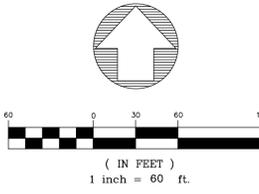


**PRELIMINARY PLAT FOR
ROBERTSON SUBDIVISION
SECTION 26, T30N, R23W
WILLARD, GREENE COUNTY, MISSOURI**

NE CORNER
NE 1/4 NW 1
SEC 26-T30N-R23W



OWNER:
TAYLOR ROBERTSON
ETAL
309 S FARMER AVENUE
WILLARD, MISSOURI 65781-9501

DEVELOPER:
BT & TD INVESTMENTS, LLC
BILL TURNER, MANAGING MEMBER
1331 N FARMER AVENUE
SPRINGFIELD, MISSOURI 65802-1524

TOTAL ACREAGE: 16.80 AC

BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATION "GR-30"

STATION GR-30:
N: 159121.722m
E: 424263.726m
ELEV: 379.5m

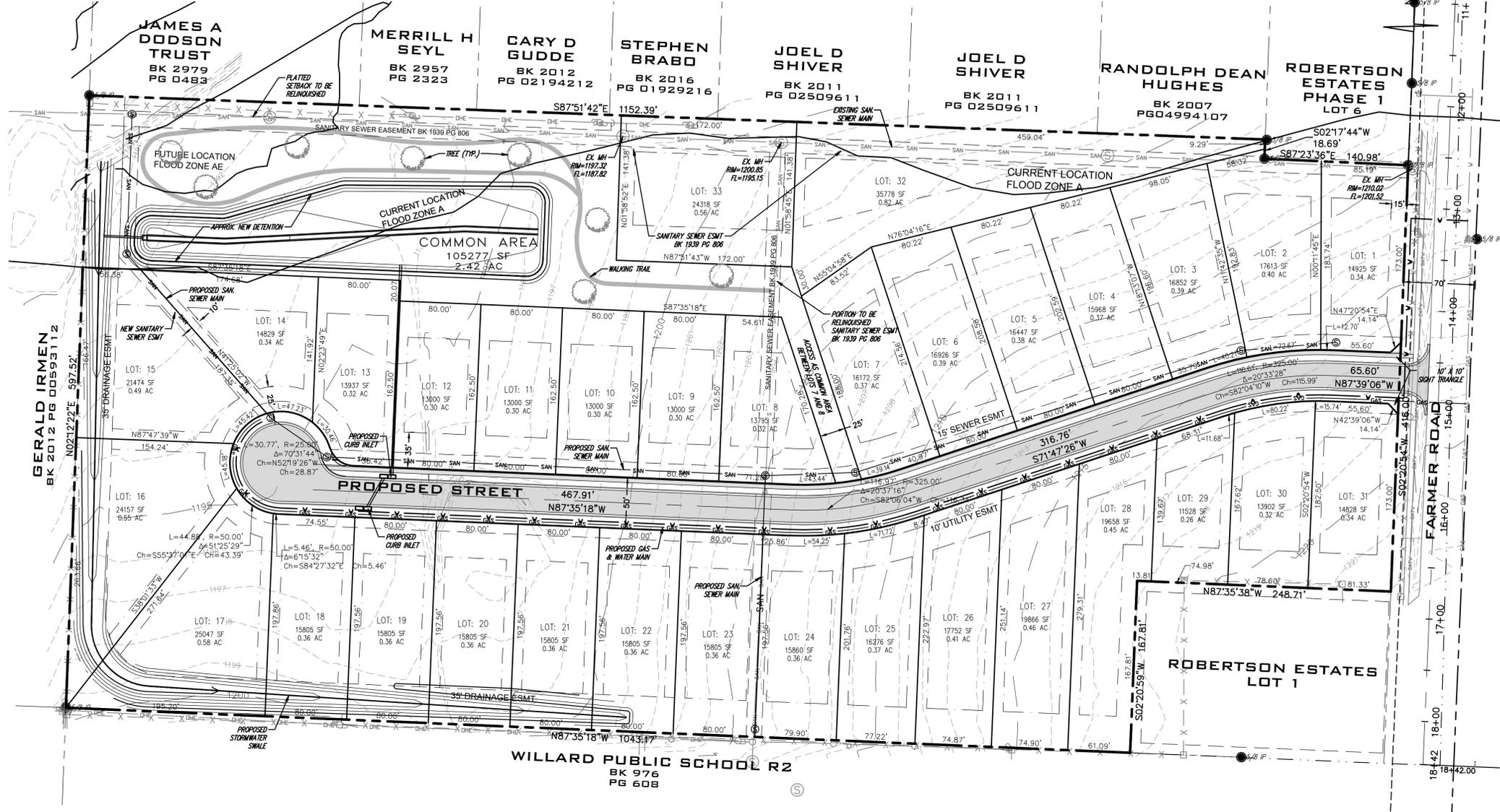
GENERAL NOTES:
TOTAL ACREAGE: 16.80 ACRES
CURRENT ZONING: R1
PROPOSED ZONING: PD
TOTAL LOTS: 34
PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOUSING

MINIMUM LOT FRONTAGE TYP: 80'
MINIMUM LOT FRONTAGE (LOTS 1, 2, 3): 73'
(80' AT SETBACK)

BUILDING SETBACKS:
FRONT 35'
REAR 35'
SIDE YARD 10'
SIDE YARD AT BOUNDARY 15'

SMALLEST LOT: 12,258 SF (LOT 3)
LARGEST LOT: 35,852 SF (LOT 33)

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



- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - ▲ R/W MARKER
 - BOUNDARY LINE
 - - - R/W LINE
 - · - · - EASEMENT LINE
 - · — · — SETBACK LINE
 - ⊙ MEASURED PLAT
 - ⊙ DEED RECORD
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ SANITARY SEWER LINE
 - ⊙ UTILITY POLE
 - ⊙ ELECTRIC METER
 - ⊙ OVERHEAD ELECTRIC
 - ⊙ UNDERGROUND ELECTRIC
 - ⊙ GUY WIRE
 - ⊙ PHONE/COMMUNICATION MANHOLE
 - ⊙ PHONE PEDESTAL
 - ⊙ CABLE TV RISER
 - ⊙ CABLE TV LINE
 - ⊙ UNDERGROUND PHONE
 - ⊙ OVERHEAD PHONE
 - ⊙ FIBER OPTIC LINE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ WATER LINE
 - ⊙ FIRE HYDRANT
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ GAS LINE
 - ⊙ FENCE LINE (AS NOTED)
 - ⊙ ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET

DECLARATION BY SURVEYOR:

I hereby declare to BT & TD Investments, LLC that the information contained hereon is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins 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 evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

PLAT DESCRIPTION:
ALL THAT DESCRIBED AS "RESERVED" IN THE FINAL PLAT OF ROBERTSON ESTATES PHASE 1, AS RECORDED IN THE BOOK AAA PAGE 503 OF THE GREENE COUNTY DEED RECORDS.

BY: *Don Ray Berry*
DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

DATE: 07/22/2019

REVISIONS:	DATE:
SCALE: 1" = 60'	FIELD BY: TS, JS
	DRAWN BY: AW
	CHECKED BY: LEE
Preliminary Plat	
ROBERTSON SUBDIVISION	
WILLARD, GREENE COUNTY, MISSOURI	
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050	
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz	
"Engineering with Integrity"	
DATE: 2019-07-22	
SHEET: 1 OF 1	
PROJECT:	
FILE: 1915 - Prelim Dev Plan.dwg	