



LOCATION SKETCH
SEC. 17, T27N, R23W
SCALE 1" = 2000'

STATE PLANE COORDINATE THE
MISSOURI COORDINATE SYSTEM 1983
CONTROL STATION:
CH-52 NORTHING - 134139.862 (M)
 EASTING - 411232.155 (M)
 GRID FACTOR - 0.9999704
COORDINATES EXPRESSED IN METERS.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD LENGTH
C1	23.56'	15.00'	S46°55'37"W	21.21'
C2	175.73'	225.00'	N69°33'07"E	171.30'
C3	23.56'	15.00'	S43°04'23"E	21.21'
C4	26.24'	175.00'	N87°37'54"E	26.21'
C5	76.41'	175.00'	N70°49'42"E	75.80'
C6	34.04'	175.00'	N52°44'56"E	33.98'
C7	143.68'	128.01'	N147°15'59"E	136.26'
C8	26.43'	15.00'	N68°25'31"W	23.14'
C9	47.09'	374.00'	N52°26'32"E	47.06'
C10	66.12'	374.00'	N61°06'50"E	66.03'
C11	7.82'	374.00'	N66°46'37"E	7.82'
C12	52.35'	225.00'	N74°02'31"E	52.24'
C13	44.06'	225.00'	N86°19'03"E	43.99'
C14	23.56'	15.00'	S46°55'37"W	21.21'
C15	23.56'	15.00'	N43°04'23"W	21.21'
C16	23.56'	15.00'	N46°55'37"E	21.21'
C17	23.56'	15.00'	S43°04'23"E	21.21'
C18	43.41'	175.00'	N84°49'12"E	43.30'
C19	31.57'	175.00'	N72°32'40"E	31.53'
C20	76.25'	324.00'	N60°38'02"E	76.08'
C21	28.59'	324.00'	N51°21'48"E	28.58'
C22	33.59'	196.00'	S53°44'40"W	33.55'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD LENGTH
C23	8.34'	273.59'	S57°58'39"W	8.34'
C24	52.32'	273.59'	S64°19'44"W	52.24'
C25	30.15'	225.00'	S73°30'49"W	30.12'
C26	23.63'	15.00'	S47°03'43"W	21.26'
C27	8.55'	15.00'	N71°28'39"W	8.43'
C28	46.27'	50.00'	N51°39'54"E	44.64'
C29	64.35'	50.00'	N134°57'06"E	60.00'
C30	30.45'	50.00'	N19°22'03"W	29.99'
C31	10.14'	15.00'	S17°26'42"E	9.95'
C32	10.20'	15.00'	S21°24'58"W	10.01'
C33	59.96'	50.00'	N08°33'11"E	56.43'
C34	81.09'	50.00'	N74°15'44"W	72.49'
C35	8.62'	15.00'	N75°44'09"E	8.50'
C36	8.55'	15.00'	S71°28'39"E	8.43'
C37	74.49'	50.00'	S82°10'07"W	67.79'
C38	61.27'	50.00'	S04°22'57"W	57.51'
C39	8.55'	15.00'	N14°23'55"W	8.43'
C40	39.39'	25.00'	S47°03'43"W	35.44'
C41	39.15'	25.00'	N42°56'17"W	35.27'
C42	39.39'	25.00'	N47°03'43"E	35.44'
C43	23.49'	15.00'	S42°56'17"E	21.16'
C44	16.13'	65.00'	N84°49'12"E	16.08'

NOTES

LOT SIZE
SMALLEST - LOT 11 = 6,000± SQ. FT. (0.14± ACRES)
LARGEST - LOT 52 = 33,096± SQ. FT. (0.76± ACRES)
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 708,691± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 16.27± ACRES
TOTAL NUMBER OF LOTS = 52
DATE OF PRELIMINARY PLAT SUBMITTAL =
DATE OF FINAL PLAT SUBMITTAL =
OWNERSHIP = BOOK 0390, PAGE 007244

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

SINKHOLES SHOWN ARE PER REPORT PREPARED BY ESC ENGINEERING AND ARCHITECTS, BY GARY PENDERGRASS, PE, DATED 12-27-2004 (PROJECT NO. 04491)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD LENGTH
C45	11.73'	65.00'	N72°32'40"E	11.71'
C46	50.36'	214.00'	N60°38'02"E	50.25'
C47	18.89'	214.00'	N51°21'48"E	18.88'
C48	52.82'	306.00'	S53°46'48"W	52.75'
C49	8.18'	380.69'	S58°08'56"W	8.18'
C50	72.01'	380.69'	S64°10'59"W	71.90'

LEGEND OF SYMBOLS AND ABBREVIATIONS

- INTERNAL ANGLE # (SEE TABLE)
- SS - SANITARY SEWER LINE
- E - OVERHEAD ELECTRIC
- TR - TELEPHONE RISER
- G - GAS LINE
- WS - WATER SERVICE
- UT - UNDERGROUND TELEPHONE
- UE - UNDERGROUND ELECTRIC
- FENCE LINE
- LP - FIRE HYDRANT LIGHT POLE
- P.O.C. - POINT OF COMMENCEMENT
- LINE LABELS: MEASURED 100' M, RECORDED 100' D, 100' R
- WV - WATER VALVE
- GV - GAS VALVE
- WM - WATER METER
- TR - TELEPHONE RISER
- ER - ELECTRIC RISER
- RD - ROOF DRAIN
- TRANS - TRANSFORMER PAD
- MH - SANITARY MANHOLE
- RWM - RIGHT-OF-WAY MARKER
- IP - FOUND IRON PIN
- IP - SET IRON PIN
- P.O.B. - POINT OF BEGINNING
- GL - GROUND LIGHT
- PM - PERMANENT MONUMENT
- SET PM
- TREE LINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1C (SINGLE FAMILY RESIDENTIAL DISTRICT) AND COMMERCIAL.

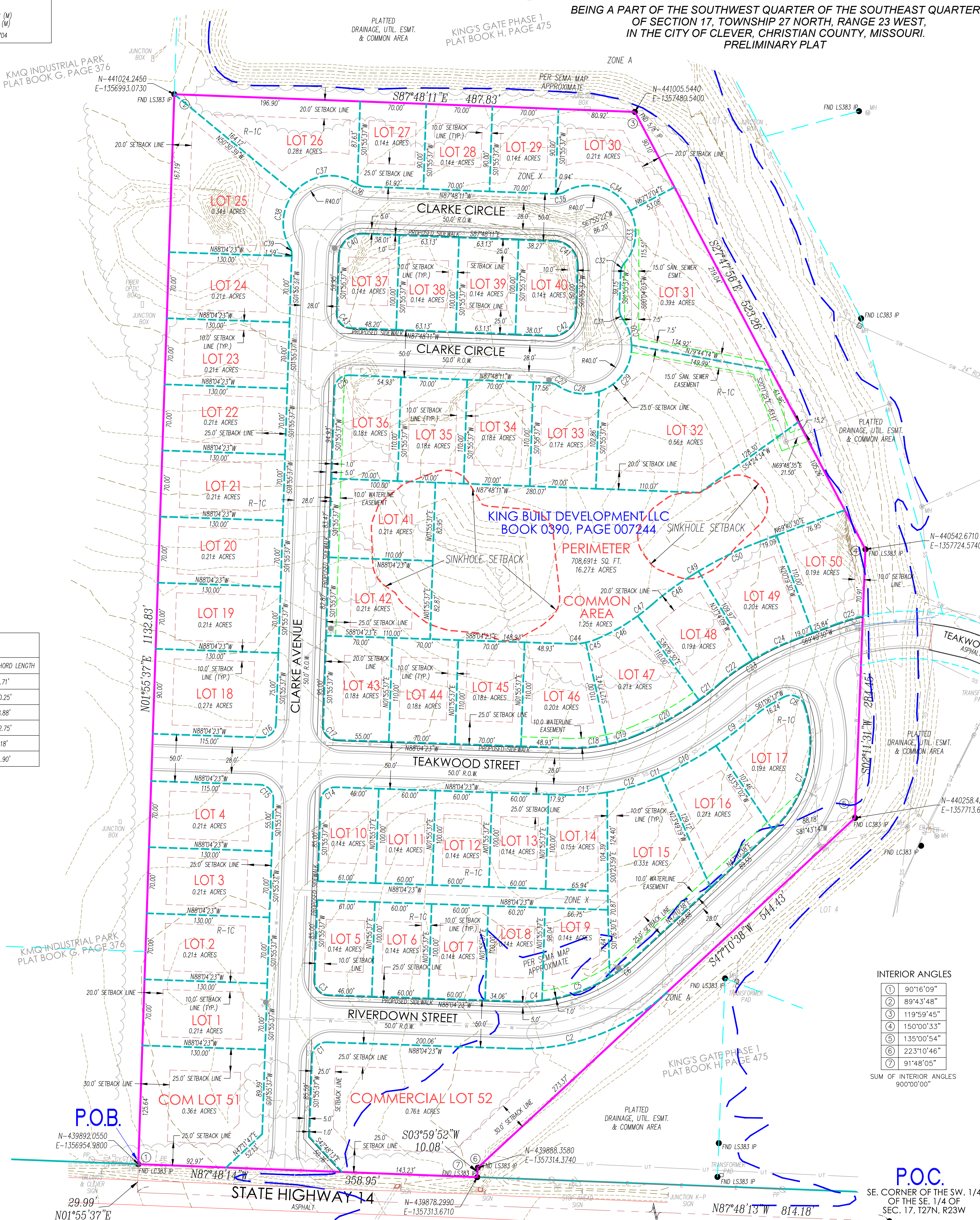
R-1C
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 20 FEET

COMMERCIAL
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET
SIDE YARD: NONE
REAR YARD: 30 FEET

LOTS 51 AND 52 ARE ZONED COMMERCIAL.
LOTS 1 THROUGH 50 ARE ZONED R-1C.

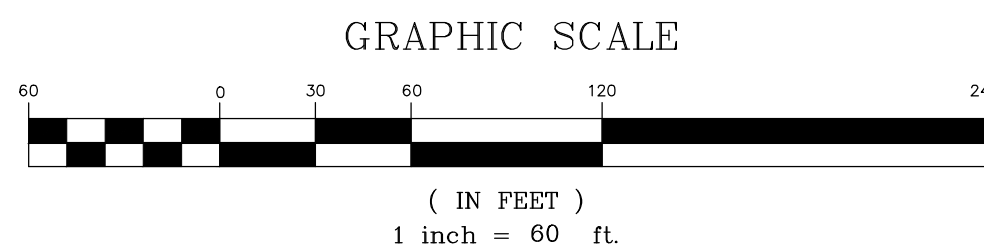
EAST PARK 551

BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST,
IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI.
PRELIMINARY PLAT



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.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2904300500C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.



SURVEY DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI AND RECORDED IN BOOK 390, PAGE 7244 OF THE CHRISTIAN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 87°48'13" WEST, 814.18 FEET TO THE SOUTHWEST CORNER OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID EAST 25 ACRES NORTH 01°55'37" EAST, 29.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 14, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°55'37" EAST, 1132.83 FEET TO THE SOUTHWEST CORNER OF LOT 5, KINGS GATE PHASE 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 5 SOUTH 87°48'11" EAST, 487.83 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 5 SOUTH 27°47'56" EAST, 523.26 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 02°11'31" WEST, 284.45 FEET TO A POINT ON THE WESTERLY LINE OF LOT 4 OF SAID KINGS GATE PHASE 1; THENCE ALONG SAID WESTERLY LINE SOUTH 47°10'38" WEST, 544.43 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 03°59'52" WEST, 10.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID HIGHWAY 14; THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 87°48'14" WEST, 358.95 FEET TO THE POINT OF BEGINNING, CONTAINING 708,691 SQUARE FEET OR 16.27 ACRES, MORE OR LESS, ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

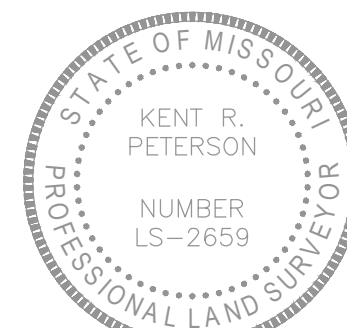
SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KENT R. PETERSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED JANUARY 12, 2021 AND SIGNED BY KENT R. PETERSON, PLS NO. 2659 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KENT R. PETERSON, PLS NO. 2659 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DATE OF LAST REVISION MAY 05, 2021.

ANDERSON ENGINEERING, INC. LC 02 BY:

Kent R. Peterson
KENT R. PETERSON, PLS NO. 2659



5-05-2021
DATE PREPARED

PREPARED BY
KENT R. PETERSON, PLS
ANDERSON ENGINEERING, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807
OWNER AND DEVELOPER
KING BUILT PROPERTIES
P.O. BOX 14909
SPRINGFIELD, MO. 65804



FIELD: CB
DRAWN: BC
CHECKED: KRP
DATE: 1-12-2021
FIELD BK:
JOB NO: 20SP10172

COA #000062
3213 S. WEST BYPASS
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

20SP10190PP
SHT. 1 OF 1 REV.