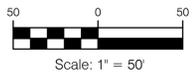


# FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 9

REPUBLIC, GREENE COUNTY, MISSOURI



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE  
ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A  
N: 466761.79 (142269.279 METERS)  
E: 1352304.24 (412183.157 METERS)

OWNER/DEVELOPER - RLDC, LLC  
3800 S. FREMONT AVE.  
SPRINGFIELD, MO 65804

**PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALL BEING IN REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 88°17'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 922.38 FEET TO THE SOUTHEAST CORNER OF DRAINAGE/Common AREA OF MONTE CRISTO PHASE 8, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI FOR THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID MONTE CRISTO PHASE 8 THE FOLLOWING SIX (6) COURSES: (1) NORTH 52°12'37" WEST, A DISTANCE OF 112.77 FEET; (2) NORTH 12°08'49" WEST, A DISTANCE OF 101.53 FEET; (3) NORTH 06°29'53" EAST, A DISTANCE OF 61.07 FEET; (4) NORTH 01°40'37" EAST, A DISTANCE OF 139.38 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID MONTE CRISTO PHASE 8; (5) NORTH 07°41'35" EAST, A DISTANCE OF 50.28 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID MONTE CRISTO PHASE 8; (6) NORTH 01°40'37" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF MONTE CRISTO PHASE 1, A RECORDED SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI; THENCE SOUTH 88°19'23" EAST, ALONG THE SOUTH LINE OF SAID MONTE CRISTO PHASE 1, A DISTANCE OF 684.52 FEET TO THE SOUTHEAST CORNER OF LOT 105 OF SAID MONTE CRISTO SUBDIVISION PHASE 1; THENCE SOUTH 88°06'27" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°55'24" EAST, A DISTANCE OF 8.34 FEET TO THE SOUTHWEST CORNER OF LOT 104 OF SAID MONTE CRISTO PHASE 1; THENCE SOUTH 88°02'26" EAST, ALONG THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 100.06 FEET TO THE WEST LINE OF MONTE CRISTO PHASE 6, A RECORDED SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI; THENCE SOUTH 01°55'24" WEST, ALONG THE WEST LINE OF SAID MONTE CRISTO PHASE 6, A DISTANCE OF 422.14 FEET; THENCE NORTH 88°17'33" WEST, A DISTANCE OF 24.43 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID MONTE CRISTO PHASE 6; THENCE SOUTH 01°42'27" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 101.15 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 88°17'44" WEST, ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 703.46 FEET TO THE POINT OF BEGINNING. CONTAINING 425.212 SQ. FT. OR 9.76 ACRES OF LAND.

SPACE RESERVED FOR GREENE COUNTY RECORDER

**GENERAL NOTES:**

- TOTAL AREA: 9.76 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- TOTAL NUMBER OF LOTS: 48
- SMALLEST LOT: LOTS 9 THRU 18 (6,000 SQ.FT.)
- LARGEST LOT: LOT 48 (8,582 SQ.FT.)
- DATE PRELIMINARY PLAT APPROVED: MARCH 27, 2006
- CURRENT ZONING: MONTE CRISTO PDD
- SOURCE OF TITLE: BOOK 2015 PAGE 02943215
- BUILDING SETBACKS -  
FRONT YARD - 30'  
REAR YARD - 25'  
SIDE YARD - 6'  
SIDE YARD W/ STREET FRONTAGE - 30'
- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0426E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
- ALL STREET RIGHT OF WAY WILL BE 50 FEET.
- SIDEWALK WILL BE ON THE NORTH SIDE OF PICARDY ST., THE WEST SIDE OF CALABRIA AVE., THE NORTH SIDE OF BARCELONA ST., AND THE EAST SIDE OF CORDOBA CT.

**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.

.881730400234.  
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE  
APPROVAL BY THE CITY COUNCIL:

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MONTE CRISTO PHASE 9, 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 \_\_\_\_\_, 2020.

CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, \_\_\_\_\_, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE FINAL PLAT OF MONTE CRISTO PHASE 9, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER

**SURVEYOR'S DECLARATION:**

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED DECEMBER 13, 2017 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE

DATE PREPARED: MARCH 5, 2020

SIGNATURE: \_\_\_\_\_ MO PLS NO. 002555

DATE:

**OWNER'S DEDICATION:**

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF RLDC, LLC 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.

MIKE SEITZ, MANAGING MEMBER, RLDC, LLC

DATE:

**ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY**

STATE OF MISSOURI )  
COUNTY OF GREENE ) SS

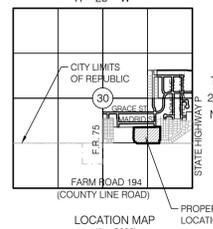
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF RLDC, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN \_\_\_\_\_ COUNTY, MISSOURI.

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

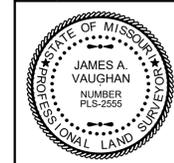
MY COMMISSION EXPIRES: \_\_\_\_\_

**DRAINAGE/Common AREA NOTE:**

CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.



No.:	Revision:	Date:



Prepared by:  
**CJW**  
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**FINAL PLAT OF  
MONTE CRISTO SUBDIVISION PHASE 9**

**SE1/4 SEC. 30, TWP. 23N, RNG. 28W  
CITY OF REPUBLIC, GREENE CO., MISSOURI**

SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=50'	SHEET 1
DATE 6-29-2020	DRAWN CJW	VERT. N/A	OF 1 SHEETS
DW/MONTE CRISTO PH 9	CHECKED CJW		FILE NO. 19042

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.57'	15.00'	90°01'04"	N43°18'51"W	21.22'
C2	23.56'	15.00'	89°58'56"	S46°41'09"W	21.21'
C3	18.67'	15.00'	71°17'50"	S33°57'14"E	17.48'
C4	49.01'	150.00'	18°43'14"	S78°57'46"E	48.79'
C5	13.62'	15.00'	52°01'12"	S84°23'15"W	13.16'
C6	23.63'	15.00'	90°14'48"	N43°12'00"W	21.26'
C7	23.51'	15.00'	89°47'03"	S46°48'56"W	21.17'
C8	23.62'	15.00'	90°12'57"	S43°11'04"E	21.25'
C9	23.50'	15.00'	89°45'12"	N46°48'00"E	21.17'
C10	23.63'	15.00'	90°14'48"	N43°12'00"W	21.26'
C11	23.50'	15.00'	89°45'12"	N46°48'00"E	21.17'
C12	13.62'	15.00'	52°01'12"	N27°42'17"E	13.16'

- LEGEND**
- EXISTING IRON PIN
  - 5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED 'LC-2007008006')
  - (SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
  - PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED 'LC 2007008003'
  - M MEASURED
  - P PLATTED
  - D DEEDED

