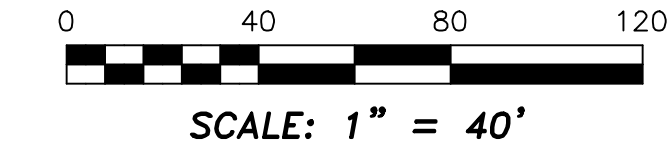


THE WOODS

A P.D.D. LOCATED IN THE SW¼ NW¼ OF SEC. 15, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI.

OWNER/DEVELOPER:
BLAKE CANTRELL REAL ESTATE, LLC
811 U.S. HIGHWAY 60 ROAD
REPUBLIC, MO 65738



GRID NORTH

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

LEGEND

- = FOUND EXISTING IRON PIN OR PIPE.
- = SET IRON PIN (PLS-2007017965 CAP)
- (D) = DEED (M) = MEASURED
- U.E. = UTILITY EASEMENT

PLAT NOTES:

1. TOTAL AREA = 434,888.2± SQ.FT. (9.98 AC±)
2. TOTAL NUMBER OF LOTS = 29
3. SMALLEST LOTS: LOTS 11, 14, 15, 17, 18, 19 & 28 ALL CONTAIN 8,000.0± SQ.FT.
4. LARGEST LOT: LOT 22 13,423.4± SQ.FT.
5. THIS PROPERTY DOES NOT LAY WITHIN A FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0426E, EFFECTIVE DATE DECEMBER 17, 2010
6. HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT '68-50"
7. RECORD SOURCE OF TITLE: BK. 2021, PG. 042148-21; BK. 2021, PG. 028159-21
8. CLASS OF PROPERTY - URBAN
9. PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "2007017965". ALL OTHER LOT CORNERS (SEMI-PERMANENT) ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2007017965" UNLESS OTHERWISE NOTED.
10. ALL LOT CORNERS SHALL BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING OF THIS PLAT.
11. CURRENT PROPERTY ZONING: THE WOODS (PDD APPROVAL: ORD. 21-44, APPROVED JUNE 22, 2021)
12. UNLESS SHOWN OTHERWISE, THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 20' - SIDE: 6' - REAR: 25' - SIDE YARD W/ STREET FRONTAGE: 15' BASED ON CITY OF REPUBLIC REQUIREMENTS FOR PDD.
13. NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT OF WAY LINE AND BUILDING SETBACK LINE.
14. BUILDINGS SHALL BE A MINIMUM OF TWELVE (12) FEET APART PER THE APPROVED DEVELOPMENT PLAN.
15. MAINTENANCE OF ANY AREA REFERRED TO, OR AS SHOWN AS COMMON AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

CERTIFICATE OF OWNERSHIP & DEDICATION:

AS OWNER I 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.

OWNER AND/OR SUBDIVIDER:

DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, LLC., TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT

IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI, I _____ DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2023, THE COMMUNITY DEVELOPMENT DEPARTMENT APPROVED THE REQUEST FOR MINOR SUBDIVISION FOR _____

ANY FURTHER SUBDIVISION OF THE ABOVE DESCRIBED LAND OR MODIFICATIONS OF THE LAND DESCRIPTION(S) WILL REQUIRE REAPPROVAL IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, MISSOURI.

COMMUNITY DEVELOPMENT DEPARTMENT

DATE

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS:

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2023, THAT THE FINAL PLAT OF "THE WOODS" CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

SIGNATURE:

DATE:

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 No# 1715200263 AND 1715200316

COUNTY COLLECTION OFFICIAL

DATE:

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF "THE WOODS" 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 _____, 2023.

CITY CLERK

DATE:



DESCRIPTION: SOURCE OF TITLE: BK. 2021, PG. 028159-21

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING 5/8 INCH REBAR LS 2334 AT THE WEST 1/4 CORNER OF SAID SECTION 15, THENCE S88°26'18"E, ALONG THE SOUTH LINE OF SAID SW¼ OF THE NW¼, 331.72 FEET TO AN EXISTING 1/2 INCH REBAR LS 2334; THENCE S88°01'33"E, ALONG SAID SOUTH LINE OF THE SW¼ OF THE NW¼, 331.82 FEET TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING; THENCE S88°14'51"E, CONTINUING ALONG SAID SOUTH LINE, 165.88 FEET; THENCE N01°44'05"E, 1324.35 FEET TO AN EXISTING 1/2 INCH REBAR LS 2334 ON THE NORTH LINE OF SAID SW¼ OF THE NW¼; THENCE N88°18'40"W, ALONG SAID NORTH LINE, 166.63 FEET TO AN EXISTING 1/2 INCH REBAR LS 2334; THENCE N88°27'36"W, CONTINUING ALONG SAID NORTH LINE, 333.33 FEET TO AN EXISTING 1/2 INCH REBAR LS 2334; THENCE S01°41'44"W, 658.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, DEEDED OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES ACROSS THE SOUTH SIDE THEREOF. ALSO, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

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)

DECLARATION BY SURVEYOR
I HEREBY DECLARE TO BLAKE CANTRELL REAL ESTATE, LLC., THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENT.
MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION.
PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.
THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

O & M SURVEYING LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING 472 TROUT ROAD OZARK, MISSOURI 65721 (417)852-1405 (417)850-1171		PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION No. #2022004477
CLIENT: BLAKE CANTRELL REAL ESTATE, LLC DESCRIPTION: MAJOR SUBDIVISION SURVEY LOCATION: SW¼ NW¼, SEC. 15, T28N, R23W REPUBLIC, GREENE COUNTY, MO ORDERED BY: CLIENT	JOB No.: 22151 DATE: 10-20-2023 SCALE: 1" = 40' DRAWN BY: JES CHECKED BY: BDM DWG. No.: 22151-1 SHEET #1 OF 2	BARRY D. MACKAY MISSOURI PROFESSIONAL LAND SURVEYOR No. 2007017965

THE WOODS

A P.D.D. LOCATED IN THE SW¼ NW¼ OF SEC. 15, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI.

OWNER/DEVELOPER:
BLAKE CANTRELL REAL ESTATE, LLC
811 U.S. HIGHWAY 60 ROAD
REPUBLIC, MO 65738

GRID NORTH

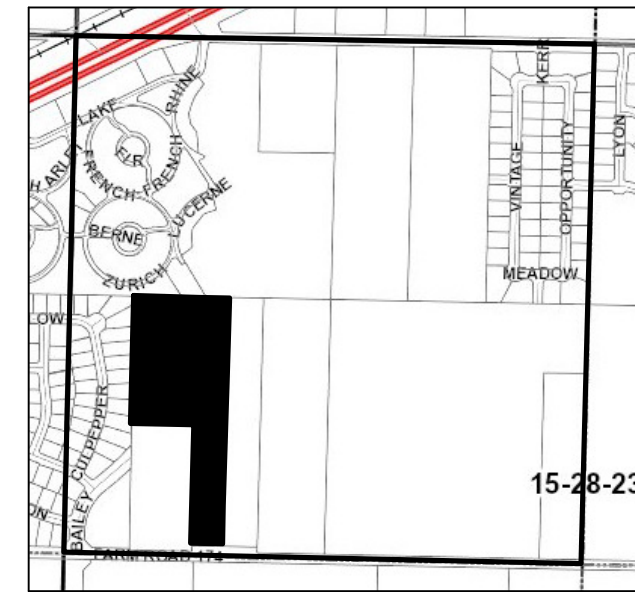
NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
NO CENTRAL ZONE

LEGEND

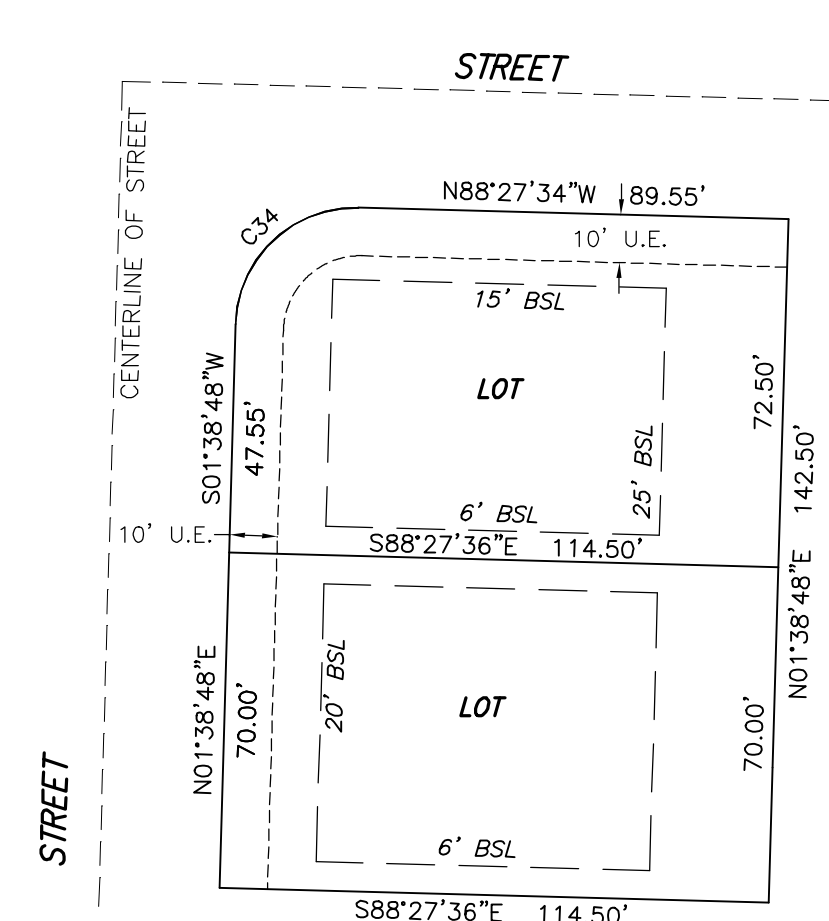
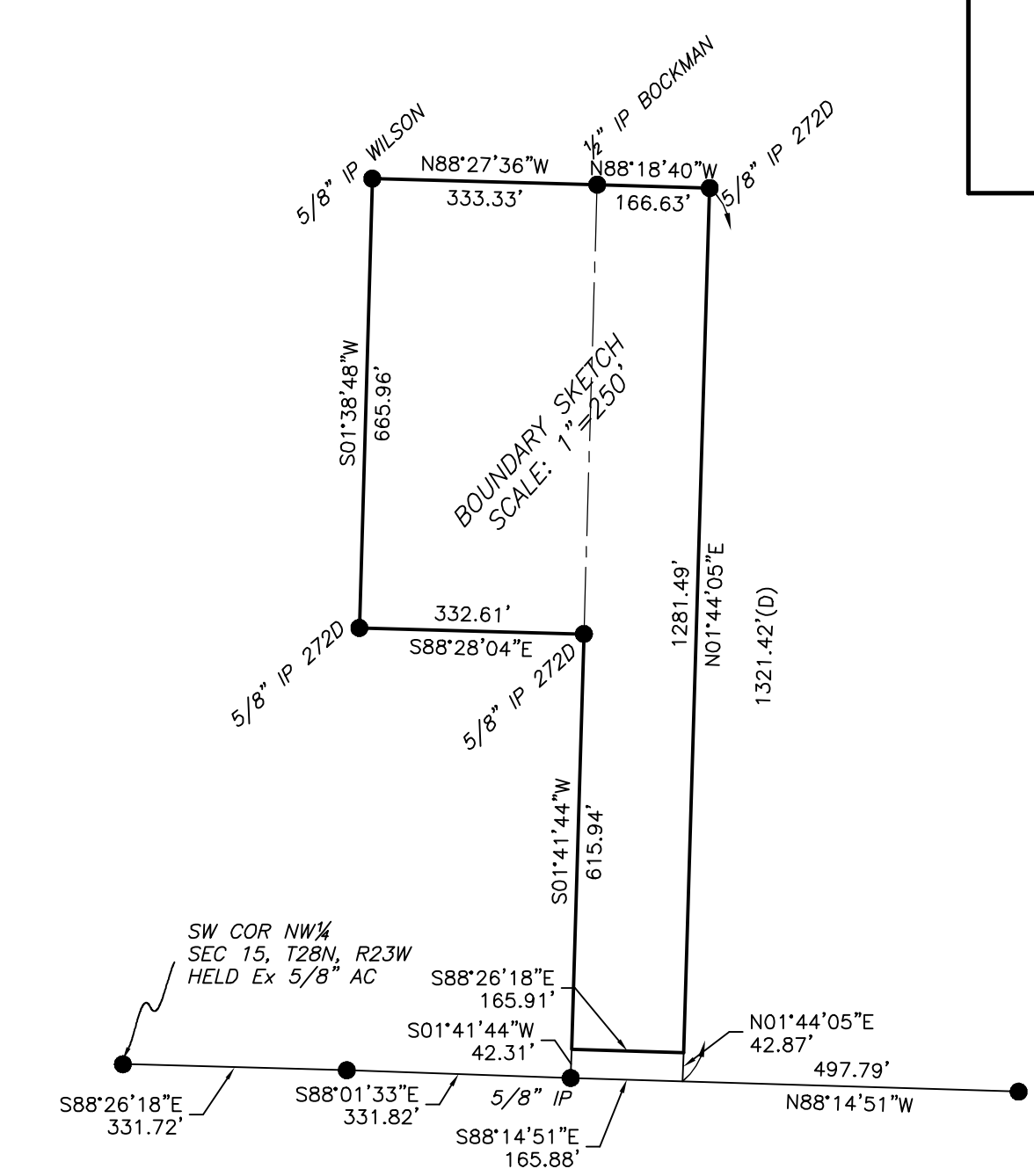
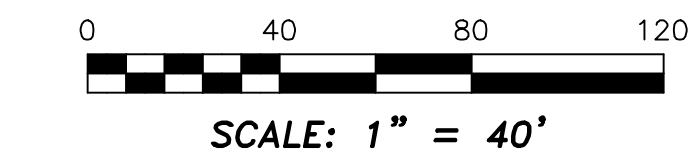
- = FOUND EXISTING IRON PIN OR PIPE.
- = SET IRON PIN (PLS-2007017965 CAP)
- (D) = DEED (M) = MEASURED
- x — x — x — EXISTING FENCE.

LOCATION SKETCH

NW¼ SEC 15, T28N, R23W
1"=1000'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00	35.06	34.88	N09°06'43" W	20°05'08"
C2	25.00	36.85	33.60	N2°04'16" E	84°27'10"
C3	477.18	86.16	80.12	S88°04'12" W	7°13'23"
C4	297.00	61.21	61.10	S66°36'39" W	11°48'27"
C5	210.00	0.92	0.92	N46°13'17" E	0°15'07"
C6	210.00	36.40	35.56	S59°29'55" W	26°18'08"
C7	540.00	8.85	8.85	N7°21'04" E	0°56'20"
C8	540.00	72.68	72.62	N67°51'19" E	7°42'40"
C9	25.00	38.62	34.89	S71°44'50" E	88°30'21"
C10	75.00	38.15	37.74	S1°25'26" E	29°08'28"
C11	25.00	39.13	35.26	S46°29'10" W	89°40'45"
C12	75.00	26.24	26.11	S81°18'04" W	20°02'56"
C13	75.00	50.00	49.08	S52°10'47" W	38°11'38"
C14	75.00	41.03	40.52	N1°7'24" E	31°20'52"
C15	75.00	57.71	56.30	N20°18'38" W	44°05'27"
C16	75.00	60.35	58.73	S65°24'29" E	46°06'14"
C17	25.00	21.03	20.41	S6°42'15" E	48°11'23"
C18	50.00	14.74	14.68	N48°42'50" W	16°53'14"
C19	50.00	53.91	51.34	S88°02'46" E	61°46'37"
C20	50.00	50.00	47.94	N3°25'04" E	57°17'45"
C21	50.00	43.91	42.51	N21°23'12" W	90°18'46"
C22	25.00	21.03	20.41	S22°26'53" E	48°11'23"
C23	25.00	21.03	20.41	S25°44'30" W	48°11'23"
C24	50.00	64.12	59.81	N1°30'56" E	73°28'26"
C25	50.00	50.77	48.62	S52°43'35" E	58°10'41"
C26	50.00	64.83	60.38	S61°02'27" W	74°17'14"
C27	50.00	61.44	57.65	N1°18'23" W	70°24'26"
C28	25.00	21.01	20.40	S22°25'54" E	48°09'24"
C29	25.00	39.22	35.32	S46°35'36" W	89°53'36"
C30	25.00	39.32	35.39	N4°24'25" W	90°06'22"
C31	125.00	82.72	82.06	N17°43'39" W	28°44'53"
C32	25.00	22.25	21.53	N01°36'05" W	51°00'01"
C33	25.00	17.08	16.75	N4°28'29" E	39°09'06"
C34	25.00	39.22	35.32	N46°35'56" E	89°53'36"
C35	25.00	20.12	19.88	N69°24'29" W	46°06'14"
C36	25.00	19.24	18.77	S20°18'38" E	44°05'27"
C37	25.00	39.18	35.30	N46°38'15" E	89°48'19"
C38	25.00	39.32	35.39	S43°24'23" E	90°06'22"
C39	390.00	5.95	5.95	S62°36'48" W	0°52'28"
C40	390.00	16.85	16.85	N60°56'17" E	2°28'32"
C41	100.00	1.34	1.34	N01°18'47" E	0°45'55"
C42	15.00	26.43	23.14	S68°27'58" E	10°59'01"
C43	50.00	15.43	15.37	S07°08'36" E	17°40'41"



DECLARATION BY SURVEYOR
I HEREBY DECLARE TO BLAKE CANTRELL REAL ESTATE, LLC,
THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL
SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE
BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT
STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI
DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS,
PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30,
2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENT.
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AND SUPERVISION.
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UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

TYPE OF SURVEY: URBAN

O & M SURVEYING
LAND SURVEYORS,
PLANNERS, &
CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721
(417) 852-1405
(417) 850-1171

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION No. #2022004477

Barry Mackey
STATE OF MISSOURI
BARRY D. MACKAY
NUMBER
PLS-2007017965
PROFESSIONAL LAND SURVEYOR

CLIENT: BLAKE CANTRELL REAL ESTATE, LLC
JOB No.: 22151
DATE: 10-20-2023
DESCRIPTION: MAJOR SUBDIVISION SURVEY
SCALE: 1" = 40'
LOCATION: SW¼ NW¼, SEC. 15, T28N, R23W
REPUBLIC, GREENE COUNTY, MO
DRAWN BY: JES
CHECKED BY: BDM
DWG. No.: 22151-1
SHEET #2 OF 2

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)

SW COR NW¼
SEC 15, T28N, R23W
HELD Ex 5/8" AC
POINT OF COMMENCEMENT

331.85'(D)
331.83'(D)
331.72'(M)

40.00'(D)

331.78'(M) 331.79'(D)

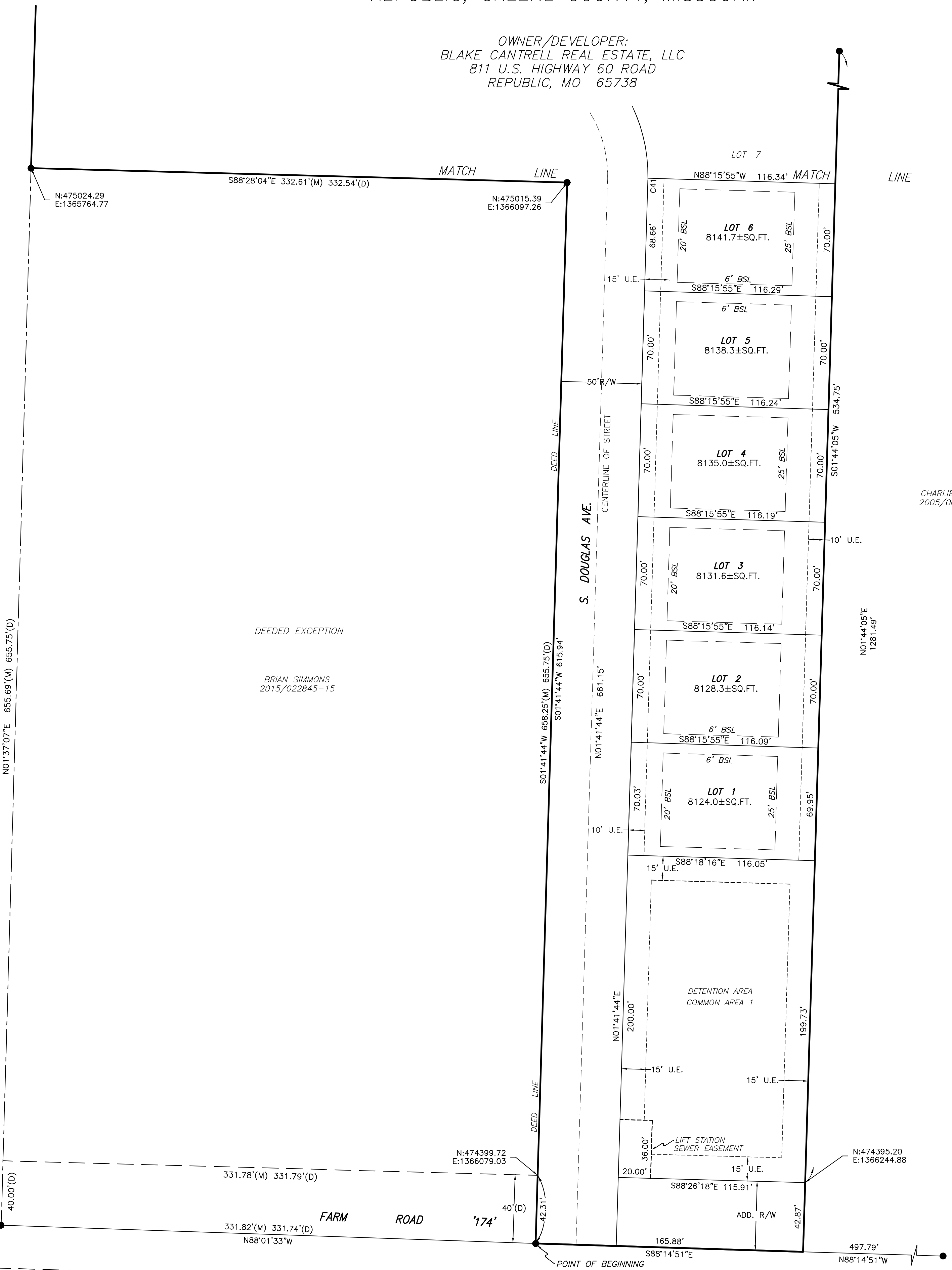
FARM ROAD '174'

N:474399.72
E:1366079.03

POINT OF BEGINNING

N:474395.20
E:1366244.88

497.79'



DEEDED EXCEPTION
BRIAN SIMMONS
2015/022845-15

CHARLIE McCLAIN
2005/008536-05