

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

# FINAL PLAT MASON RIDGE - PHASE I

CITY OF REPUBLIC, GREENE COUNTY, MISSOURI  
SECTION 28, TOWNSHIP 28 N, RANGE 23 WEST

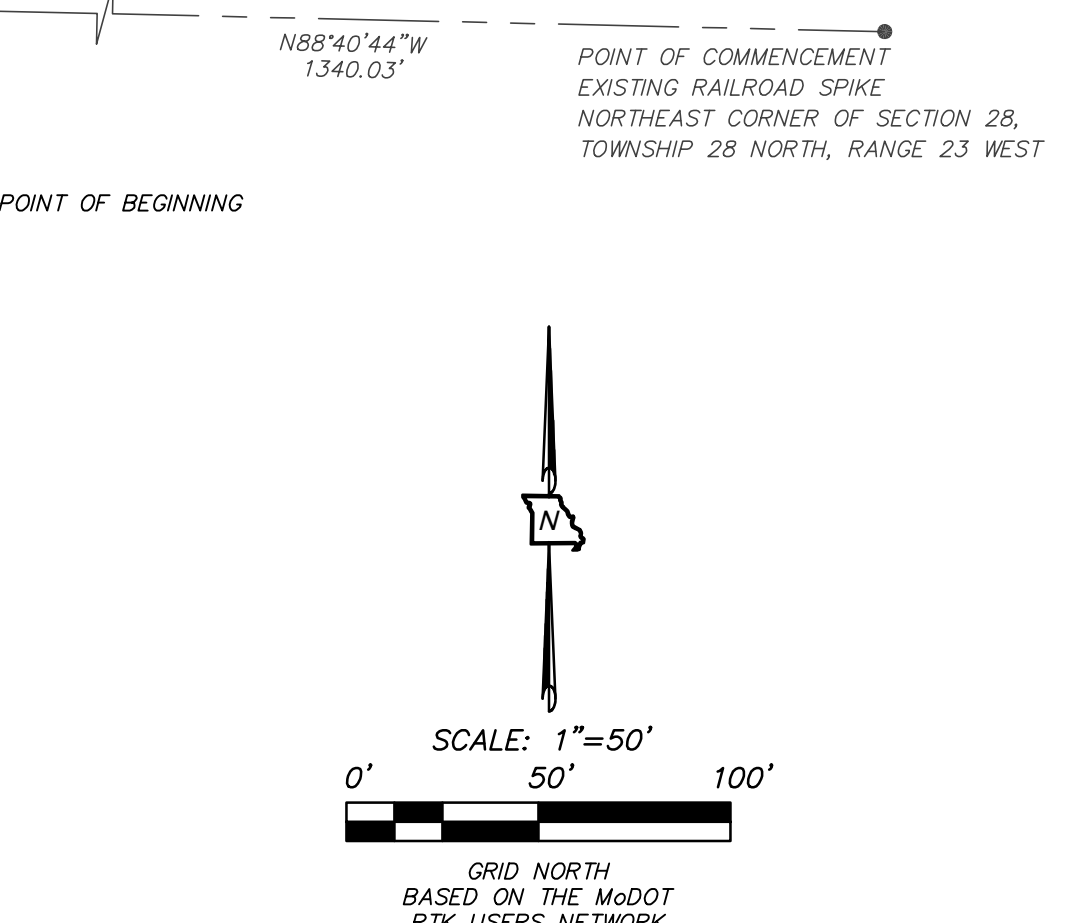
OWNER / DEVELOPER  
MASON RIDGE, LLC  
613 W. FARM ROAD 182, SUITE B  
SPRINGFIELD, MO 65810

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 \_\_\_\_\_  
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 \_\_\_\_\_

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

SURVEY DATE: 10.01.2020  
DWG DATE: 05.09.2022  
DRAWN BY: MW  
S/T/R: 28/28/23  
PROJECT No.: 2020-220



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 LOTS 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 \_\_\_\_\_

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\_\_\_\_, THAT THE FINAL PLAT OF MASON RIDGE - PHASE I CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE 17 OF THE PUBLIC CODE OF ORDINANCES.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL BY THE CITY COUNCIL  
I, \_\_\_\_\_, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MASON RIDGE - PHASE I 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\_\_\_\_.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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 OCTOBER 01, 2020, 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'S "CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

DATE PREPARED: MAY 09, 2022  
SIGNATURE: *Michael White*  
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

OWNER(S) DEDICATION  
AS OWNER(S) I/WE, OWNER(S) NAME 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/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I/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.

SUBDIVIDER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED ROBERT JUSTIN SKILES, TO ME KNOWN TO BE THE MANAGING MEMBER OF MASON RIDGE, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF MASON RIDGE, LLC, AS HIS/HER FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

- GENERAL NOTES
- TOTAL AREA - ±14.5 ACRES
  - TOTAL NUMBER OF LOTS - 26
  - ZONING: FDD #21-001 (APPROVED: MAY 04, 2021)
  - SMALLEST LOTS: LOTS 11 THRU 15 (±9000.1 sf)
  - LARGEST LOT: LOT 24 (±30742.4 sf)
  - BUILDING SETBACK LINES:  
FRONT YARD = 20 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
  - HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-86
  - A PORTION OF THE COMMON AREA ON THIS PROPERTY, DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0427E, EFFECTIVE DATE 12/17/2010
  - MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
  - RECORD SOURCE OF TITLE: BOOK 2021, PAGE 008793-21
  - CLASS OF PROPERTY: URBAN
  - 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"
  - ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
  - THERE ARE ±1702 LF OF SIDEWALKS ADDED TO THIS PHASE
  - THERE ARE ±1600 LF OF SIDEWALKS ADDED TO THIS PHASE
  - BUILDING SHALL BE A MINIMUM OF 12' FEET APART (PER APPROVED DEVELOPMENT PLAN)
  - NO DIRECT ACCESS TO MILLER ROAD FROM LOTS 1-9

DESCRIPTION OF PLATTED AREA  
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT AN EXISTING RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE N88°40'44"W ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1340.03 FEET; THENCE S02°00'49"W, A DISTANCE OF 46.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILLER ROAD, AND THE POINT OF BEGINNING;  
THENCE S02°00'49"W, A DISTANCE OF 413.25 FEET;  
THENCE S55°20'08"W, A DISTANCE OF 164.75 FEET;  
THENCE S66°48'36"W, A DISTANCE OF 130.84 FEET;  
THENCE S44°39'50"W, A DISTANCE OF 110.54 FEET;  
THENCE N89°04'49"W, A DISTANCE OF 58.57 FEET;  
THENCE N37°19'28"W, A DISTANCE OF 197.85 FEET;  
THENCE N52°33'43"W, A DISTANCE OF 332.57 FEET;  
THENCE N00°04'27"W, A DISTANCE OF 84.79 FEET;  
THENCE N82°33'31"W, A DISTANCE OF 50.43 FEET;  
THENCE S00°04'27"E, A DISTANCE OF 122.77' TO A POINT OF CURVATURE TO THE RIGHT;  
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 108.19 FEET, A CENTRAL ANGLE OF 35°25'22", ALONG A CHORD BEARING S17°38'14"W, A CHORD DISTANCE OF 106.48 FEET;  
THENCE, S35°20'55"W, A DISTANCE OF 132.92 FEET;  
THENCE, N78°54'33"W, A DISTANCE OF 57.21 FEET;  
THENCE, N54°39'05"W, A DISTANCE OF 81.35 FEET;  
THENCE, N36°42'54"W, A DISTANCE OF 118.07 FEET;  
THENCE, N88°13'48"W, A DISTANCE OF 209.00 FEET;  
THENCE, N02°04'39"E, A DISTANCE OF 437.78 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE;  
THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES:  
THENCE, S88°03'05"E, A DISTANCE OF 370.24 FEET;  
THENCE, S88°00'02"E, A DISTANCE OF 176.21 FEET;  
THENCE, S88°12'38"E, A DISTANCE OF 623.28 FEET;  
THENCE, S88°41'27"E, A DISTANCE OF 170.27 FEET TO THE POINT OF BEGINNING.

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	46.67'	53°28'30"	S25°49'04"E	44.99'
C2	25.00'	48.42'	110°58'27"	N52°54'46"E	41.20'
C3	25.00'	26.08'	59°46'23"	N29°57'38"W	24.91'
C4	25.00'	39.78'	91°10'45"	S45°50'55"W	35.72'
C5	25.00'	38.84'	89°00'20"	N44°34'37"W	35.05'
C6	25.00'	39.48'	90°29'14"	S43°50'09"E	35.51'
C7	75.00'	40.73'	31°08'54"	S14°00'50"E	40.27'
C8	75.00'	29.87'	22°49'12"	S41°08'43"E	29.67'
C9	25.00'	23.55'	53°58'05"	N25°34'40"W	22.69'
C10	60.00'	65.06'	62°07'27"	S29°39'21"E	61.92'
C11	60.00'	62.83'	60°00'00"	N89°16'55"E	60.00'
C12	60.00'	81.98'	78°16'54"	N20°08'29"E	75.75'
C13	60.00'	60.00'	57°17'45"	N47°38'52"W	57.53'
C14	60.00'	31.66'	30°14'04"	S88°35'14"W	31.30'
C15	25.00'	23.55'	53°58'05"	N79°32'45"W	22.69'
C16	25.00'	23.33'	53°28'30"	N25°49'04"W	22.50'
C17	25.00'	40.14'	91°59'07"	N44°57'38"E	35.96'
C18	25.00'	39.52'	90°34'31"	N43°47'34"W	35.53'
C19	25.00'	39.02'	89°25'29"	S46°12'27"W	35.18'
C20	175.00'	108.19'	35°25'22"	S17°38'14"W	106.48'

PREPARED BY:  
MICHAEL WHITE - MISSOURI PROFESSIONAL LAND SURVEYOR #2488



DATE PREPARED: MAY 09, 2022  
SIGNATURE: *Michael White*  
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488