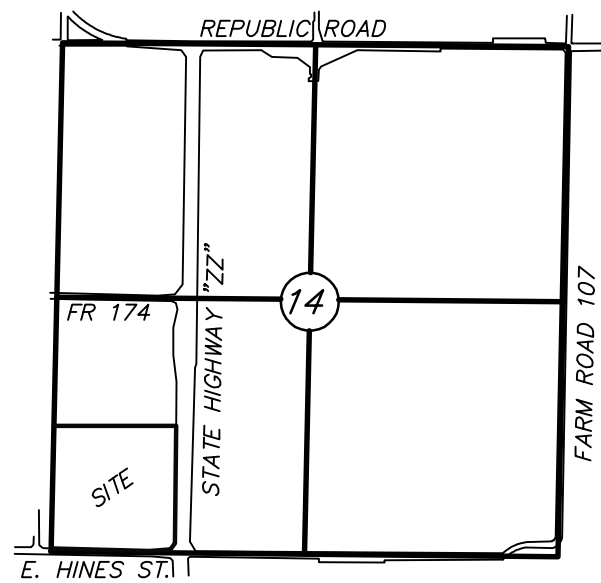
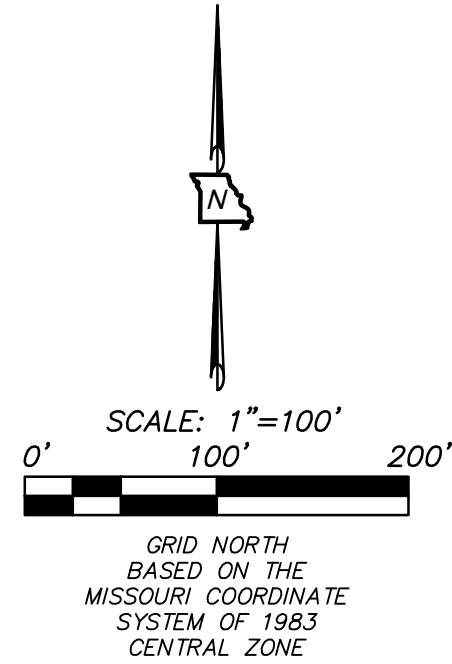




LOCATION MAP
SCALE: 1" = 2000'
SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST

GENERAL NOTES

- TOTAL AREA - 37.9 ACRES
- TOTAL NUMBER OF LOTS - 115
- ZONING: HIGH DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)
- SMALLEST LOT: 7000.1 SF (LOT 44)
- LARGEST LOT: 17876.2 SF (LOT 24)
- 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
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO STATE HIGHWAY 22 OR EAST HINES STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-50
- ACCORDING TO FEMA FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN.
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 000304-22
- 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 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- SEE SHEET 2 OF 2 FOR EASEMENTS AND COMMON AREAS

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE, N01°52'24"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 42.21 FEET TO AN POINT ON THE NEW NORTH RIGHT-OF-WAY LINE OF EAST HINES STREET, AND THE POINT OF BEGINNING;
THENCE, N01°52'24"E, ALONG SAID WEST LINE, A DISTANCE OF 1287.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE, S88°30'45"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1280.55 FEET TO A POINT ON THE APPARENT WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "ZZ";
THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES:
THENCE, S01°48'22"W, A DISTANCE OF 8.01 FEET;
THENCE, S88°11'38"E, A DISTANCE OF 5.00 FEET;
THENCE, S01°49'00"W, A DISTANCE OF 1214.29 FEET;
THENCE, S34°28'49"W, A DISTANCE OF 65.04 FEET;
THENCE, S86°49'30"W, A DISTANCE OF 116.49 FEET TO A POINT ON THE AFORESAID NEW NORTH RIGHT-OF-WAY LINE OF EAST HINES STREET;
THENCE, N88°33'35"W, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1135.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PRELIMINARY PLAT OF TIGER CREEK SUBDIVISION

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

OWNER / DEVELOPER
S6 TIGER CREEK, LLC
5051 S. NATIONAL AVE, BLD 5-100
SPRINGFIELD, MO 65810

OWNER: HARRINGTON TRUST

NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 28 NORTH, RANGE 23 WEST

EXISTING 25'
ELECTRIC LINE
EASEMENT
BK. 2809, PG. 1529

LIBERTY PLACE PHASE 2

POINT OF BEGINNING
N01°52'24"E

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 28 NORTH, RANGE 23 WEST

EAST HINES STREET

EXISTING HOUSE
TO BE REMOVED

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 DECEMBER 14, 2021, 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: NOVEMBER 11, 2024

SIGNATURE: *Michael White*

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.733.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 12.14.2021

DWG DATE: 11.19.2024

DRAWN BY: MW

S/T/R: 14/28/23

PROJECT No.: 2021-248

PRELIMINARY PLAT

PREPARED FOR

S6 TIGER CREEK, LLC

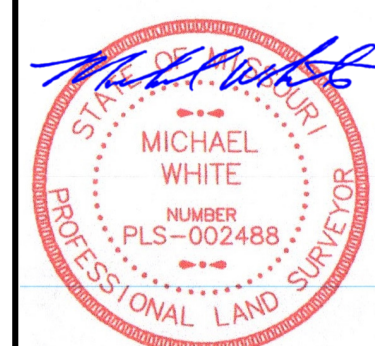
PROJECT LOCATION: FARM ROAD 178 & HIGHWAY "ZZ"

REPUBLIC, GREENE COUNTY, MISSOURI

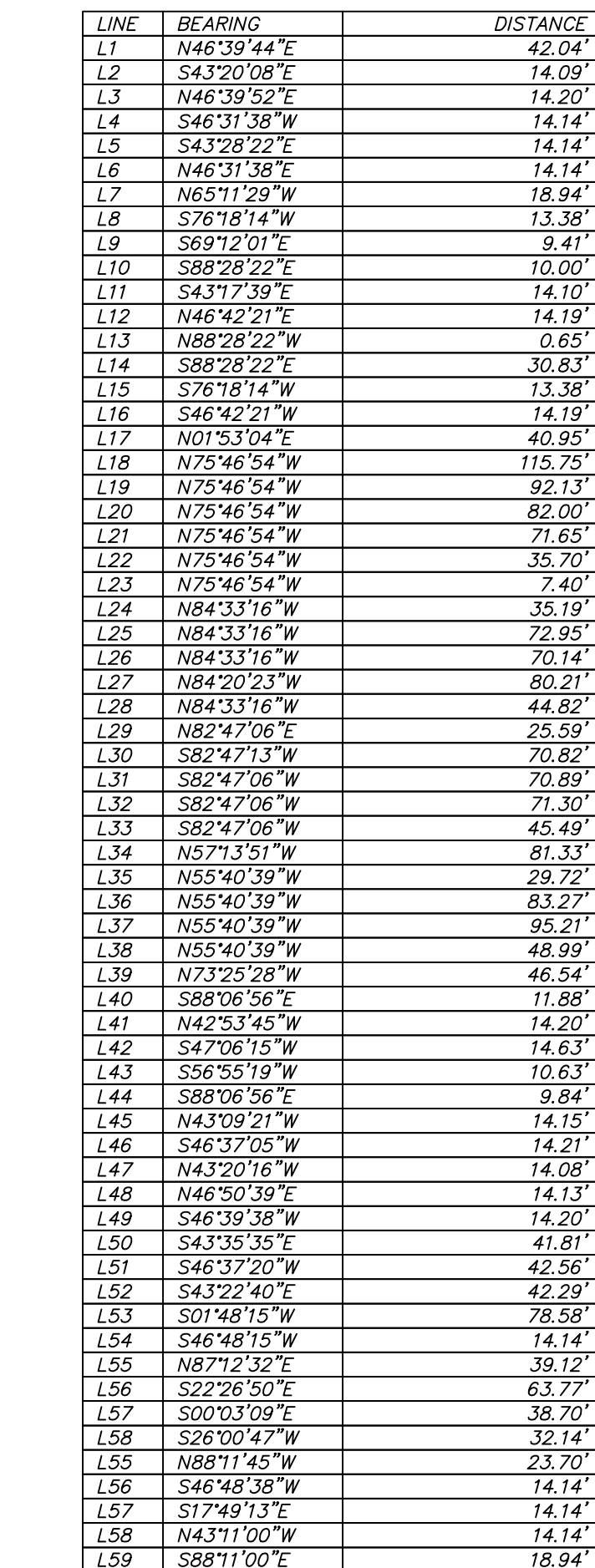
PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



11/19/2024



A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 28 NORTH, RANGE 23 WEST.

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00"	13.62"	220°1'12"	N24°07'32"W	13.16'
C2	50.00"	5.37"	6°08'57"	S47°03'40"E	5.36'
C3	50.00"	67.55"	77°24'11"	S05°17'06"E	62.53'
C4	50.00"	62.60"	71°44'22"	S86°17'01"W	58.59'
C5	200.00"	60.50"	382°33'50"	N24°07'32"W	32.48'
C6	15.00"	13.62"	52°01'12"	N62°27'45"W	13.16'
C7	200.00"	32.52"	9°19'00"	S83°48'51"E	32.49'
C8	200.00"	70.00"	20°03'13"	N69°07'45"W	69.64'
C9	200.00"	70.00"	20°03'13"	N49°04'32"W	69.64'
C10	200.00"	60.50"	129°54'37"	N24°07'32"W	63.15'
C11	200.00"	72.14"	20°39'57"	N08°48'20"W	71.75'
C12	15.00"	13.62"	52°01'12"	N24°28'58"W	13.16'
C13	50.00"	44.47"	50°57'14"	N25°00'57"W	43.01'
C14	50.00"	20.14"	23°04'26"	N11°39'53"E	20.00'
C15	50.00"	46.45"80"	46°45'50"	S86°17'01"W	38.67'
C16	50.00"	63.93"	73°15'47"	S73°05'03"E	59.67'
C17	15.00"	13.62"	52°01'12"	N62°27'45"W	13.16'
C18	175.00"	39.50"	12°55'59"	S82°00'22"E	39.42'
C19	175.00"	31.61"	10°20'53"	N70°21'56"W	31.56'
C20	125.00"	12.49"	32°45'47"	S24°07'28"E	12.48'
C21	125.00"	12.49"	54°23'26"	N70°05'57"E	12.48'
C22	525.00"	46.04"	5°01'28"	N78°48'59"E	46.03'
C23	525.00"	70.49"	7°41'33"	N85°10'29"E	70.43'
C24	525.00"	80.12"	8°44'38"	S86°36'26"E	80.04'
C25	525.00"	87.49"	8°53'37"	N71°16'15"W	87.41'
C26	425.00"	37.95"	4°08'28"	N71°16'15"W	37.94'
C27	150.00"	35.80"	13°40'25"	S75°02'13"E	35.71'
C28	150.00"	14.66"	5°35'56"	S85°04'24"E	14.65'
C29	200.00"	60.94"	17°22'27"	N79°44'38"W	60.70'
C30	200.00"	67.11"	17°48'54"	S70°06'23"E	66.94'
C31	75.00"	67.31"	6°54'45"	N75°13'37"W	57.27'
C32	475.00"	70.77"	8°32'11"	N80°22'51"W	70.70'
C33	475.00"	70.07"	8°27'05"	N88°52'29"W	70.00'
C34	475.00"	70.92"	8°33'16"	S82°37'20"W	70.85'
C35	475.00"	16.92"	2°02'28"	N77°18'28"E	16.92'
C36	175.00"	73.23"	13°29'58"	S89°58'11"W	73.14'
C37	175.00"	71.58"	23°26'04"	N78°28'46"W	71.08'
C38	175.00"	4.80"	1°34'14"	S65°58'37"E	4.80'
C39	125.00"	50.79"	23°16'52"	N76°49'56"W	50.44'
C40	150.00"	50.10"	20°39'57"	S09°46'20"E	50.01'
C41	150.00"	132.43"	50°35'10"	S44°12'16"E	128.17'
C42	150.00"	49.08"	18°44'52"	S79°05'55"E	48.86'
C43	175.00"	211.77"	69°20'03"	N53°48'20"W	199.08'
C44	175.00"	63.12"	20°39'57"	S08°48'20"E	62.78'
C45	150.00"	60.35"	23°16'52"	S76°49'56"E	60.53'
C46	150.00"	156.80"	38°56'26"	S89°58'11"W	98.92'
C47	500.00"	301.03"	34°29'45"	S86°26'53"E	296.51'
C48	175.00"	58.86"	19°16'21"	S78°50'11"E	58.59'
C49	175.00"	105.44"	34°31'21"	S74°11'00"W	103.86'
C50	175.00"	106.79"	34°59'44"	N74°11'23"E	105.14'
C51	175.00"	175.00"	27°57'30"	N75°07'30"W	78.61'
C52	150.00"	84.59"	32°18'41"	S75°17'20"W	83.47'
C53	150.00"	5.79"	2°12'39"	N58°01'39"E	5.79'
C54	200.00"	63.07"	18°04'04"	S65°57'22"W	62.81'
C55	200.00"	58.97"	16°34'40"	S83°28'14"W	58.76'
C56	200.00"	68.77"	13°39'57"	S87°17'01"E	5.78'
C57	200.00"	68.77"	19°42'04"	N76°36'38"W	68.43'
C58	200.00"	68.77"	19°42'04"	N76°36'38"W	68



EAST HINES STREET

SURVEY DATE: 12.14.2021
DWG DATE: 11.19.2024
DRAWN BY: MW
S/T/R: 14/28/23
PROJECT No.: 2021-248

PRELIMINARY PLAT
PREPARED FOR
S6 TIGER CREEK, LLC
PROJECT LOCATION: FARM ROAD 178 & HIGHWAY
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE— MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #200300037

11/19/2024