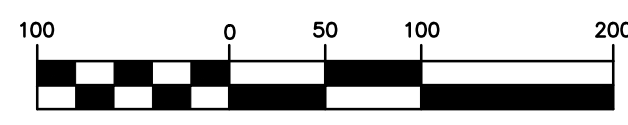


PRELIMINARY PLAT REPUBLIC INDUSTRIAL SUBDIVISION

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



JANUARY, 2022

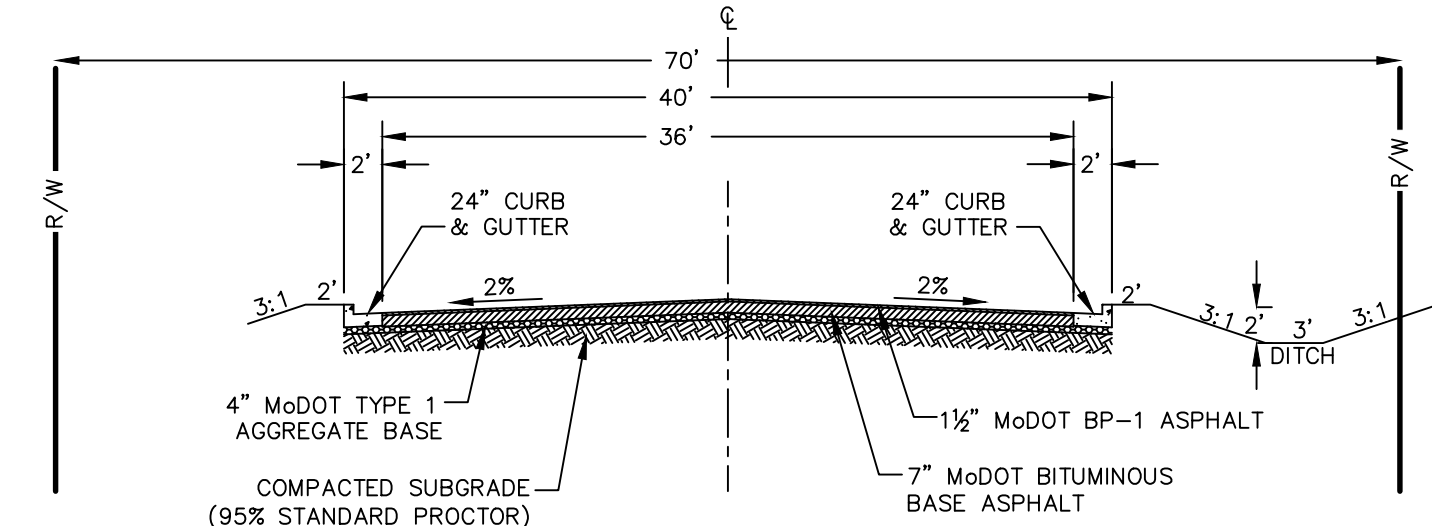
EXISTING		PROPOSED	
---	500	---	500
---	INDEX CONTOUR	---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
---	PROPERTY LINE	---	PROPERTY LINE
---	RIGHT-OF-WAY	---	RIGHT-OF-WAY
---	LOT LINE	---	LOT LINE
---	FLOODPLAIN	---	FLOODPLAIN
---	AERIAL ELECTRIC	---	AERIAL ELECTRIC
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---	WATER METER	---	WATER METER
---	CONCRETE PAVEMENT	---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT	---	ASPHALT PAVEMENT

NORTH TRACT SITE DATA

LOT #1	5.20 AC.
LOT #2	10.08 AC.
R.O.W. (INDUSTRIAL DR.)	0.82 AC.
R.O.W. ("MM" WIDENING)	0.32 AC.
TOTAL	16.42 AC.

SOUTH TRACT SITE DATA

LOT #3	7.04 AC.
LOT #4	1.38 AC.
LOT #5	6.44 AC.
LOT #6	5.16 AC.
LOT #7	9.87 AC.
LOT #8	4.46 AC.
R.O.W. (INDUSTRIAL DR.)	2.28 AC.
R.O.W. (144 & "MM" WIDENING)	1.35 AC.
TOTAL	37.98 AC.



STREET CROSS-SECTION

EXISTING ZONING: M-2 HEAVY INDUSTRIAL
51.71 AC.±

APPLICANT	ENGINEER/SURVEYOR
ASSET HOLDINGS GROUP, LLC/ MM FARM LLC 3800 S. FREMONT AVENUE SPRINGFIELD, MO 65804	COCHRAN 530A EAST INDEPENDENCE DR. UNION, MO. 63084
DEVELOPER	
MIKE SEITZ 3800 S. FREMONT AVENUE SPRINGFIELD, MO 65804	

OVERALL PARCEL DESCRIPTION:

A TRACT OF LAND BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF MISSOURI HIGHWAY MM AND FARM ROAD 144, FROM WHICH THE CORNER COMMON TO SECTIONS 22, 23, 26, AND 27 BEARS N0219°37'E 2664.98 FEET, THENCE LEAVING SAID SOUTHEAST CORNER ALONG THE SOUTH LINE OF SAID QUARTER SECTION, N88°30'14"W 61.17 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE N01°29'46"W 38.58 FEET TO A POINT ON THE EXISTING CHAMFER OF THE RIGHT OF WAY BETWEEN THE AFORESAID HIGHWAY MM AND THE NEW RIGHT OF WAY OF FARM ROAD 144, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING SAID RIGHT OF WAY POINT ALONG THE NEW RIGHT OF WAY LINE OF SAID FARM ROAD N88°25'35"W FOR A DISTANCE OF 197.05 FEET TO A POINT ON THE EAST LINE A TRACT OF LAND CONVEYED TO WARD IN BOOK 2017, PAGE 8122-17; THENCE LEAVING SAID NEW RIGHT OF WAY LINE ALONG SAID EAST, NORTH AND WEST LINES OF SAID WARD PARCEL N02°22'48"E FOR A DISTANCE OF 182.63 FEET TO A POINT; THENCE N88°18'53"W FOR A DISTANCE OF 150.07 FEET TO A POINT; THENCE S02°18'38"W FOR A DISTANCE OF 182.92 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF HIGHWAY MM; THENCE LEAVING THE WEST LINE OF SAID WARD PARCEL, ALONG THE NEW RIGHT OF WAY LINE OF HIGHWAY MM N88°25'35"W FOR A DISTANCE OF 149.97 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO DICKEY IN BOOK 2017, PAGE 1427-17; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST, NORTH AND WEST LINE OF SAID DICKEY PARCEL N02°27'07"E FOR A DISTANCE OF 182.87 FEET TO A POINT; THENCE N88°22'14"W FOR A DISTANCE OF 150.00 FEET TO A POINT; THENCE S02°24'01"W FOR A DISTANCE OF 183.01 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF HIGHWAY MM; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH RIGHT OF WAY LINE N88°25'35"W FOR A DISTANCE OF 653.55 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO RAINS IN DOCUMENT NUMBER 2015-010411-15, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27; THENCE LEAVING SAID NORTH RIGHT OF WAY ALONG THE AFORESAID WEST QUARTER-QUARTER SECTION LINE N02°21'18"E FOR A DISTANCE OF 1839.62 FEET TO A POINT AT THE NORTHWEST QUARTER OF A TRACT OF LAND CONVEYED TO PLAZA SOUTHWEST LLC IN DOCUMENT NUMBER 2020-4574820 THENCE LEAVING SAID WEST QUARTER-QUARTER LINE ALONG THE NORTH LINE OF SAID PLAZA SOUTH LLC TRACT S88°35'58"E FOR A DISTANCE OF 1276.14 FEET TO A POINT ON THE NEW WESTERN RIGHT OF WAY LINE OF STATE ROUTE MM, SAID POINT BEING 55.00 FEET WEST OF THE AFORESAID NORTH PLAZA SOUTH LLC LINE ALONG SAID WESTERN RIGHT OF WAY LINE S02°19'37"W FOR A DISTANCE OF 1836.73 FEET TO A POINT THE AFORESAID NORTH RIGHT OF WAY CHAMFER; THENCE S45°41"W FOR A DISTANCE OF 9.58 FEET TO THE POINT OF BEGINNING, CONTAINING 52.70 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

- NOTES:
- INDUSTRIAL DRIVE SHALL BE PUBLIC.
 - STORM WATER DETENTION BASIN WILL BE CONSTRUCTED IN LOT #8 TO SERVE LOTS #1 THRU #8.
 - BEARING SYSTEM - GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK AND MONUMENTS FOR STATION GR-45.
 - THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 - THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI, PANEL 508 OF 505, COMMUNITY PANEL NUMBER 2907700308E, EFFECTIVE DATE DECEMBER 17, 2010.
 - UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE PLANS AND OBSERVED EVIDENCE, ALONG WITH LOCATES FROM LOCAL UTILITY COMPANIES, AND MISSOURI ONE CALL. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY AND MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 - MISSOURI ONE CALL TICKET NO.: 202813171
 - NO WETLAND DELINEATION MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE FIELD WORK WAS PERFORMED.
 - PER THE GREENE COUNTY ASSESSOR'S WEBSITE, SITE ADDRESS IS W FARM ROAD 144 & S STATE HIGHWAY MM.
 - THIS PROPERTY IS CURRENTLY ZONED "M-2" HEAVY INDUSTRIAL PER THE CITY OF REPUBLIC. REFER TO THE ZONING ORDINANCES FOR SETBACKS AND RESTRICTIONS.
 - PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-45 ELEVATION = 1276.57 NAVD 88
 - SITE BENCHMARK IS A FOUND IRON ROD NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL ELEVATION = 1255.47 NAVD 88

CERTIFICATE OF OWNERSHIP:

INDUSTRIAL DRIVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF REPUBLIC FOR PUBLIC USE.

STORMWATER DETENTION FOR LOTS 1-8 AND INDUSTRIAL DRIVE RIGHT-OF-WAY IS PROVIDED FOR BY THE DETENTION BASIN ON LOT 8.

A NON-EXCLUSIVE EASEMENT FOR STORMWATER DETENTION OVER, ACROSS AND WITHIN LOT 8 IS GRANTED TO THE OWNERS OF LOTS 1-8 TO ALLOW STORM WATER FROM SAID LOTS TO ACCESS AND BE RETAINED IN THE STORM WATER DETENTION BASIN LOCATED ON LOT 8. MAINTENANCE OF THE DETENTION BASIN SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-8 OF THIS PLAT SO AS TO REMAIN COMPLIANT WITH CONDITIONS OF SUBDIVISION OR DEVELOPMENT APPROVAL, STORM WATER MANAGEMENT PLAN ACCEPTANCE, AND CITY OF REPUBLIC ORDINANCES AND POLICES. THE EASEMENT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS OVER SUCH PORTIONS OF LOT 8 AS ARE REASONABLY NECESSARY FOR SAID LOT OWNERS TO OPERATE, MAINTAIN, MONITOR AND REPAIR THE DETENTION BASIN.

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF REPUBLIC AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USAGE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION REASONABLY NECESSARY DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS ____ DAY OF _____, 2021.

ASSET HOLDINGS GROUP, LLC/MM FARM LLC

_____(TITLE)

_____(TITLE)

LOCATION MAP
NO SCALE

636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochransurvey.com
530A E. Independence Dr.
Union, Missouri 63084

COCHRAN

Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-465-ARTE for utility location information.

All OSHA rules & regulations and construction requirements for these plans shall be strictly followed (i.e. trenching, blasting, etc.).

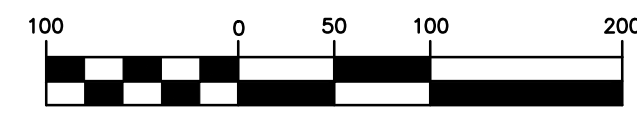
SITE IMPROVEMENTS
WEST FARM ROAD 144 & STATE HWY MM
REPUBLIC, MISSOURI

DATE	BY	APPROVED BY
JAN. 06, 2022	TES	
1" = 100'		
20-8380		

PRELIMINARY PLAT
1 OF 2

PRELIMINARY PLAT REPUBLIC INDUSTRIAL SUBDIVISION

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JANUARY, 2022

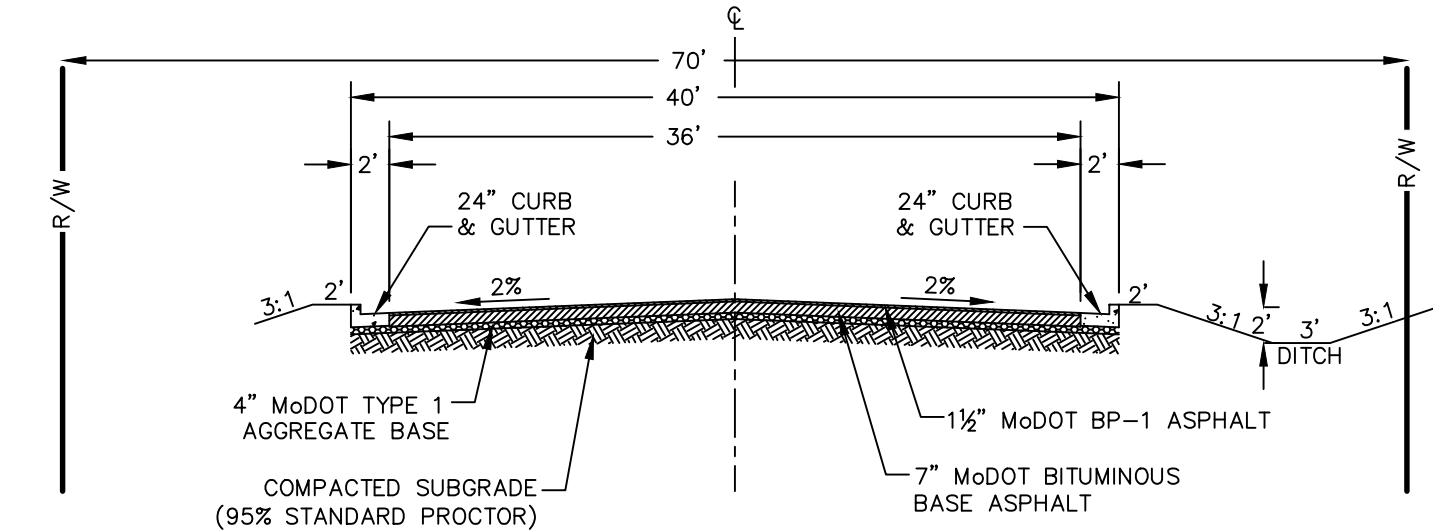
LEGEND			
EXISTING	PROPOSED		
--- 500 ---	INDEX CONTOUR	--- 500 ---	INDEX CONTOUR
--- 498 ---	INTERMEDIATE CONTOUR	--- 498 ---	INTERMEDIATE CONTOUR
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---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC	---	UNDERGROUND FIBER OPTIC
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---	SANITARY MANHOLE	---	SANITARY MANHOLE
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---	GAS LINE	---	GAS LINE
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---	WATER METER	---	WATER METER
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R.O.W. ("MM" WIDENING)	0.32 AC.
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51.71 AC.±

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ASSET HOLDINGS GROUP, LLC/ MM FARM LLC 3800 S. FREMONT AVENUE SPRINGFIELD, MO 65804	COCHRAN 530A EAST INDEPENDENCE DR. UNION, MO. 63084
DEVELOPER	
MIKE SEITZ 3800 S. FREMONT AVENUE SPRINGFIELD, MO 65804	

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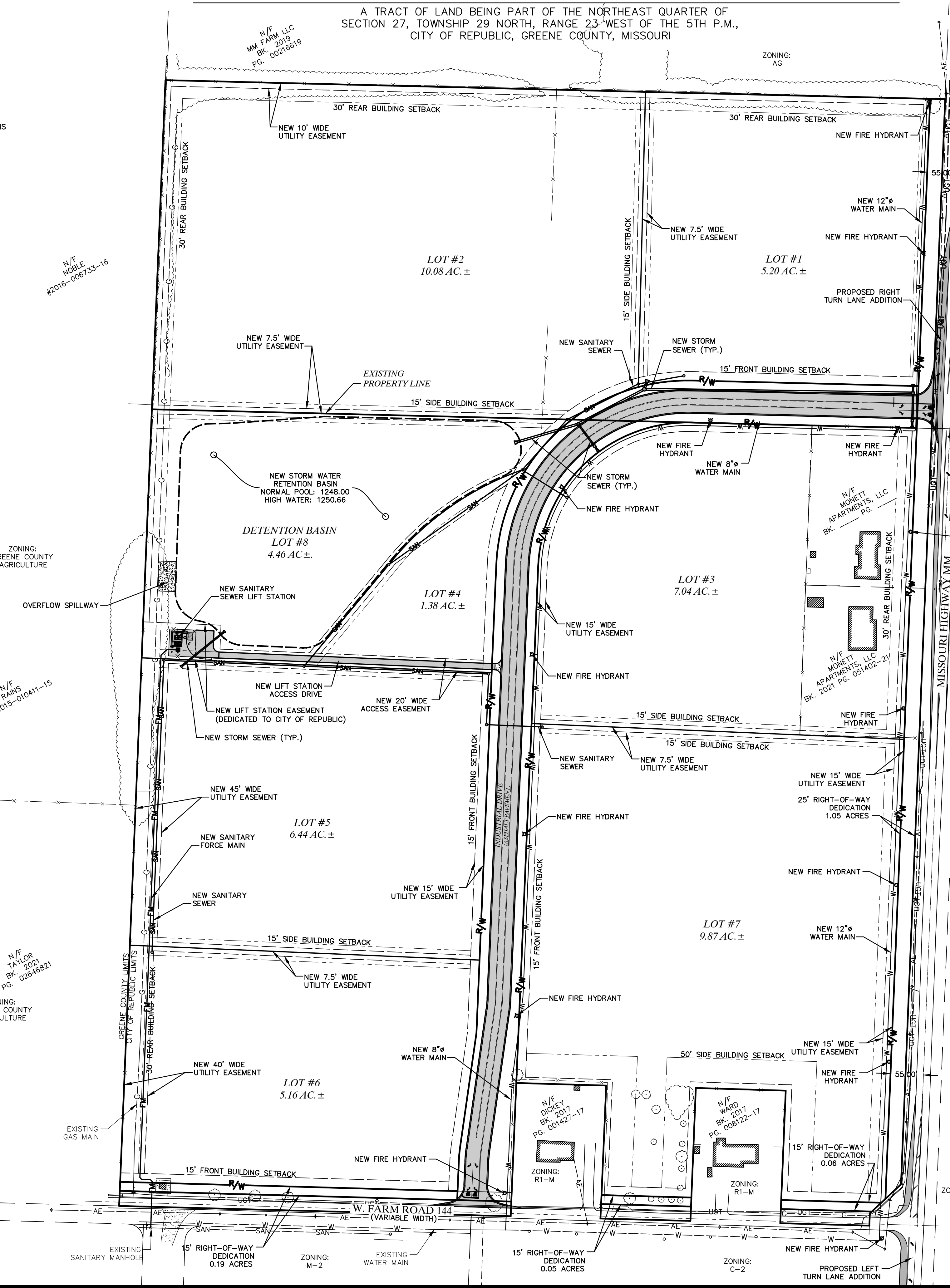
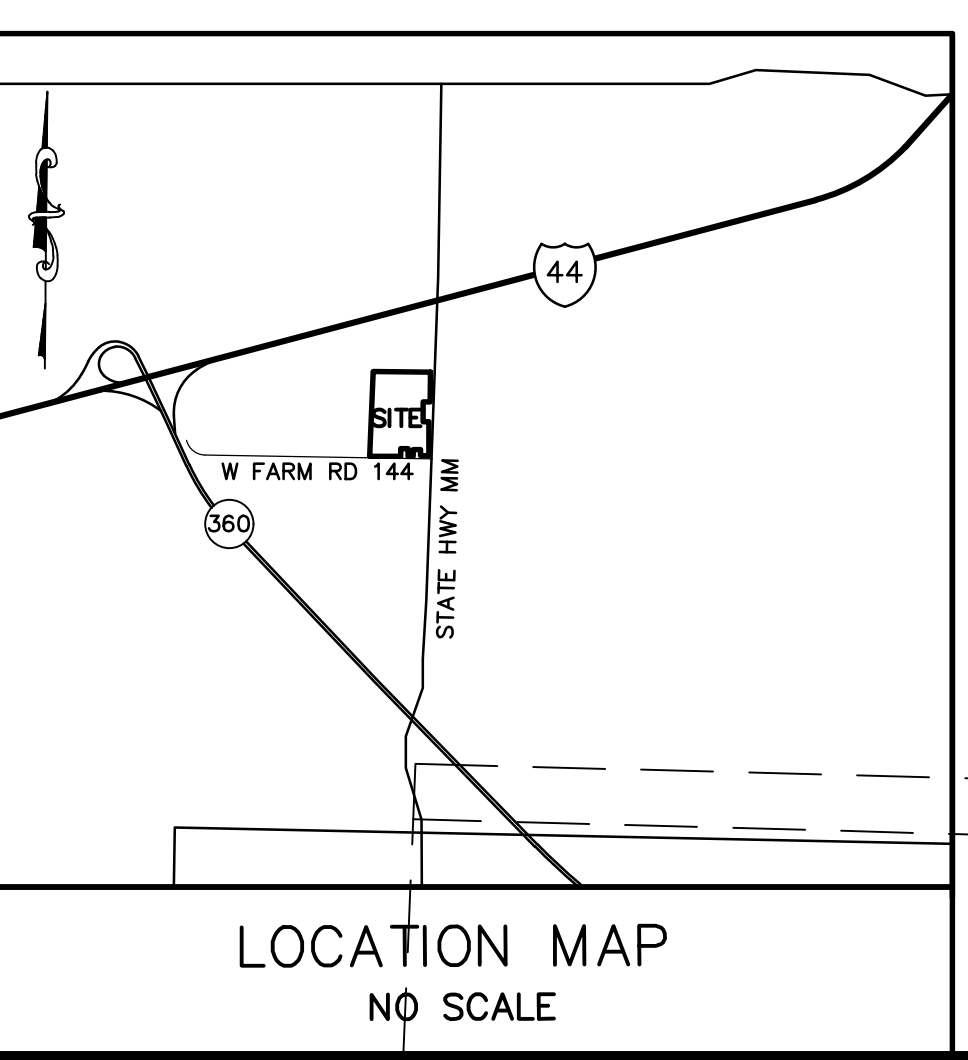
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IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS ____ DAY OF ____ 2021.

ASSET HOLDINGS GROUP, LLC/MM FARM LLC

_____(TITLE)
_____(TITLE)



636-594-0540 (tel.)
636-594-0512 (fax)
civil@cochran.com
mcc@cochran.com

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-UGC-RITE for utility location information.

All OSHA rules & regulations and construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).

SITE IMPROVEMENTS
WEST FARM ROAD 144 & STATE HWY MM
REPUBLIC, MISSOURI

PRELIMINARY PLAT

DATE:	DATE:	DATE:
JAN. 06, 2022	APPROVED:	APPROVED:
SCALE:	SCALE:	SCALE:
1" = 100'	SCALE:	SCALE:
PROJ. NO.:	PROJ. NO.:	PROJ. NO.:
20-8380	PROJ. NO.:	PROJ. NO.:
DWG. NO.:	DWG. NO.:	DWG. NO.:
2 OF 2	DWG. NO.:	DWG. NO.: