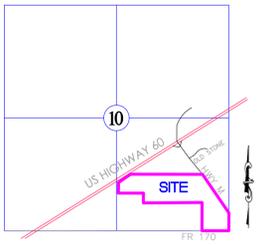


FINAL PLAT

BOYCE HILLS SUBDIVISION

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

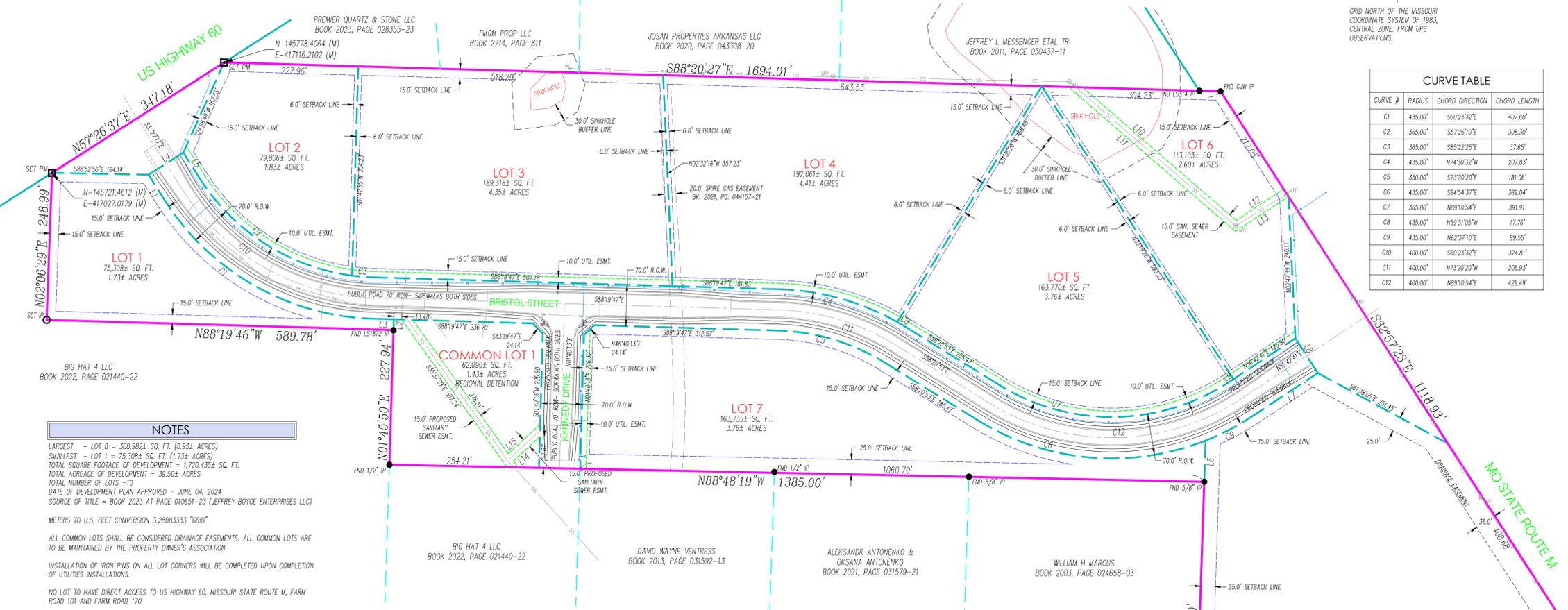


LOCATION SKETCH SEC. 10, T-28-N, R-23-W SCALE: 1"=2000'



GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS.

CURVE TABLE with columns: CURVE #, RADIUS, CHORD DIRECTION, CHORD LENGTH. Lists curves C1 through C12.



NOTES: LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES); SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES); TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,720,435± SQ. FT.; TOTAL ACRES OF DEVELOPMENT = 39.50± ACRES; TOTAL NUMBER OF LOTS = 10; DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024; SOURCE OF TITLE = BOOK 2023 AT PAGE 010951-23 (JEFFREY BOYCE ENTERPRISES LLC); METERS TO U.S. FEET CONVERSION 3.28083333 "GRID"; ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS; INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS; NO LOT TO HAVE DIRECT ACCESS TO US HIGHWAY 60, MISSOURI STATE ROUTE M, FARM ROAD 101 AND FARM ROAD 170.

LEGEND OF SYMBOLS AND ABBREVIATIONS. Lists symbols for internal angle, sanitary sewer line, overhead electric, gas line, water service, underground telephone, fence line, fire hydrant, light pole, P.O.C., and various utility symbols like water valve, gas valve, water meter, etc.

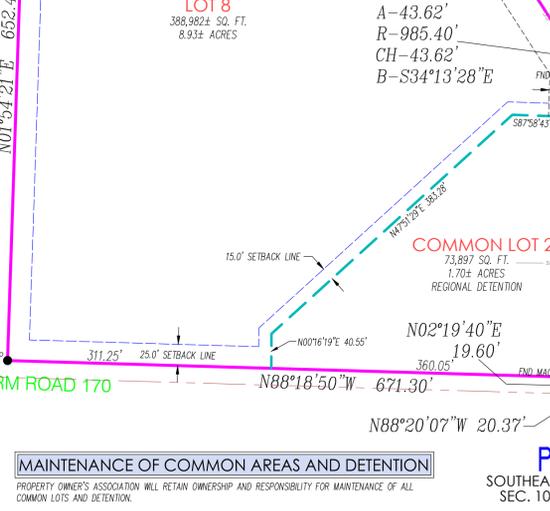
PARCEL LINE TABLE. Two tables listing line #, length, and direction for various parcels and common areas.

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 BOYCE HILLS 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____.

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 88170400015.

ZONING DATA. SUBJECT PROPERTY IS ZONED BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PDD) APPROVED THROUGH CITY OF REPUBLIC ORDINANCE 24-36.

SCREENING AND BUFFERYARDS. ALONG THE SOUTH PROPERTY LINE OF LOT 7; OPAQUE SCREEN, TYPE B PER SECTION 405.810. 25 FOOT BUILDING SETBACK; ALONG THE WEST PROPERTY LINE OF LOT 8; OPAQUE SCREEN, TYPE B PER SECTION 405.810. 25 FOOT BUILDING SETBACK; INTERIOR PARKING LOT LANDSCAPING: LANDSCAPE ISLAND WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.



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

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____, THE FINAL PLAT OF BOYCE HILLS SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

OWNERS DEDICATION. AS OWNER I, JEFFREY BOYCE 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 HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

ACKNOWLEDGMENT. STATE OF MISSOURI))SS COUNTY OF GREENE)

NOTARY PUBLIC. I, ROBERT A. POWELL, P.L.S. 2008016663, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF LAND HEREIN DESCRIBED PREPARED BY OWN, INC., DATED SEPTEMBER 25, 2024 AND SIGNED BY ROBERT A. POWELL P.L.S. NO. 2008016663 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF ROBERT A. POWELL, P.L.S. NO. 2008016663 IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, DATE OF LAST REVISION NOVEMBER 07, 2024.



OWN, INC. LG 62. By: Robert A. Powell, P.L.S. 2008016663. DATE PREPARED: 11-07-2024

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.

FLOOD NOTE: BY GRAPHIC NOTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290720338E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 12, 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.

PREPARED BY: ROBERT A. POWELL, PLS. OWN, INC. 3213 S. WEST BYPASS SPRINGFIELD, MO 65807 417.868.2744 wearown.com FORMERLY ANDERSON ENGINEERING

Project information box including: FIELD: DRAWN: BAC, CHECKED: RAP; DATE: 9-23-2024; FIELD BK: N/A; JOB NO: 21SP10230; SHEET 1 OF 1; 112011.DWG