

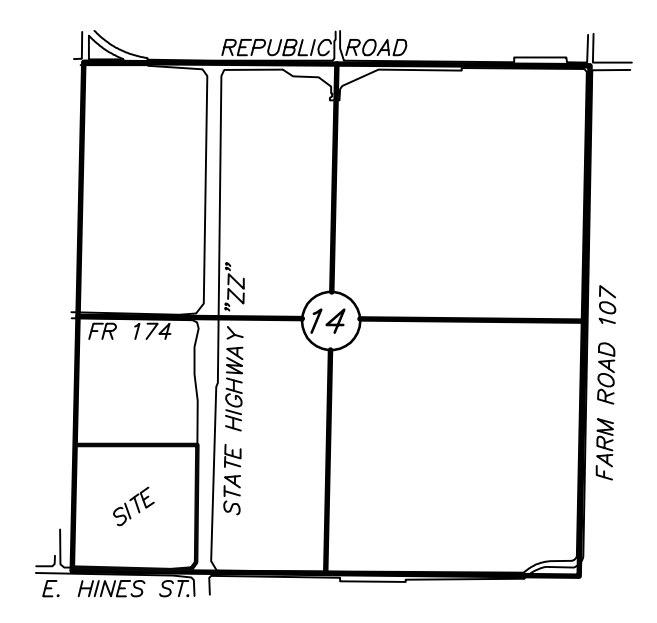
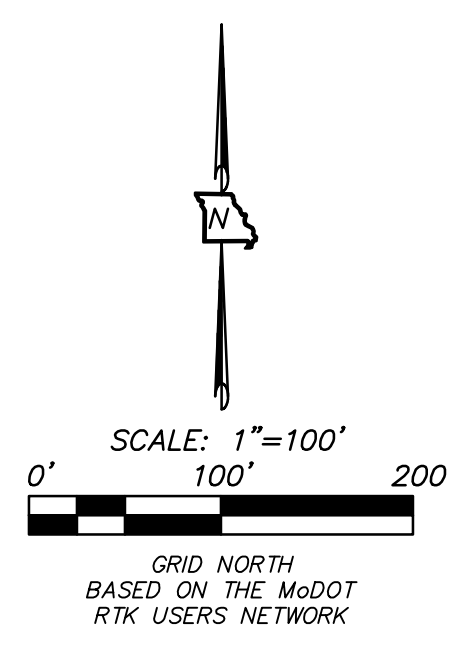
# PRELIMINARY PLAT OF TIGER CREEK SUBDIVISION

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

**WHITE**  
LAND SURVEYING, LLC  
222 OLD TOWN RD.  
BILLINGS, MISSOURI  
PHONE: 417.732.0005  
email: info@whitelandsurvey.com  
www.whitelandsurvey.com

SURVEY DATE: 12.14.2021  
DWG DATE: 06.14.2022  
DRAWN BY: MW  
S/T/R: 14/28/23  
PROJECT No.: 2021-248



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

**GENERAL NOTES**

1. TOTAL AREA = 37.9 ACRES
2. TOTAL NUMBER OF LOTS = 120
3. ZONING: HIGH DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)
4. SMALLEST LOT: 2,000.0 SF (LOT 32)
5. LARGEST LOT: 22,274.6 SF (LOT 76)
6. 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)
7. SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
8. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO STATE HIGHWAY ZZ OR EAST HINES STREET
9. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-50
10. ACCORDING TO FEMA FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN.
11. ALL STREETS SHALL BE 50' RIGHT-OF-WAY
12. MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
13. RECORD SOURCE OF TITLE: BOOK 2022, PAGE 00304-22
14. CLASS OF PROPERTY: URBAN
15. PERMANENT MONUMENT LOT CORNERS (□) ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "MLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "MLS LSC 370"
16. ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
17. UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
18. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
19. 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°56'04"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.

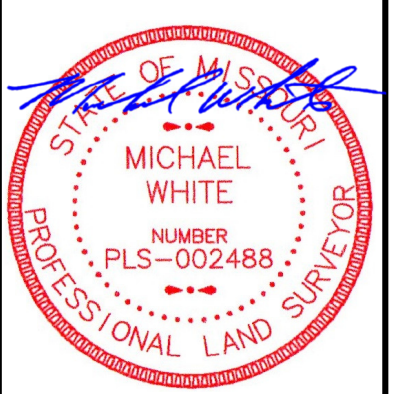
**PROFESSIONAL LAND SURVEYOR'S CERTIFICATE**

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: JUNE 14, 2022  
SIGNATURE: *Michael White*  
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

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



06/14/2022  
SHEET 1 OF 2