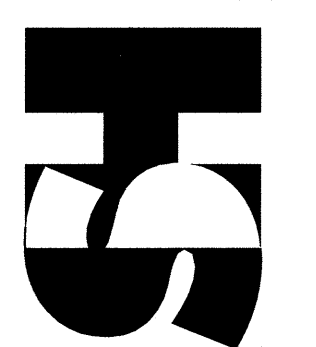
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SCALE: 1" = 100'

REVISIONS

JOB NO.

240036

SHEET

3 OF 7



PRELIMINARY PLAT  
**MOORE ESTATES**  
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI  
DEVELOPER: FOUR LEAF INVESTMENTS, LLC

LOT AREA TABLE			
LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)
1	8,288	70	9,335
2	7,800	71	9,010
3	8,437	72	9,901
4	11,500	73	10,807
5	10,684	74	12,097
6	8,707	75	14,687
7	9,077	76	14,912
8	10,080	77	12,968
9	8,878	78	12,750
10	10,953	79	12,750
11	7,346	80	12,750
12	8,415	81	8,122
13	9,147	82	8,609
14	9,080	83	9,599
15	11,398	84	10,136
16	13,312	85	10,560
17	15,491	86	12,661
18	13,242	87	12,209
19	12,443	88	12,755
20	12,697	89	13,085
21	10,382	90	13,068
22	8,916	91	11,556
23	8,852	92	9,940
24	9,319	93	9,409
25	10,043	94	16,974
26	13,766	95	13,338
27	20,377	96	10,531
28	9,995	97	11,059
29	9,285	98	24,594
30	9,610	99	14,223
31	11,580	100	8,813
32	10,849	101	8,261
33	8,735	102	9,059
34	9,681	103	9,841
35	8,284	104	9,660
36	7,824	105	9,150
37	7,824	106	7,800
38	7,824	107	7,800
39	7,824	108	8,259
40	11,583	109	9,350
41	12,958	110	9,510
42	11,762	111	8,428
43	10,626	112	8,017
44	15,082	113	8,566
45	10,428	114	10,926
46	8,694	115	17,225
47	11,859	116	8,220
48	11,623	117	8,282
49	10,541	118	8,252
50	9,441	119	7,789
51	9,441	120	8,147
52	9,963	121	8,452
53	9,529	122	8,557
54	14,373	123	8,946
55	12,256	124	10,077
56	12,452	125	17,454
57	14,780	126	8,907
58	10,318	127	8,946
59	9,174	128	10,112
60	9,683	129	11,797
61	9,425	130	13,936
62	9,203	131	10,604
63	7,826	132	8,780
64	8,185	133	8,876
65	9,777	134	8,870
66	9,496	135	7,766
67	8,827	136	9,422
68	8,956	137	10,600
69	9,571	138	11,015

LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)
139	16,717	208	11,516
140	10,569	209	7,863
141	8,202	210	7,912
142	7,801	211	8,004
143	7,800	212	14,543
144	7,800	213	12,136
145	7,815	214	11,570
146	12,951	215	10,024
147	11,797	216	11,407
148	10,915	217	9,957
149	7,800	218	8,674
150	7,800	219	8,136
151	9,551	220	9,700
152	10,581	221	9,793
153	10,448	222	9,152
154	11,760	223	9,049
155	10,218	224	9,385
156	12,956	225	10,311
157	13,285	226	8,288
158	12,959	227	7,800
159	11,025	228	7,800
160	8,498	229	8,141
161	9,106	230	12,228
162	8,782	231	10,515
163	9,956	232	10,598
164	8,024	233	10,261
165	7,516	234	56,864
166	8,306	235	100,585
167	10,071	CA1	78,477
168	12,863	CA2	144,774
169	8,333	CA3	177,136
170	9,339	CA4	181,688
171	9,108	CA5	120,060
172	7,840	CA6	161,762
173	7,396	CA7	7,597

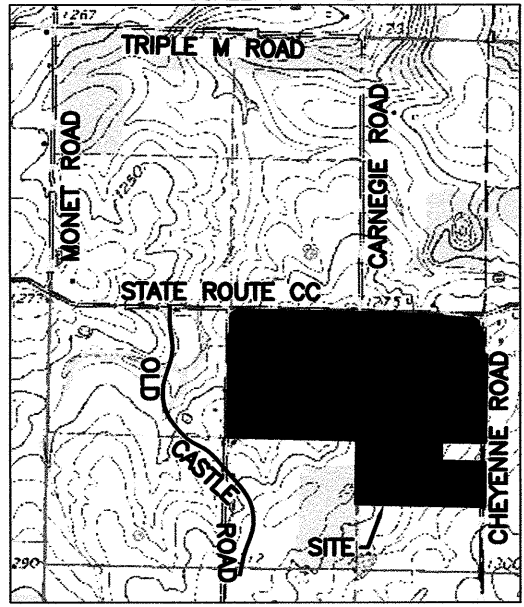
LINE TABLE		
LINE	LENGTH	BEARING
L1	68.89'(M)	N56°40'55"E(M)
L2	100.12'(M)	S85°29'25"E(M)
L3	10.00'(D)	S00°57'24"W(D)
L4	191.05'(D)	S01°40'24"W(M)
L5	10.00'(D)	S88°16'25"E(D)
L6	180.16'(D)	S88°17'02"E(M)
L7	147.47'(D)	S01°43'36"W(D)
L8	51.88'(D)	S02°43'58"W(M)
L9	51.93'(M)	S84°27'16"E(D)
L10	13.01'(D)	S84°27'23"E(M)
L11	31.33'(M)	S88°16'25"E(D)
L12	16.24'(M)	S88°16'25"E(M)
L13	160.20'(D)	S05°39'08"E(M)
L14	158.75'(D)	N87°19'03"E(D)
L15	167.25'(D)	N87°03'20"E(M)
L16	149.78'(M)	N88°36'16"E(D)
L17	209.00'(D)	S89°29'36"E(M)
L18	111.41'(D)	N87°36'13"W(M)
L19	87.02'(D)	N01°23'32"E(D)
L20	21.60'(D)	N01°22'59"E(M)
L21	21.21'	N01°18'44"E(D)
L22	21.21'	N01°09'02"E(D)
L23	22.01'	N01°08'16"E(M)
L24	24.04'	N01°12'49"E(D)
L25	21.64'	N01°11'41"E(M)
L26	23.10'	S88°55'13"E(D)
L27	23.60'	S88°55'13"E(M)
L28	21.90'	S89°01'12"E(M)
L29	20.98'	N43°34'08"W
L30	21.41'	N46°25'52"E
L31	21.21'	N37°52'05"W
L32	21.21'	S82°14'20"E
L33	22.01'	N04°48'36"W
L34	20.47'	S87°14'53"E
L35	20.47'	N44°10'44"W
L36	21.21'	N19°01'46"E
L37	22.11'	N48°36'24"W
L38	22.12'	N41°30'34"E
L39	20.14'	S47°58'06"E
L40	22.14'	S42°01'54"W
L41	22.08'	N56°30'56"E
L42	21.60'	N32°01'56"E
L43	20.36'	S61°53'22"E
L44	20.39'	N24°07'35"E
L45	21.90'	S63°23'22"E
L46	22.48'	N41°03'45"W
L47	21.99'	S49°16'20"W
L48	23.21'	S32°44'34"E
L49	21.01'	N52°16'51"E
L50	6.49'	S44°37'01"E
L51	6.49'	N44°09'57"E
L52	27.74'	N44°29'59"E
L53	48.51'	N45°12'37"W
L54	16.84'	N54°51'17"E
L55	25.00'	S40°57'59"E
L56	25.00'	N61°25'39"E
L57	6.41'	N34°56'43"W
L58	45.96'	S46°31'48"W
L59	39.17'	S43°11'00"E
L60	25.00'	S87°01'54"W
L61	21.86'	N87°52'50"W
L62	3.96'	N43°54'34"W
L63	21.21'	S85°00'03"W
L64	21.21'	S44°06'16"E
L65	24.82'	S41°55'02"W
L66	32.82'	N75°04'20"E
L67		S01°40'24"W
L68		N38°37'47"W
L69		S82°21'34"E
L70		S73°29'39"E
L71		N43°34'08"W
L72		N46°25'52"E
L73		N39°36'08"W
L74		S09°50'47"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	755.00'	111.28'	55.74'	111.18'	8°26'41"	S06°59'30"E
C2	645.00'	141.00'	70.78'	140.72'	12°31'30"	N04°53'01"W
C3	400.00'	4.66'	2.33'	4.66'	0°40'02"	S88°14'07"E
C4	400.00'	188.82'	96.20'	187.07'	27°02'48"	S74°22'42"E
C5	450.00'	110.98'	55.77'	110.70'	14°07'50"	N67°55'13"W
C6	350.00'	219.23'	113.34'	215.66'	35°53'18"	S87°04'13"W
C7	500.00'	51.88'	25.96'	51.86'	5°56'43"	N72°05'56"E
C8	500.00'	104.37'	52.38'	104.18'	11°57'36"	N81°03'06"E
C9	250.00'	151.41'	78.11'	149.11'	34°42'04"	S69°40'52"W
C10	200.00'	138.89'	72.38'	136.12'	39°47'20"	N72°13'30"E
C11	200.00'	153.49'	80.75'	149.75'	43°58'16"	S65°53'42"E
C12	350.00'	51.41'	25.75'	51.36'	8°24'55"	S84°21'41"E
C13	350.00'	482.70'	288.61'	445.34'	79°01'07"	S40°38'40"E
C14	150.00'	130.74'	69.85'	126.64'	49°56'21"	N26°24'02"E
C15	150.00'	135.72'	72.90'	131.14'	51°50'33"	N77°17'30"E
C16	150.00'	293.50'	222.84'	248.87'	112°06'30"	S47°09'31"W
C17	300.00'	155.04'	79.29'	153.32'	29°36'40"	N05°54'36"E
C18	300.00'	68.46'	34.38'	68.31'	13°04'30"	S14°10'41"W
C19	300.00'	61.63'	30.92'	61.52'	11°46'12"	S01°45'20"W
C20	300.00'	577.85'	431.33'	492.57'	110°21'39"	N51°03'04"E
C21	200.00'	134.26'	69.77'	131.76'	38°27'48"	S13°47'45"W
C22	300.00'	86.51'	43.56'	86.21'	16°31'18"	N24°46'00"E
C23	300.00'	179.60'	92.58'	176.93'	34°18'08"	N00°38'42"W
C24	400.00'	189.33'	96.47'	187.57'	27°07'11"	S04°14'10"E
C25	400.00'	308.97'	162.65'	301.35'	44°15'24"	S31°27'08"W
C26	400.00'	40.46'	20.25'	40.45'	5°47'46"	N85°15'27"W
C27	250.00'	63.97'	32.16'	63.80'	14°39'41"	S80°49'29"E
C28	300.00'	126.98'	64.46'	126.03'	24°15'05"	S87°11'53"W
C29	400.00'	116.63'	58.73'	116.22'	16°42'22"	N83°25'31"E
C30	150.00'	138.90'	74.88'	133.99'	53°03'26"	S61°41'34"E
C31	150.00'	84.29'	43.29'	83.18'	32°11'45"	S19°03'59"E
C32	100.00'	78.74'	41.54'	76.72'	45°06'52"	N25°31'32"W
C33	100.00'	70.24'	36.64'	68.80'	40°14'38"	N68°12'17"W
C34	150.00'	119.85'	63.33'	116.68'	45°46'40"	S68°47'04"W
C35	150.00'	186.82'	107.71'	174.98'	71°21'33"	S10°12'57"W
C36	240.00'	85.72'	43.32'	85.27'	20°27'53"	N15°13'53"W
C37	240.00'	214.00'	114.71'	206.98'	51°05'23"	N20°32'45"E
C38	240.00'	54.33'	27.28'	54.21'	12°58'14"	N52°34'33"E
C39	200.00'	227.35'	127.73'	215.30'	65°07'48"	S26°29'46"W
C40	400.00'	118.44'	59.66'	118.01'	16°57'54"	N89°13'43"E
C41	400.00'	173.11'	87.93'	171.76'	24°47'47"	N86°51'20"W
C42	280.00'	245.82'	131.46'	238.00'	50°18'05"	N80°23'32"E
C43	200.00'	57.95'	29.18'	57.75'	16°36'07"	S06°37'39"E
C44	100.00'	78.79'	41.57'	76.77'	45°08'36"	S24°14'42"W
C45	100.00'	78.29'	41.27'	76.31'	44°51'24"	S69°14'42"W
C46	100.00'	78.29'	41.27'	76.31'	44°51'24"	N65°53'54"W
C47	100.00'	78.79'	41.57'	76.77'	45°08'36"	N20°53'54"W
C48	200.00'	78.70'	39.87'	78.20'	22°32'49"	S09°36'01"E
C49	15.00'	17.51'	9.91'	16.53'	66°52'36"	S02°02'30"E
C50	15.00'	17.51'	9.91'	16.53'	66°52'36"	N75°13'04"W
C51	15.00'	13.62'	7.32'	13.16'	52°01'12"	S80°13'17"W
C52	15.00'	13.62'	7.32'	13.16'	52°01'12"	N20°34'27"E
C53	15.00'	13.62'	7.32'	13.16'	52°01'12"	S71°42'04"W
C54	15.00'	13.62'	7.32'	13.16'	52°01'12"	N19°56'28"E
C55	15.00'	17.51'	9.91'	16.53'	66°52'36"	N07°31'00"W
C56	15.00'	17.51'	9.91'	16.53'	66°52'36"	S80°41'33"E
C57	15.00'	12.20'	6.46'	11.87'	46°36'37"	N82°15'30"E
C58	15.00'	12.20'	6.46'	11.87'	46°36'37"	S01°34'34"W
C59	15.00'	18.35'	10.52'	17.23'	70°04'59"	S53°22'25"E
C60	15.00'	18.35'	10.52'	17.23'	70°04'59"	S43°22'31"W
C61	15.00'	14.66'	7.97'	14.08'	55°59'35"	S73°50'07"W
C62	15.00'	12.72'	6.77'	12.35'	48°36'10"	N22°16'39"E
C63	15.00'	12.22'	6.47'	11.89'	46°41'03"	N02°53'32"W
C64	15.00'	12.22'	6.47'	11.89'	46°41'03"	S83°28'27"E
C65	15.00'	12.22'	6.47'	11.89'	46°41'03"	N86

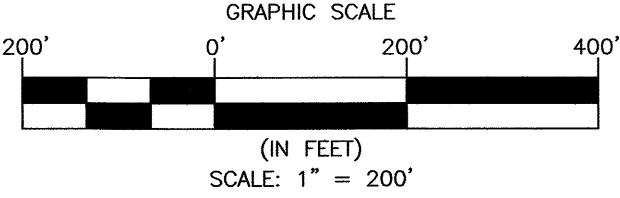


LOCATION MAP:

SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST  
SCALE: 1" = 2000'



BEARINGS ARE BASED ON GRS 83  
RESIDUAL FACTOR: 0.9998372  
GRID FACTOR: 0.9998372  
DATE: 06/27/2024  
SITE: 068  
GRID FACTOR: 0.9998372



LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- (M) = MEASURED DATA
- (D) = DEEDED DATA
- F.E.S. = FLARED END SECTION
- CONC. = CONCRETE
- PVC = POLYVINYLCHLORIDE PIPE
- R/W = RIGHT-OF-WAY
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- IR = IRON RAIL FENCE
- UC = SEWER MANHOLE
- OC = UNDERGROUND COMMUNICATION LINE
- OR = COMMUNICATIONS RISER
- WM = WATER METER
- FD = FIRE HYDRANT
- FL = FLOWLINE
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- UE = EXISTING UNDERGROUND ELECTRIC
- UE = PROPOSED UNDERGROUND ELECTRIC
- OE = EXISTING OVERHEAD ELECTRIC
- OE = PROPOSED OVERHEAD ELECTRIC
- W = EXISTING WATER LINE
- W = PROPOSED WATER LINE
- G = EXISTING GAS LINE
- G = PROPOSED GAS LINE
- SS = EXISTING SANITARY SEWER LINE
- SS = PROPOSED SANITARY SEWER LINE
- ST = EXISTING STORM SEWER LINE
- ST = PROPOSED STORM SEWER LINE
- SD = PROPOSED SUBGRADE DRAIN LINE
- = BUSH
- = TREE
- FL OUT = FLOWLINE OUT
- PO = POWER POLE
- GU = GUY WIRE
- EM = ELECTRIC METER
- CL = CLEAN OUT
- EL = ELEVATION
- BO = BOLLARD
- SE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- UDE = UTILITY & DRAINAGE EASEMENT

NOTES:

- REFER TO THE "SINKHOLE EVALUATION FOR SW CORNER MO HWY CC & CHEYENNE RD., NIXA, MO" BY PALMERSON & PARRISH, INC., DATED SEPTEMBER 17, 2024 FOR SINKHOLE INFORMATION.
- A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE AE AND ZONE X, A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 2204000000 WHICH BEARS AN EFFECTIVE DATE OF 11-02-2023.
- SOURCE OF SURVEY: FINAL PLAT OF THE VILLAGE OF ENNISKERRY AT WICKLOW; REPLAT OF THE VILLAGES AT WICKLOW RECREATIONAL CENTER; AMENDED FINAL PLAT OF WICKLOW SENIOR; MODOT LOCATION SURVEY RECORD IN BOOK V AT PAGE 3074; FINAL PLAT PLAT OF COPPER LEAF; FINAL PLAT OF FARMERS FIELD; FINAL PLAT OF THE VILLAGE OF WOODENBRIDGE AT WICKLOW; FINAL PLAT OF COPPER LEAF SUBDIVISION; FINAL PLAT OF THE SPRINGS 1ST ADDITION; FINAL PLAT OF SUMMERRILL AT WICKLOW; FINAL PLAT OF HIGHLAND RIDGE EAST; FINAL PLAT OF OLD CASTLE ESTATES PHASE 2; FINAL PLAT OF PARK HILL PLACE; SURVEY BY SHAFER & HINES, INC. DATED 09-17-01; FINAL PLAT OF FIRST ADDITION TO MAPLEDALE EAST; FINAL PLAT OF SECOND ADDITION TO MAPLEDALE EAST; AND THE FINAL PLAT OF MAPLEWOOD HILLS; FINAL PLAT OF WICKLOW SCHOOL; FINAL PLAT OF THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASES 1, 2, AND 3; FINAL PLAT OF THE VILLAGE OF ASHFORD AT WICKLOW PHASES 1, 2, 3 AND 4.
- LOTS 1-234 AND C&1-C&7 SHALL BE ZONED AS R-1.
- LOT 235 SHALL BE ZONED AS GC.
- R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12'.
- SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
- LOTS C&1-C&7 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
- THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
- STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
- LARGEST LOT: LOT C&4 (181,688 SQ.FT.)
- SMALLEST LOT: LOT 188 (7,264 SQ.FT.)
- DEVELOPER: FOUR LEAF INVESTMENTS, LLC

PRELIMINARY PLAT

MOORE ESTATES

A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

DEVELOPER: FOUR LEAF INVESTMENTS, LLC

OVERALL DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2016 AT PAGE 12828, BOOK 2022 AT PAGE 12032, BOOK 2023 AT PAGE 13797, AND BOOK 2016 AT PAGE 724

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FRAC.1/4) AND A PART OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID SE1/4; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 656.29 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE SE1/4 OF THE SAID SE1/4 FOR A POINT OF BEGINNING; THENCE N88°14'46"W, ALONG THE SOUTH LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 1317.48 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, SAID LINE ALSO BEING THE EAST LINE OF LOT 42 IN THE VILLAGE OF ENNISKERRY AT WICKLOW, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°44'42"E, ALONG THE WEST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 661.38 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER (NW1/4) OF SAID SE1/4; THENCE N88°10'07"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4, A DISTANCE OF 1316.28 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2016 AT PAGE 724 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N87°36'13"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 16.24 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N01°22'59"E, A DISTANCE OF 160.15 FEET TO AN EXISTING IRON PIN; 2) THENCE N01°16'56"E, A DISTANCE OF 158.81 FEET TO AN EXISTING IRON PIN; 3) THENCE N01°15'29"E, A DISTANCE OF 167.24 FEET TO AN IRON PIN SET; 4) THENCE N01°05'21"E, A DISTANCE OF 149.79 FEET TO AN EXISTING IRON PIN; 5) THENCE N01°11'05"E, A DISTANCE OF 209.02 FEET TO AN EXISTING IRON PIN; 6) THENCE N01°08'16"E, A DISTANCE OF 111.40 FEET TO AN EXISTING IRON PIN; 7) THENCE N01°11'41"E, A DISTANCE OF 86.97 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S89°01'12"E, A DISTANCE OF 21.74 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE WEST LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°31'34"E, ALONG THE WEST LINE OF SAID NW1/4 OF THE SE1/4, A DISTANCE OF 215.10 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "CC" AS IT NOW EXISTS; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "CC" THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N56°40'55"E, A DISTANCE OF 68.89 FEET TO AN IRON PIN SET; 2) THENCE S88°19'36"E, A DISTANCE OF 1617.03 FEET TO AN IRON PIN SET; 3) THENCE S85°29'25"E, A DISTANCE OF 100.12 FEET TO AN EXISTING RIGHT-OF-WAY MARKER; 4) THENCE S88°19'36"E, A DISTANCE OF 200.47 FEET TO AN EXISTING IRON PIN; 5) THENCE S01°40'24"W, A DISTANCE OF 9.46 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 6) THENCE S88°17'02"E, A DISTANCE OF 191.24 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 7) THENCE S02°43'58"W, A DISTANCE OF 9.97 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 8) THENCE S84°27'23"E, A DISTANCE OF 180.36 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 9) THENCE S88°16'15"E, A DISTANCE OF 147.42 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 10) THENCE S48°45'45"E, A DISTANCE OF 51.93 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 11) THENCE S05°39'08"E, A DISTANCE OF 56.09 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 12) THENCE N87°03'20"E, A DISTANCE OF 13.05 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 13) THENCE S07°13'18"E, A DISTANCE OF 291.10 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 14) THENCE N01°22'13"E, A DISTANCE OF 31.33 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE NE1/4 OF THE SE1/4; THENCE S01°25'52"W, ALONG SAID EAST LINE, A DISTANCE OF 893.33 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2019 AT PAGE 16888 IN SAID CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N88°12'18"W, ALONG THE SOUTH LINE OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, A DISTANCE OF 450.09 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2019 AT PAGE 16888; THENCE S01°22'13"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 208.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE S88°12'18"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 450.09 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4; THENCE S01°22'13"W, ALONG THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 452.51 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 95.768 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

R1 ZONING DESCRIPTION:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FRAC.1/4) AND A PART OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID SE1/4; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 656.29 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE SE1/4 OF THE SAID SE1/4 FOR A POINT OF BEGINNING; THENCE N88°14'46"W, ALONG THE SOUTH LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 1317.48 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, SAID LINE ALSO BEING THE EAST LINE OF LOT 42 IN THE VILLAGE OF ENNISKERRY AT WICKLOW, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°44'42"E, ALONG THE WEST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 661.38 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER (NW1/4) OF SAID SE1/4; THENCE N88°10'07"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4, A DISTANCE OF 1316.28 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2016 AT PAGE 724 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N87°36'13"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 16.24 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N01°22'59"E, A DISTANCE OF 160.15 FEET TO AN EXISTING IRON PIN; 2) THENCE N01°16'56"E, A DISTANCE OF 158.81 FEET TO AN EXISTING IRON PIN; 3) THENCE N01°15'29"E, A DISTANCE OF 167.24 FEET TO AN IRON PIN SET; 4) THENCE N01°05'21"E, A DISTANCE OF 149.79 FEET TO AN EXISTING IRON PIN; 5) THENCE N01°11'05"E, A DISTANCE OF 209.02 FEET TO AN EXISTING IRON PIN; 6) THENCE N01°08'16"E, A DISTANCE OF 111.40 FEET TO AN EXISTING IRON PIN; 7) THENCE N01°11'41"E, A DISTANCE OF 86.97 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S89°01'12"E, A DISTANCE OF 21.74 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE WEST LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°31'34"E, ALONG THE WEST LINE OF SAID NW1/4 OF THE SE1/4, A DISTANCE OF 215.10 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "CC" AS IT NOW EXISTS; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "CC" THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N56°40'55"E, A DISTANCE OF 68.89 FEET TO AN IRON PIN SET; 2) THENCE S88°19'36"E, A DISTANCE OF 1617.03 FEET TO AN IRON PIN SET; 3) THENCE S85°29'25"E, A DISTANCE OF 100.12 FEET TO AN EXISTING RIGHT-OF-WAY MARKER; 4) THENCE S88°19'36"E, A DISTANCE OF 200.47 FEET TO AN EXISTING IRON PIN; 5) THENCE S01°40'24"W, A DISTANCE OF 9.46 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 6) THENCE S88°17'02"E, A DISTANCE OF 191.24 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 7) THENCE S02°43'58"W, A DISTANCE OF 9.97 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 8) THENCE S84°27'23"E, A DISTANCE OF 180.36 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 9) THENCE S88°16'15"E, A DISTANCE OF 147.42 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 10) THENCE S48°45'45"E, A DISTANCE OF 51.93 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 11) THENCE S05°39'08"E, A DISTANCE OF 56.09 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 12) THENCE N87°03'20"E, A DISTANCE OF 13.05 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 13) THENCE S07°13'18"E, A DISTANCE OF 291.10 FEET TO AN EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT; 14) THENCE N01°22'13"E, A DISTANCE OF 31.33 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE NE1/4 OF THE SE1/4; THENCE S01°25'52"W, ALONG SAID EAST LINE, A DISTANCE OF 893.33 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2019 AT PAGE 16888 IN SAID CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N88°12'18"W, ALONG THE SOUTH LINE OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, A DISTANCE OF 450.09 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2019 AT PAGE 16888; THENCE S01°22'13"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 208.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE S88°12'18"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 450.09 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4; THENCE S01°22'13"W, ALONG THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 452.51 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 95.768 ACRES (MORE OR LESS).

EXCEPT,

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID SE1/4; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 656.29 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE SE1/4 OF THE SAID SE1/4 FOR A POINT OF BEGINNING; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SW1/4, A DISTANCE OF 660.51 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SE1/4; THENCE N01°25'52"E, ALONG THE EAST LINE OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, A DISTANCE OF 893.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE CC; THENCE N89°29'36"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 31.33 FEET TO AN EXISTING IRON PIN; THENCE N07°13'18"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 55.46 FEET FOR A POINT OF BEGINNING; THENCE N88°34'08"W, A DISTANCE OF 127.95 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 89°09'03", A CHORD BEARING OF N43°59'37"W, A CHORD LENGTH OF 491.29 FEET, AN ARC LENGTH OF 544.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID MISSOURI STATE ROUTE CC; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) THENCE S88°17'02"E, A DISTANCE OF 55.56 FEET TO A EXISTING IRON PIN; 2) THENCE S02°43'58"W, A DISTANCE OF 9.97 FEET; 3) THENCE S84°27'23"E, A DISTANCE OF 180.36 FEET TO AN EXISTING IRON PIN; 4) THENCE S88°16'15"E, A DISTANCE OF 147.42 FEET TO AN EXISTING IRON PIN; 5) THENCE S48°45'45"E, A DISTANCE OF 51.93 FEET TO AN EXISTING IRON PIN; 6) THENCE S05°39'08"E, A DISTANCE OF 56.09 FEET TO AN EXISTING IRON PIN; 7) THENCE N87°03'20"E, A DISTANCE OF 13.05 FEET TO AN EXISTING IRON PIN; 8) THENCE S07°13'18"E, A DISTANCE OF 235.64 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.761 ACRES (MORE OR LESS)

SAID TRACT ALL CONTAINING 93.007 ACRES (MORE OR LESS)

CC ZONING DESCRIPTION:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF SAID SE1/4; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 656.29 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE SE1/4 OF THE SAID SE1/4 FOR A POINT OF BEGINNING; THENCE N01°22'13"E, ALONG THE EAST LINE OF SAID N1/2 OF THE SE1/4 OF THE SW1/4, A DISTANCE OF 660.51 FEET TO AN EXISTING 600 NAIL AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SE1/4; THENCE N01°25'52"E, ALONG THE EAST LINE OF SAID E1/2 OF THE NE1/4 OF THE SE1/4, A DISTANCE OF 893.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE CC; THENCE N89°29'36"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 31.33 FEET TO AN EXISTING IRON PIN; THENCE N07°13'18"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 55.46 FEET FOR A POINT OF BEGINNING; THENCE N88°34'08"W, A DISTANCE OF 127.95 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 89°09'03", A CHORD BEARING OF N43°59'37"W, A CHORD LENGTH OF 491.29 FEET, AN ARC LENGTH OF 544.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID MISSOURI STATE ROUTE CC; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) THENCE S88°17'02"E, A DISTANCE OF 55.56 FEET TO A EXISTING IRON PIN; 2) THENCE S02°43'58"W, A DISTANCE OF 9.97 FEET; 3) THENCE S84°27'23"E, A DISTANCE OF 180.36 FEET TO AN EXISTING IRON PIN; 4) THENCE S88°16'15"E, A DISTANCE OF 147.42 FEET TO AN EXISTING IRON PIN; 5) THENCE S48°45'45"E, A DISTANCE OF 51.93 FEET TO AN EXISTING IRON PIN; 6) THENCE S05°39'08"E, A DISTANCE OF 56.09 FEET TO AN EXISTING IRON PIN; 7) THENCE N87°03'20"E, A DISTANCE OF 13.05 FEET TO AN EXISTING IRON PIN; 8) THENCE S07°13'18"E, A DISTANCE OF 235.64 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.761 ACRES (MORE OR LESS)

BOUNDARY SURVEY SECTION BREAKDOWN

SCALE: 1" = 200'

MOORE ESTATES

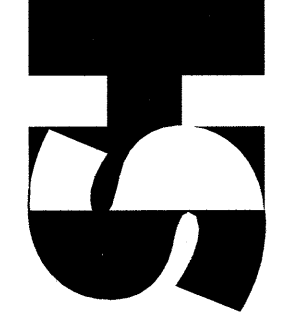
A SUBDIVISION IN THE CITY OF NIXA,  
CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:  
FOUR LEAF INVESTMENTS LLC



SHAFFER & HINES, INC.  
CERTIFICATE OF AUTHORITY  
LICENSE NO. E-1665-D

SHAFFER & HINES  
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS  
DSE CERTIFIED COMPANY  
P.O. Box 492, Nixa, Missouri, 65714  
Tel: (417) 725-4463 • Fax: (417) 725-5230  
Email: ch@shaferhines.com



PRELIMINARY PLAT

DESIGN BY: JCHH  
DRAWN BY: RSW  
CHECKED BY: JCHH  
DATE: 12-11-2024  
SCALE: 1" = 200'

REVISIONS

JOB NO.

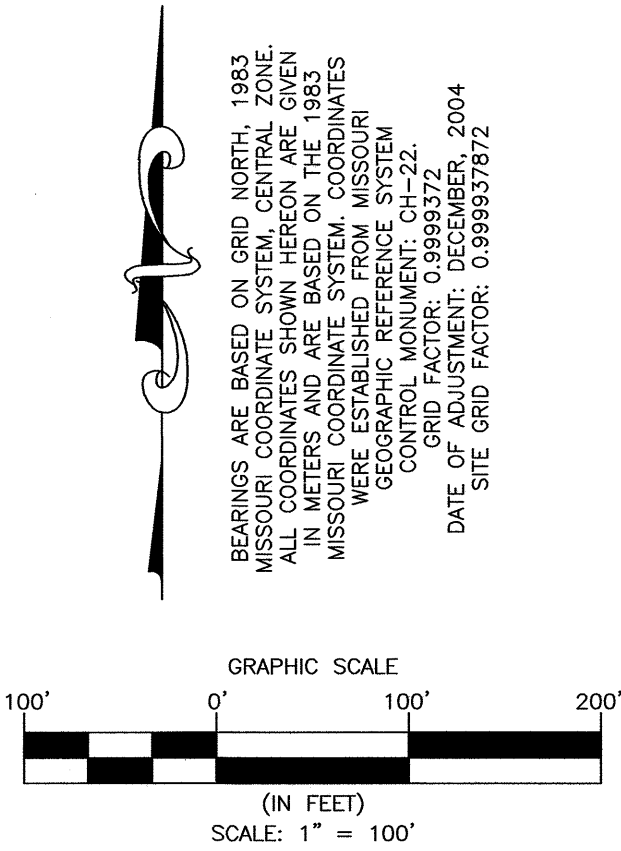
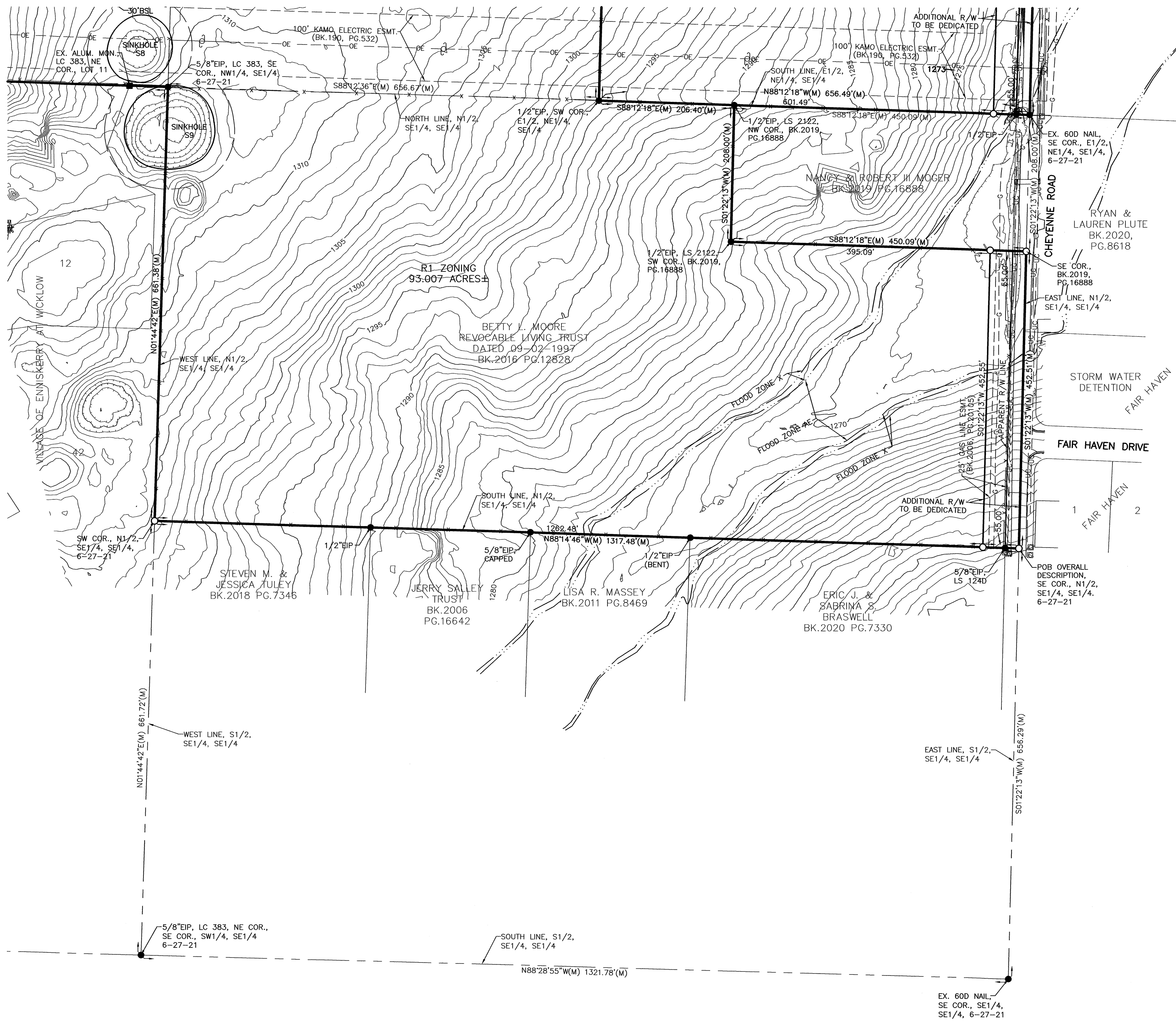
240036

SHEET

5 OF 7



PRELIMINARY PLAT  
**MOORE ESTATES**  
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI  
DEVELOPER: FOUR LEAF INVESTMENTS, LLC



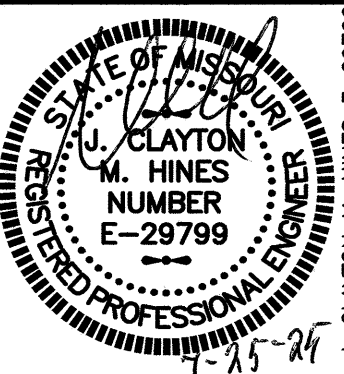
**LEGEND:**

- |        |  |         |                                 |
|--------|--|---------|---------------------------------|
| ●      | = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)          | —UE—    | = EXISTING UNDERGROUND ELECTRIC |
| ○      | = 5/8" IRON PIN SET, CAPPED                          | —OE—    | = PROPOSED UNDERGROUND ELECTRIC |
| ○      | = "LC 383" (EXCEPT AS NOTED)                         | —OE—    | = EXISTING OVERHEAD ELECTRIC    |
| ■      | = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)    | —W—     | = EXISTING WATER LINE           |
| □      | = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP) | —W—     | = PROPOSED WATER LINE           |
| (M)    | = MEASURED DATA                                      | —G—     | = EXISTING GAS LINE             |
| (P)    | = PLATTED DATA                                       | —G—     | = PROPOSED GAS LINE             |
| (D)    | = DEEDED DATA  | —SS—    | = EXISTING SANITARY SEWER LINE  |
| F.E.S. | = FLARED END SECTION                                 | —SS—    | = PROPOSED SANITARY SEWER LINE  |
| CONC.  | = CONCRETE   | —ST—    | = EXISTING STORM SEWER LINE     |
| PVC    | = POLYVINYLCHLORIDE PIPE                             | —ST—    | = PROPOSED STORM SEWER LINE     |
| R/W    | = RIGHT-OF-WAY                                       | —SD—    | = PROPOSED SUBGRADE DRAIN LINE  |
| N      | = NORTH  | ●       | = BUSH                          |
| S      | = SOUTH  | ●       | = TREE                          |
| E      | = EAST   | FL. OUT | = FLOWLINE OUT                  |
| W      | = WEST   | PO      | = POWER POLE                    |
| —      | = IRON RAIL FENCE                                    | CW      | = CUY WIRE                      |
| —      | = SEWER MANHOLE                                      | GM      | = GAS METER                     |
| —      | = UNDERGROUND COMMUNICATION LINE                     | EM      | = ELECTRIC METER                |
| —      | = COMMUNICATIONS RISER                               | CL      | = CLEAN OUT                     |
| —      | = WATER METER  | EL      | = ELEVATION                     |
| —      | = FIRE HYDRANT                                       | B       | = BOLLARD                       |
| FL     | = FLOWLINE   | SE      | = SANITARY SEWER EASEMENT       |
| BL     | = BUILDING SETBACK LINE                              | UE      | = UTILITY EASEMENT              |
| DE     | = DRAINAGE EASEMENT                                  | UDE     | = UTILITY & DRAINAGE EASEMENT   |

BOUNDARY & TOPOGRAPHIC SURVEY  
SCALE: 1" = 100'

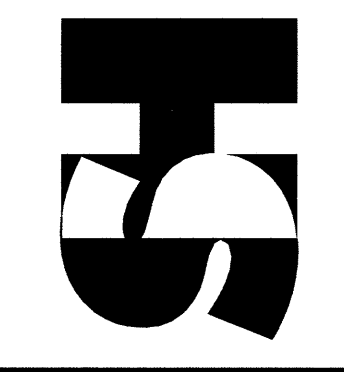
MOORE ESTATES  
A SUBDIVISION IN THE CITY OF NIXA,  
CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:  
FOUR LEAF INVESTMENTS LLC



SHAFFER & HINES, INC.  
CERTIFICATE OF AUTHORITY  
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**SHAFFER & HINES**  
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS  
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P.O. Box 493, Nixa, Missouri, 65714  
Tel: (417) 725-4663 · Fax: (417) 725-5230  
Email: ch@shafferhines.com



PRELIMINARY PLAT

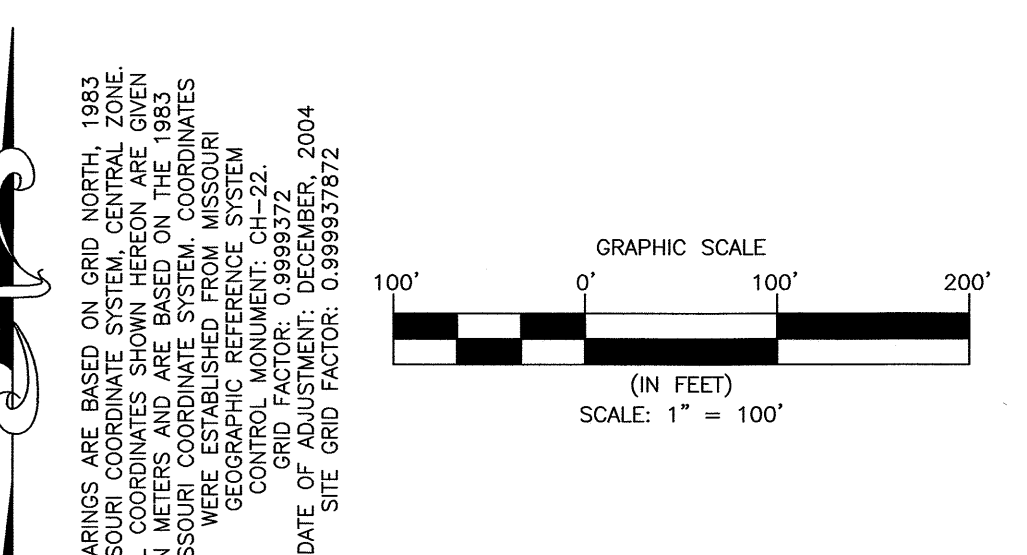
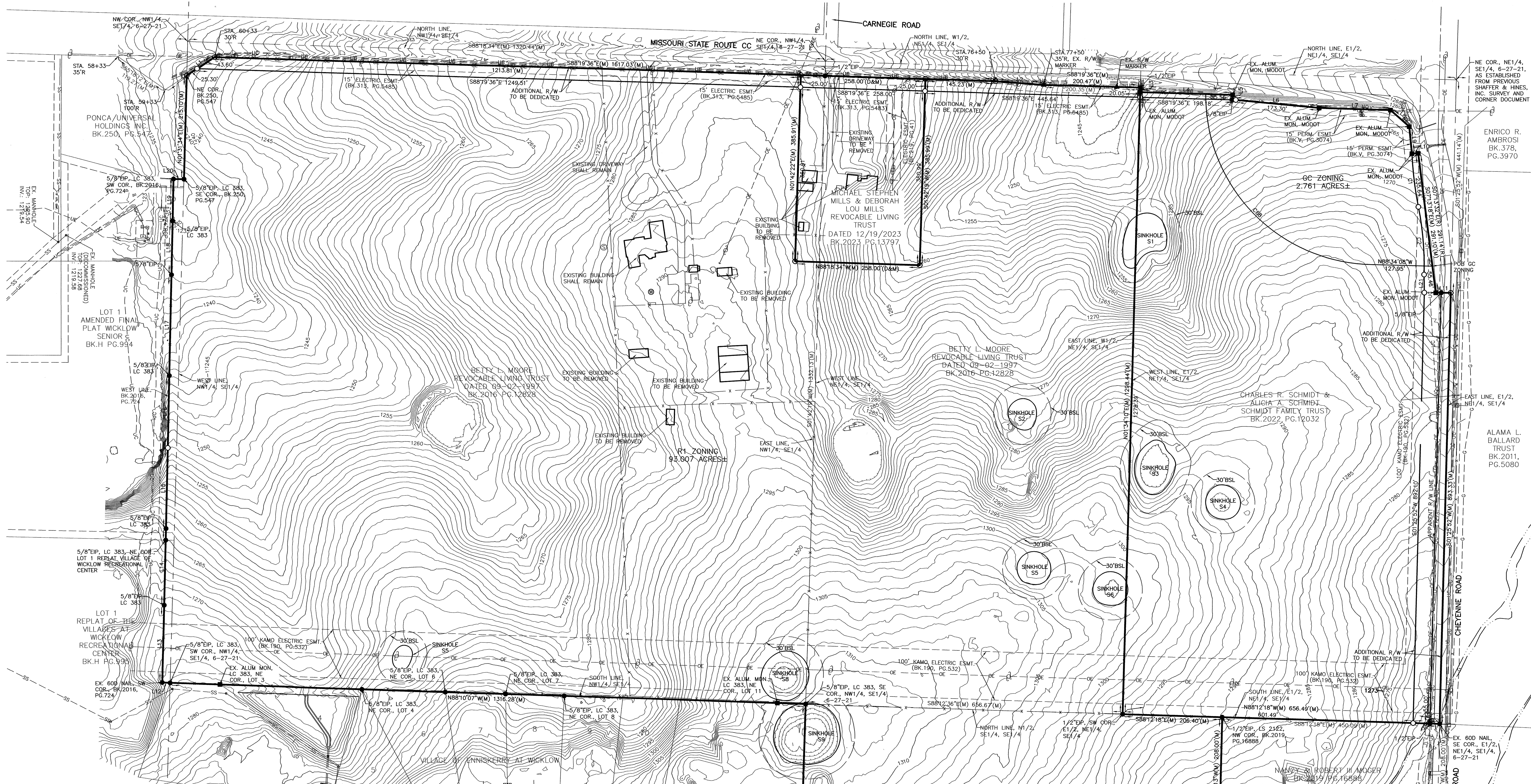
DESIGN BY: JCMH  
DRAWN BY: RBW  
CHECKED BY: JCMH  
DATE: 12-11-2024  
SCALE: 1" = 100'

REVISIONS	

JOB NO.  
240036  
SHEET  
6 OF 7



PRELIMINARY PLAT  
**MOORE ESTATES**  
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI  
DEVELOPER: FOUR LEAF INVESTMENTS, LLC



BOUNDARY & TOPOGRAPHIC SURVEY  
SCALE: 1" = 100'

- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
  - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
  - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
  - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
  - (M) = MEASURED DATA
  - (P) = PLATTED DATA
  - (D) = DEEDED DATA
  - F.E.S. = FLARED END SECTION
  - CONC. = CONCRETE
  - PVC = POLYVINYLCHLORIDE PIPE
  - R/W = RIGHT-OF-WAY
  - N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST
  - = IRON RAIL FENCE
  - = SEWER MANHOLE
  - = UNDERGROUND COMMUNICATION LINE
  - = COMMUNICATIONS RISER
  - [W] = WATER METER
  - [F] = FIRE HYDRANT
  - FL = FLOWLINE
  - BL = BUILDING SETBACK LINE
  - DE = DRAINAGE EASEMENT
  - UE—UE— = EXISTING UNDERGROUND ELECTRIC
  - UE— = PROPOSED UNDERGROUND ELECTRIC
  - OE— = EXISTING OVERHEAD ELECTRIC
  - OE— = PROPOSED OVERHEAD ELECTRIC
  - W— = EXISTING WATER LINE
  - W— = PROPOSED WATER LINE
  - G— = EXISTING GAS LINE
  - G— = PROPOSED GAS LINE
  - SS— = EXISTING SANITARY SEWER LINE
  - SS— = PROPOSED SANITARY SEWER LINE
  - ST— = EXISTING STORM SEWER LINE
  - ST— = PROPOSED STORM SEWER LINE
  - SD— = PROPOSED SUBGRADE DRAIN LINE
  - = BUSH
  - = TREE
  - FLOUT = FLOWLINE OUT
  - PO = POWER POLE
  - GW = GUY WIRE
  - GM = GAS METER
  - EM = ELECTRIC METER
  - EL = ELEVATION
  - = BOLLARD
  - SE = SANITARY SEWER EASEMENT
  - UE = UTILITY EASEMENT
  - UDE = UTILITY & DRAINAGE EASEMENT

BEARINGS ARE BASED ON GRID NORTH, 1983  
ALSO COORDINATES SHOWN HEREON ARE GIVEN  
IN METERS AND ARE BASED ON THE 1983  
MISSOURI STATE PLANE COORDINATE SYSTEM  
WERE ESTABLISHED FROM MISSOURI  
GEODETIC REFERENCE SYSTEM  
LOCALITY: NIXA, MISSOURI  
GRID FACTOR: 0.9999372  
DATE OF ADJUSTMENT: DECEMBER, 2004  
SITE GRID FACTOR: 0.999937672

**MOORE ESTATES**  
A SUBDIVISION IN THE CITY OF NIXA,  
CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:  
FOUR LEAF INVESTMENTS LLC

STATE OF MISSOURI  
J. CLAYTON M. HINES  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER E-29799

SHAFFER & HINES, INC.  
CERTIFICATE OF AUTHORITY  
LICENSE NO. E-1685-D

**SHAFFER & HINES**  
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS  
DBE CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri, 65714  
Tel: (417) 725-4663 • Fax: (417) 725-5220  
Email: ch@shaferhines.com

**SH**

PRELIMINARY PLAT

DESIGN BY: JCMH  
DRAWN BY: RBW  
CHECKED BY: JCMH  
DATE: 12-11-2024  
SCALE: 1" = 100'

REVISIONS

NO.	DESCRIPTION

JOB NO.  
**240036**

SHEET  
**7 OF 7**