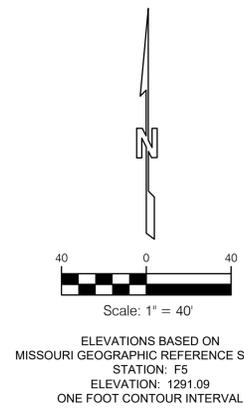
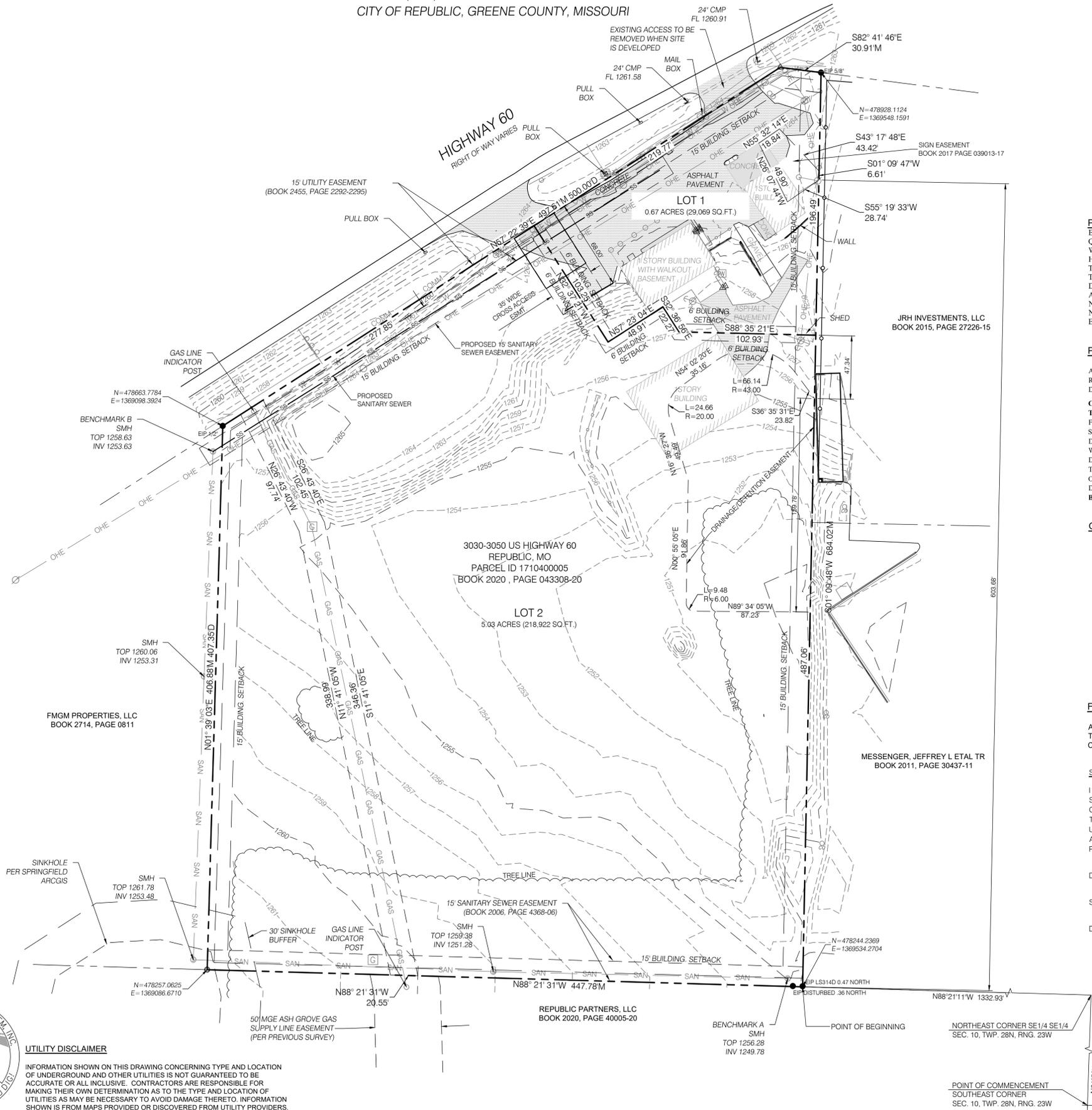


**PRELIMINARY PLAT OF
JOSAN PROPERTIES**
A PROPOSED SUBDIVISION BEING A PART OF
THE SOUTHEAST QUARTER (SE¼) SECTION 10, TOWNSHIP 28 NORTH,
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



LEGEND	
○	IRON PIN SET CAPPED 'LC 2007008003'
●	EXISTING IRON PIN
△	EXISTING RIGHT-OF-WAY MARKER
M	MEASURED
P	PLATTED
D	DEEDED
— W	WATER LINE
— GAS	GAS LINE
— SAN	SANITARY SEWER
— OHE	OVERHEAD ELECTRIC LINE
— UGE	UNDERGROUND ELECTRIC LINE
— COMM	UNDERGROUND COMMUNICATION LINE
— FO	FIBER-OPTIC CABLE
—	CHAIN LINK FENCE
—	WOOD PRIVACY FENCE
—	BARBED WIRE FENCE
⊠	ELECTRIC TRANSFORMER
⊙	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊖	WATER MANHOLE
⊠	TELEPHONE PEDESTAL
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	POWER POLE
⊕	ELECTRIC METER
⊕	GUY ANCHOR
⊕	PULL BOX
⊕	2 PED
⊕	WATER METER
⊕	GAS METER
⊕	AIR CONDITIONER
⊕	SIGN
⊕	LIGHT POLE
⊕	POST
⊕	MAIL BOX
⊕	TREE DECIDUOUS
⊕	TREE EVERGREEN

PROPERTY DESCRIPTION: BOOK 2020 PAGE 43308-20
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TEN, TOWNSHIP TWENTY-EIGHT, RANGE TWENTY-THREE, THENCE WEST 441.4 FEET; THENCE NORTH 407.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY "166"; THENCE NORTHEASTERLY 500 FEET; THENCE SOUTHEASTERLY 27.8 FEET TO THE EAST LINE OF NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 684.7 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.
ALSO, A STRIP OF LAND APPROXIMATELY THREE FEET IN WIDTH EAST AND WEST AT THE NORTHERN POINT AND 7.4 FEET EAST AND WEST AT THE SOUTHERN POINT, AND 684.7 FEET NORTH AND SOUTH SAID TRACT BEING A STRIP OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE DESCRIBED PROPERTY.

PROPERTY DESCRIPTION: AS SURVEYED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10 (CORNER DOCUMENT 600-71898); **THENCE** NORTH 01°52'11" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1333.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; **THENCE** NORTH 88°21'31" WEST, ALONG THE QUARTER QUARTER SECTION LINE, A DISTANCE OF 1332.93 FEET TO THE **POINT OF BEGINNING**; **THENCE** CONTINUING NORTH 88°21'31" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 447.78 FEET; **THENCE** NORTH 01°39'03" EAST A DISTANCE OF 406.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 60; **THENCE** NORTH 57°22'39" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 497.61 FEET; **THENCE** SOUTH 82°41'46" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.91 FEET; **THENCE** SOUTH 01°09'48" WEST A DISTANCE OF 684.02 TO THE **POINT OF BEGINNING**

GENERAL NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR RURAL CLASS PROPERTY
2. THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
3. DATE PREPARED SEPTEMBER 28, 2021.
4. EXISTING BUILDINGS TO BE REMOVED.
5. MAINTENANCE OF DETENTION AREA, BUFFERYARDS AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS AS SET FORTH IN THE SUBDIVISION COVENANTS.
6. THE EASTERN MOST ENTRANCE ON TO HWY 60 MUST BE REMOVED WHEN SITE IS DEVELOPED.

FLOOD STATEMENT:

ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0318E, DATED DECEMBER 16TH, 2010 THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S DECLARATION:

I JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED FEBRUARY 02, 2021 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE

DATE PREPARED: SEPTEMBER 28, 2021

SIGNATURE: _____ MO PLS NO. 002555

DATE: _____



VICINITY MAP
NTS

OWNER/DEVELOPER:
JOSAN PROPERTIES ARKANSAS LLC
PO BOX 66
SELIGMAN, MISSOURI 65745

DEVELOPMENT DATA:
TOTAL ACREAGE: 247,990 SQ FT 5.7 ACRES

TOTAL LOTS: 2
CURRENT ZONING: GENERAL COMMERCIAL (C2)
SOURCE OF TITLE: BOOK 2020 PAGE 43308-20

BUILDING SETBACKS:
FRONT 15'
SIDE 15'
SIDE 6' (INTERIOR LOTS)
REAR 15'

6 FOOT UTILITY EASEMENT EACH SIDE OF THE LINE DIVIDING LOT 1 AND LOT 2

BENCHMARKS:
A: CENTER OF EXISTING MANHOLE
ELEVATION = 1256.28

B: CENTER OF EXISTING MANHOLE
ELEVATION = 1258.63

UTILITY DISCLAIMER
INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.



No.:	Revision:	Date:
Prepared by: 		
5051 S. National Suite 7A Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402 www.GoCJW.com		

PRELIMINARY PLAT OF REPUBLIC COFFEE SHOP			
3030 3050 US HIGHWAY 60 CITY OF REPUBLIC, GREENE COUNTY, MO			
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=40' VERT. N/A	SHEET 1 OF 1 SHEETS FILE NO. 20094
DATE 02/02/2021	DRAWN CJW	CHECKED CJW	
DWG 20094-PRELIM			