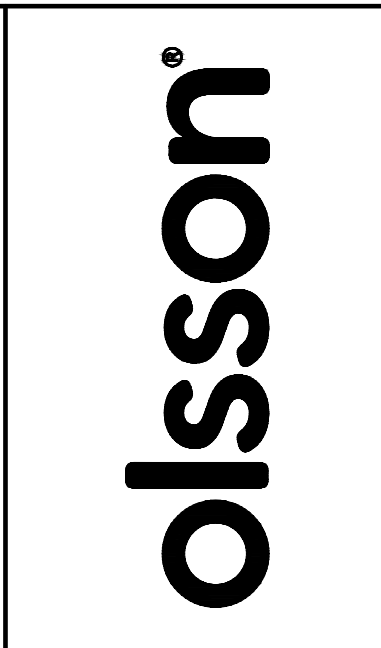


W½, SEC. 19, T-28-N, R-23-W  
E½, SEC. 24, T-28-N, R-24-W  
**LOCATION MAP**  
SCALE: 1"=2000'

# FINAL PLAT PRAIRIE RIDGE PHASE I

PART OF THE S½, NE¼, SECTION 24, TOWNSHIP 28N, RANGE 24W &  
PART OF THE S½, LOT 2, NW¼, SECTION 19, TOWNSHIP 28N, RANGE 23W  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



550 East St. Louis Street  
Springfield, MO 65806

olsson.com  
TEL 417.890.8802  
FAX 417.890.8805

Olsson - Survey  
Missouri COA #000366



### DEVELOPMENT NOTES

Total Area: 1,715.595± sq.ft. - 39.385± acres  
Total No. of Lots: 137  
Smallest Lot: 106' 6.00± sq.ft. - 0.138± ac  
Largest Lot: 126: 13.965± sq.ft. - 0.321± ac  
Source of Title: Book 2021, Page 007395-21  
Current Zoning: Prairie Ridge Planned Development District Ordinance No. 22-39

**Setback Requirements per Lot:**  
Front Yard Setback: 20 feet  
Rear Yard Setback: 25 feet  
Side Yard Setback: 5 feet (15 feet adj. to street R/W)

### BENCHMARKS

Benchmark Point #6339  
Top nut of existing fire hydrant  
N: 469609.528'  
E: 1349461.641'  
Elevation: 1310.74'

Benchmark Point #5782  
Top nut of existing fire hydrant  
N: 469619.897'  
E: 1349010.502'  
Elevation: 1297.01'

### PREPARED FOR

Prairie Ridge Republic, LLC  
5051 S. National Ave. Bldg 5-100  
Springfield, MO 65810

### PREPARED BY

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

LINE TABLE		
#	Direction	Length
L1	N01°37'36"E	102.37'
L2	N88°22'24"W	42.03'
L3	N51°54'14"W	24.13'
L4	N87°42'04"W	45.43'
L5	S47°17'56"W	21.21'
L6	N01°15'15"E	60.00'
L7	N43°34'03"W	18.23'
L8	N01°56'42"E	62.96'
L9	N83°01'02"E	22.96'
L10	S01°37'36"W	31.96'
L11	S01°58'02"W	10.00'
L12	N88°01'58"W	50.00'
L13	S21°24'47"E	58.65'
L14	S33°19'49"W	53.39'

LINE TABLE		
#	Direction	Length
L15	N33°40'20"W	43.76'
L16	N01°23'37"E	14.17'
L17	S50°33'25"W	35.00'
L18	N53°36'23"W	60.00'
L19	S67°05'10"E	42.43'
L20	N50°07'18"E	13.73'
L21	S01°58'02"W	5.20'
L22	N01°58'02"E	9.23'
L23	S02°57'38"W	7.70'
L24	S88°01'58"E	8.55'
L25	N02°57'38"E	7.20'
L26	N80°11'18'48"W	12.81'
L27	N21°24'47"W	21.43'
L28	N87°36'58"W	3.96'

LINE TABLE		
#	Direction	Length
L29	S22°54'50"W	42.43'
L30	N22°05'10"W	17.12'
L31	N67°05'10"W	42.43'
L32	N67°54'50"E	10.91'
L33	N01°23'37"E	10.00'
L34	S01°23'37"W	10.69'
L35	S10°16'48"E	19.63'
L36	S88°36'23"E	9.29'
L37	N88°36'23"W	8.19'
L38	N10°16'48"W	3.24'
L39	N63°38'33"E	26.95'
L40	S40°27'58"E	11.51'
L41	S83°01'02"W	16.78'
L42	S01°23'37"W	17.68'

LINE TABLE		
#	Direction	Length
L43	N70°23'15"E	18.17'
L44	N22°54'50"E	42.43'
L45	N67°54'50"E	57.38'
L46	N89°58'57"E	15.05'
L47	N53°35'00"E	13.03'
L48	S88°28'50"E	16.96'
L49	N08°29'56"W	19.59'
L50	N81°30'04"E	13.07'
L51	N62°49'00"W	10.00'
L52	S39°35'54"E	6.92'
L53	N50°24'06"E	15.00'
L54	S39°35'54"E	11.68'
L55	N32°04'19"W	20.90'
L56	N01°23'37"E	26.76'

Lot #	*Min. F.F. Elev. San. Sewer	**Min. F.F. Elev. 100-Yr Storm WSE
1	-	1281.00
2	-	1281.00
3	-	1281.00
4	-	1285.10
5	-	1285.10
6	-	1285.30
7	-	1287.88
8	-	1289.70
9	-	1294.59
14	-	1301.97
15	-	1301.39
44	-	1293.98
45	-	1293.98
48	-	1290.94
49	-	1290.94
52	-	1289.84
53	-	1289.84
54	-	1289.84
55	-	1289.84
56	-	1289.84
57	-	1289.84
58	-	1289.84
59	-	1289.84
70	-	1283.10
71	-	1282.25
72	-	1282.25
73	-	1282.25
97	-	1283.00
98	-	1282.90
99	-	1282.90
100	-	1283.21
101	-	1283.21
102	-	1282.50
103	-	1281.17
104	-	1281.17
105	1275.00	1279.44
106	1275.00	1278.69
107	1275.00	1276.50
108	1275.00	1275.04
109	1275.00	-
110	1275.00	-
126	-	1285.00
127	-	1287.00
128	-	1287.00
129	-	1285.23
130	-	1286.91
131	-	1286.91
132	-	1286.91
133	-	1286.30
134	-	1285.15
135	-	1283.73
136	-	1284.67
137	-	1284.67

### 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 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.

Prairie Ridge Republic, LLC \_\_\_\_\_ Date \_\_\_\_\_  
Stephanie Stenger, Manager of  
Stenger Management, LLC, its manager

### ACKNOWLEDGEMENT

STATE OF MISSOURI  
COUNTY OF GREENE SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Stephanie Stenger, who duly sworn did say that she is the Manager of Prairie Ridge Republic, 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 \_\_\_\_\_, 2025, the Final Plat of Prairie Ridge 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 Prairie Ridge 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 \_\_\_\_\_, 2025.

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 August 6, 2024 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 and the Subdivision Regulations for the City of Republic, Missouri.

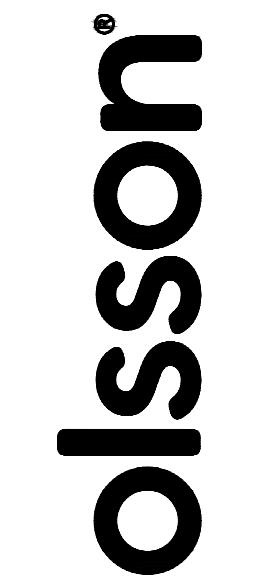
  
David D. Drumm, MO PLS 2007017958 \_\_\_\_\_ Date 12/08/2025  
On behalf of Olsson, Inc., MO LC 366  
ddrumm@olsson.com

The elevations are shown as required by Greene County and provided by Ricky G. Haase (PE-2019017828) who determined the elevations.  
\*Minimum F.F. Elev. Sanitary Sewer given is the elevation to serve any point within the lot & is set 18" above the lift station wet well rim elevation (1273.50'). Finished basements may require a grinder pump.  
\*\*Minimum F.F. Elev. 100-yr WSE is set 18" above the 100-yr water surface elevation or top of bank of adjacent drainage way.

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	15.00'	23.56'	90°00'00"	21.21'	S46°58'02"W
C2	15.00'	22.74'	86°52'14"	20.63'	S76°45'56"W
C3	325.00'	91.53'	16°08'12"	91.23'	N67°52'03"W
C4	640.00'	128.20'	11°28'38"	127.99'	S13°53'08"W
C5	760.00'	229.81'	17°19'31"	228.94'	S10°57'41"W
C6	840.00'	254.00'	17°19'31"	253.04'	N10°57'41"E
C7	560.00'	395.79'	40°29'40"	387.60'	N00°37'23"W
C8	125.00'	161.51'	74°01'52"	150.51'	N46°15'06"W
C9	15.00'	20.78'	79°22'12"	19.16'	N48°55'16"W
C10	125.00'	39.05'	17°53'53"	38.89'	S74°19'06"E
C11	400.00'	219.79'	31°28'56"	217.03'	S06°20'42"E
C12	600.00'	436.79'	41°42'36"	427.21'	S01°13'51"E
C13	800.00'	241.91'	17°19'31"	240.99'	S10°57'41"W
C14	150.00'	64.06'	24°28'12"	63.58'	S80°08'56"W
C15	250.00'	103.83'	23°47'50"	103.09'	S80°29'08"W
C16	150.00'	143.32'	54°44'37"	137.93'	N05°57'31"E
C17	250.00'	80.57'	18°27'54"	80.22'	S59°21'16"W
C18	150.00'	110.64'	42°15'44"	108.15'	S71°15'10"W
C19	125.00'	92.76'	42°30'58"	90.64'	S18°17'51"E
C20	100.00'	156.35'	89°34'59"	140.91'	N42°49'28"W
C21	600.00'	180.17'	17°12'17"	179.49'	S76°30'59"W
C22	100.00'	168.03'	96°16'30"	148.95'	N46°44'38"W
C23	125.00'	196.35'	90°00'00"	176.78'	N43°36'23"W
C24	25.00'	22.98'	52°39'47"	22.18'	S65°03'44"W
C25	500.00'	101.87'	11°40'26"	101.70'	N50°26'35"W
C26	125.00'	63.62'	29°09'47"	62.94'	N24°51'42"W
C27	125.00'	107.26'	49°09'47"	104.00'	N64°01'29"W
C28	100.00'	159.58'	91°25'57"	143.18'	S45°40'39"W
C29	100.00'	63.62'	36°27'11"	62.56'	S18°11'16"W
C30	100.00'	95.96'	54°58'46"	92.32'	S63°54'14"W
C31	360.00'	17.97'	2°51'38"	17.97'	S20°39'20"E
C32	175.00'	9.32'	3°03'10"	9.32'	N69°26'25"E
C33	175.00'	10.62'	3°28'37"	10.62'	S89°21'16"E
C34	225.00'	16.44'	4°11'10"	16.44'	S89°42'33"E
C35	175.00'	23.95'	7°50'28"	23.93'	N54°02'33"E
C36	125.00'	15.30'	7°00'42"	15.29'	S84°06'37"E
C37	15.00'	23.56'	90°00'00"	21.21'	S43°01'58"E
C38	15.00'	23.41'	89°25'25"	21.11'	S47°40'20"W
C39	100.00'	23.97'	13°44'08"	23.92'	S03°54'26"E
C40	15.00'	17.75'	67°48'03"	16.73'	S44°40'32"E

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C41	50.00'	28.62'	32°47'52"	28.23'	S62°10'37"E
C42	50.00'	34.91'	40°00'21"	34.21'	N03°27'03"E
C43	15.00'	11.12'	42°27'32"	10.86'	N02°13'28"E
C44	150.00'	8.94'	3°24'49"	8.94'	N17°17'54"W
C45	15.00'	23.71'	90°34'35"	21.32'	N42°19'40"W
C46	125.00'	22.38'	10°15'26"	22.35'	S55°15'01"W
C47	15.00'	21.49'	82°04'19"	19.70'	S19°37'22"W
C48	175.00'	29.91'	9°47'29"	29.87'	S16°31'03"E
C49	175.00'	2.33'	0°45'51"	2.33'	S32°56'54"W
C50	15.00'	21.49'	82°04'19"	19.70'	N62°26'57"W
C51	275.00'	21.20'	4°25'04"	21.20'	N89°49'30"W
C52	560.00'	11.88'	1°12'56"	11.88'	N21°28'42"W
C53	625.00'	3.65'	0°20'04"	3.65'	S68°04'52"W
C54	625.00'	22.51'	2°03'49"	22.51'	S84°05'13"W
C55	125.00'	25.34'	11°36'50"	25.29'	N89°04'27"W
C56	15.00'	23.56'	90°00'00"	21.21'	N46°23'37"E
C57	100.00'	10.02'	5°44'21"	10.01'	N85°44'12"W
C58	15.00'	23.56'	90°00'00"	21.21'	S46°23'37"W
C59	100.00'	4.47'	2°33'47"	4.47'	S11°33'42"E
C60	125.00'	29.34'	13°26'49"	29.27'	N05°49'29"E
C61	15.00'	25.01'	95°32'42"	22.21'	N35°19'28"W
C62	15.00'	25.01'	95°32'42"	22.21'	S71°57'45"E
C63	125.00'	21.12'	9°40'51"	21.10'	N65°06'20"E
C64	125.00'	3.13'	1°25'57"	3.13'	S00°40'39"W
C65	125.00'	19.57'	8°58'08"	19.55'	S86°54'34"W
C66	150.00'	17.70'	6°45'43"	17.69'	N65°49'53"W
C67	15.00'	19.42'	74°10'24"	18.09'	S80°27'46"W
C68	15.00'	17.57'	67°06'37"	16.58'	N23°16'31"E
C69	15.00'	23.56'	90°00'00"	21.21'	N43°36'23"W
C70	15.00'	9.19'	35°06'33"	9.05'	S73°50'21"W
C71	15.00'	7.13'	27°14'34"	7.07'	S42°39'48"W
C72	50.00'	22.37'	25°38'16"	22.19'	S61°29'10"E
C73					

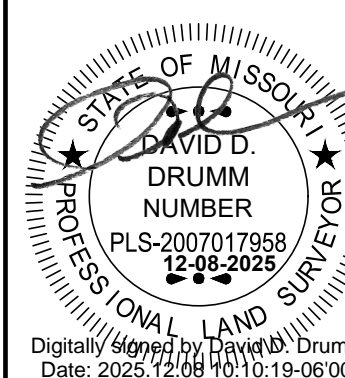
**FINAL PLAT**  
**PRAIRIE RIDGE PHASE I**  
 PART OF THE S½, NE¼, SECTION 24, TOWNSHIP 28N, RANGE 24W &  
 PART OF THE S½, LOT 2, NW¼, SECTION 19, TOWNSHIP 28N, RANGE 23W  
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550 East St. Louis Street  
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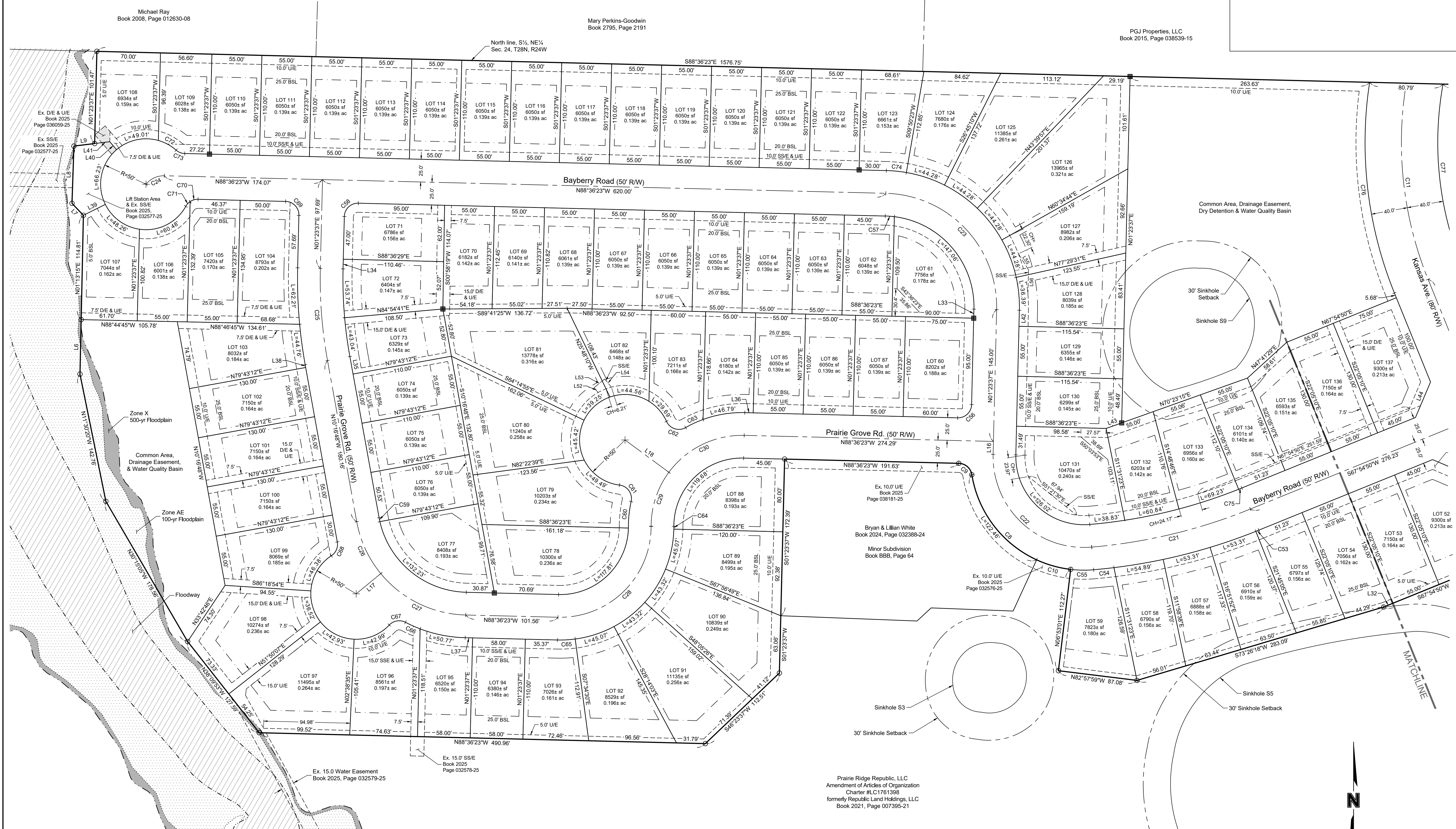
Digital Signature of David D. Drummond  
 Date: 2024.12.25 10:19:06-07

REV. NO.	DATE	REVISIONS DESCRIPTION
1	08.12.2025	Revised per City Comments
2	09.17.2025	Updated Right-of-Way with recording information
3	10.20.2025	Revised per Additional City Comments

**FINAL PLAT**  
**PRAIRIE RIDGE PHASE I**  
 PART OF THE S½, NE¼, SECTION 24, TOWNSHIP 28N, RANGE 24W &  
 PART OF THE S½, LOT 2, NW¼, SECTION 19, TOWNSHIP 28N, RANGE 23W  
 REPUBLIC, MISSOURI

drawn by: CDA  
 surveyed by: CO/JS  
 checked by: DDD  
 approved by: DDD  
 project no.: B21-02062  
 drawing no.: V.FPLT\_B2102062  
 date: 07.15.2025

**SHEET**  
 2 of 3

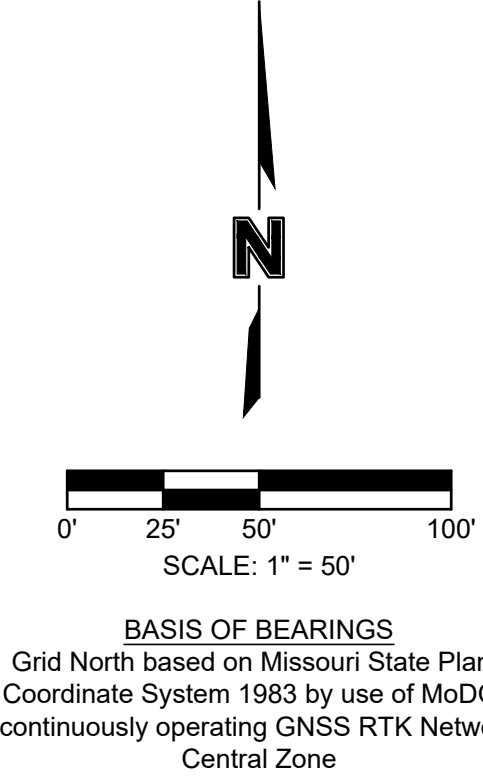


**DEVELOPMENT NOTES**  
 Total Area: 1,715,595± sq. ft. - 39.385± acres  
 Total No. of Lots: 137  
 Smallest Lot: 106: 6,001± sq. ft. - 0.138± ac  
 Largest Lot: 126: 13,965± sq. ft. - 0.321± ac  
 Source of Title: Book 2021, Page 007395-21  
 Current Zoning: Prairie Ridge Planned Development District  
 Ordinance No. 22-39

**Setback Requirements per Lot:**  
 Front Yard Setback: 20 feet  
 Rear Yard Setback: 25 feet  
 Side Yard Setback: 5 feet (15 feet adj. to street RW)

**LEGEND**

- Ex. 1/2" Rebar w/Cap "LC 366" (Except as Noted)
- Set 1/2" Rebar w/Plastic Cap "LC 366"
- Set 5/8" Rebar w/Alum. Cap "LC 366"
- BSL Building Setback Line
- D/E Drainage Easement
- SS/E Sanitary Sewer Easement
- U/E Utility Easement



Prairie Ridge Republic, LLC  
 Amendment of Articles of Organization  
 Charter #LC1761398  
 formerly Republic Land Holdings, LLC  
 Book 2021, Page 007395-21

Bryan & Lillian White  
 Book 2024, Page 032388-24  
 Minor Subdivision  
 Book BBB, Page 64

Michael Ray  
 Book 2008, Page 012630-08

Mary Perkins-Goodwin  
 Book 2795, Page 2191

PGJ Properties, LLC  
 Book 2015, Page 038539-15

REVISIONS

2024

# FINAL PLAT PRAIRIE RIDGE PHASE I

PART OF THE S½, NE¼, SECTION 24, TOWNSHIP 28N, RANGE 24W &  
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CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

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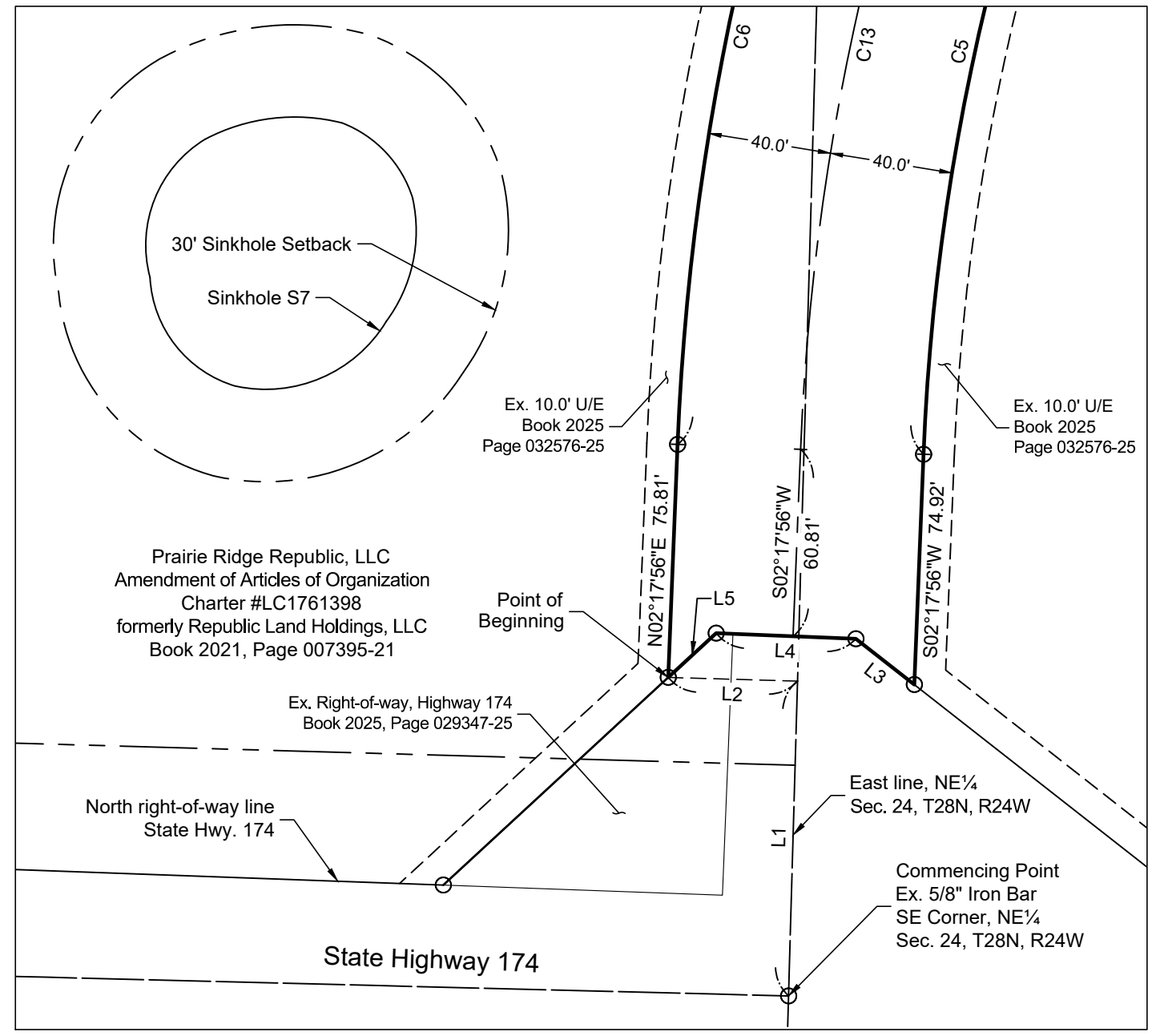
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- SS/E Sanitary Sewer Easement
- U/E Utility Easement

**SCALE: 1" = 50'**

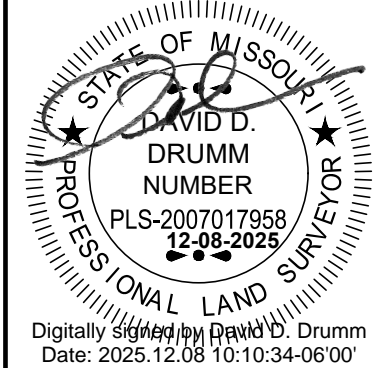
**BASIS OF BEARINGS**  
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone



550 East St. Louis Street  
Springfield, MO 65806

olsson.com  
TEL 417.890.8802  
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Missouri COA #000366



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PRAIRIE RIDGE PHASE I**

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PART OF THE S½, LOT 2, NW¼, SECTION 19, TOWNSHIP 28N, RANGE 23W  
REPUBLIC, MISSOURI**

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surveyed by: CO/JS  
checked by: DDD  
approved by: DDD  
project no.: B21-02062  
drawing no.: V.F.P.L. B2102062  
date: 07.15.2025