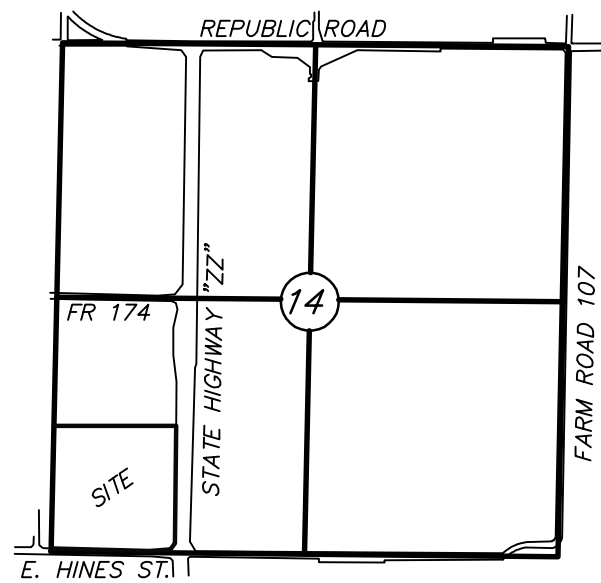
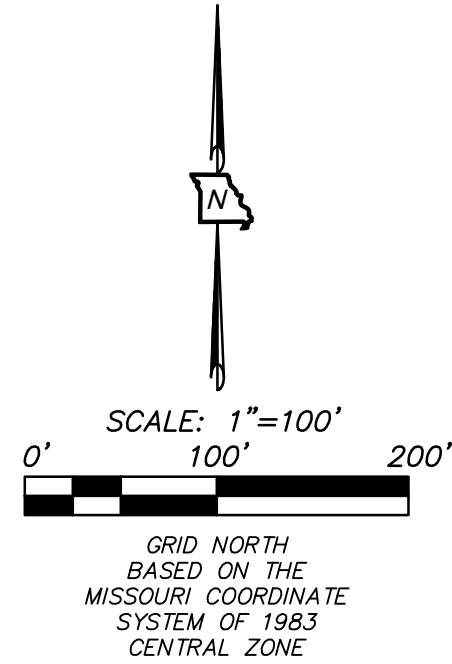




LOCATION MAP
SCALE: 1" = 2000'
SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST

GENERAL NOTES

- TOTAL AREA - 37.9 ACRES
- TOTAL NUMBER OF LOTS - 115
- ZONING: HIGH DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)
- SMALLEST LOT: 7000.1 SF (LOT 44)
- LARGEST LOT: 17876.2 SF (LOT 24)
- 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)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO STATE HIGHWAY 22 OR EAST HINES STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-50
- ACCORDING TO FEMA FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN.
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 000304-22
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS () ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- 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°52'24"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 "22";
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.

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

OWNER: HARRINGTON TRUST

NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 28 NORTH, RANGE 23 WEST

EXISTING 25'
ELECTRIC LINE
EASEMENT
BK. 2809, PG. 1529

LIBERTY PLACE PHASE 2

POINT OF
BEGINNING

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 28 NORTH, RANGE 23 WEST

EAST HINES STREET

EXISTING HOUSE
TO BE REMOVED

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: NOVEMBER 11, 2024

SIGNATURE: *Michael White*

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

SHEET 1 OF 2

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.733.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 12.14.2021

DWG DATE: 11.19.2024

DRAWN BY: MW

S/T/R: 14/28/23

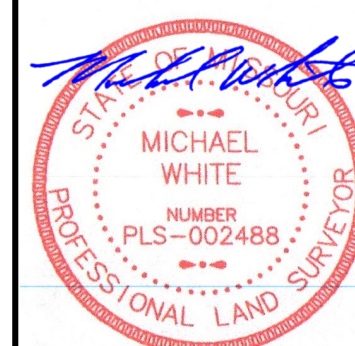
PROJECT No.: 2021-248

PRELIMINARY PLAT
PREPARED FOR
S6 TIGER CREEK, LLC
PROJECT LOCATION: FARM ROAD 178 & HIGHWAY "22"
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



11/19/2024