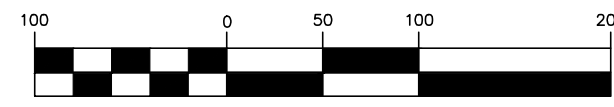


BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA GPS TIES TO THE MODOT VRS NETWORK.



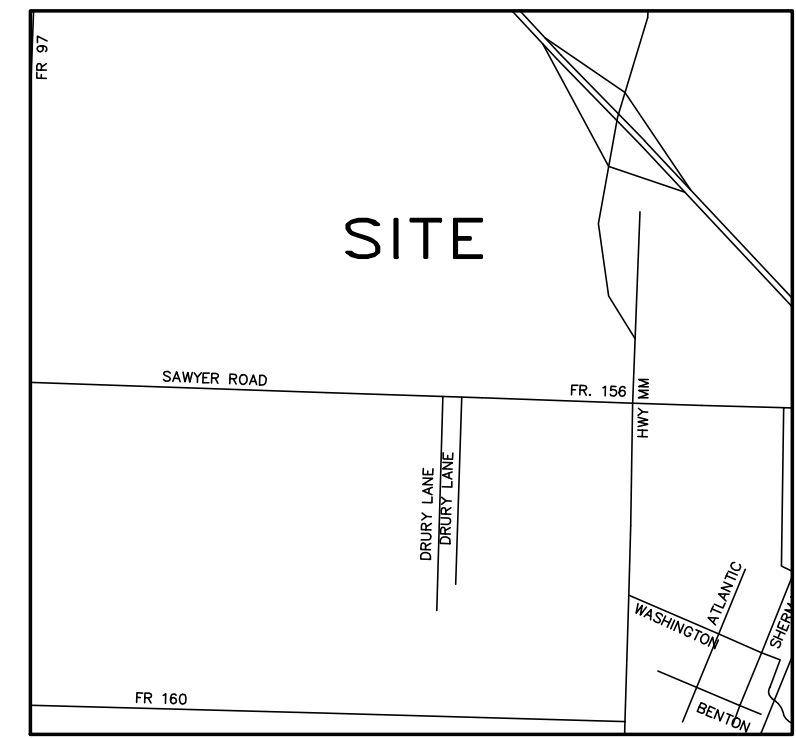
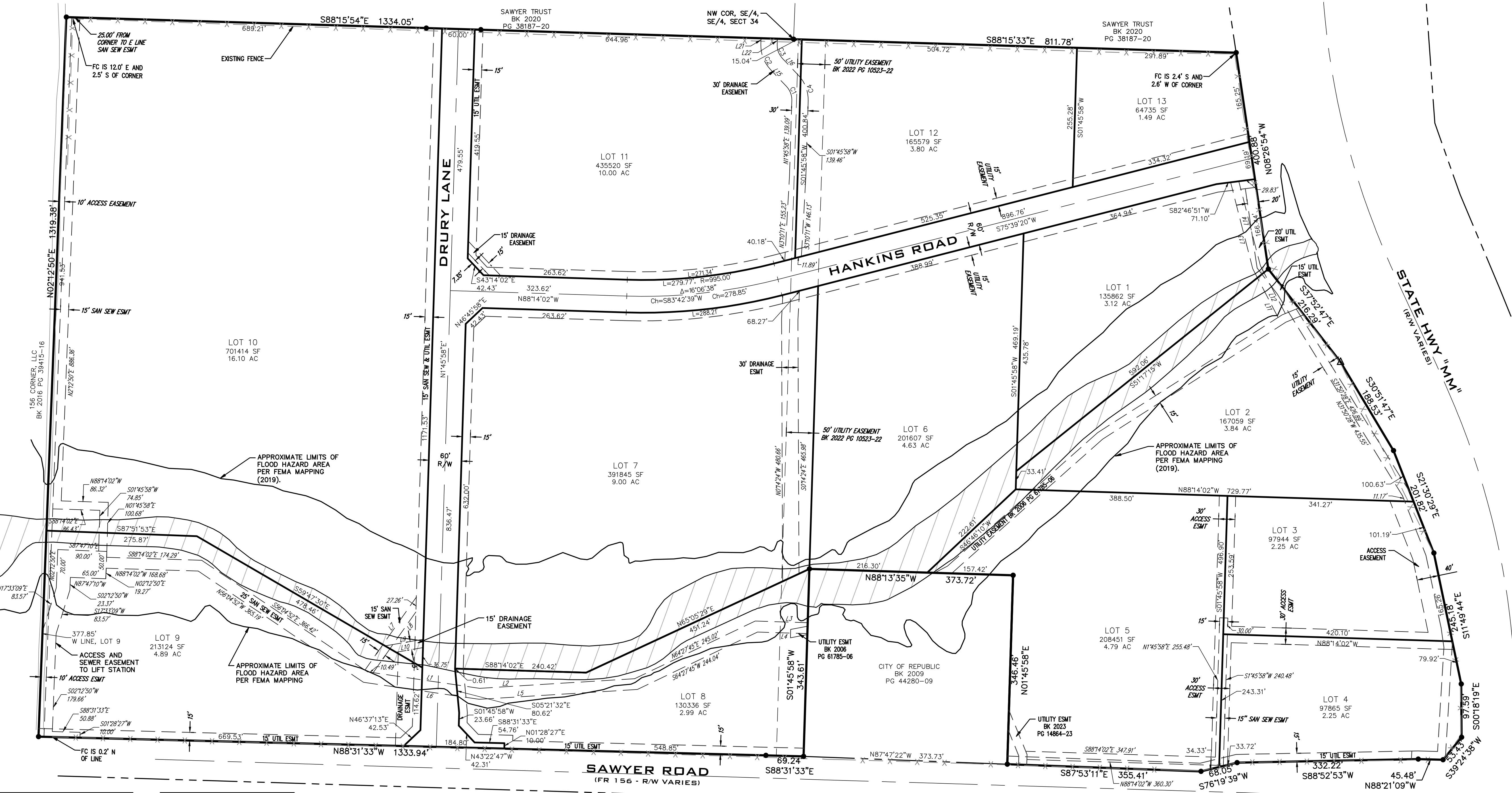
( IN FEET )  
1 inch = 100 ft.

FINAL PLAT  
HANKINS FARM  
SECTION 34, T29N, R23W

OWNER/DEVELOPER:  
Republic 63, LLC  
2808 S Ingram Mill, Suite A100  
Springfield, MO 65804

FLOOD NOTE:  
Portions of this property lies in Flood Zone "A" (areas determined to be within the Flood Hazard Area) with no Base Flood Elevation determined according to FIRM Community Panel 29077C 0316 E, effective December 17, 2010.

The "F" series flood map (29077C 0316 F), proposed but not yet effective, shows portions of the property in Flood Zone "AE" with multiple base flood elevations across the property. These areas are reflected on the plat per the proposed mapping.



VICINITY MAP  
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- △ R/W MARKER
- BOUNDARY LINE
- - - R/W LINE
- · - · - EASEMENT LINE
- · - · - SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD
- x FENCE LINE

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 \_\_\_\_\_

Line Table

Line #	Length	Direction
L1	207.93	S81°38'31"E
L2	284.61	N86°26'24"E
L3	96.29	S88°14'02"E
L4	91.43	N88°14'02"W
L5	290.58	S86°26'24"W
L6	214.56	N81°38'31"W
L7	163.70	S35°09'23"W
L8	136.09	S35°09'23"W
L9	70.98	N80°02'39"E

Line Table

Line #	Length	Direction
L10	50.10	N80°02'39"E
L11	100.78	N27°30'46"W
L12	98.84	N27°30'46"W
L13	163.31	N14°20'40"W
L14	159.70	N14°20'40"W
L15	42.71	S43°28'35"E
L16	42.71	S43°28'35"E
L21	10.88	S1°45'58"W
L22	10.88	S1°45'58"W

Curve Table

Curve #	Length	Radius	Delta
C1	27.64	35.00	45°14'33"
C2	51.33	65.00	45°14'33"
C3	27.64	35.00	45°14'33"
C4	51.33	65.00	45°14'33"

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS  
I, \_\_\_\_\_, City Planner of the City of Republic, Missouri, do hereby certify on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the Final Plat of Hankins Farm 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 Hankins Farm 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 \_\_\_\_\_, 2023.

OWNER'S CERTIFICATE  
As owners, We, Republic 63, LLC 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.

Tom Rankin, Manager/Member  
Republic 63, LLC

ACKNOWLEDGMENT  
STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF GREENE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared Tom Rankin to me known, who duly sworn, did say that he is a Manager/Member of Republic 63, LLC and that he executed the foregoing document on behalf of said Republic 63, LLC and its Managers/Members, and acknowledged said instrument to be the free act and deed of said Republic 63, LLC.

In witness whereof, I have hereunto set my hand and affixed my Official Seal at my office in \_\_\_\_\_, on the \_\_\_\_\_ day and year first above written.

Notary public - \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Printed Name \_\_\_\_\_

DESCRIPTION -  
TRACT I:  
The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Twenty-nine (29), Range Twenty-three (23), Greene County, Missouri.

TRACT II:  
The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Twenty-nine (29), Range Twenty-three (23), Greene County, Missouri;  
EXCEPT Commencing at the Southeast corner of said Section Thirty-four (34); thence North 88°13'40" West, along the South line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) 890.61 feet for a Point of Beginning; thence continuing North 88°13'40" West, along said South line 373.65 feet, thence North 01°46'20" East 361.70 feet; thence South 88°13'40" East, 373.65 feet; thence South 01°46'20" West 361.70 feet to the Point of Beginning.

REGISTERED LAND SURVEYOR'S CERTIFICATE  
That I, Don R. Berry do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by me dated January 11, 2021 and signed by me, Missouri P.L.S. No. 2004017829 and that the corner monuments and lot corner pins shown herein were placed under my personal supervision in accordance with the Division of Geology and Land Survey, Missouri Department of Agriculture's current "Missouri Standards for Property Boundary Surveys" as promulgated by the Missouri Department of Agriculture.

Signature: \_\_\_\_\_ Date Prepared: October 12, 2023  
Don R. Berry  
Missouri Professional Land Surveyor No. 2004017829

REVISIONS: \_\_\_\_\_

SCALE: 1" = 100'

FIELD BY: JS, BC, AL, WB

DRAWN BY: DRB

CHECKED BY: LEE

FINAL PLAT  
**HANKINS FARM**  
2561 S STATE HWY MM  
REPUBLIC, MO

Missouri State Certificate of Authority  
Engineering #2005015504  
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.  
1200 E. Woodhurst Dr., Suite D200  
Springfield, Missouri 65804  
417-886-9100 (phone)  
417-886-9336 (fax)  
dlee@leeengineering.biz

Engineering with Integrity

LEE ENGINEERING & ASSOCIATES, L.L.C.

STATE OF MISSOURI  
DON RAY BERRY  
PROFESSIONAL LAND SURVEYOR  
PLS-2004017829

DATE: 2023-10-12

SHEET: 1 OF 1

PROJECT: 2017

FILE: 2017 - Hankins Farm Final Plat.dwg