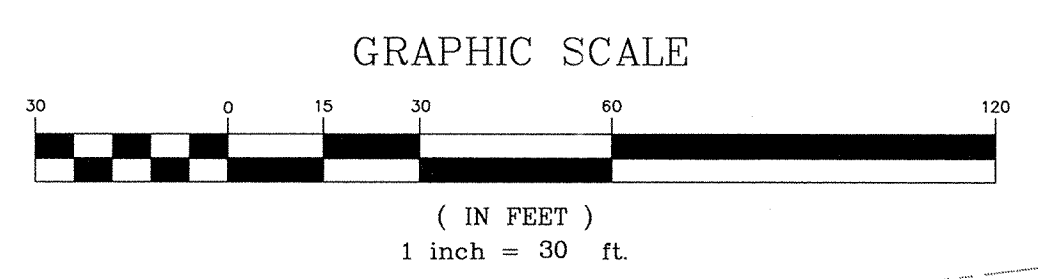


ADMINISTRATIVE REPLAT

BEING ALL OF LOT 1 OF SPRINGFIELD PLAZA PHASE I, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

RECORDER'S SPACE
AAA-886 # 5471

009348-23 30 Mar 2023 02:54:08PM
Book:2023
Page:009348-23
1 page
RECORDING OFFICE
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
RECORD OF DEEDS



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 NUMBER 222931575.

SURVEYORS NOTE:
WITH THIS SURVEY WE 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. 2207200336, 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.

STORMWATER NOTE:
THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

SURVEYORS NOTE:
SANITARY SEWER LATERAL LINE SHOWN IS APPROXIMATE LOCATION PER CITY OF SPRINGFIELD PLANS (2014PWOODS) AND IS FOR GRAPHIC REPRESENTATION ONLY. ANDERSON ENGINEERING INC. MAKES NO WARRANTY TO THE PLACEMENT OF THE SANITARY SEWER LATERAL ON THIS MAP.

ZONING DATA
SUBJECT PROPERTIES ARE ZONED HC (HIGHWAY COMMERCIAL DISTRICT). THE SITE ALSO SETS IN A CONDITIONAL OVERLAY DISTRICT (COO 1, ORDINANCE NO. 5670)

MINIMUM YARD REQUIREMENTS:
FRONT YARD:
B. 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET OR AS REQUIRED BY SECTION 36-453.1 SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.
C. 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET OR AS REQUIRED BY SECTION 36-453.1 SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.
D. THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED IN ACCORDANCE WITH SECTION 36-363. CONDITIONAL USE PERMITS, OR AN APPROVED PRELIMINARY PLAT IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS.

SIDE YARD: NONE, EXCEPT AS REQUIRED BY SECTION 36-453.1 SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS, AND THE BUFFERYARD REQUIREMENTS IN SUBSECTION (8)

REAR YARD: NONE, EXCEPT AS REQUIRED BY THE BUFFERYARD REQUIREMENTS IN SUBSECTION (8)

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERRECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW, EXCEPT AS PERMITTED BY SUBSECTION 36-303(17)(6) AND SUBSECTION 36-303(17)(10).

STREET CLASSIFICATION:
COLLECTOR (WASHITA) REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE 30 FEET PLUS THE REQUIRED YARD SETBACK
EXPRESSWAY (SUNSHINE) 65 FEET PLUS THE REQUIRED YARD SETBACK

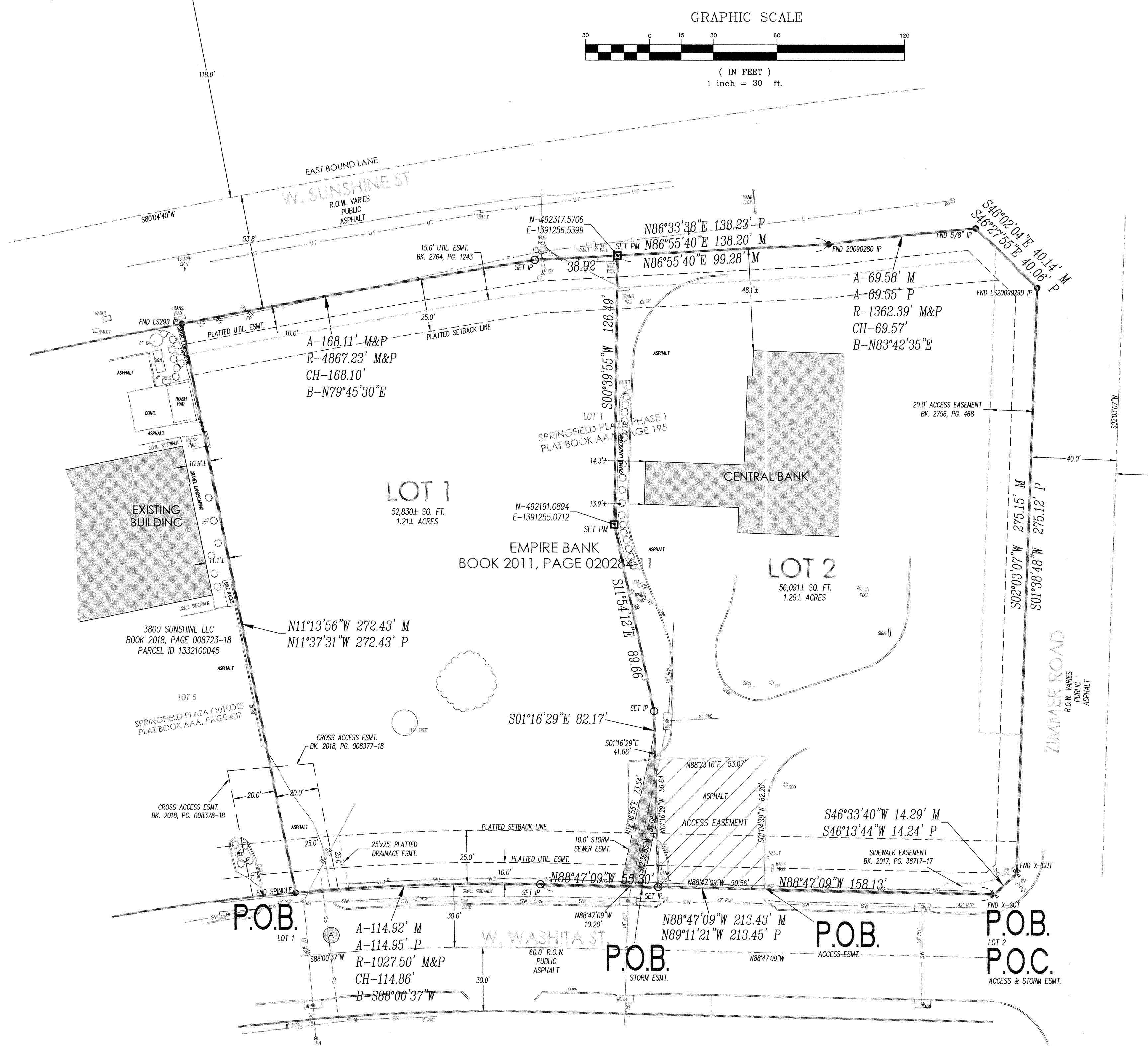
INFORMATION FOUND AT (HTTP://MAPS.SPRINGFIELDMO.GOV/MAPGALLERY)

LEGEND OF SYMBOLS AND ABBREVIATIONS

| | | | |
|------|------------------------------|---|------------------------|
| ⊙ | INTERNAL ANGLE # (SEE TABLE) | ⊙ | WATER VALVE |
| —SS— | SANITARY SEWER LINE | ⊙ | GAS VALVE |
| —E— | OVERHEAD ELECTRIC | ⊙ | WATER METER |
| —G— | GAS LINE | ⊙ | TELEPHONE RISER |
| —WS— | WATER SERVICE | ⊙ | ELECTRIC RISER |
| —UT— | UNDERGROUND TELEPHONE | ⊙ | ROOF DRAIN |
| —UE— | UNDERGROUND ELECTRIC | ⊙ | TRANSFORMER PAD |
| —F— | FENCE LINE | ⊙ | SANITARY MANHOLE |
| ⊙ | FIRE HYDRANT | ⊙ | RIGHT-OF-WAY MARKER |
| ⊙ | LIGHT POLE | ⊙ | FOUND IRON PIN |
| ⊙ | POINT OF COMMENCEMENT | ⊙ | POINT OF BEGINNING |
| ⊙ | POINT OF COMMENCEMENT | ⊙ | GROUND LIGHT |
| — | MEASURED 100' M | ⊙ | SET PERMANENT MONUMENT |
| — | NEEDS 100' D | ⊙ | TREELINE |
| — | RECORDED 100' R | | |

CONTACT PERSON:
KENT R. PETERSON
ANDERSON ENGINEERING, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO, 65807
(417) 866-2741

OWNER:
CENTRAL BANK
1800 S. GLENSTONE AVE.
SPRINGFIELD, MO. 65804



STORM SEWER DESCRIPTION

A STORM SEWER EASEMENT BEING A PART OF LOT 1 OF SPRINGFIELD PLAZA PHASE 1, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI RECORDED IN BOOK AAA, PAGE 195 OF THE GREENE COUNTY, MISSOURI RECORDERS' OFFICE AND SAID STORM SEWER EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SPRINGFIELD PLAZA PHASE 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF WASHITA STREET; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88°47'09" WEST, 165.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 88°47'09" WEST, 10.20 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 12°36'55" EAST, 73.54 FEET; THENCE SOUTH 01°16'29" EAST, 41.66 FEET; THENCE SOUTH 12°36'55" WEST, 31.08 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 0.01 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

ACCESS EASEMENT DESCRIPTION

AN ACCESS EASEMENT BEING A PART OF LOT 1 OF SPRINGFIELD PLAZA PHASE 1, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI RECORDED IN BOOK AAA, PAGE 195 OF THE GREENE COUNTY, MISSOURI RECORDERS' OFFICE AND SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SPRINGFIELD PLAZA PHASE 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF WASHITA STREET; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88°47'09" WEST, 107.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 88°47'09" WEST, 50.56 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01°16'29" WEST, 59.64 FEET; THENCE NORTH 88°23'16" EAST, 53.07 FEET; THENCE SOUTH 01°16'29" WEST, 62.20 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 0.07 ACRES, MORE OR LESS. 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 NOVEMBER 22, 2022 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. DRAWING LAST REVISED ON MARCH 01, 2023.

ANDERSON ENGINEERING, INC. LC 62 BY:
Kent R. Peterson
KENT R. PETERSON, PLS NO. 2659

STATE OF MISSOURI
KENT R. PETERSON
NUMBER LS-2659
PROFESSIONAL LAND SURVEYOR

3-20-2023
DATE PREPARED

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT
APPROVED THIS 29 DAY OF March, 2023 BY THE PLANNING DIRECTOR
Bob Hosmer
BOB HOSMER, AICP, PLANNING MANAGER

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF SPRINGFIELD, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

Josephine Baldwin
Josephine Baldwin
ACKNOWLEDGEMENT
STATE OF MISSOURI (SS)

COUNTY OF GREENE
ON THIS 15 DAY OF March, IN THE YEAR 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Josephine Baldwin* KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

Heather Hradek
Heather Hradek
NOTARY PUBLIC

RECORD DESCRIPTION

ALL OF LOT ONE (1), IN FINAL PLAT FOR SPRINGFIELD PLAZA PHASE 1, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO PLAT FILED IN BOOK AAA, PAGE 195.

LOT 1 DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS' OFFICE LYING IN LOT 1 OF SPRINGFIELD PLAZA, PHASE 1, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK AAA, PAGE 4780 AND ALSO DESCRIBED IN BOOK 2011, PAGE 020284-11 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SPRINGFIELD PLAZA, PHASE 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF WASHITA STREET; THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 11°13'56" WEST, 272.43 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF SUNSHINE STREET (US HIGHWAY 60); THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY 168.11 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4867.23 FEET AND A CHORD BEARING OF NORTH 79°45'30" EAST FOR A DISTANCE OF 168.10 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 86°55'40" EAST, 38.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°39'55" WEST, 126.49 FEET; THENCE SOUTH 11°54'12" EAST, 89.66 FEET; THENCE SOUTH 01°16'29" EAST, 82.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF WASHITA STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 88°47'09" WEST, 55.30 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 114.92 FEET ALONG A 1027.50 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 88°00'37" WEST FOR 114.86 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 1.21 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LOT 2 DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS' OFFICE LYING IN LOT 1 OF SPRINGFIELD PLAZA, PHASE 1, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK AAA, PAGE 4780 AND ALSO DESCRIBED IN BOOK 2011, PAGE 020284-11 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SPRINGFIELD PLAZA, PHASE 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF WASHITA STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 88°47'09" WEST, 158.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01°16'29" WEST, 82.17 FEET; THENCE NORTH 11°54'12" WEST, 89.66 FEET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 86°55'40" EAST, 99.28 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1362.39 FEET FOR A DISTANCE OF 69.58 FEET WHOSE CHORD BEARS NORTH 83°42'35" EAST FOR A DISTANCE OF 69.57 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF ZIMMER AVENUE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 46°02'04" EAST, 40.14 FEET; THENCE SOUTH 02°03'07" WEST, 275.15 FEET; THENCE SOUTH 46°33'40" WEST, 14.29 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 1.29 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

COA #00062

ANDERSON ENGINEERING
ENGINEERS - SURVEYORS - LABORATORS - DRAINERS

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

FIELD: AS DATE: 11-22-2022
DRAWN: BAC FIELD BK: N/A
CHECKED: KRP JOB NO: 22SP20240

111668
SHT. 1 OF 1 REV.