DEVELOPMENT NOTES CURRENT ZONING R-1M (LOTS 66-67,78-84,88-93) SINGLE FAMILY HOME SITES Lot 2 5,097 sq.ft. (0.1 acres) Lot 67 12,958 sq.ft. (0.3 acres) COLLECTOR (FG) PICHT OF MANY LARGEST LOT STREET CLASSIFICATION SIDEWALKS 5 ft. 10' UTILITY EASEMENT INSIDE FRONT PROPERTY LINE OF EACH LOSOURCE OF TITLE BOOK 2021 PAGE 38003–21 REQUIRED SETBACKS Front Yard Side Yard 6 ft. Side Yard-Corner Lots 15 ft. Side Yard R-1Z 25 ft. Rear Yard

PRELIMINARY PLAT APPROVED 7/21/2020

NO DIRECT ACCESS FROM ADJACENT LOTS TO FRISCO BOULEVARD R-17 TREE REQUIREMENTS: (1) TREE FOR EACH PLATTED LOT A MINIMUM HEIGHT OF (6) FEET AT THE TIME OF PLANTING.

COMMON AREA TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION DRAINAGE EASEMENTS TO BE MAINTAINED BY PROPERTY OWNER

COMPLIANCE WITH GREENE COUNTY STORMWATER REGULATIONS REQUIRED PER SECTION 410.650.F GENERAL PROVISIONS. COORDINATION WITH OTHER JURISDICTIONS

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0426E, EFFECTIVE 12/17/2010.

LOT DATA TABLE

Lot #	Area (Sq. Ft.)	Min. FF Elevation	Lot Width @ Setback Line	Lot #	Area (Sq. Ft.)	Min. FF Elevation	Lot Width @ Setback Line
1	5,816	1352.90	56.50	66	11,112	1346.00	
2	5,097	1353.00	45.70	67	12,958	1346.60	
3	6,070	1353.00	45.84	78	9,325	*1341.90	
4	5,350	1353.00	51.67	79	9,042	*1341.30	
5	5,841	1352.40	45.00	80	9,045	*1339.90	
6	5,841	1351.90	45.00	81	10,523	1341.90	
7	5,841	1351.40	45.00	82	11,163	1341.90	
8	7,691	1350.90	45.00	83	10,360	1341.20	
58	8,763	1350.90	60.01	84	11,440	1341.30	
59	6,992	1351.40	45.00	85	11,919	1346.50	
60	7,338	1351.90	45.00	86	10,863	1343.00	
61	7,336	1352.40	45.00	87	10,910	1343.90	
62	7,696	1352.90	94.38	91	10,910	1344.70	
63	9,322	1347.20	47.69	92	10,910	1345.40	
64	9,635	1347.00	63.72	93	10,832	1346.10	
65	11,517	1346.40	73.07				

TO STONE=1061.47' MEAS (1061.69' LANDMARK SURVEY)

916.65' MEAS

86.69'

77

S87*28'22"E 1062.35' MEAS 1062.07' DEED

SUPPLY COMPANY

S 2006 ALUM CAP

POINT OF COMMENCEMENT

√ 23

NAVAJO STREET

LS 241D

29

31

33

SOUTHWEST CORNER

SECTION 30-28-23

NW1/4 SW1/4

LS 241D

UTILITIES
SANITARY SEWER AND WATER

REPUBLIC, MISSOURI 65738

EMPIRE ELECTRIC DISTRICT 703 W OLIVE STREET

AURORA, MISSOURI 65605

MONETT, MISSOURI 65708

1010 PINE ST. LOUIS MISSOURI 63101

CABLE TELEVISION
CABLE AMERICA
655 N HILLSIDE AVENUE

REPUBLIC, MISSOURI 65738 (417) 732-7242

ITY OF REPUBLIC

(417) 732–3400

(417) 678-2108

NATURAL GAS SPIRE ENERGY 207 PINE STREET

(800) 464-7928

TELEPHONE

21 N MAIN STREET

NORTHWEST CORNER

SECTION 30-28-23

NW1/4 SW1/4)

MINIMUM FINISH FLOOR ELEVATION (DESIGNED FOR SANITARY, STORMWATER, AND STREET ELEVATIONS) *LOTS 78-80 ADJACENT TO DETENTION BASIN SHALL HAVE MINIMUM FF OF 1339.0 MIN FF ELEVATION FROM TABLE FOR GRAVITY SANITARY SEWER

PROF	1 FK 1	LINE /	CURVE	TABLE	
#	LENGTH	RADIUS	∆ Delta	CHORD BRNG	CHORE
C1	128.57	50.00	147"19'45"	S70°59'46"W	95.96
C2	13.62	15.00	52°01'12"	S61°20'58"E	13.16
C3	28.86	50.00	33°04'01"	N51*52'22"W	28.46
C4	30.47	50.00	34°55'02"	N85°51'53"W	30.00
C5	30.47	50.00	34°55'02"	S59°13'06"W	30.00
C6	38.77	50.00	44°25'42"	S19*32'44"W	37.81
C7	13.62	15.00	52*01'12"	N23°20'30"E	13.16
C8	11.33	15.00	43°17'20"	S70°59'46"W	11.07
C9	23.56	15.00	90°00'00"	S04°21'06"W	21.21
C10	23.56	15.00	90°00'00"	N85°38'54"W	21.21
C11	23.56	15.00	90°00'00"	N85°38'54"W	21.21
C12	23.56	15.00	90°00'00"	N04°21'06"E	21.21
C22	18.40	125.00	8*25'55"	N36°25'57"W	18.38
C22A	74.57	125.00	34°10'55" :	\$15 ° 07 ' 17 " E	73.47
C23	29.57	175.00	9*40'49"	N35°48'30"W	29.53
C24	41.73	175.00	13*39'42"	N24°08'14"W	41.63
C25	41.61	175.00	13*37'24"	N10°29'41"W	41.51
C26	21.93	15.00	83°46'58"	S45*34'28"E	20.03
C27	23.71	15.00	90°33'54"	S47°15'07"W	21.32
C28	23.56	15.00	89*59'34"	N47°04'44"E	21.21
C29	23.56	15.00	90°00'26"	N42°55'16"W	21.21
C32	23.56	15.00	90°00'36"	S42°28'04"E	21.22
C32A	50.04	125.00	22*56'18"	S14°00'23"W	49.71
C33	157.88	175.00	51°41'22"	N66°40'57"E	152.58
C33A	99.31	125.00	45*31'09"	N69°46'04"E	96.72
C34	24.72	125.00	11 ° 19'54"	N41°17'59"E	24.68
C34A	80.82	175.00	26°27'40"	S48°51'52"W	80.10
C35	15.89	175.00	5"12'14"	N38*14'09"E	15.89
C35A	115.38	125.00	52*53'06"	S62°04'35"W	111.32
C36	9.19	125.00	4°12'51"	N89°22'27"W	9.19
C36A	79.83	175.00	26°08'15"	S75°09'49"W	79.14
C37	22.55	15.00	86°09'00"	N45°09'26"E	20.49
C38	23.39	15.00	89*20'58"	S42*35'32"E	21.09
C39	23.56	15.00	90'00'00"	S04°21'06"W	21.21
C40	23.56	15.00	90'00'00"	N85°38'54"W	21.21
C41	29.85	19.00	89*59'59"	N04°21'07"E	26.87
C42	29.85	19.00	90'00'01"	S85*38'53"E	26.87

CENTERLINE OF ROAD CURVE TABLE								
	CURVE#	LENGTH	RADIUS	∆ Delta	CHORD BRNG	CHORD		
	CL1	111.57	150.00	42 ° 37'04"	N19°20'22"W	109.02		
	CL2	121.97	150.00	46 ° 35'27"	S68*46'47"W	118.64		
	CL3	112.44	150.00	42 ° 56'50"	S24°00'39"W	109.82		
	CL4	149.49	150.00	57 ° 05'57"	S64°11'00"W	143.38		
	CL5	148.95	150.00	56 ° 53'36"	N64°04'50"E	142.90		
	CL6	165.08	200.00	47 ° 17 ' 28"	S25*42'22"W	160.43		

C43 8.20 175.00 2'41'08" N89'16'03"W 8.20

DDODEDTY LINE LINE TADLE

PROPERTY LINE LINE TABLE								
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGT			
L1	S87°21'34"E	23.19	L5	S49*21'06"W	3.67			
L2	S21°35'38"W	25.00	L6	S87°21'34"E	25.3			
L3	S13*19'23"E	25.00	L14	N01°58'10"E	17.16			
L4	S48°14'25"E	25.00	L16	S59°01'55"W	21.80			

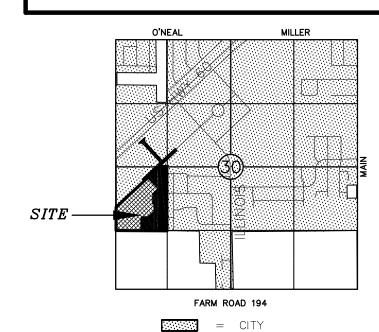
FINAL PLAT

WESTBURY GARDENS PHASE 1

A SUBDIVISION IN THE CITY OF REPUBLIC GREENE COUNTY, MISSOURI

> DEVELOPER/OWNER WESTBURY GARDENS LLC 3045 E CHESTNUT EXP SPRINGFIELD, MO 65802 (417) 766-3431

<u>OWNER</u> MODERN TRACTOR & SUPPLY CO.,INC 520 S UNION AVENUE



LOCATION MAP SECTION 30 TOWNSHIP 28 RANGE 23

APPROX. SCALE: 1"=2000'

GRAPHIC SCALE (IN FEET 1 inch = 100 ft

LEGEND					
•	= EXISTING IRON PIN EXCEPT AS NOTED				
•	= 5/8" IRON PIN SET CAPPED "LS-267D"				
	= PERMANENT MONUMENT SET				
.	= EXISTING STONE MONUMENT				
\bigcirc	= BENCHMARK				
Δ	= TELEPHONE RISER				
X	= FIRE HYDRANT				
₩v ⊠	= WATER VALVE				
S	= SEWER MANHOLE				

= STORM DRAIN LINE

= WATER LINE

= SANITARY SEWER LINE

S87°21'34"E √144.83' MEAS

144.53' DEED

LOT 29, LAKESIDE ESTATES

SECOND ADDITION

MELODY

STREET

CHRISTINE

3" WATER.

8" SEWER

SOUTHEAST CORNER

SECTION 30-28-23

INDIAN TRAILS SUBDIVISION

AND SOUTHWEST CORNER, LOT 22,

NW1/4 SW1/4

3 STREET

SOUTHWEST CORNER

LOT 29, LAKESIDE ESTATES

NORTHWEST CORNER, LOT 28,

INDIAN TRAILS SUBDIVISION

SECOND ADDITION AND

S87*55'29"E

90.00° 587°16'01″E⊾

ESMT

COMMON AREA

SANITARY SEWER AND

STORMWATER DETENTION EASEMENT

GRID NORTH

CENTRAL ZONE NAD83 2011

MISSOURI STATE PLANE

VERTICAL DATUM NAVD88

STATE PLANE COORDINATES MONUMENT # | NORTHING | EASTING 152885.631 422427.544 152879.456 | 422622.388 *COORDINATES LISTED ARE METERS*

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION SURVEY BY SIMMONS ENGINEERING DATED JUNE 21, 2008

INDIAN TRAILS FINAL PLAT LAKESIDE ESTATES SECOND ADDITON FINAL PLAT DEEDS AS SHOWN

PROPERTY DESCRIPTION

(SW1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE S02'03'38"W, ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 1341.81 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE S87'28'22"E, ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 512.88 FEET FOR A POINT OF BEGINNING; THENCE NO2°32'14"E A DISTANCE OF 241.28 FEET; THENCE ON A CURVE TO THE RIGHT, AN ARC LENGTH OF 50.04 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING N14°00'23"E, A LENGTH OF 49.71 FEET; THENCE S87°28'22"E A DISTANCE OF 140.14 FEET; THENCE N49°21'06"E A DISTANCE OF 139.94 FEET; THENCE S87°55'27"E A DISTANCE OF 24.31 FEET; THENCE NO2°04'56"E A DISTANCE OF 169.69 FEET; THENCE N87*55'29"W A DISTANCE OF 21.85 FEET; THENCE ON A CURVE TO THE LEFT AN ARC LENGTH OF 8.20 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING N89"16'03"W, A LENGTH OF 8.20 FEET; THENCE NO2°04'33"E A DISTANCE OF 219.97 FEET; THENCE N49°21'06"E A DISTANCE OF 147.04 FEET; THENCE ON A NON-TANGENT TO THE LEFT AN ARC LENGTH OF 18.40 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AND A CHORD BEARING N36°25'57"W A LENGTH 18.38 FEET; THENCE N40°38'54"W A DISTANCE OF 276.25 FEET; THENCE ON A CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AND A CHORD BEARING N85°38'54"W, A LENGTH 21.21 FEET; THENCE S49°21'06"W A DISTANCE OF 90.00 FEET; THENCE N40°39'00"W A DISTANCE OF 60.00 FEET; THENCE N49°21'06"E A DISTANCE OF 493.20 FEET; THENCE ON A CURVE TO THE LEFT AN ARC LENGTH OF 29.85 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AND A CHORD BEARING NO4°21'06"E, A LENGTH OF 26.87 FEET; THENCE N40°38'53"W A DISTANCE OF 520.94 FEET; THENCE N85°40'05"W A DISTANCE OF 84.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 60; THENCE N49°20'54"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 60 A DISTANCE OF 180.03 FEET; THENCE SO4*21'07"W A DISTANCE OF 84.87 FEET; THENCE S40*38'53"E A DISTANCE OF 520.90 FEET; THENCE ON A CURVE TO THE LEFT AN ARC LENGTH OF 29.85 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AND A CHORD BEARING S85°38'53"E, A LENGTH 26.87 FEET; THENCE N49°21'06"E A DISTANCE OF 351.01 FEET; THENCE S40°39'34"E A DISTANCE OF 60.00 FEET; THENCE S49°21'06"W A DISTANCE OF 490.15 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE S87°21'34"E ALONG SAID NORTH LINE, A DISTANCE OF 144.83 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 1, LAKESIDE ESTATES SECOND ADDITION; THENCE S01°58'09"W ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 700.01 FEET TO THE SOUTHWEST CORNER OF LOT 29 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, INDIAN TRAILS SUBDIVISION; THENCE SO2°04'49"W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.71 FEET TO AN EXISTING 3/4" IRON PIN AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHWEST CORNER OF INDIAN TRAILS SUBDIVISION; THENCE N87"28'22"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR

DISTANCE OF 549.47 FEET TO THE POINT OF BEGINNING. CONTAINING 12.8 ACRES.

OFFER OF DEDICATION

AS OWNERS, WESTBURY GARDENS LLC AND MODERN TRACTOR & SUPPLY CO INC. 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. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, 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.

WESTBURY GARDENS LLC BY MICHAEL CRONKHITE

MODERN TRACTOR & SUPPLY CO INC. BY LARRY LISCOMB

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC.
DATED NOVEMBER 8, 2019 AND SIGNED BY RICK WILSON P.L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE DEPARTMENT OF AGRICULTURE, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTAR PUBLIC, APPEARED LARRY LISCOMB TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CHAIRMAN OF MODERN TRACTOR & SUPPLY CO. INC. A CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID LARRY LISCOMB ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

TARY PUBLIC	
INT NAME:	
COMMISSION EXPIRES	(SEAL)

ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF _____

ON THIS ____ DAY OF __ __, 2022, BEFORE ME PERSONALLY APPEARED MICHAEL CRONKHITE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE MANAGING MEMBER OF WESYBURY GARDENS. A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID MICHAEL CRONKHITE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC							
PRINT NAME:			_				
MY COMMISSION	EXPIRES _			(SEAL)			
CERTIFICA	TE OF	COMPLIANCE	WITH	ZONING	AND		

SUBDIVISION REGULATIONS I. CHRIS TABOR, CITY PLANNER OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF ____ ___, 2022, THE FINAL PLAT OF WESTBURY GARDENS PHASE 1 CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS,

CHRIS TABOR

IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE ORDINANCES.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, LAURA BURBRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WESTBURY GARDENS PHASE 1 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE ____ DAY OF _____

LAURA BURBRIDGE

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.

<u> 1730300196 & 173020093</u> PARCEL NUMBER

DATE

COUNTY COLLECTOR, ALLEN ICET

PREPARED BY

WILSON SURVEYING CO., INC.

SURVEYING / ENGINEERING / LAND PLANNING (417)-522-7870

Email: Rick.Wilson@wilsurveyinc.com 1835 S. STEWART AVENUE, SUITE 124 Springfield, Missouri 65804 DRAWING NO.: WD-106-086 JOB NO.: 2021-093-4 DRAWN BY: JV DATE: SEPTEMBER 12, 2022



WILSON SURVEYING CO., INC. L.S. 267D BY RICK WILSON, P.L.S. 1970