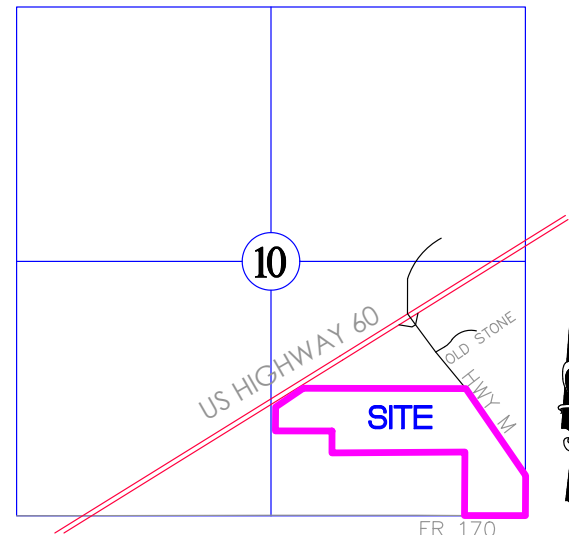


FINAL PLAT

## 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'



## GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

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

GRID

## 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\_\_\_\_.

RECORDER OF DEEDS

DATE

## 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.

SIGNATURE

DATE

## 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 SITS, 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.

JEFFREY BOYCE "MANAGING MEMBER OF JEFFREY BOYCE ENTERPRISES LLC"

DATE:

## ACKNOWLEDGMENT

STATE OF MISSOURI )

COUNTY OF GREENE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME  
DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A  
LIMITED LIABILITY COMPANY OF THE STATE OF \_\_\_\_\_, AND SAID DOCUMENT WAS SIGNED IN BEHALF  
OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID  
ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND  
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED

"NOTARY SEAL"

NOTARY PUBLIC: \_\_\_\_\_

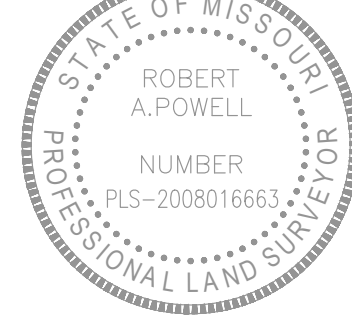
PRINT NAME: \_\_\_\_\_

THAT I, ROBERT A. POWELL, 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. LC 62

BY:

*Robert A. Powell*  
ROBERT A. POWELL, P.L.S. 2008016663

11-07-2024  
DATE PREPARED

## 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 SHADING INDICATING ONLY, THIS PROPERTY IS IN ZONE \_\_\_\_\_ OF THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL NO. 290720318E, 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.

## NOTES

LARGEST - LOT 8 = 388,982± SQ. FT. (8.91± ACRES)  
SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES)  
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,720,435± SQ. FT.  
TOTAL ACREAGE 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 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON LOTS ARE  
TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

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

①	INTERNAL ANGLE # (SEE TABLE)	WV	WATER VALVE
SS	SANITARY SEWER LINE	GV	GAS VALVE
E	OVERHEAD ELECTRIC	WM	WATER METER
TP	TELEPHONE RISER	ER	ELECTRIC RISER
G	GAS LINE	DR	ROOF DRAIN
WS	WATER SERVICE	TRANS	TRANSFORMER PAD
UT	UNDERGROUND TELEPHONE	SMH	SANITARY MANHOLE
UE	UNDERGROUND ELECTRIC	RWM	RIGHT-OF-WAY MARKER
F	FENCE LINE	IFP	FOUND IRON PIN
⊙	FIRE HYDRANT	P.O.B.	POINT OF BEGINNING
⊙-LP	LIGHT POLE	GL	GROUND LIGHT
P.O.C.	POINT OF COMMENCEMENT	SET PM	SET PERMANENT MONUMENT
MEASURED 100' M			
DEED 100' D			
RECORD 100' R			
			TREELINE

LINE #	LENGTH	DIRECTION
L1	50.09'	S32°27'17"E
L2	18.14'	S01°30'44"W
L3	35.60'	S88°19'47"E
L4	70.00'	N57°34'06"E
L5	50.06'	S32°27'17"E
L6	69.86'	S01°54'21"W
L7	133.01'	N56°42'41"E
L8	70.00'	S32°56'16"E
L9	7.48'	N56°42'41"E

LINE #	LENGTH	DIRECTION
L10	344.55'	S49°14'21"E
L11	374.30'	S49°14'21"E
L12	96.45'	N56°48'38"E
L13	107.74'	N56°48'38"E
L14	60.73'	N47°33'20"E
L15	73.48'	N47°33'20"E

## APPROVAL BY THE CITY COUNCIL

I, LAURA BURRIDGE, 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\_\_\_\_.

LAURA BURRIDGE, 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 88170400015.

COUNTY COLLECTION OFFICIAL

DATE

## ZONING DATA

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

LOTS 1-8 TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

COMMON LOT 1 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3,  
2.20 ACRES OF LOT 4, LOT 7, AND COMMON LOT 1. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP  
AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

COMMON LOT 2 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR 2.20 ACRES OF LOT  
4, LOT 5, LOT 6, LOT 8, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND  
MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

## 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.

STATE PLANE COORDINATE TO MISSOURI COORDINATE SYSTEM 1983	
CONTROL STATION: E 344	NORTHING - 472694.7726 EASTING - 1359630.6780 GRID FACTOR - 0.9999673 ELEVATION - 1270.79
COORDINATES EXPRESSED IN FEET.	

## PREPARED BY

ROBERT A. POWELL, PLS  
OWN, INC.  
3213 S. WEST BYPASS  
SPRINGFIELD, MO. 65807

## OWNER AND DEVELOPER

JEFFREY BOYCE ENTERPRISES LLC  
4173 W. FARM ROAD 172  
BROOKLINE STATION, MO. 65619

FIELD:  
DRAWN: BAC  
CHECKED: RAP

DATE: 9-23-2024  
FIELD BK: N/A  
JOB NO: 21SP10230

112011.DWG  
SHEET 1 OF 1

COA #000002