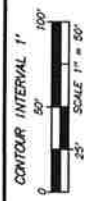


LOCATION SKETCH  
BASIS OF BEARINGS  
GEOID DATUM  
MISSOURI COORDINATE  
SYSTEM OF 1983  
CENTRAL ZONE



OWNER  
FLOOD FAMILLS INVESTMENT LLC  
1500 W. FARM ROAD 66  
SPRINGFIELD, MO 65800

VERTICAL DATUM  
NAVD 1988  
POINT OF BEGINNING  
N 01°59'31" E 844.37'  
S 23° 1' 20" N, R 23 W

PRELIMINARY PLAN  
**WEST RIDGE**  
A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT IN THE  
CITY OF WILLARD, GREENE COUNTY, MISSOURI  
SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST  
7640 W FARM ROAD 68

PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SAID SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND THENCE SOUTH 00°42'12" WEST, 844.88 FEET; THENCE NORTH 87°43'27" WEST, 525.25 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 01°59'31" EAST, 844.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.20 ACRES OR LESS, SUBJECT TO RIGHTS NOW IN USE, EASEMENTS AND RESTRICTIONS OF RECORD.

Total area in Lots  
378733.27 sq. ft. (8.6375 acres)

LOT AREAS

|        |                  |              |
|--------|------------------|--------------|
| LOT 1  | 15070.78 sq. ft. | (0.34596 ac) |
| LOT 2  | 13640.25 sq. ft. | (0.31114 ac) |
| LOT 3  | 14694.25 sq. ft. | (0.33724 ac) |
| LOT 4  | 15176.22 sq. ft. | (0.34812 ac) |
| LOT 5  | 16663.87 sq. ft. | (0.38202 ac) |
| LOT 6  | 16756.02 sq. ft. | (0.38359 ac) |
| LOT 7  | 17685.77 sq. ft. | (0.40601 ac) |
| LOT 8  | 20080.26 sq. ft. | (0.46059 ac) |
| LOT 9  | 17702.87 sq. ft. | (0.40640 ac) |
| LOT 10 | 18820.46 sq. ft. | (0.43206 ac) |
| LOT 11 | 18678.89 sq. ft. | (0.42976 ac) |
| LOT 12 | 19689.07 sq. ft. | (0.45204 ac) |
| LOT 13 | 20031.54 sq. ft. | (0.45939 ac) |
| LOT 14 | 23133.82 sq. ft. | (0.53107 ac) |
| LOT 15 | 24144.92 sq. ft. | (0.55429 ac) |



SETBACKS  
MINIMUM BUILDING SETBACKS:  
FRONT - 35 FEET  
REAR - 45 FEET  
SIDE ADJACENT TO STREET - 20 FEET

NOTE:  
EXISTING STRUCTURES, SILOS, WELLS & SEPTIC SYSTEMS SHALL BE REMOVED 18-20 TO BE REMOVED

CURVE DATA

| # | Radius   | Chord   | Chord Bearing |
|---|----------|---------|---------------|
| 1 | 2553.07' | 135.84' | N 11°16'25" E |
| 2 | 300.00'  | 138.92' | N 27°02'25" E |
| 3 | 16.50'   | 14.31'  | N 42°51'59" W |
| 4 | 16.50'   | 23.28'  | N 16.50'      |
| 5 | 16.50'   | 23.39'  | S 47°08'01" W |

GENERAL NOTES  
 TOTAL AREA = 10.00 ACRES  
 AREA IN LOTS = 8.6375 ACRES  
 AREA IN STREET R.O.W. = 1.3625 ACRES  
 DENSITY = 2.00 LOTS/ACRE  
 CURRENT ZONING = RESIDENTIAL PLANNED DISTRICT  
 SANITARY SEWER = CITY OF WILLARD  
 WATER = CITY OF WILLARD  
 GAS = MISSOURI GAS ENERGY ELECTRIC = EMPIRE DISTRICT ELECTRIC  
 SOURCE OF DESCRIPTION = BOOK 2016 PAGE 00400-18  
 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 26072 C 0180 D DATED 12-17-2010.  
 MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE OR DETENTION EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER.  
 NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY OR DRAINAGE EASEMENT.  
 NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT OF WAY LINE AND BUILDING SETBACK LINE.  
 THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY AND ALONG THE REAR OF ALL LOTS.  
 NO DIRECT ACCESS PERMITTED FROM ANY LOT TO FARM ROAD 68.  
 PROPOSED STREET RIGHT OF WAY WIDTH 50 FEET.  
 PROPOSED STREET PAVEMENT WIDTH 31 FEET (BACK CURB TO BACK CURB).  
 4' WIDE SIDEWALK PROPOSED ON ONE SIDE OF STREET.

LEGEND  
 --- PROP SAN SEW LINE  
 --- EXISTING SAN SEW LINE  
 --- PROP WATER LINE  
 --- EXISTING WATER LINE  
 --- OVERHEAD ELECTRIC  
 --- ONE.....ONE  
 --- SAN SEW MANHOLE  
 --- SETBACK LINE  
 --- UTILITY EASEMENT  
 --- EXISTING IRON PIN  
 --- POWER POLE



EXISTING UNDERGROUND UTILITIES AND BARRIERS IN THE VICINITY ARE INDICATED ON THE PLAN. THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR IN THE PREPARATION OF THE DRAWINGS THAT THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL INFORMATION IS EXPRESSLY UNWARRANTED. THEREFORE, THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS INFORMATION.



LAWRENCE E. JANSEN 7-12-19  
 LAWRENCE E. JANSEN PLS 2385 DATE  
**GLOBAL**  
 PRECISION SURVEYING, L.L.C.  
 P.O. BOX 790, REPUBLIC, MO 65758  
 PHONE (417) 868-0900 FAX (417) 868-0903  
 CERTIFICATE OF AUTHORITY  
 NUMBER LS-301000039

KNOWN ALL MEN BY THESE PRESENTS THAT LAWRENCE E. JANSEN, HEREIN, HAS PREPARED THIS PLAN AND HAS SUPERVISED THE SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE PERSONAL SUPERVISION WAS PLACED UNDER HIS OWN HAND AND SEAL IN ACCORDANCE WITH THE PROVISIONS OF THE MISSOURI STATUTES FOR THE REGULATION OF THE SURVEYING PROFESSION IN ACCORDANCE WITH THE REGULATIONS OF WILLARD, MISSOURI.