

PRELIMINARY PLAT OF JAMES PLACE

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NW1/4 OF SEC. 30, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNERS / DEVELOPERS:

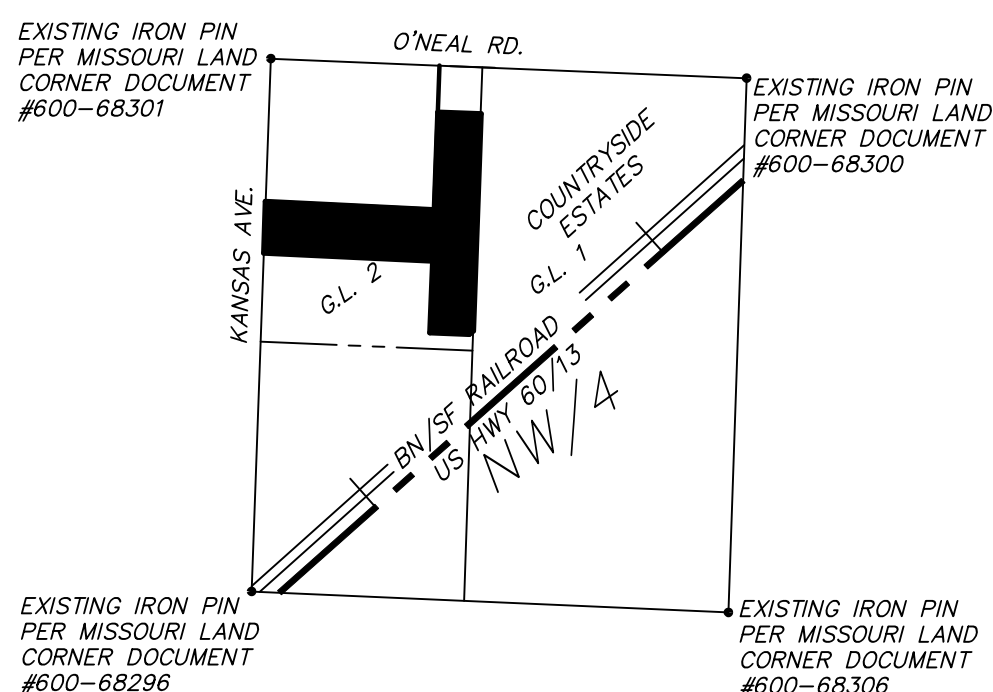
JAMESNATHAN LLC
PO BOX 4893
SPRINGFIELD, MO 65808

PRELIMINARY PLAT
DO NOT RECORD

GRID NORTH

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

LEGEND	
●	FOUND EXISTING IRON PIN OR PIPE
▽	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



GENERAL NOTES

- TOTAL AREA - ±10.44 ACRES OR 454911 Sq Ft
- TOTAL NUMBER OF LOTS - 28
- ZONING: R1-M
- SMALLEST LOT: LOT 5 (±9000 Sq Ft)
- LARGEST LOT: LOT 13 (±16688 Sq Ft)
- MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- RECORD SOURCE OF TITLE: BOOK 2023, PAGE 3100-23
- 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/UTTER SET AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE NUMBER FROM THE LOT CORNER.

P.O.C. NORTHWEST CORNER,
FRACTIONAL NORTHWEST 1/4,
SECTION 30, T28N, R23W
EXISTING IRON PIN
COR DOC #600-68301



LOT	Sq. Feet
LOT 1	9029
LOT 2	9084
LOT 3	9076
LOT 4	9069
LOT 5	9023
LOT 6	9000
LOT 7	11255
LOT 8	11765
LOT 9	15318
LOT 10	16222
LOT 11	12161
LOT 12	11865
LOT 13	16688
LOT 14	16411
LOT 15	11886
LOT 16	11197
LOT 17	17982
LOT 18	17102
LOT 19	11194
LOT 20	9346
LOT 21	9024
LOT 22	9024
LOT 23	9024
LOT 24	9024
LOT 25	9024
LOT 26	9024
LOT 27	9024
LOT 28	11162

SQ. FEET WITHOUT DRAINAGE
EASEMENTS DESIGNED FOR
OVERLAND FLOW

- LOT 11 - 10480 Sq. Ft
- LOT 12 - 10294 Sq. Ft
- LOT 17 - 15624 Sq. Ft
- LOT 18 - 14749 Sq. Ft
- LOT 19 - 9020 Sq. Ft

LINE	BEARING	DISTANCE
L1	S49°06'49"W	23.25'
L2	S62°44'53"E	15.12'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00	21.18	S83°14'21"E	21.16
C2	150.00	6.35	S77°58'51"E	6.35
C3	15.00	16.07	S46°04'20"E	15.31
C4	50.00	59.77	S49°37'18"E	56.27
C5	50.00	74.24	N53°35'47"E	67.61
C6	50.00	73.85	N31°15'08"W	67.32
C7	50.00	39.30	S83°55'21"W	38.29
C8	15.00	11.91	S84°08'58"W	11.60
C9	200.00	28.95	N77°15'23"W	28.93
C10	200.00	20.53	N84°20'38"W	20.52
C11	15.00	23.55	N42°18'09"W	21.21
C12	15.00	23.57	S47°41'51"W	21.22
C13	130.99	6.42	S88°29'17"E	6.42
C14	15.00	16.71	N58°12'05"E	15.86
C15	50.00	59.13	N60°10'15"E	55.74
C16	50.00	69.82	S45°56'46"E	64.29
C17	50.00	70.40	S34°23'53"W	64.73
C18	50.00	47.42	N78°05'38"W	45.66
C19	15.00	11.54	N72°57'43"W	11.26
C20	180.99	24.25	S88°50'19"W	24.24
C21	158.99	67.05	N82°27'51"E	66.54
C22	175.00	74.94	S75°00'58"E	74.37
C23	15.00	14.49	S77°32'28"W	13.93
C24	50.00	11.53	N81°23'32"W	11.51
C25	50.00	69.78	S52°01'13"W	64.25
C26	50.00	70.11	S28°07'37"E	64.50
C27	50.00	96.54	N56°30'23"E	82.11
C28	15.00	12.85	N25°51'11"E	12.46
C29	496.42	11.13	N49°45'22"E	11.13
C30	471.42	59.78	S52°44'47"W	59.74

DESCRIPTION:

A PART OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5th P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID FRACTIONAL NW1/4, THENCE S02°02'10"W, ALONG THE WEST LINE OF SAID NW1/4, 714.69 FEET TO THE POINT OF BEGINNING; THENCE S87°32'41"E, ALONG THE SOUTH LINE OF ANGELBROOK ESTATES SUBDIVISION, 487.70 FEET TO AN IRON PIN; THENCE S87°40'40"E, 215.78 FEET TO AN IRON PIN SET ON THE WEST LINE OF COUNTRYSIDE TERRACE SUBDIVISION; THENCE S02°01'58"W, ALONG SAID WEST LINE OF COUNTRYSIDE TERRACE SUBDIVISION, 1083.95 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE RAILROAD; THENCE S49°16'56"W, ALONG SAID NORTH LINE OF RAILROAD, 27.50 FEET TO AN IRON PIN; THENCE N87°39'48"W, 196.31 FEET TO AN IRON PIN; THENCE N02°07'46"E, 358.67 FEET TO AN IRON PIN; THENCE N87°17'03"W, 845.12 FEET TO THE WEST LINE OF SAID NW1/4; THENCE N02°02'10"E, ALONG SAID WEST LINE OF THE NW1/4, 257.13 FEET TO THE POINT OF BEGINNING.

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 08/28/2025 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: 08/28/2025
SIGNATURE: _____
MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2007017965
DATE: _____

SURVEYOR'S NOTE:
THE SURVEYOR'S CERTIFICATE ON A
PRELIMINARY PLAT IS A REQUIREMENT
OF REPUBLIC CODE CORNERS WILL NOT
BE SET UNTIL CITY ACCEPTANCE OF A
FINAL PLAT.

 LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING 472 TROUT ROAD OZARK, MISSOURI 65721 (417) 832-1405 (417) 830-1171	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477
CLIENTS: JAMESNATHAN LLC DESCRIPTION: SUBDIVISION PLAT LOCATION: NW1/4, SEC. 30, T28N, R23W REPUBLIC, GREENE COUNTY, MO ORDERED BY: JAMESNATHAN LLC	JOB No.: 250885 DATE: 08-28-2025 SCALE: 1" = 80' DRAWN BY: BDM CHECKED BY: BDM DWG. No.: 250885-1

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)

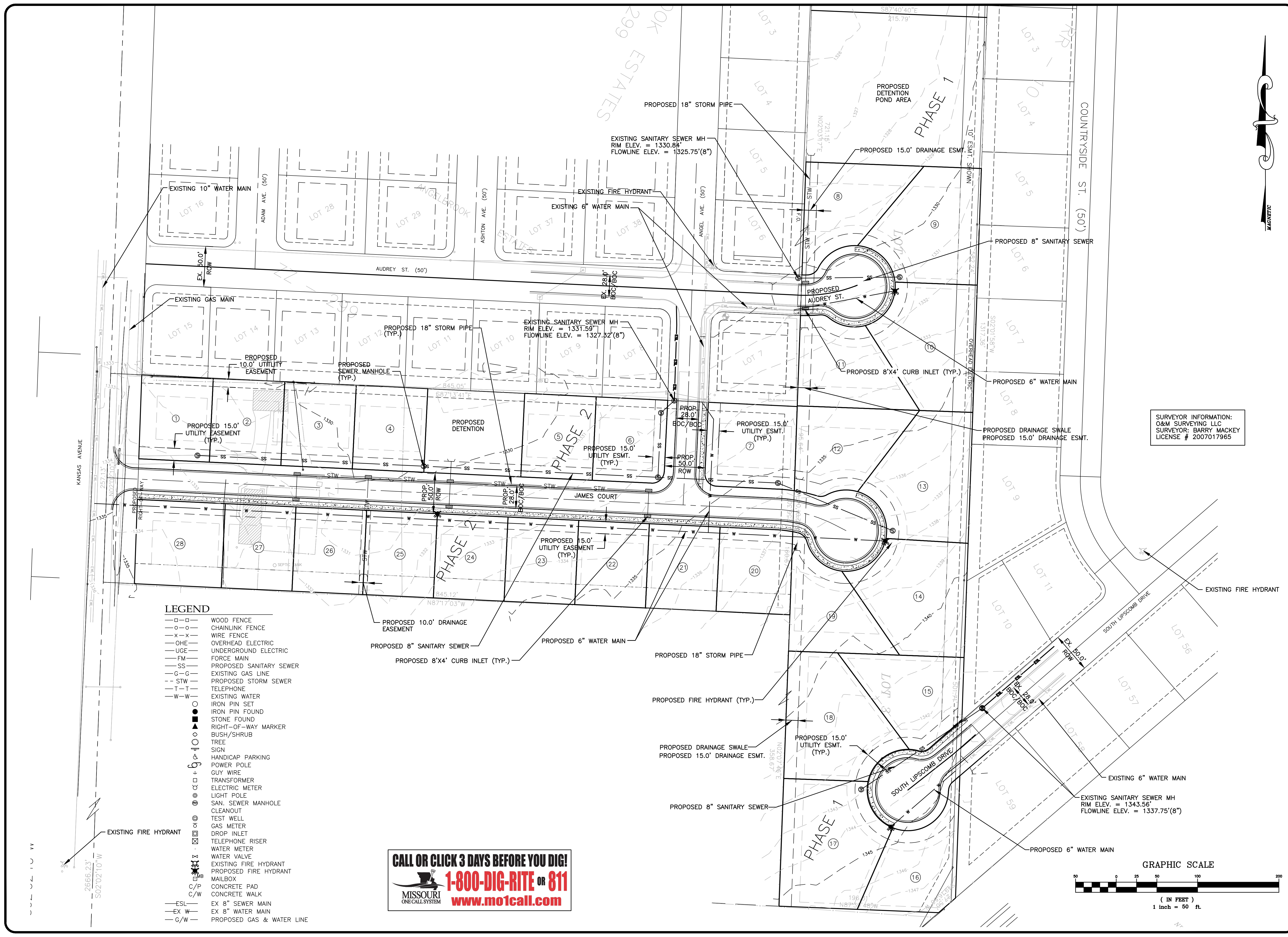
REVISED 9-17-25	BY MES
9-24-25	MES

**JAMES PLACE
REPUBLIC, MISSOURI
PRELIMINARY ENGINEERING PLAN**

ME STALZER, LLC
CONSULTING CIVIL ENGINEER
CO.# - E-2022006798
1658 W. RIVERSIDE STREET
SPRINGFIELD, MO. 65807
(PHONE) 417-860-9697



DESIGNED MES
DETAILED MES
DATE 8-26-25
JOB NO. 2025-0721
SCALE AS SHOWN
SHEET 1



- LEGEND**
- WOOD FENCE
 - CHAINLINK FENCE
 - x-x WIRE FENCE
 - OHE- OVERHEAD ELECTRIC
 - UGE- UNDERGROUND ELECTRIC
 - FM- FORCE MAIN
 - SS- PROPOSED SANITARY SEWER
 - G-C- EXISTING GAS LINE
 - STW- PROPOSED STORM SEWER
 - T-T- TELEPHONE
 - W-W- EXISTING WATER
 - IRON PIN SET
 - IRON PIN FOUND
 - STONE FOUND
 - RIGHT-OF-WAY MARKER
 - BUSH/SHRUB
 - TREE
 - SIGN
 - HANDICAP PARKING
 - POWER POLE
 - GUY WIRE
 - TRANSFORMER
 - ELECTRIC METER
 - LIGHT POLE
 - SAN. SEWER MANHOLE
 - CLEANOUT
 - TEST WELL
 - GAS METER
 - DROP INLET
 - TELEPHONE RISER
 - WATER METER
 - WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - MAILBOX
 - C/P CONCRETE PAD
 - C/W CONCRETE WALK
 - ESL- EX 8" SEWER MAIN
 - EX W- EX 8" WATER MAIN
 - G/W- PROPOSED GAS & WATER LINE

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MISSOURI ONE CALL SYSTEM www.mo1call.com

SURVEYOR INFORMATION:
O&M SURVEYING LLC
SURVEYOR: BARRY MACKEY
LICENSE # 2007017965

