

PRELIMINARY PLAT OF HARPER RIDGE PHASE V

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NW1/4 OF SEC. 17, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNERS / DEVELOPERS:

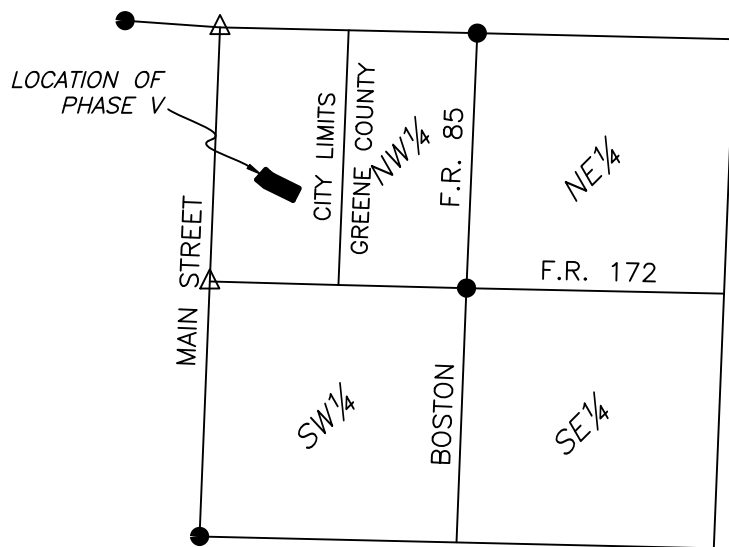
BESTER PROPERTIES, LLC
1075 W CAT TAIL LN
Nixa, MO 65714

0 40 80 120
SCALE: 1" = 40'

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
MO CENTRAL ZONE

● = FOUND EXISTING IRON PIN OR PIPE. **LEGEND**
▽ = FOUND EXISTING RIGHT-OF-WAY POST.
■ = SET CP SPINDLE IN ROAD FOR BLOCK CORNER.
○ = SET IRON PIN (CORP#2022004477)
(D) = DEED (M) = MEASURED
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE



LOCATION SKETCH
SEC 17, T28N, R23W
1"=2000'

HARPER RIDGE PH IV

COMMON AREA
STORM DETENTION



LOT	MIN FF ELV FOR STORMWATER
1	1239.8
2	1238.9
3	1238.3
4	1237.6
5	1235.3

MINIMUM FINISHED FLOOR ELEVATION
FOR STORMWATER BASED ON
FEMA FLOOD MAP CROSS SECTIONS.
FEMA ELV CERTIFICATE REQUIRED

GENERAL NOTES

- TOTAL AREA = ±1.34 ACRES OR 58284 Sq Ft
- TOTAL NUMBER OF LOTS = 5
- ZONING: RT-M
- SMALLEST LOTS: LOTS 1-3 (±11200 SF)
- LARGEST LOT: LOT 5 (±12992 SF)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE
REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-84.
- A PORTION OF THIS PHASE IS LOCATED IN A FEMA FLOOD ZONE
ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313F,
EFFECTIVE DATE 09/19/2025.
- MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE
RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 3437-22 & BOOK 2021,
PAGE 57733-21.
- CLASS OF PROPERTY: URBAN.
- LOT CORNERS (SEMI-PERMANENT) ARE A 1/2" REBAR, 18" IN LENGTH
WITH A PLASTIC CAP STAMPED "2022004477". FRONT LOT CORNERS WILL BE
REFERENCED BY A 1/2" DRILL HOLE IN THE CONCRETE CURB/GUTTER SET
AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE
NUMBER FROM THE LOT CORNER.
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF
RECORDING OF THIS PLAT.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE
GREENE COUNTY RECORDERS OFFICE.
- NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES
ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE
EASEMENT.
- ALL STRUCTURES ON LOTS 1-5 SHALL BE BUILT 1 FOOT OR ABOVE
THE MINIMUM FLOOD ELEVATION DETERMINED FROM THE FEMA FLOOD MAP.
NO FENCES ARE ALLOWED BELOW THE FEMA FLOOD ELEVATION.
- IN THE EVENT THAT 1500 GPM FIRE FLOW CAN'T BE MET, DWELLINGS
WILL BE SPRINKLED.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	53.72	53.51	S55°01'54"E	17°35'20"
C2	175.00	33.68	33.63	S51°45'05"E	11°01'42"
C3	175.00	20.04	20.03	S60°32'45"E	6°33'58"

DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST (NW¼) OF SAID SECTION 17, THENCE N01°49'30"E, 659.32 FEET TO THE SOUTHWEST CORNER OF HARPER RIDGE PHASE IV; THENCE N69°21'39"W, ALONG THE SOUTH LINE OF SAID PHASE IV, 196.12 FEET; THENCE N63°49'35"W, 345.90 FEET TO THE SOUTHWEST CORNER OF LOT 51, SAID PHASE IV AND SAID POINT MARKS THE POINT OF BEGINNING; THENCE N63°49'35"W, 326.86 FEET; THENCE N49°30'08"W, 108.26 FEET; THENCE N40°29'52"E, 139.78 FEET; THENCE S46°14'14"E, 46.46 FEET; THENCE ALONG A CURVE LEFT AN ARC LENGTH OF 53.72 FEET, WITH A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF S55°01'55"E, 53.51 FEET; THENCE S63°49'35"E, 300.01 FEET; THENCE S26°10'25"W, 140.00 FEET TO THE POINT OF BEGINNING.

SE COR SW¼, NW¼
SEC 17, T28N, R23W
HELD 5/8" IP BY PLS-1911
POINT OF COMMENCEMENT

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, BARRY D. MACKEY DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY O&M SURVEYING, LLC, DATED 06/27/2026 AND SIGNED BY BARRY D. MACKEY, P.L.S. NO. 2007017965 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF BARRY D. MACKEY, P.L.S. NO. 2007017965 IN ACCORDANCE ALL APPLICABLE PORTIONS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION.

DATE PREPARED: 06/27/2026

SIGNATURE: _____
MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2007017965

DATE: _____

SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR
DEED BOOK AND PAGES ARE BASED
UPON INFORMATION OBTAINED FROM
THE GREENE COUNTY ON-LINE WEBSITE
SERVICES. (PROVIDED BY OTHERS)



LAND SURVEYORS,
PLANNERS, &
CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION# 2022004477

CLIENTS: BESTER PROPERTIES, LLC
DESCRIPTION: SUBDIVISION PLAT
LOCATION: NW¼, SEC. 17, T28N, R23W
REPUBLIC, GREENE COUNTY, MO
ORDERED BY: ZACHARY BEST

JOB No.: 260320
DATE: 06-27-2026
SCALE: 1" = 40'
DRAWN BY: BDM
CHECKED BY: BDM
DWG. No.: 260320-2

BARRY D. MACKEY
NUMBER
PLS-2007017965
PROFESSIONAL LAND SURVEYOR