

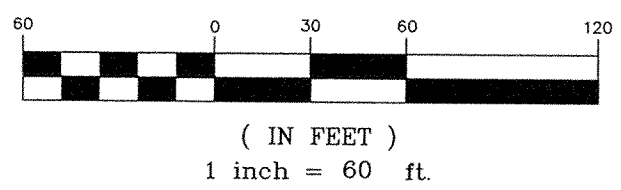
OWNER
 Anthony Park, LLC &
 AP Developer, LLC
 %Mike Nichols
 2144 E Republic Road, Suite B300
 Springfield, MO 65804

DEVELOPER:
 AP Developer, LLC
 %Mike Nichols
 2144 E Republic Road, Suite B300
 Springfield, MO 65804

FINAL PLAT FOR ANTHONY PARK

1ST ADDITION

A PART OF SECTION 25, T28N, R22W



BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA TIES TO STATION GR-05

N: 142660.060m
 E: 428417.548m
 ELEV: 379.505m
 Scale Factor: 0.99994143

BENCHMARK: COS BM No. 353
 Located at the Southwest corner of the intersection of Farm Road 163 and Gaslight Drive.
 Elevation: 1255.36 (NAVD 1988)

BOUNDARY DESCRIPTION:

All that part of Section 25, Township 28 North, Range 22 West of the Fifth Principal Meridian, Greene County, Missouri, being more particularly described as follows: Commencing at an existing aluminum monument at the Northeast corner of said Section 25; thence, North 89°14'40" West, along and with the North line of said Section, a distance of 661.34 feet; thence, South 01°45'11" West, a distance of 668.06 feet to an existing iron pin at the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 25; thence, South 01°47'26" West, along and with the West line of said aliquot portion, a distance of 10.00 feet to the POINT OF BEGINNING; thence, South 89°17'03" East, ten feet South of and parallel to the North line of the Southeast Quarter of the Northeast Quarter of said Section 25, a distance of 644.97 feet to the West right-of-way line of National Avenue; thence, Southerly, along and with said West line, the following four (4) courses:

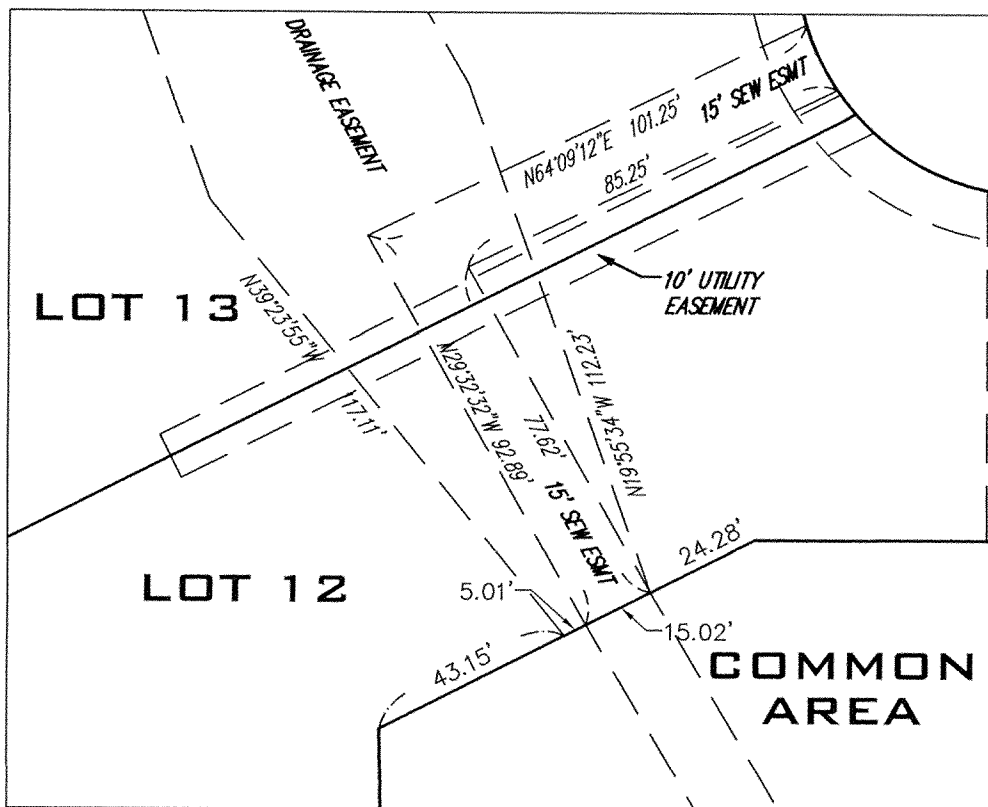
Southwesterly, along and with a 1450.00-foot radius curve to the right, having a chord bearing of South 10°32'34" West and chord length of 59.34 feet, an arc distance of 59.35 feet; thence, Southwesterly, along and with a 1550.00-foot radius curve to the left, having a chord bearing of South 06°41'04" West and chord length of 271.84 feet, an arc distance of 272.19 feet; thence, South 01°39'13" West, a distance of 1659.80 feet; thence, Southwesterly, along and with a 1450-foot radius curve to the right, having a chord bearing of South 01°47'06" West and chord length of 6.67 feet, an arc distance of 6.67 feet;

to the intersection of said West line with the South line of the Southeast Quarter of the Northeast Quarter of said Section 25; thence, North 89°34'07" West, along and with said South line, a distance of 617.32 feet; thence, North 89°34'08" West, along and with said South line, a distance of 301.84 feet; thence, North 00°25'51" East, leaving said South line, a distance of 156.62 feet to the proposed South right-of-way line of South Kings Avenue; thence, Northwesterly, along and with said South line on a 191.50-foot radius curve to the right, having a chord bearing of North 88°10'12" West and chord length of 12.64 feet, an arc distance of 12.64 feet; thence, North 03°59'08" East, leaving said South line, a distance of 159.79 feet; thence, North 00°19'06" East, a distance of 75.08 feet; thence, North 08°24'06" East, a distance of 75.30 feet; thence, North 03°56'54" East, a distance of 75.08 feet; thence, North 00°45'56" East, a distance of 75.07 feet; thence, North 03°56'19" West, a distance of 75.60 feet; thence, North 03°19'23" West, a distance of 75.50 feet; thence, North 00°05'21" East, a distance of 75.12 feet; thence, North 01°23'44" East, a distance of 95.31 feet to the proposed South right-of-way line of Siler Road; thence, Northeastery, along and with said South line on a 975.00-foot radius curve to the right, having a chord bearing of North 88°47'45" East and chord length of 48.15 feet, an arc distance of 48.15 feet; thence, North 03°17'31" East, leaving said South line, a distance of 176.44 feet to the South line of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 25; thence, South 89°26'22" East, along and with said South line, a distance of 239.74 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 25; thence, North 01°47'26" East, along and with the West line of said aliquot portion, a distance of 660.29 feet to the POINT OF BEGINNING, containing 37.34 acres, more or less and being subject to easements, restrictions or rights-of-way, if any.

Curve #	Length	Radius	Delta	Chord	Bearing
C1	108.19	273.50	22°39'55"	107.49	S75°19'16"W
C2	105.73	213.50	28°22'30"	104.66	S78°10'33"W
C3	261.82	1000.00	15°00'05"	261.08	N80°08'09"W
C4	298.05	1000.00	17°04'36"	296.94	N81°10'25"W
C5	332.49	1300.00	14°39'14"	331.58	N6°45'59"W
C6	173.08	525.00	18°53'19"	172.29	S1°52'21"W
C7	217.88	775.00	16°06'27"	217.16	S0°28'56"W
C8	248.05	166.58	85°19'02"	225.76	S51°11'40"W
C9	82.06	236.00	19°55'23"	81.65	N76°41'32"E
C10	41.79	225.00	10°38'32"	41.73	N72°03'06"E

HAMPTON AVENUE CUL-DE-SAC CURVE DATA

Radius Length Delta Chord Bearing & Length
 50.00' 235.77' 270°10'31" S77°14'02"W 70.61'

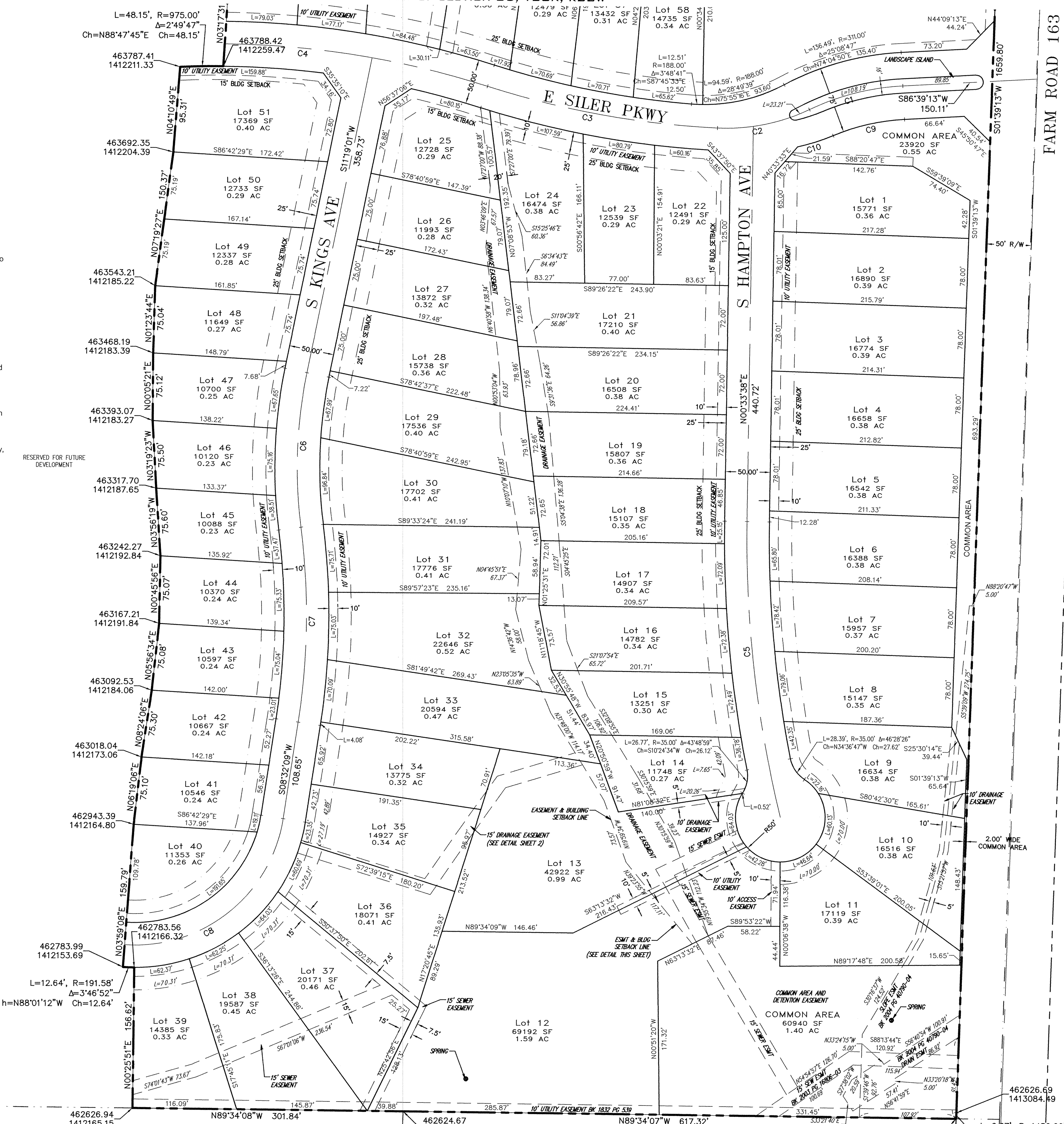


L=12.64', R=191.58'
 Δ=3°46'52"
 h=N88°01'12"W Ch=12.64'

DECLARATION BY SURVEYOR:

I, Don R. Berry, do hereby declare that this plat was prepared under my personal supervision from an actual survey of the land herein described, prepared and signed by me, and that the corner monuments and lot corner pins shown as set herein were placed under my personal supervision, in accordance with the current Missouri Standards for Property Boundary Surveys and the Subdivision Regulations of Greene County, Missouri.

Don Ray Berry, Professional Land Surveyor
 State of Missouri License No. 2004017829
 DATE: 13 Sept 2019



AAA-626 #5211

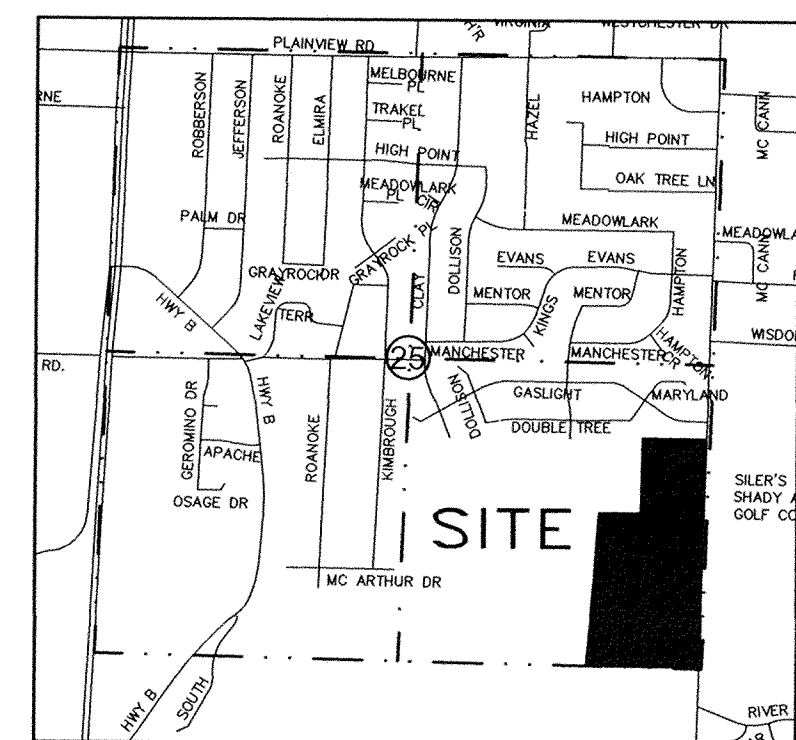


032959-19 20 Sep 2019 08:16:16AM

Book: 2019
 Page: 032959-19
 2 pages

REAL ESTATE DOCUMENT
 GREENE COUNTY, MISSOURI
 RECORDERS CERTIFICATION
 Recorder of Deeds

Page 1 of 2



VICINITY MAP
 SECTION 25, T28N, R22W
 SCALE 1" = 2000'

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- △ RW MARKER
- BOUNDARY LINE
- - - R/W LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD

GENERAL NOTES:

All utilities to be provided by:
 City Utilities of Springfield
 301 East Central
 Springfield, MO 65802
 (417)863-9000

Total Phase 1 area: 37.34 acres

Number of lots: 59
 Smallest lot: Lot 52 - 10,053 sq ft
 Largest lot: Lot 59 - 9.36 acres

Current Zoning: Suburban Residence R-1
 Proposed Zoning: Suburban Residence R-1
 Min Lot Size: 10,000 sq ft
 Min Frontage: 70 ft

Building Setback (except as noted):
 Front: 25 ft
 Rear: 25 ft
 Side:
 Adj to Street: 15 ft
 Adj to Lots: 6 ft

Lot 59 Zoning: PAD 2064

In cases of overlap between setback and easement lines, the more restrictive limit will apply.

Preliminary Plat: Anthony Park
 Preliminary Plat Approval: January 15, 2019

Title Source: Book 2018 Page 042910-18

No Access will be allowed to South National Avenue (FR 163) from Lots 1 through 11, the Southeast Detention Area or the Common Areas at the intersection of Siler and National.

EASEMENT NOTES:
 The 10' Utility Easement along the lot frontages is classified as a 10' Utility and Sanitary Sewer Easement for Lots 14-15, Lots 26-31, Lots 33-34 and Lots 36-39.

FLOOD NOTE:
 This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panels 29077 C0456E and 29077 C0457E, effective December 17, 2010.

DATE: 2019-09-12
 SHEET: 1 of 2
 PROJECT: 1830
 FILE: Anthony Park_Phase_One.dwg

Scale: 1" = 60'

Field By: TS, JS
 Drawn By: DRB
 Checked By: LEE

Final Plat

ANTHONY PARK 1ST ADDITION

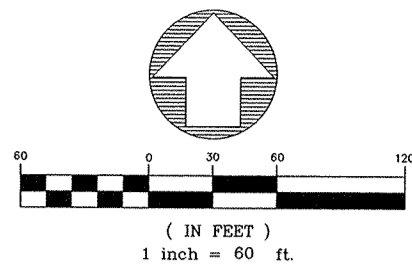
6001 South National Avenue
 Greene County, Missouri

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)
 lee@leeengineering.biz

Engineering with Integrity

FINAL PLAT FOR
ANTHONY PARK
1ST ADDITION
A PART OF SECTION 25, T28N, R22W



AAA-626 #5211

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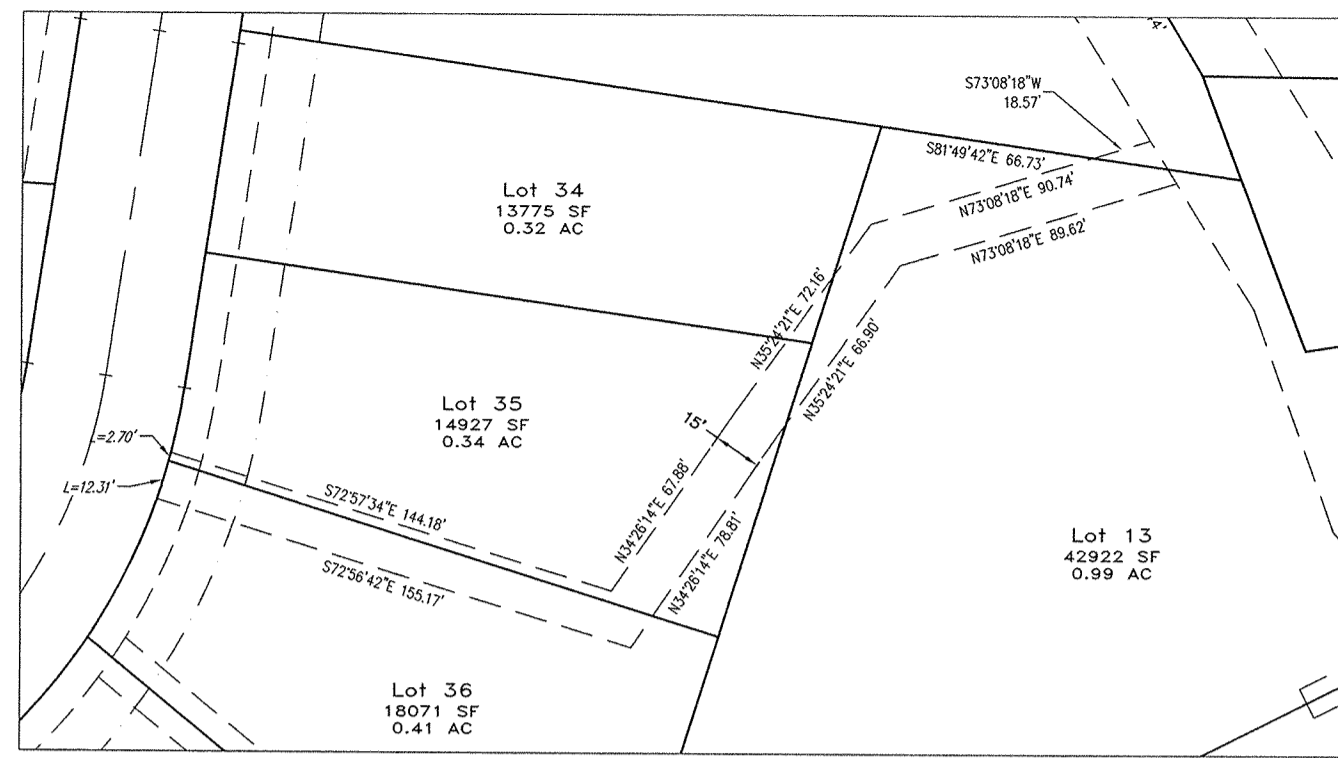
Page 2 of 2

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

Approved this 19th day of September, 2019 by the Planning Board of Greene County, Missouri.

Joel Binkley
Joel Binkley, Executive Secretary

DATE:	
REVISIONS:	
SCALE: 1" = 60'	
FIELD BY: T.S. JS	
DRAWN BY: DRB	
CHECKED BY: LEE	



MINIMUM FINISH FLOOR FOR STORMWATER
(FINISHED FLOOR CONTROLLED BY STRICTER OF SANITARY SEWER OR STORMWATER ELEVATIONS. SEE SANITARY SEWER TABLE THIS SHEET)

Lot Number	FFE	Lot Number	FFE
9	1226.2	26	1230.0
10	1218.0	27	1227.5
11	1204.5	28	1224.6
12	1198.0	29	1222.5
13	1207.5	30	1219.5
14	1207.5	31	1216.9
15	1209.6	32	1214.7
16	1211.3	33	1209.6
17	1216.9	35	1226.0
18	1219.5	36	1226.0
19	1222.5	40	1246.0
20	1224.6	41	1246.0
21	1227.5	54	1253.5
24	1236.0	55	1253.5
25	1236.0	56	1253.5

NOTE:
Variations from these elevations must be approved by the Greene County Stormwater Engineer.

DEDICATION
I, Mike Nichols, on behalf of Anthony Park, LLC, a Missouri Limited Liability Company, do hereby declare the land has been subdivided as shown hereon. Easements dedicated as drainage easements shall remain private and shall be maintained by the Owner or Homeowner's Association in accordance with Greene County Planning and Zoning Regulations and as directed by the Greene County Stormwater Engineer. All utility and sanitary sewer easements and all streets shown hereon are hereby relinquished and dedicated to the public.

In witness whereof, I, Mike Nichols, as a Member/Manager of and acting on behalf of said Anthony Park, LLC, have caused this plat to be signed this 13th day of September, 2019.

Mike Nichols, Member/Manager

ACKNOWLEDGMENT
STATE OF MISSOURI)
COUNTY OF GREENE)

On this 13th day of September, 2019, before me personally appeared Mike Nichols, to me known, who duly sworn, did say that they are a Member/Manager of Anthony Park, LLC, a Missouri Limited Liability Company, and that said Limited Liability Company is the sole owner of the property shown hereon, and that she signed this instrument as her free act and deed on behalf of said Limited Liability Company at the direction of its Members.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in Springfield, Greene County, Missouri, on the day and date first above written.

NOTARY PUBLIC Tracy Bennett
TRACY BENNETT
My Commission Expires July 24, 2023
Christian County
Commission #12281471

MY COMMISSION EXPIRES: July 24, 2023

DEDICATION
I, Mike Nichols, on behalf of AP Developer, LLC, a Missouri Limited Liability Company, do hereby declare the land has been subdivided as shown hereon. Easements dedicated as drainage easements shall remain private and shall be maintained by the Owner or Homeowner's Association in accordance with Greene County Planning and Zoning Regulations and as directed by the Greene County Stormwater Engineer. All utility and sanitary sewer easements and all streets shown hereon are hereby relinquished and dedicated to the public.

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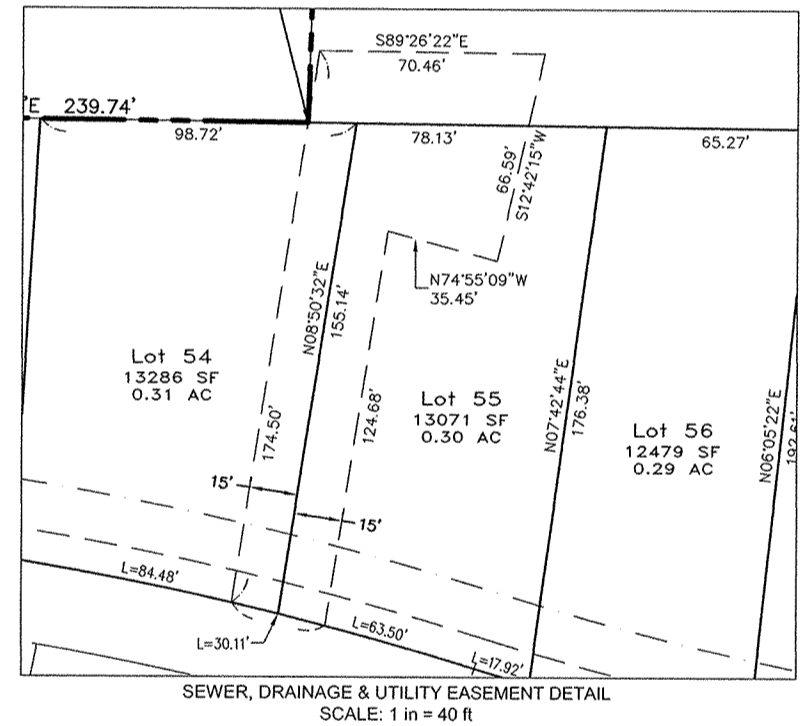
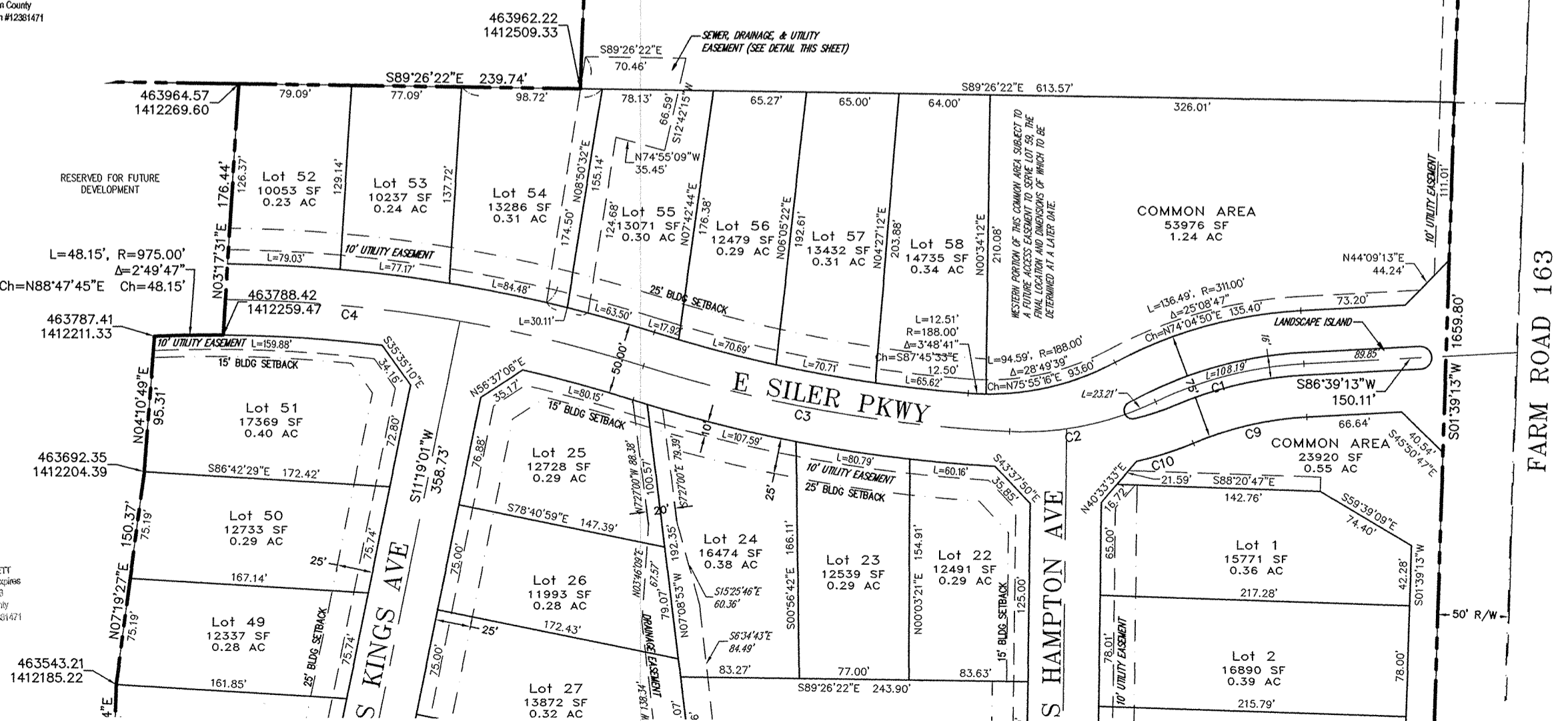
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DECLARATION BY SURVEYOR:
I, Don R. Berry, do hereby declare that this plat was prepared under my personal supervision from an actual survey of the land herein described, prepared and signed by me, and that the corner monuments and lot corner pins shown as set hereon were placed under my personal supervision, in accordance with the current Missouri Standards for Property Boundary Surveys and the Subdivision Regulations of Greene County, Missouri.

Don Ray Berry, Professional Land Surveyor
State of Missouri License No. 2004017829



GENERAL NOTES:
1) The Anthony Park Home Owner's Association is responsible for installation and maintenance of all landscaping inside the Siler Parkway island shown on the plat. No monuments, fountains, or signs are allowed in the island on Siler Parkway.
2) A Consent to Annexation with the City of Springfield was filed in Book 1919 and is binding upon all future lot owners.
3) Sidewalks will be provided along the North side of Siler, the West side of Kings, the East side of Hampton and along National North of Siler.

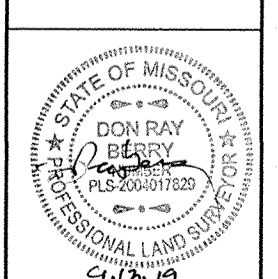
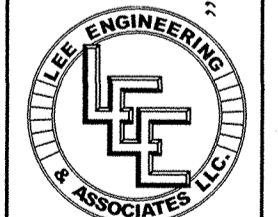
MINIMUM FINISH FLOOR FOR SANITARY SEWER
(FINISHED FLOOR CONTROLLED BY STRICTER OF SANITARY SEWER OR STORMWATER ELEVATIONS. SEE STORMWATER TABLE THIS SHEET)

LOT #	MIN. FF	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58																																														
1	1262.00	17	1231.00	18	1236.00	19	1241.00	20	1246.00	21	1251.00	22	1255.00	23	1251.00	24	1251.00	25	1246.00	26	1246.00	27	1246.00	28	1246.00	29	1246.00	30	1245.00	31	1245.00	32	1245.00	33	1245.00	34	1245.00	35	1243.00	36	1243.00	37	1216.00	38	1216.00	39	1218.00	40	1245.00	41	1243.00	42	1244.00	43	1244.00	44	1244.00	45	1245.00	46	1245.00	47	1246.00	48	1246.00	49	1247.00	50	1247.00	51	1247.00	52	1253.00	53	1252.00	54	1247.00	55	1247.00	56	1250.00	57	1252.00	58	1254.00	COMMON AREA	1259.00	FUTURE LOT ADJACENT TO LOT 39	1219.00

Final Plat
Anthony Park 1st Addition
6001 South National
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)
lee@leeengineering.biz



DATE: 2019-09-12
SHEET: 2 OF 2
PROJECT: 1830
FILE: Anthony_Park_Phase_One.dwg