



VICINITY MAP

NW/4 & NE/4
SECTION 30,
TOWNSHIP 28 NORTH,
RANGE 24 WEST
SCALE: 1" = 1000'

OWNERS DEDICATION

AS OWNER(S) I/WE, OWNER(S) NAME 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 HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I/WE, 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.

SUBDIVIDER DATE

STATE OF MISSOURI)
COUNTY OF)SS

ON THIS DAY OF 20 BEFORE ME PERSONALLY APPEARED LAWRENCE W. LIPSCOMB, TO ME KNOWN TO BE THE PRESIDENT OF MODERN TRACTOR & SUPPLY COMPANY, INC., AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF MODERN TRACTOR & SUPPLY COMPANY, INC. AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: NOTARY PUBLIC

GENERAL NOTES

- TOTAL AREA - ±26.5 ACRES
- TOTAL NUMBER OF LOTS - 2
- ZONING: FRISCO SQUARE PDD
- SMALLEST LOT: LOT 2 - ±1.6 ACRES
- LARGEST LOT: LOT 1 - ±3.6 ACRES
- BUILDING SETBACK LINES:
 - FRONT YARD = 25 FEET
 - REAR YARD = 25 FEET
 - SIDE YARD = 6 FEET
- THERE ARE EXISTING SIDEWALKS ON THE EAST SIDE OF ILLINOIS AVENUE AND THE SOUTH SIDE OF CIVIC BOULEVARD
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT OR-BT
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010
- ALL STREET RIGHT-OF-WAY WIDTHS ARE AS SHOWN HEREON
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK AAA, PAGE 555
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT: LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000B70", 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

DESCRIPTION OF PLAT

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 24 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30;
THENCE, S87°52'39"E, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 28.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE;
THENCE, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES:
THENCE, N01°52'19"E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 79.08 FEET, A CENTRAL ANGLE OF 13°43'51", ALONG A CHORD BEARING N04°59'36"W, A CHORD DISTANCE OF 78.89 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;
THENCE, ALONG SAID REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 27.50 FEET, A CENTRAL ANGLE OF 82°55'58", ALONG A CHORD BEARING N31°10'56"E, A CHORD DISTANCE OF 25.16 FEET;
THENCE, N20°20'00"W, A DISTANCE OF 50.04 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 26.84 FEET, A CENTRAL ANGLE OF 80°56'16", ALONG A CHORD BEARING N66°43'36"E, A CHORD DISTANCE OF 24.66 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
THENCE, ALONG SAID REVERSE CURVE, SAID CURVE HAVING RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 83.61 FEET, A CENTRAL ANGLE OF 14°31'00", ALONG A CHORD BEARING N33°31'05"W, A CHORD DISTANCE OF 83.39 FEET;
THENCE, N40°46'35"W, A DISTANCE OF 279.77 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 30.04 FEET, A CENTRAL ANGLE OF 90°36'06", ALONG A CHORD BEARING N04°31'28"E, A CHORD DISTANCE OF 27.01 FEET;
THENCE, N49°13'25"E, A DISTANCE OF 138.51 FEET;
THENCE, S40°43'15"E, A DISTANCE OF 279.21 FEET;
THENCE, N75°18'15"E, A DISTANCE OF 213.10 FEET;
THENCE, N49°12'52"E, A DISTANCE OF 241.62 FEET;
THENCE, N23°17'33"E, A DISTANCE OF 213.45 FEET;
THENCE, N40°54'04"W, A DISTANCE OF 278.35 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;
THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES:
THENCE, N49°16'24"E, A DISTANCE OF 138.50 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.85 FEET, A CENTRAL ANGLE OF 90°00'53", ALONG A CHORD BEARING S85°44'02"E, A CHORD DISTANCE OF 26.87 FEET;
THENCE, S40°43'36"E, A DISTANCE OF 5.12 FEET;
THENCE, N40°43'36"W, A DISTANCE OF 60.00 FEET;
THENCE, N40°43'36"E, A DISTANCE OF 15.00 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.85 FEET, A CENTRAL ANGLE OF 90°00'53", ALONG A CHORD BEARING N04°15'58"E, A CHORD DISTANCE OF 26.87 FEET;
THENCE, N49°16'24"E, A DISTANCE OF 143.14 FEET;
THENCE, S40°43'24"E, A DISTANCE OF 410.46 FEET;
THENCE, S12°52'40"W, A DISTANCE OF 118.11 FEET TO A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF COLORADO AVENUE;
THENCE, ALONG APPARENT NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 261.10 FEET, AN ARC DISTANCE OF 25.52 FEET, A CENTRAL ANGLE OF 05°36'03", ALONG A CHORD BEARING S84°44'03"E, A CHORD DISTANCE OF 25.51 FEET;
THENCE, S87°32'05"E, A DISTANCE OF 457.43 FEET TO A POINT ON THE WEST LINE OF MONTE CRISTO PHASE 10, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, S01°53'54"W, ALONG SAID WEST LINE OF PHASE 10 AND THE WEST LINE OF MONTE CRISTO PHASE 4, ALSO BEING A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, A DISTANCE OF 868.71 FEET TO A POINT OF THE NORTH LINE OF MONTE CRISTO PHASE 3, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, N87°52'39"W, ALONG SAID NORTH LINE, A DISTANCE OF 1296.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.5 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FINAL PLAT
OF
FRISCO SQUARE - PHASE IV
COMMERCIAL SUBDIVISION

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

OWNER / DEVELOPER
MODERN TRACTOR & SUPPLY CO., INC.
520 S. UNION AVENUE
SPRINGFIELD, MO 65802

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.

1730101157
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

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 FRISCO SQUARE - PHASE 4 CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

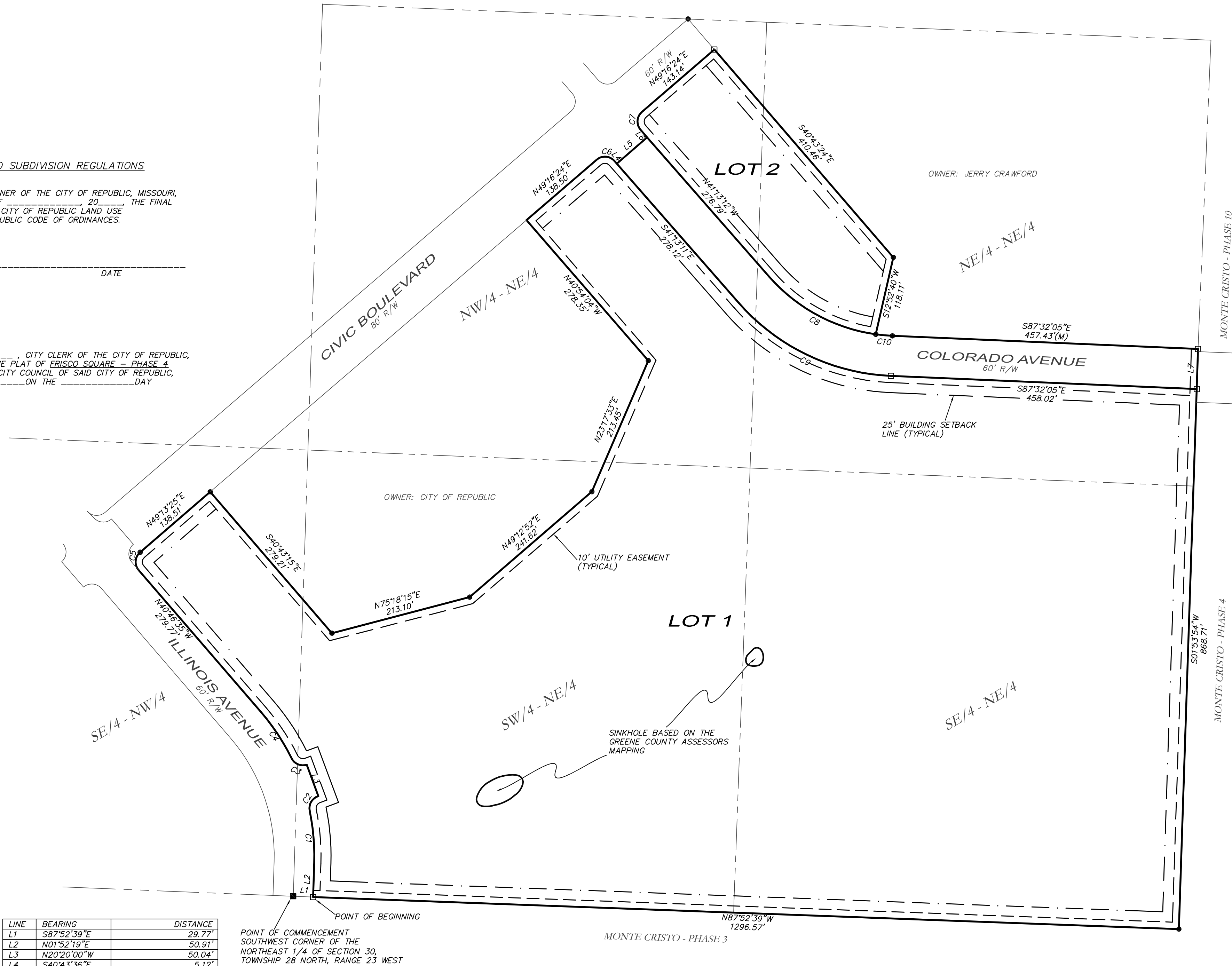
SIGNATURE DATE

APPROVAL BY THE CITY COUNCIL

I, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF FRISCO SQUARE - PHASE 4 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

CITY CLERK

DATE



LINE	BEARING	DISTANCE
L1	S87°52'39"E	29.77'
L2	N01°52'19"E	50.91'
L3	N20°20'00"W	50.04'
L4	S40°43'36"E	5.12'
L5	N49°09'42"E	60.00'
L6	N40°43'36"W	15.00'
L7	S01°53'54"W	60.00'

POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 28 NORTH, RANGE 23 WEST

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	330.00'	79.08'	13°43'51"	N04°59'36"W	78.89'
C2	19.00'	27.50'	82°55'58"	N31°10'56"E	25.16'
C3	19.00'	26.84'	80°56'16"	N66°43'36"W	24.66'
C4	330.00'	83.61'	14°31'00"	N33°31'05"W	83.39'
C5	19.00'	30.04'	90°36'06"	N04°31'28"E	27.01'
C6	19.00'	29.85'	90°00'53"	S85°44'02"E	26.87'
C7	19.00'	29.85'	90°00'53"	N04°15'58"E	26.87'
C8	261.10'	185.53'	40°42'46"	N61°34'35"W	181.65'
C9	321.10'	259.56'	46°18'53"	S64°22'38"E	252.55'
C10	261.10'	25.52'	05°36'03"	S84°44'03"E	25.51'

- SYMBOL INDEX
- SET PERMANENT MONUMENT
 - EXISTING IRON PIN
 - EXISTING ALUM. CAPPED MONUMENT

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 SEPTEMBER 02, 2022, 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: OCTOBER 04, 2022

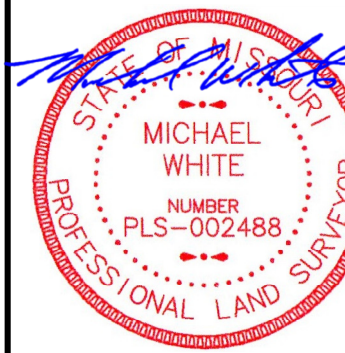
SIGNATURE: Michael White

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

PREPARED FOR
MODERN TRACTOR & SUPPLY COMPANY, INC.
PROJECT LOCATION: FRISCO SQUARE
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

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



10/04/2022

© Copyright 2022 - White Land Surveying, LLC

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 09.02.2022
DWG DATE: 10.04.2022
DRAWN BY: MW
S/T/R: 30/28/23
PROJECT No.: 2021-160