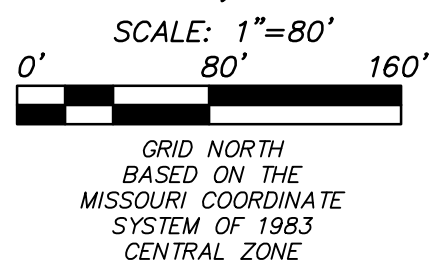


FINAL PLAT THE LAKES AT SHUYLER RIDGE - PHASE IV

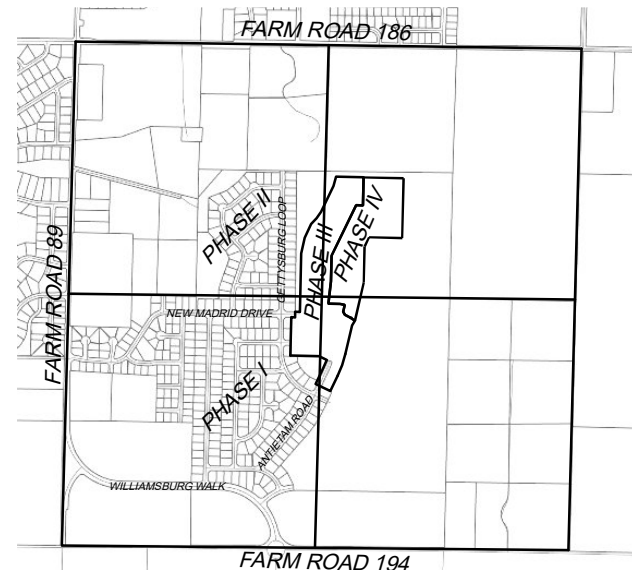
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI
SECTION 28, TOWNSHIP 28 N, RANGE 23 WEST

OWNER / DEVELOPER
SHUYLER RIDGE, LLC
3159 W. REPUBLIC ROAD
SPRINGFIELD, MO 65807



SYMBOL INDEX
□ EXISTING or SET 5/8" IRON PIN WITH ALUM. CAP "WLS 2003000370"

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	175.00'	36.15'	11°50'10"	S07°14'02"W	36.09'
C2	225.00'	67.01'	17°03'49"	S09°50'59"W	66.76'
C3	225.00'	30.12'	7°40'16"	S22°13'02"W	30.10'
C4	100.00'	51.78'	29°40'00"	S40°53'10"W	51.20'
C5	100.00'	62.10'	35°35'00"	S33°30'40"W	61.11'
C6	50.00'	56.94'	65°15'00"	S58°40'40"W	53.91'
C7	175.00'	7.98'	02°36'44"	S24°44'48"W	7.98'
C8	175.00'	67.57'	22°07'22"	S12°22'45"W	67.15'
C9	225.00'	46.48'	11°50'10"	S07°14'09"W	46.40'
C10	570.00'	21.72'	02°10'59"	N57°27'45"W	21.72'
C11	330.00'	63.94'	11°47'46"	N62°16'09"W	67.82'
C12	200.00'	41.32'	11°50'10"	S07°14'09"W	41.24'
C13	200.00'	86.34'	24°44'05"	S13°41'07"W	85.67'
C14	75.00'	85.41'	65°15'00"	S58°40'40"W	80.87'
C15	570.00'	80.93'	08°08'05"	S78°39'24"W	80.86'



VICINITY MAP
SCALE: 1"=2000'
SECTION 28,
TOWNSHIP 28 NORTH,
RANGE 23 WEST

IN THE RECORDER'S OFFICE

I, _____, RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE DAY OF _____, 20____, DULY FILED FOR RECORD AND IS RECORDED IN THIS OFFICE IN BOOK _____ PAGE _____

TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS

DATE

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28;
THENCE, S02°07'57"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 466.15 FEET;
THENCE, S84°13'48"W, A DISTANCE OF 295.48 FEET;
THENCE, S51°57'44"W, A DISTANCE OF 111.07 FEET;
THENCE, S10°36'14"W, A DISTANCE OF 1048.60 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 80.93 FEET, A CENTRAL ANGLE OF 08°08'05";
THENCE, ALONG A CHORD BEARING S78°39'24"W, A CHORD DISTANCE OF 80.86 FEET;
THENCE, N10°36'14"E, A DISTANCE OF 705.93 FEET;
THENCE, N01°17'49"E, A DISTANCE OF 269.14 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 354.78 FEET;
THENCE, S26°03'10"W, A DISTANCE OF 107.99 FEET;
THENCE, S01°17'49"W, A DISTANCE OF 386.94 FEET;
THENCE, S10°14'12"W, A DISTANCE OF 116.84 FEET;
THENCE, S14°09'50"W, A DISTANCE OF 302.19 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 21.72 FEET, A CENTRAL ANGLE OF 02°10'59";
THENCE, ALONG A CHORD BEARING N57°27'45"W, A CHORD DISTANCE OF 21.72 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 35.05 FEET TO A POINT OF CURVATURE TO THE LEFT;
THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 67.82 FEET, A CENTRAL ANGLE OF 11°47'46";
THENCE, ALONG A CHORD BEARING N62°16'09"W, A CHORD DISTANCE OF 67.82 FEET;
THENCE, N28°39'06"W, A DISTANCE OF 37.44 FEET;
THENCE, N13°06'53"E, A DISTANCE OF 74.86 FEET;
THENCE, N76°53'07"W, A DISTANCE OF 50.00 FEET;
THENCE, N88°41'06"W, A DISTANCE OF 127.54 FEET;
THENCE, N06°41'46"E, A DISTANCE OF 241.06 FEET;
THENCE, N01°18'49"E, A DISTANCE OF 275.46 FEET;
THENCE, N26°02'55"E, A DISTANCE OF 598.62 FEET;
THENCE, S88°40'00"E, A DISTANCE OF 73.21 FEET;
THENCE, N01°17'55"E, A DISTANCE OF 299.83;
THENCE, S88°41'15"E, A DISTANCE OF 427.50 FEET;
THENCE, N01°19'39"E, A DISTANCE OF 19.85 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE, S88°40'21"E, ALONG SAID NORTH LINE, A DISTANCE OF 520.25 FEET TO THE POINT OF COMMENCEMENT.

CONTAINING 21.7 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____, THAT THE FINAL PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____.

CITY CLERK

DATE

CERTIFICATE OF TAXES PAID

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

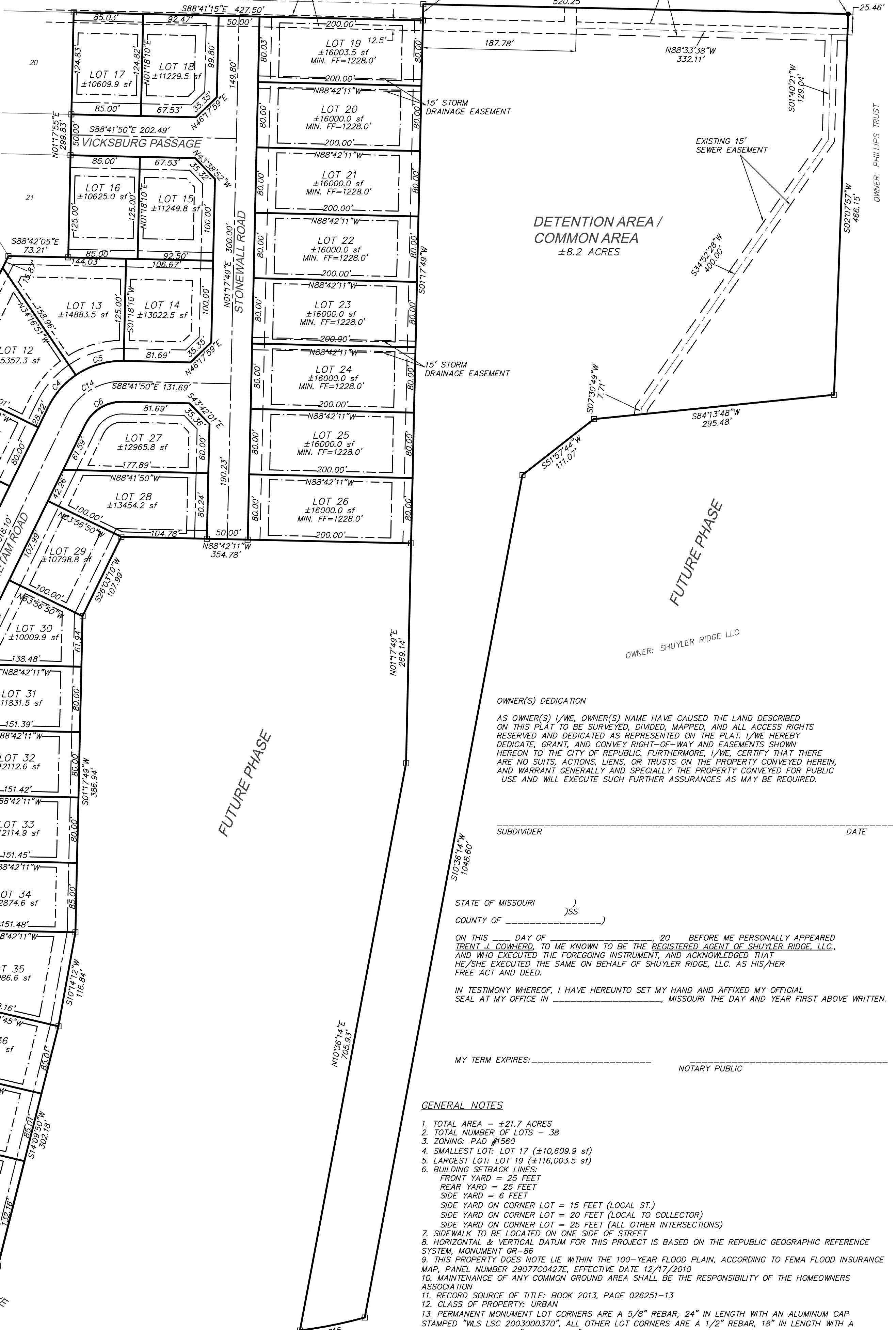
PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, MICHAEL WHITE, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED JULY 2024, AND SIGNED BY MICHAEL WHITE P.L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE P.L.S. NO. 2488 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES' CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: AUGUST 20, 2024

SIGNATURE: *Michael White*

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488



OWNER(S) DEDICATION
AS OWNER(S) I/WE, OWNER(S) NAME HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I/WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

SUBDIVIDER _____ DATE _____

STATE OF MISSOURI)
COUNTY OF _____)SS

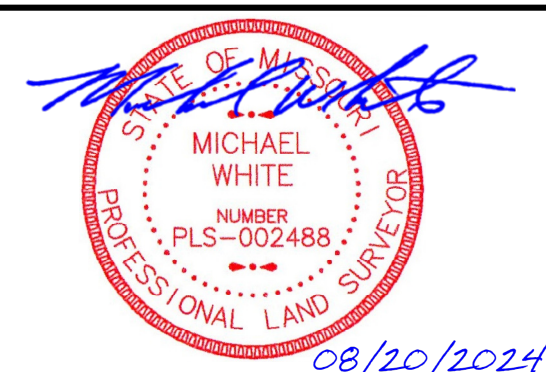
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE REGISTERED AGENT OF SHUYLER RIDGE, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF SHUYLER RIDGE, LLC. AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES

- TOTAL AREA - ±21.7 ACRES
- TOTAL NUMBER OF LOTS - 38
- ZONING: PAD #1560
- SMALLEST LOT: LOT 17 (±10,609.9 sf)
- LARGEST LOT: LOT 19 (±116,003.5 sf)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
SIDE YARD ON CORNER LOT = 25 FEET (ALL OTHER INTERSECTIONS)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-88
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0427E, EFFECTIVE DATE 12/17/2010
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2013, PAGE 026251-13
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND A 10' UTILITY EASEMENT ALONG THE REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- FINISHED FLOOR ELEVATIONS PROVIDED BY PINNACLE DESIGN CONSULTANTS



PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

PREPARED FOR
SHUYLER RIDGE, LLC
PROJECT LOCATION: THE LAKES AT SHUYLER RIDGE
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DATE: 07.17.2024
DWG DATE: 08.20.2024
DRAWN BY: MW
S/T/R: 28/28/23
PROJECT No.: 2023-152

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com