

HARPER RIDGE PHASE II
A RESIDENTIAL SUBDIVISION LOCATED IN THE
NW1/4 OF SEC. 17, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

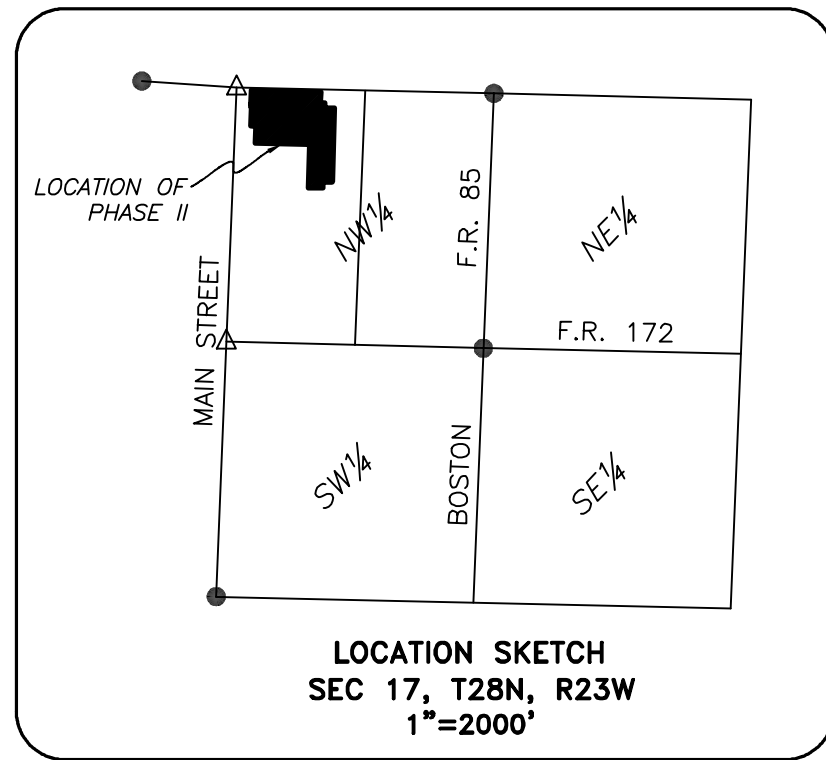
OWNERS / DEVELOPERS:

BESTER PROPERTIES, LLC
1075 W CAT TAIL LN
NIXA, MO 65714

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
MO CENTRAL ZONE

- = FOUND EXISTING IRON PIN OR PIPE. **LEGEND**
▽ = FOUND EXISTING RIGHT-OF-WAY POST.
■ = SET CP SPINDLE IN ROAD FOR BLOCK CORNER.
○ = SET IRON PIN (CORP#2022004477)
(D) = DEED (M) = MEASURED
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT



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, MISSOURI. 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.

OWNER/SUBDIVIDER _____ DATE _____

STATE OF MISSOURI }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ZACHARY BEST, TO ME KNOWN TO BE THE MANAGING MEMBER OF BESTER PROPERTIES, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SHE EXECUTED THE SAME ON BEHALF OF BESTER PROPERTIES, 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

CERTIFICATE OF TAXES PAID

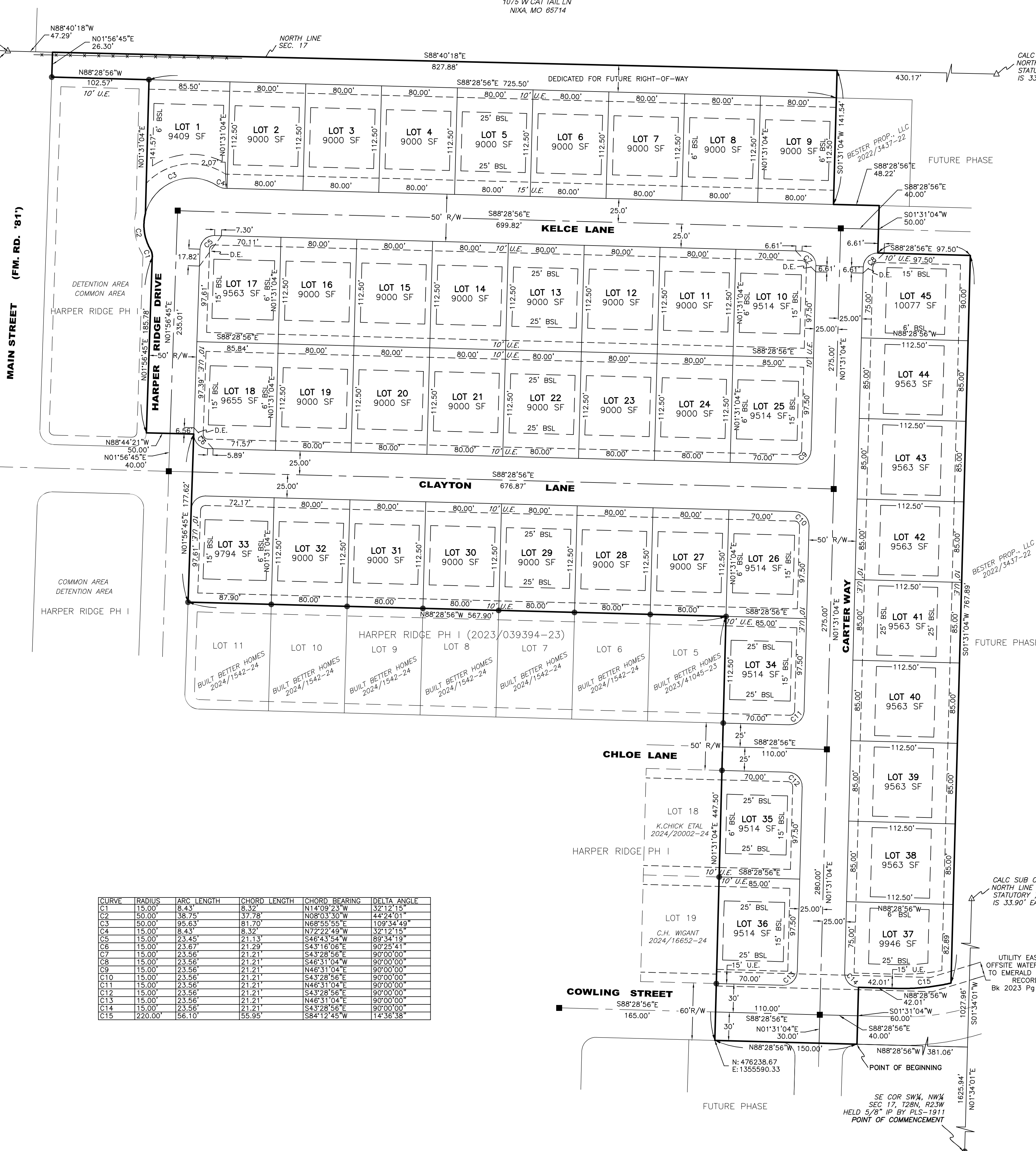
THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

PARCEL NUMBER: 1717200081

COUNTY COLLECTION OFFICIAL _____ DATE _____

GENERAL NOTES

- TOTAL AREA - ±13.18 ACRES OR 574019 Sq Ft
- TOTAL NUMBER OF LOTS - 45
- ZONING: R1M
- SMALLEST LOTS: LOTS 2-9, 11-16, 19-24, 27-32 (±9000 SF)
- LARGEST LOT: LOT 45 (±10077 SF)
- BUILDING SETBACK LINES
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE STREET = 25' OFF COWLING STREET & 15' OFF ALL OTHER LOCAL STREETS
- SEWERAGE IS LOCATED ON ONE SIDE OF MAIN STREET BUILT DURING PHASE 2, AND SIDEWALKS ARE CONSTRUCTED ON THE SOUTH SIDE KELCE LANE, CLAYTON LANE, CHLOE LANE AND COWLING STREET AND ON THE EAST SIDE OF HARPER RIDGE DRIVE AND CARTER WAY.
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-94
- THIS PHASE IS NOT LOCATED IN A FEMA FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010
- MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 23260-22 & BOOK 2021, PAGE 27233-21
- CLASS OF PROPERTY: URBAN
- LOT CORNERS (SEM-PERMANENT) ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2022004477". FRONT LOT CORNERS WILL BE REFERENCED BY A 1/2" DRILL HOLE IN THE CONCRETE CURB/GUTTER SET AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE NUMBER FROM THE LOT CORNER.
- 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 ±2742 LF OF STREETS ADDED IN THIS PHASE
- PRELIMINARY PLAT APPROVED AS EMERALD VALLEY PHASE 2 ON OCTOBER 26, 2021



DESCRIPTION OF PLATTED AREA:

THE PLAT OF HARPER RIDGE PHASE II, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING: A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST (NW¼) OF SAID SECTION 17, THENCE N01°34'01"E, 1625.84 FEET; THENCE N88°28'56"W, 381.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°28'56"W, 150.00 FEET; THENCE N01°31'04"E, 447.50 FEET TO AN IRON PIN; THENCE N88°28'56"W, 567.90 FEET TO AN IRON PIN; THENCE N01°56'45"E, 177.82 FEET; THENCE N88°44'21"W, 50.00 FEET; THENCE N01°56'45"E, 185.78 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 8.43 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N14°00'23"W, AND A CHORD LENGTH OF 8.32 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 38.75 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N08°03'50"W, AND A CHORD LENGTH OF 37.78 FEET; THENCE N01°31'04"E, 141.54 FEET; THENCE N88°28'56"W, 102.57 FEET; THENCE N01°56'45"E, 26.30 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE S88°40'18"E, ALONG THE NORTH LINE OF SAID SECTION 17, 827.88 FEET; THENCE S01°31'04"W, 141.54 FEET; THENCE S88°28'56"E, 48.22 FEET; THENCE S01°31'04"W, 20.00 FEET; THENCE S88°28'56"E, 97.50 FEET; THENCE S01°31'04"W, 707.89 FEET; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 56.10 FEET, WITH A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°12'45"W, 50.00 FEET; THENCE N88°28'56"W, 62.01 FEET; THENCE S01°31'04"W, 80.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

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 HARPER RIDGE PHASE II CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC 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 HARPER RIDGE PHASE II 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, BARRY D. MACKAY, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY O&M LAND SURVEYING, LLC, DATED OCTOBER 19, 2023, AND SIGNED BY BARRY D. MACKAY, P.L.S. NO. 2007017965, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF BARRY D. MACKAY, P.L.S. NO. 2007017965 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: OCTOBER 16, 2024

SIGNATURE: _____

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2007017965

SURVEYOR'S NOTE:
ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM THE GREENE COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)

O & M SURVEYING LLC (417) 832-1495 (417) 830-1171	LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477
	472 TROUT ROAD OZARK, MISSOURI 65721	
CLIENTS: BESTER PROPERTIES, LLC	JOB No.: 241169	
DESCRIPTION: SUBDIVISION PLAT	DATE: 10-16-2024	
LOCATION: NW¼, SEC. 17, T28N, R23W REPUBLIC, GREENE COUNTY, MO	SCALE: 1" = 60'	
ORDERED BY: ZACHARY BEST	DRAWN BY: BDM CHECKED BY: BDM DWG. No.: 241169-1	