

GRID NORTH

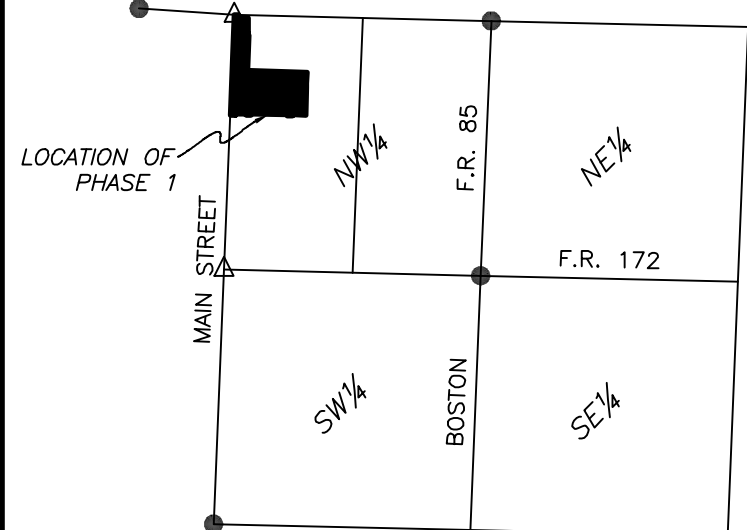
NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT NO CENTRAL ZONE



SCALE: 1" = 60'

LEGEND table with symbols for found existing iron pin or pipe, found existing right-of-way post, set CP spindle in road for block corner, set iron pin with PLS-2007017965 cap, deed, measured, utility easement, and existing fence.

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



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

OWNERS / DEVELOPERS:

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

DESCRIPTION OF PLATTED AREA:

THE PLAT OF HARPER RIDGE PHASE I, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING: A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) 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 (SW1/4) OF THE NORTHWEST (NW1/4) OF SAID SECTION 17, THENCE N01°34'01"E, 1625.94 FEET; THENCE N88°28'56"W, 531.06 FEET TO THE POINT OF BEGINNING; THENCE N01°31'04"E, 447.50 FEET TO AN IRON PIN; THENCE N88°28'56"W, 567.90 FEET TO AN IRON PIN; THENCE N01°56'45"E, 177.62 FEET; THENCE N88°44'21"W, 50.00 FEET; THENCE N01°56'45"E, 185.78 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 8.43 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N14°09'23"W, AND A CHORD LENGTH OF 8.32 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 38.75 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N08°03'30"W, AND A CHORD LENGTH OF 37.78 FEET; THENCE N01°31'04"E, 141.57 FEET; THENCE N88°28'56"W, 102.57 FEET; THENCE N01°56'45"E, 26.30 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE N88°40'18"W, ALONG SAID NORTH LINE OF SECTION 17, 47.29 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S02°19'06"W, ALONG THE WEST LINE OF SAID SECTION, 1042.86 FEET; THENCE S87°56'35"E, 54.06 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 23.18 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N47°14'46"E, AND A CHORD LENGTH OF 20.94 FEET; THENCE S88°28'56"E, 82.50 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 23.67 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF S43°16'06"E, AND A CHORD LENGTH OF 21.29 FEET; THENCE N85°33'28"E, 50.31 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 23.45 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N46°43'54"E, AND A CHORD LENGTH OF 21.13 FEET; THENCE S88°28'56"E, 125.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

OWNER(S) DEDICATION AS OWNER(S) I/W/O, 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/W/O HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, MISSOURI. FURTHERMORE, I/W/O, 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.

OWNER/SUBDIVIDER DATE

STATE OF MISSOURI ) COUNTY OF )

ON THIS DAY OF 20 BEFORE ME PERSONALLY APPEARED ZACHARY BEST, TO ME KNOWN TO BE THE MANAGING MEMBER OF BESTER PROPERTIES, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE HAS EXECUTED THE SAME ON BEHALF OF BESTER PROPERTIES, LLC 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

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: 1717200081 COUNTY COLLECTION OFFICIAL DATE

GENERAL NOTES

- 1. TOTAL AREA - 310.17 ACRES OR 443128 Sq Ft
2. TOTAL NUMBER OF LOTS - 25
3. ZONING: R14
4. SMALLEST LOTS: LOTS 1-3, 5-10, 13-24 (39000 SQ)
5. LARGEST LOT: LOT 25 (310188 SQ)
6. BUILDING SETBACK LINES: FRONT YARD = 25 FEET REAR YARD = 25 FEET SIDE YARD = 6 FEET SIDE STREET = 15' OFF HARPER RIDGE DR & 25' OFF COWLING AVE
7. SIDEWALK TO BE LOCATED ON ONE SIDE OF MAIN STREET BUILT DURING PHASE 2, AND SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF HARPER RIDGE DR, COWLING STREET, CLAYTON LANE AND CHLOE LANE.
8. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT OR-84
9. A PORTION IN THE SOUTHWEST CORNER OF THIS PHASE IS WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010
10. MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
11. RECORD SOURCE OF TITLE: BOOK 2022, PAGE 23260-22 & BOOK 2021, PAGE 57233-21
12. CLASS OF PROPERTY: URBAN
13. LOT CORNERS (SEM-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/OUTLET SET AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE NUMBER FROM THE LOT CORNER.
14. ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
15. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE.
16. THERE ARE 22251 LV OF STREETS ADDED IN THIS PHASE
17. NO DIRECT ACCESS TO MAIN STREET (FARM ROAD 81) FROM ANY LOT
18. PRELIMINARY PLAT APPROVED AS EMERALD VALLEY PHASE 2 ON OCTOBER 26, 2021

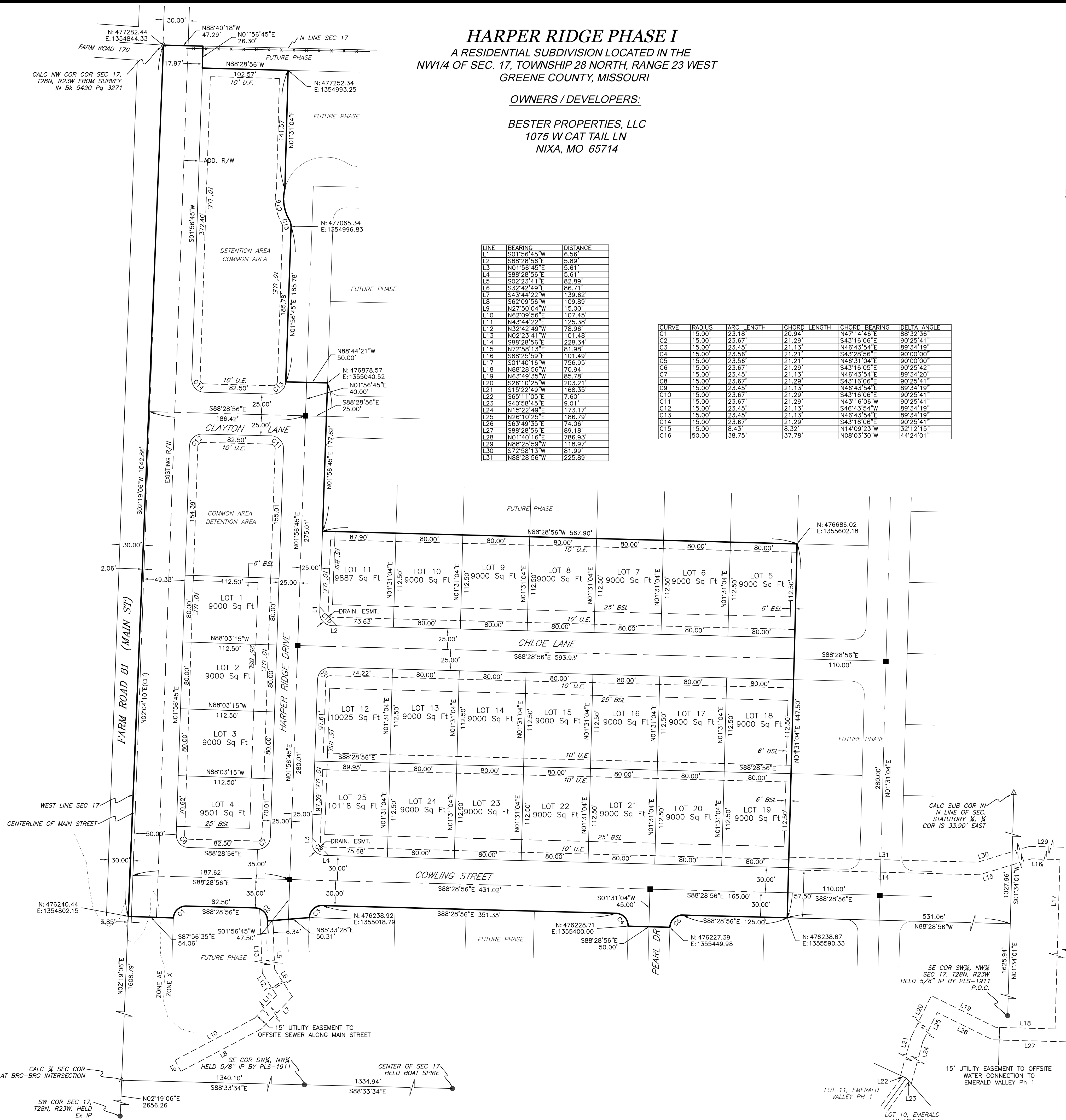


Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L31 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C16 with their respective curve data.

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 HARPER RIDGE PHASE I 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 HARPER 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 20

CITY CLERK DATE

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, BARRY D. MACKAY, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HERIN DESCRIBED, PREPARED BY O&M SURVEYING, LLC, DATED OCTOBER 19, 2023, AND SIGNED BY BARRY D. MACKAY, 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. MACKAY, P.L.S. NO. 2007017965 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 19, 2023

SIGNATURE: MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2007017965

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)

Professional seal and contact information for O&M SURVEYING, LLC, including address (472 Trout Road, Ozark, Missouri 65721), phone number, and website.

