


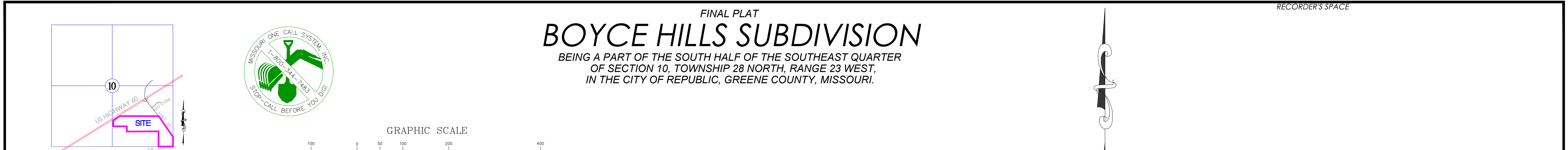
FINAL PLAT

# BOYCE HILLS SUBDIVISION

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.



RECORDER'S SPACE

[illegible]

FINAL PLAT						
BOYCE HILLS SUBDIVISION						
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.						
<p><b>LOCATION SKETCH</b> SEC. 10, T-28-N, R-23-W SCALE: 1"=2000'</p>	<p>MISSOURI ONE CALL SYSTEM, INC. T-800-344-7453 STOP-CALL BEFORE YOU DIG</p>	<p align="center"><b>GRAPHIC SCALE</b></p> <p>( IN FEET ) 1 inch = 100 ft.</p>				<p align="center">RECORDER'S SPACE</p>
<p>N-145778.4064 (M) E-417116.2102 (M)</p>	<p>PREMIER QUARTZ &amp; STONE LLC BOOK 2023, PAGE 028355-23</p>	<p>FMSG PROP LLC BOOK 2714, PAGE 811</p>	<p>JOSAN PROPERTIES ARKANSAS LLC BOOK 2020, PAGE 043308-20</p>	<p>JEFFREY L MESSENGER ETAL TR BOOK 2011, PAGE 030437-11</p>	<p>GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. FROM GPS OBSERVATIONS.</p>	<p>IN THE RECORDER'S OFFICE</p> <p>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 _____ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____, 20_____.</p>

**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**FINAL PLAT**

# BOYCE HILLS SUBDIVISION

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

US HIGHWAY 60

PREMIER QUARTZ & STONE LLC  
BOOK 2023, PAGE 028355-23

N-145°78'40.64" (M)  
E-41°11'6.2102" (M)

227.96'

10.0' UTIL. ESMT.

15.0' SETBACK LINE

518.29'

WELL HOLE

FMGM PROP LLC  
BOOK 2024, PAGE 811

JOSANI PROPERTIES ARKANSAS LLC  
BOOK 2020, PAGE 043308-20

S88°20'27"E 1694.01'

643.53'

643.53'

JEFFREY L. MESSENGER ET AL TR  
BOOK 2011, PAGE 030437-11

END C/W UP

GRID NORTH OF THE MISSOURI  
COORDINATE SYSTEM OF 1983,  
CENTRAL ZONE. FROM GPS  
OBSERVATIONS.

GRID

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	N 88° 20' 27" E	1694.01'	1694.01'			
2	S 88° 20' 27" E	643.53'	643.53'			
3	S 88° 20' 27" E	643.53'	643.53'			
4	S 88° 20' 27" E	643.53'	643.53'			
5	S 88° 20' 27" E	643.53'	643.53'			
6	S 88° 20' 27" E	643.53'	643.53'			
7	S 88° 20' 27" E	643.53'	643.53'			
8	S 88° 20' 27" E	643.53'	643.53'			
9	S 88° 20' 27" E	643.53'	643.53'			
10	S 88° 20' 27" E	643.53'	643.53'			
11	S 88° 20' 27" E	643.53'	643.53'			
12	S 88° 20' 27" E	643.53'	643.53'			
13	S 88° 20' 27" E	643.53'	643.53'			
14	S 88° 20' 27" E	643.53'	643.53'			
15	S 88° 20' 27" E	643.53'	643.53'			
16	S 88° 20' 27" E	643.53'	643.53'			
17	S 88° 20' 27" E	643.53'	643.53'			
18	S 88° 20' 27" E	643.53'	643.53'			
19	S 88° 20' 27" E	643.53'	643.53'			
20	S 88° 20' 27" E	643.53'	643.53'			
21	S 88° 20' 27" E	643.53'	643.53'			
22	S 88° 20' 27" E	643.53'	643.53'			
23	S 88° 20' 27" E	643.53'	643.53'			
24	S 88° 20' 27" E	643.53'	643.53'			
25	S 88° 20' 27" E	643.53'	643.53'			
26	S 88° 20' 27" E	643.53'	643.53'			
27	S 88° 20' 27" E	643.53'	643.53'			
28	S 88° 20' 27" E	643.53'	643.53'			
29	S 88° 20' 27" E	643.53'	643.53'			
30	S 88° 20' 27" E	643.53'	643.53'			
31	S 88° 20' 27" E	643.53'	643.53'			
32	S 88° 20' 27" E	643.53'	643.53'			
33	S 88° 20' 27" E	643.53'	643.53'			
34	S 88° 20' 27" E	643.53'	643.53'			
35	S 88° 20' 27" E	643.53'	643.53'			
36	S 88° 20' 27" E	643.53'	643.53'			
37	S 88° 20' 27" E	643.53'	643.53'			
38	S 88° 20' 27" E	643.53'	643.53'			
39	S 88° 20' 27" E	643.53'	643.53'			
40	S 88° 20' 27" E	643.53'	643.53'			
41	S 88° 20' 27" E	643.53'	643.53'			
42	S 88° 20' 27" E	643.53'	643.53'			
43	S 88° 20' 27" E	643.53'	643.53'			
44	S 88° 20' 27" E	643.53'	643.53'			
45	S 88° 20' 27" E	643.53'	643.53'			
46	S 88° 20' 27" E	643.53'	643.53'			
47	S 88° 20' 27" E	643.53'	643.53'			
48	S 88° 20' 27" E	643.53'	643.53'			
49	S 88° 20' 27" E	643.53'	643.53'			
50	S 88° 20' 27					

[illegible][illegible]

**FINAL PLAT**  
**BOYCE HILLS SUBDIVISION**  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**CURVE TABLE**

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00"	S60°23'32"E	407.60'
C2	365.00"	S57°26'10"E	308.30'
C3	365.00"	S85°22'29"E	37.65'
C4	435.00"	N74°30'32"W	207.83'
C5	350.00"	S73°20'20"E	181.06'
C6	435.00"	S84°54'37"E	389.04'
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C8	435.00"	N59°31'05"W	17.76'
C9	435.00"	N62°39'10"E	89.55'
C10	400.00"	S60°23'32"E	374.81'
C11	400.00"	N73°20'20"W	206.93'
C12	400.00"	N89°10'54"E	429.49'

**RECORDERS SPACE**

IN THE RECORDER'S OFFICE \_\_\_\_\_  
RECORDER OF DEEDS \_\_\_\_\_  
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\_\_\_\_, THE FINAL PLAT OF BOYCE HILLS  
SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF  
THE REPUBLIC CODE OF ORDINANCES.  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
OWNERS DEDICATION  
AS OWNER I, JEFFREY BOYCE 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 HEREBY  
DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC.  
FURTHERMORE, I 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.  
JEFFREY BOYCE "MANAGING MEMBER OF JEFFREY BOYCE ENTERPRISES LLC"

The final plat map shows six lots with their respective areas and bearings. Lot 1 is 75,308± sq. ft. (1.73± acres). Lot 2 is 79,806± sq. ft. (1.83± acres). Lot 3 is 189,318± sq. ft. (4.35± acres). Lot 4 is 192,061± sq. ft. (4.41± acres). Lot 5 is 163,770± sq. ft. (3.76± acres). Lot 6 is 113,103± sq. ft. (2.60± acres). The map includes various setback lines (10.0', 15.0', 30.0'), utility easements (10.0' UTIL. ESMT.), and other features like a sinkhole buffer line and a public road 70' ROW. It also references previous surveys by Premier Quartz & Stone LLC, FMGM Prop LLC, Josan Properties Arkansas LLC, and Jeffrey L. Messenger et al.

[illegible][illegible]

**FINAL PLAT**  
**BOYCE HILLS SUBDIVISION**  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
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**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**NOTES**  
LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES)  
SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES)  
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,220,435± SQ. FT.  
TOTAL ACREAGE OF DEVELOPMENT = 39.50± ACRES  
TOTAL NUMBER OF LOTS = 10  
DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024  
SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)

**US HIGHWAY 60**

**LOT 1**  
75,308± SQ. FT.  
1.73± ACRES

**LOT 2**  
79,806± SQ. FT.  
1.83± ACRES

**LOT 3**  
189,318± SQ. FT.  
4.35± ACRES

**LOT 4**  
192,061± SQ. FT.  
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**LOT 5**  
163,770± SQ. FT.  
3.76± ACRES

**LOT 6**  
113,103± SQ. FT.  
2.60± ACRES

**LOT 7**  
163,735± SQ. FT.  
3.76± ACRES

**COMMON LOT**  
62,090± SQ. FT.  
1.43± ACRES  
REGIONAL DETENTION

**BRISTOL STREET**

**KENNEDY DRIVE**

**US HIGHWAY 60**

**MO STATE HIGHWAY 60**

**GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. FROM GPS OBSERVATIONS.**

**CURVE TABLE**

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00'	S80°23'32"E	407.60'
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**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 \_\_\_\_\_, IN 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**

**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 BOYCE HILLS SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

**SIGNATURE**

**DATE**

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**JEFFREY BOYCE** "MANAGING MEMBER OF JEFFREY BOYCE ENTERPRISES LLC"

**DATE**

**ACKNOWLEDGMENT**  
STATE OF MISSOURI )  
COUNTY OF GREENE )  
JSS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY OF THE STATE OF \_\_\_\_\_, AND SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED

**FINAL PLAT**  
**BOYCE HILLS SUBDIVISION**  
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**GRAPHIC SCALE**  
( IN FEET )  
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SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)  
METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

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**RECORDING INFORMATION**  
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DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK  
PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS  
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**ACKNOWLEDGMENT**  
STATE OF MISSOURI )  
COUNTY OF GREENE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME  
DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A  
LIMITED LIABILITY COMPANY OF THE STATE OF \_\_\_\_\_, AND SAID DOCUMENT WAS SIGNED IN BEHALF  
OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID  
ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND  
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED

"NOTARY SEAL"

[illegible]

**FINAL PLAT**  
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METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".  
ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.  
INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION

**US HIGHWAY 60**

**LOT 1**  
75,308± SQ. FT.  
1.73± ACRES

**LOT 2**  
79,806± SQ. FT.  
1.83± ACRES

**LOT 3**  
189,318± SQ. FT.  
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192,061± SQ. FT.  
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**LOT 6**  
113,103± SQ. FT.  
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**LOT 7**  
163,735± SQ. FT.  
3.76± ACRES

**COMMON LOT**  
62,090± SQ. FT.  
1.43± ACRES  
REGIONAL DETENTION

**BRISTOL STREET**

**US HIGHWAY 60**

**NO STATE ROUTE**

**CURVE TABLE**

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00'	S80°23'32"E	407.60'
C2	365.00'	S57°26'10"E	308.30'
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**IN THE RECORDER'S OFFICE**  
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**RECORDER OF DEEDS**  
\_\_\_\_\_  
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\_\_\_\_, THE FINAL PLAT OF BOYCE HILLS SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

**OWNERS DEDICATION**  
AS OWNER I, JEFFREY BOYCE, 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 HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

**ACKNOWLEDGMENT**  
STATE OF MISSOURI )  
JSS  
COUNTY OF GREENE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY OF THE STATE OF \_\_\_\_\_, AND SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

**NOTARY PUBLIC**: \_\_\_\_\_  
**NOTARY SEAL**  
\_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**BOYCE HILLS SUBDIVISION**  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**US HIGHWAY 60**

**LOT 1**  
75,308± SQ. FT.  
1.73± ACRES

**LOT 2**  
79,806± SQ. FT.  
1.83± ACRES

**LOT 3**  
189,318± SQ. FT.  
4.35± ACRES

**LOT 4**  
192,061± SQ. FT.  
4.41± ACRES

**LOT 5**  
163,770± SQ. FT.  
3.76± ACRES

**LOT 6**  
113,103± SQ. FT.  
2.60± ACRES

**LOT 7**  
163,735± SQ. FT.  
3.76± ACRES

**LOT 8**  
388,982± SQ. FT.  
8.93± ACRES

**COMMON LOT**  
62,090± SQ. FT.  
1.43± ACRES  
REGIONAL DETENTION

**BRISTOL STREET**

**KENNEDY DRIVE**

**NOTES**

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

**PARCEL LINE TABLE**

**APPROVAL BY THE CITY COUNCIL**

**CURVE TABLE**

**IN THE RECORDER'S OFFICE**

**OWNERS DEDICATION**

**ACKNOWLEDGMENT**

**NOTARY PUBLIC**

**THAT I, ROBERT A. POWELL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF LAND HEREIN DESCRIBED PREPARED BY OWN, INC., DATED SEPTEMBER 25, 2024 AND SIGNED BY ROBERT A. POWELL P.L.S. NO. 2008016663 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF ROBERT A. POWELL P.L.S. NO. 2008016663 IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, DATE OF LAST REVISION DECEMBER 16, 2024.**

**FINAL PLAT**  
**BOYCE HILLS SUBDIVISION**  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
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**NOTES**

LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES)  
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TOTAL NUMBER OF LOTS = 10  
DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024  
SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)

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**LEGEND OF SYMBOLS AND ABBREVIATIONS**

④	INTERNAL ANGLE # (SEE TABLE)	W	WATER VALVE
— SS —	SANITARY SEWER LINE	— GV —	GAS VALVE
— E —	OVERHEAD ELECTRIC	— WM —	WATER METER
— G —	GAS LINE	— AR —	ELECTRIC RISER
— DR —	DRAINAGE	— ER —	ELECTRIC RISER
— BR —	BROOK	— BR —	BROOK

**PARCEL LINE TABLE**

LINE #	LENGTH	DIRECTION
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L2	18.14'	S01°50'44"W

**PARCEL LINE TABLE**

LINE #	LENGTH	DIRECTION
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L11	374.30'	S49°42'21"E

**APPROVAL BY THE CITY COUNCIL**

I, LAURA BURRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF BOYCE HILLS 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\_\_\_\_.

**OWNERS DEDICATION**

AS OWNER I, JEFFREY BOYCE 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 HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

**ACKNOWLEDGMENT**

STATE OF MISSOURI )  
COUNTY OF GREENE )  
JSS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY OF THE STATE OF \_\_\_\_\_, AND SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

"NOTARY SEAL"

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OWN, INC. LC 62  
BY: \_\_\_\_\_

**BOYCE HILLS SUBDIVISION**  
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**LEGEND OF SYMBOLS AND ABBREVIATIONS**

SYMBOL	DESCRIPTION
④	INTERNAL ANGLE ( SEE TABLE )
—SS—	SANITARY SEWER LINE
—E—	OVERHEAD ELECTRIC
—G—	GAS LINE
—WS—	WATER SERVICE
—UT—	UNDERGROUND TELEPHONE
—UE—	UNDERGROUND ELECTRIC
—F—	FENCE LINE
—H—	FIRE HYDRANT
WV	WATER VALVE
GV	GAS VALVE
WM	WATER METER
TR	TELEPHONE RISER
ER	ELECTRIC RISER
RD	ROOF DRAIN
TRANS	TRANSFORMER PAD
MH	SANITARY MANHOLE
RWM	RIGHT-OF-WAY MARKER
IP	FOUND IRON PIN
OP	SET IRON PIN

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**OWN, INC. LC 62**  
BY: *Robert A. Powell*  
ROBERT A. POWELL P.L.S. NO. 2008016663

**NOTARY SEAL**  
STATE OF MISSOURI  
ROBERT A. POWELL  
NUMBER PLS-2008016663  
RENEWED

**DATE PREPARED**  
12-16-2024

**BOYCE HILLS SUBDIVISION**

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**LEGEND OF SYMBOLS AND ABBREVIATIONS**

INTERNAL ANGLE (°) (SEE TABLE)

SS SANITARY SEWER LINE  
E OVERHEAD ELECTRIC  
G GAS LINE  
WS WATER SERVICE  
RD ROOF DRAIN  
UT UNDERGROUND TELEPHONE  
UE UNDERGROUND ELECTRIC  
FENCE LINE  
FH FIRE HYDRANT  
LP LIGHT POLE  
P.O.C. POINT OF COMMENCEMENT  
MEASURED DEED RECORD

WV WATER VALVE  
GV GAS VALVE  
WM WATER METER  
TR TELEPHONE RISER  
ER ELECTRIC RISER  
TRANS TRANSFORMER PAD  
MH SANITARY MANHOLE  
RWM RIGHT-OF-WAY MARKER  
FIP FOUND IRON PIN  
SIP SET IRON PIN  
P.O.B. POINT OF BEGINNING  
GL GROUND LIGHT  
SPM SET PERMANENT MONUMENT  
TREL TREELINE

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LAURA BURBRIDGE, CITY CLERK

**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 881710400015.

DATE

**UTILITY NOTE:**

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

[illegible][illegible][illegible]

**BOYCE HILLS SUBDIVISION**

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**ZONING DATA**

SUBJECT PROPERTY IS ZONED BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PD) APPROVED THROUGH CITY OF REPUBLIC ORDINANCE 24-36.

LOTS 1-8 TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

COMMON LOT 1 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3, 2.20 ACRES OF LOT 4, LOT 7, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

COMMON LOT 2 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR 2.20 ACRES OF LOT 4, LOT 5, LOT 6, LOT 8, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

**SCREENING AND BUFFERYARDS**

ALONG THE SOUTH PROPERTY LINE OF LOT 7:  
OPAQUE SCREEN, TYPE B PER SECTION 405.610.  
25 FOOT BUILDING SETBACK.

**PERIMETER DESCRIPTION**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2023 AT PAGE 010651-23 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, NORTH 88°20'07" WEST, 20.37' FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°19'40" EAST, 19.60' FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF FARM ROAD 170; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°19'50" WEST, 671.30' FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°54'21" EAST, 652.40' FEET; THENCE NORTH 88°48'19" WEST, 1385.00' FEET; THENCE NORTH 01°45'50" EAST, 227.94' FEET; THENCE NORTH 88°19'46" WEST, 589.78' FEET; THENCE NORTH 02°06'29" EAST, 248.99' FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY US HIGHWAY 60; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 57°26'37" EAST, 347.18' FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, SOUTH 88°20'27" EAST, 1694.01' FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE M; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING COURSES: SOUTH 32°57'23" EAST, 1118.93' FEET; THENCE 43.62' FEET ALONG A 885.40' FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 34°10'28" EAST FOR A DISTANCE OF 43.62' FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF FARM ROAD 101; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE M AND ALONG SAID WEST RIGHT-OF-WAY OF FARM ROAD 101, SOUTH 01°53'23" WEST, 357.55' FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, CONTAINING 1,720,435

**RECORD DESCRIPTION**

ALL OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI, EXCEPT THEREFROM 6.5 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 881 AT PAGE 470, IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) LYING NORTHEASTERLY OF THE RIGHT OF WAY ROUTE SN AS DESCRIBED IN DEED RECORDED IN BOOK 620 AT PAGE 634 IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, EXCEPT THEREFROM ANY PART NOW IN THE COUNTY ROAD ALONG THE EAST SIDE OF WITHIN DESCRIBED TRACT, EXCEPT ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD PURPOSES.

SAVE AND EXCEPT:

PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEGINNING ON THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER 589.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, THENCE EAST ALONG SAID SOUTH LINE 180 FEET; THENCE NORTH PARALLEL TO THE EAST LING OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER 680 FEET; THENCE WEST 1390 FEET; THENCE SOUTH 680 FEET TO THE POINT OF BEGINNING, CONTAINING 21.06 ACRES MORE OR LESS.

SAVE AND EXCEPT:

**UTILITY NOTE:**

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28027C0318B, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

**STORMWATER NOTE:**

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

**MAINTENANCE OF COMMON AREAS AND DETENTION**

PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE

BOYCE HILLS SUBDIVISION

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

GRAPHIC SCALE: 1 inch = 100 ft.

LOCATION SKETCH: SEC. 10, T-28-N, R-23-W. SCALE: 1"=2000'

US HIGHWAY 60

LOT 1: 75,308± SQ. FT. 1.73± ACRES

LOT 2: 79,806± SQ. FT. 1.83± ACRES

LOT 3: 189,318± SQ. FT. 4.35± ACRES

LOT 4: 192,061± SQ. FT. 4.41± ACRES

LOT 5: 163,770± SQ. FT. 3.76± ACRES

LOT 6: 113,103± SQ. FT. 2.60± ACRES

LOT 7: 163,735± SQ. FT. 3.76± ACRES

LOT 8: 388,982± SQ. FT. 8.93± ACRES

COMMON LOT: 62,090± SQ. FT. 1.43± ACRES REGIONAL DETENTION

COMMON LOT 2: 73,897± SQ. FT. 1.70± ACRES REGIONAL DETENTION

BRISTOL STREET

KENNEDY DRIVE

FARM ROAD 170

FARM ROAD 101

US HIGHWAY 60

NOTES:

- LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES)
- SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES)
- TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,720,435± SQ. FT.
- TOTAL ACREAGE OF DEVELOPMENT = 39.50± ACRES
- TOTAL NUMBER OF LOTS = 10
- DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024
- SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID"

ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

NO LOT TO HAVE DIRECT ACCESS TO US HIGHWAY 60, MISSOURI STATE ROUTE M, FARM ROAD 101 AND FARM ROAD 170.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

- INTERNAL ANGLE # (SEE TABLE)
- SS - SANITARY SEWER LINE
- E - OVERHEAD ELECTRIC
- G - GAS LINE
- WS - WATER SERVICE
- UT - UNDERGROUND TELEPHONE
- UE - UNDERGROUND ELECTRIC
- F - FENCE LINE
- HP - FIRE HYDRANT
- LP - LIGHT POLE
- P.O.C. - POINT OF COMMENCEMENT
- MEASURED 100' M
- DEED 100' D
- RECORD 100' R
- WV - WATER VALVE
- GV - GAS VALVE
- WM - WATER METER
- TR - TELEPHONE RISER
- ER - ELECTRIC RISER
- RD - ROOF DRAIN
- TRANS - TRANSFORMER PAD
- MH - SANITARY MANHOLE
- RWM - RIGHT-OF-WAY MARKER
- IP - FOUND IRON PIN
- SET IRON PIN
- P.O.B. - POINT OF BEGINNING
- GROUND LIGHT
- SET PM
- SET PERMANENT MONUMENT
- TREELINE

PARCEL LINE TABLE:

LINE #	LENGTH	DIRECTION
L1	50.09'	S32°27'17"E
L2	18.14'	S01°50'44"W
L3	35.60'	S88°19'47"E
L4	70.00'	N57°34'06"E
L5	50.06'	S32°27'17"E
L6	69.86'	S01°54'21"W
L7	133.01'	N56°42'41"E
L8	70.00'	S32°56'16"E
L9	7.48'	N56°42'41"E

PARCEL LINE TABLE:

LINE #	LENGTH	DIRECTION
L10	344.55'	S49°14'21"E
L11	374.30'	S49°14'21"E
L12	96.45'	N56°48'58"E
L13	107.74'	N56°48'58"E
L14	60.73'	N47°33'20"E
L15	73.48'	N47°33'20"E

APPROVAL BY THE CITY COUNCIL:

I, LAURA BURBRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF BOYCE HILLS 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\_\_\_\_.

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 881710400015.

COUNTY COLLECTION OFFICIAL:

DATE:

ZONING DATA:

SUBJECT PROPERTY IS ZONED BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PDD) APPROVED THROUGH CITY OF REPUBLIC ORDINANCE 24-36.

LOTS 1-8 TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

COMMON LOT 1 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3, 2.20 ACRES OF LOT 4, LOT 7, AND COMMON LOT 1. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

COMMON LOT 2 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR 2.20 ACRES OF LOT 4, LOT 5, LOT 6, LOT 8, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

SCREENING AND BUFFERYARDS:

ALONG THE SOUTH PROPERTY LINE OF LOT 7: OPAQUE SCREEN, TYPE B PER SECTION 405.810. 25 FOOT BUILDING SETBACK.

ALONG THE WEST PROPERTY LINE OF LOT 8: OPAQUE SCREEN, TYPE B PER SECTION 405.810. 25 FOOT BUILDING SETBACK.

INTERIOR PARKING LOT LANDSCAPING: LANDSCAPE ISLAND WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.

CURVE TABLE:

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00'	S60°23'32"E	407.60'
C2	365.00'	S57°26'10"E	308.30'
C3	365.00'	S85°22'25"E	37.65'
C4	435.00'	N74°30'32"W	207.83'
C5	350.00'	S73°20'20"E	181.06'
C6	435.00'	S84°54'37"E	389.04'
C7	365.00'	N89°10'54"E	391.91'
C8	435.00'	N59°31'05"W	17.76'
C9	435.00'	N62°39'10"E	89.55'
C10	400.00'	S60°23'32"E	374.81'
C11	400.00'	N73°20'20"W	206.83'
C12	400.00'	N89°10'54"E	429.49'

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 \_\_\_\_\_ IN 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:

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 BOYCE HILLS SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

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

OWNERS DEDICATION:

AS OWNER I, JEFFREY BOYCE 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 HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

JEFFREY BOYCE, "MANAGING MEMBER OF JEFFREY BOYCE ENTERPRISES LLC"

DATE:

ACKNOWLEDGMENT:

STATE OF MISSOURI )  
COUNTY OF GREENE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS \_\_\_\_\_ AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

"NOTARY SEAL"

THAT I, ROBERT A. POWELL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF LAND HEREIN DESCRIBED PREPARED BY OWN, INC., DATED SEPTEMBER 25, 2024 AND SIGNED BY ROBERT A. POWELL, P.L.S. NO. 2008016663 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF ROBERT A. POWELL, P.L.S. NO. 2008016663 IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION. DATE OF LAST REVISION DECEMBER 16, 2024.

OWN, INC. LC 62 BY: \_\_\_\_\_

12-16-2024 DATE PREPARED

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACC

[illegible]

**BOYCE HILLS SUBDIVISION**

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

**FINAL PLAT**

**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**CURVE TABLE**

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00'	S80°23'32"E	407.60'
C2	365.00'	S57°26'10"E	308.30'
C3	365.00'	S85°22'25"E	37.65'
C4	435.00'	N74°30'32"W	207.83'
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C7	365.00'	N89°10'54"E	391.91'
C8	435.00'	N59°31'05"W	17.76'
C9	435.00'	N62°31'10"E	89.55'
C10	400.00'	S80°23'32"E	374.81'
C11	400.00'	N73°20'20"W	206.93'
C12	400.00'	N89°10'54"E	429.49'

**NOTES**

LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES)  
SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES)  
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,720,435± SQ. FT.  
TOTAL AREA OF DEVELOPMENT = .3950± ACRES  
TOTAL NUMBER OF LOTS = 10  
DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024  
SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES LLC)

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

NO LOT TO HAVE DIRECT ACCESS TO US HIGHWAY 60, MISSOURI STATE ROUTE M, FARM ROAD 101 AND FARM ROAD 170.

**PERIMETER DESCRIPTION**

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2023 AT PAGE 010651-23 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 88°20'07" EAST, 19.80 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°19'40" EAST, 19.80 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF FARM ROAD 170; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°18'50" WEST, 671.30 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°45'21" EAST, 652.40 FEET; THENCE NORTH 88°18'50" WEST, 1385.00 FEET; THENCE NORTH 01°45'21" EAST, 227.94 FEET; THENCE NORTH 88°19'46" WEST, 589.78 FEET; THENCE NORTH 02°06'29" EAST, 248.99 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY US HIGHWAY 60; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 57°26'37" EAST, 347.18 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, SOUTH 88°20'27" EAST, 1694.01 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE M, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 32°57'23" EAST, 1118.93 FEET; THENCE 43.62 FEET ALONG A 885.40 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 34°13'28" EAST FOR A DISTANCE OF 43.62 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF FARM ROAD 101; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE M AND SAID WEST RIGHT-OF-WAY OF FARM ROAD 101, SOUTH 01°53'23" WEST, 357.55 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, CONTAINING 1,720,435 SQUARE FEET OR 39.50 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

**RECORD DESCRIPTION**

ALL OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI, EXCEPTING THEREFROM 6.5 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 881 AT PAGE 470, IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) LYING NORTHEASTERLY OF THE RIGHT OF WAY ROUTE SN AS DESCRIBED IN DEED RECORDED IN BOOK 820 AT PAGE 634 IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, EXCEPTING THEREFROM ANY PART NOW IN THE COUNTY ROAD ALONG THE EAST SIDE OF WITHIN DESCRIBED TRACT, EXCEPT ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD PURPOSES.

SAVE AND EXCEPT:

PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEGINNING ON THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER 588.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, THENCE EAST ALONG SAID SOUTH LINE 1380 FEET, THENCE NORTH PARALLEL TO THE EAST LING OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER 680 FEET, THENCE WEST 1380 FEET, THENCE SOUTH 680 FEET TO THE POINT OF BEGINNING, CONTAINING 21.06 ACRES MORE OR LESS.

SAVE AND EXCEPT:

ALL OF THE SOUTH 888.3 FEET OF THE WEST 588.4 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, IN GREENE COUNTY, MISSOURI, CONTAINS 12 ACRES MORE OR LESS.

**ZONING DATA**

SUBJECT PROPERTY IS ZONED BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PDD) APPROVED THROUGH CITY OF REPUBLIC ORDINANCE 24-36.

LOTS 1-8 TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

COMMON LOT 1 IS DESIGNATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3, 2.20 ACRES OF LOT 4, LOT 7, AND COMMON LOT 1. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

COMMON LOT 2 IS DESIGNATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR 2.20 ACRES OF LOT 4, LOT 5, LOT 6, LOT 8, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

**SCREENING AND BUFFERYARDS**

ALONG THE SOUTH PROPERTY LINE OF LOT 7:  
OPAQUE SCREEN, TYPE B PER SECTION 405.810.  
25 FOOT BUILDING SETBACK.

ALONG THE WEST PROPERTY LINE OF LOT 8:  
OPAQUE SCREEN, TYPE B PER SECTION 405.810.  
25 FOOT BUILDING SETBACK.

INTERIOR PARKING LOT LANDSCAPING:  
LANDSCAPE ISLAND WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.

**MAINTENANCE OF COMMON AREAS AND DETENTION**

PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF ALL COMMON LOTS AND DETENTION.

**UTILITY NOTE:**

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28072C0318G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

**STORMWATER NOTE:**

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DETERMINED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

**BOYCE HILLS SUBDIVISION**  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

**FINAL PLAT**

**LOCATION SKETCH**  
SEC. 10, T-28-N, R-23-W  
SCALE: 1"=2000'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**US HIGHWAY 60**

**LOT 1**  
75,308± SQ. FT.  
1.73± ACRES

**LOT 2**  
79,806± SQ. FT.  
1.83± ACRES

**LOT 3**  
189,318± SQ. FT.  
4.35± ACRES

**LOT 4**  
192,061± SQ. FT.  
4.41± ACRES

**LOT 5**  
163,770± SQ. FT.  
3.76± ACRES

**LOT 6**  
173,103± SQ. FT.  
2.60± ACRES

**LOT 7**  
163,735± SQ. FT.  
3.76± ACRES

**LOT 8**  
388,982± SQ. FT.  
8.93± ACRES

**COMMON LOT**  
62,090± SQ. FT.  
1.43± ACRES  
REGIONAL DETENTION

**COMMON LOT 2**  
73,897 SQ. FT.  
1.70± ACRES  
REGIONAL DETENTION

**NOTES**

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

**PARCEL LINE TABLE**

**RECORD DESCRIPTION**

**PERIMETER DESCRIPTION**

**ZONING DATA**

**SCREENING AND BUFFERYARDS**

**MAINTENANCE OF COMMON AREAS AND DETENTION**

**UTILITY NOTE:**

**FLOOD NOTE**

**STORMWATER NOTE:**

**APPROVAL BY THE CITY COUNCIL**

**CERTIFICATE OF TAXES PAID**

**COUNTY COLLECTION OFFICIAL**

**GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS.**

**CURVE TABLE**

**OWNERS DEDICATION**

**ACKNOWLEDGMENT**

**NOTARY PUBLIC**

**STATE OF MISSOURI**

**ROBERT A. POWELL, P.L.S.**

**12-16-2024**

**DATE PREPARED**

**UTILITY NOTE:**

**FLOOD NOTE**

**STORMWATER NOTE:**

**PREPARED BY**

**OWNER AND DEVELOPER**

**FIELD:**

**DRAWN:**

**CHECKED:**

**DATE:**

**FIELD BK:**

**JOB NO:**

**112011.DWG**

**SHEET 1 OF 1**