

LOCATION MAP
Sec. 11, T-28-N, R-23-W
Scale: 1"=200'

- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - Deeded
 - (D) Measured
 - (M) Building Setback Line
 - D/E Drainage Easement
 - SS/E Sanitary Sewer Easement
 - U/E Utility Easement

FINAL PLAT
WILSON'S VALLEY PHASE I
PART OF THE SW¼ OF THE NW¼
& PART OF THE NW¼ OF THE SW¼
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR
Wilson's Valley, LLC
5051 S. National Ave. Bldg 5-100
Springfield, MO 65810

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

BOUNDARY DESCRIPTION

All of that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 34932-21 and Book 2022, at Page 028868-22 in the Greene County Recorder's Office, more particularly described as follows:
COMMENCING at an existing aluminum monument marking the Southwest corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 11; thence N01°51'33"E, along the West line of said SW¼ of the SW¼, a distance of 1,333.54 feet to the Southwest corner of said NW¼ of the SW¼; thence continuing N01°51'33"E, along the West line of said NW¼ of the SW¼, a distance of 1,333.71 feet (N01°51'10"E, 1,333.54' Deed) to an existing 1" flat bar marking the Northwest corner of said NW¼ of the SW¼; thence N01°51'35"E, along the West line of said SW¼ of the NW¼, a distance of 287.15 feet (N01°51'26"E, 286.75' Deed) to a point on the South right-of-way line of U.S. Highway 60, as it now exists; thence N57°26'00"E, along said South right-of-way line, a distance of 815.01 feet (N57°25'02"E, 815.55' Deed) to a point on existing railroad spur as described as exception Tract I in Book 2003 at Page 85636-03; thence S32°07'04"E, along said railroad spur, a distance of 42.03 feet (S32°06'47"E, 41.70' Deed); thence continuing along said railroad spur and along a tangent curve to the left having a radius of 703.29 feet, an arc length of 99.06 feet, a central angle of 8°04'13" and a chord distance of 98.98 feet which bears S36°09'10"E; thence S48°37'36"W, a distance of 23.00 feet; thence S18°55'49"W, a distance of 222.09 feet; thence along a non-tangent curve to the right having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°38'55" and a chord distance of 43.43 feet which bears S82°49'42"E; thence S11°40'24"W, a distance of 50.17 feet; thence along a non-tangent curve to the left having a radius of 100.00 feet, an arc length of 51.46 feet, a central angle of 29°29'03" and a chord distance of 50.89 feet which bears N87°19'46"W; thence S18°55'49"W, a distance of 500.84 feet; thence S08°56'11"E, a distance of 218.95 feet; thence S03°29'07"W, a distance of 210.57 feet; thence S33°31'02"E, a distance of 475.49 feet; S00°00'00"E, a distance of 302.46 feet; thence S10°43'35"E, a distance of 70.00 feet; thence along a non-tangent curve to the right having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36'43" and a chord distance of 108.24 feet which bears S85°04'46"W to the POINT OF BEGINNING. Containing 28.069 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

DEDICATION

As owner(s) I/We 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 herein to the City of Republic. Furthermore, I/We, certify that there are no suits, actions, liens, or trusts on the property conveyed hereon, and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.

Wilson's Valley, LLC _____ Date _____
Stuart M. Stenger, Manager of Stenger Management, LLC, its manager

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2023, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS

I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2023, the Final Plat of Wilson's Valley Phase I conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner

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

County Collection Official

Date

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 Wilson's Valley 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 _____, 2023.

Laura Burbridge, City Clerk

Date

CERTIFICATE OF SURVEY AND ACCURACY

That I, David D. Drumm do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Olsson dated June 29, 2023 and signed by David D. Drumm P.L.S. No. 2007017958 and that the corner monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm P.L.S. No. 2007017958 in accordance with the Department of Agriculture's "Missouri Standards for Property Boundary Surveys" for an Urban Class type property.

David D. Drumm, MO PLS 2007017958
Olsson, Inc., MO LC 366
ddrumm@olsson.com

08/04/2023
Date

DEVELOPMENT NOTES

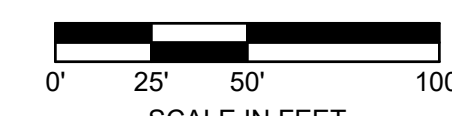
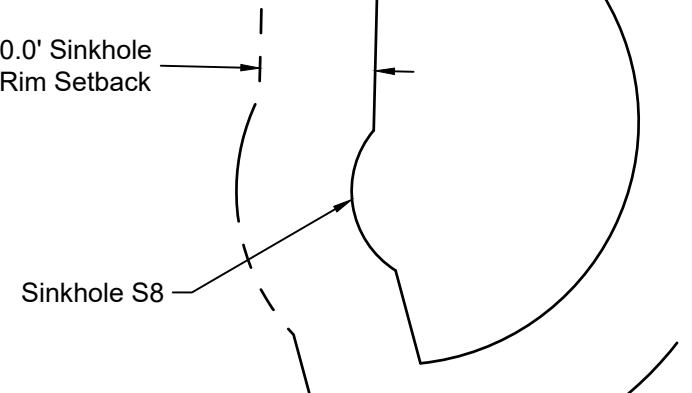
Total Area: 1,222,697± sf - 28.069± acres
Total No. of Lots: 70
Smallest Lot: Lots 58-60: 6,050± sf - 0.139± ac
Largest Lot: Commercial Lot 69: 62,401± sf - 1.433± ac
PDD Approval: Ord. 22-24, Approved May 3, 2022
Current Zoning: Wilson's Valley Planned Development District (PDD)
Property Owner: Wilson's Valley, LLC
Source of Title: Book 2021, Page 034932-21
Book 2022, Page 028868-22

NOTES

- No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
- No fences or obstructions to be built within drainage easements.
- No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
- Centerline bearing of street is same as adjacent lot line.
- All common areas will be dedicated as utility easements.
- Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
- All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
- Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366", unless noted otherwise.
- No lot corners shall be set within 1-year after the date of recording this plat.
- Sidewalks will be constructed along at least one side of each street and the full radius of each cut-deck in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the West side of Hawthorne Place, and the North side of Linden Lane, Fieldcrest Court, Rose Glen Court & Appledore Court.
- That portion of Greentree Street right-of-way within Phase I is dedicated hereon. Greentree Street public street and sidewalk improvements, as required by the City of Republic, will be constructed with Phase II.
- The owner and/or developer of Commercial Lots 68, 69 & 70 shall be responsible for addressing open space, landscaping and bufferyard requirements on each lot as they develop.
- No lots shall have direct access to U.S. Highway 60 or Farm Road 101.
- Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. G23-142200, dated July 20, 2023.
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
- Zoned: Wilson's Valley Planned Development District (PDD)

Residential Setbacks:
Front Yard Setback: 20 feet
Side Yard Setback: 5 feet (15 feet adj. to street R/W)
Rear Yard Setback: 25 feet

Commercial Setbacks:
Front Yard Setback: 15 feet
Side Yard Setback: 6 feet (15 feet adj. to street R/W or as noted)
Rear Yard Setback: 15 feet



BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone



Table with columns: REV. NO., DATE, REVISIONS DESCRIPTION, BY, CDA, COA, COA

| REV. NO. | DATE | REVISIONS DESCRIPTION | BY | CDA | COA | COA |
|----------|----------|--|----|-----|-----|-----|
| 1 | 08/02/23 | Revisions per City Comments | | | | |
| 2 | 08/03/23 | Revisions per additional City Comments | | | | |

FINAL PLAT
WILSON'S VALLEY PHASE I
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI
2023
SHEET
1 of 2

