

LOCATION MAP
Sec. 11, T-28-N, R-23-W
Scale: 1"=2000'

FINAL PLAT
WILSON'S VALLEY PHASE II
PART OF THE S 1/2 OF THE NW 1/4
& PART OF THE N 1/2 OF THE SW 1/4
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR

Wilson's Valley, LLC
5051 S. National Ave, Bldg 5-100
Springfield, MO 65810

BENCHMARKS

Benchmarks shown are per the Public Improvement Plans for Wilson's Valley Phase II. Elevation datum was determined by others.

BM #1 - Existing R/W Post Marker at the SE Corner of U.S. Hwy. 60 & Farm Road 101
Elevation: 1246.26±

BM #2 - Found 5/8" Iron Pin "LS 3140" along the West side of Farm Road 101 & Approx. 1607± South of U.S. Hwy. 60.
Elevation: 1246.68±

PREPARED BY

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

BOUNDARY DESCRIPTION

All of that part of the South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) and of the North One-Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 034932-21 and Book 2022 at Page 028868-22 in the Greene County Recorder's Office, more particularly described as follows:
COMMENCING at an existing 5/8" iron bar marking the Southeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 11; thence N89°06'52"W, along the South line of said NW 1/4 of the SW 1/4, a distance of 112.38 feet to a POINT OF BEGINNING; thence continuing N89°06'52"W, along said South line, a distance of 474.18 feet; thence along a non-tangent curve to the left having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36'43" and a chord distance of 108.24 feet which bears N85°04'46"E; thence N10°43'35"W, a distance of 70.00 feet; thence N00°00'00"W, a distance of 302.46 feet; thence N33°31'02"W, a distance of 475.49 feet; thence N03°29'07"E, a distance of 210.57 feet; thence N08°56'11"W, a distance of 218.95 feet; thence N18°55'49"E, a distance of 500.84 feet; thence along a non-tangent curve to the right having a radius of 100.00 feet, an arc length of 51.46 feet, a central angle of 29°29'05" and a chord distance of 50.89 feet which bears S87°19'46"E; thence N11°40'24"E, a distance of 50.17 feet; thence along a non-tangent curve to the left having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°38'55" and a chord distance of 43.43 feet which bears N82°49'42"W; thence N18°55'49"E, a distance of 222.09 feet; thence N48°37'36"E, a distance of 23.00 feet to a point on existing railroad spur as described as exception Tract I in Book 2003 at Page 85636-03; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 703.29 feet, an arc length of 164.05 feet, a central angle of 13°21'54" and a chord distance of 163.88 feet which bears S46°52'13"E; thence N38°26'50"E, along said railroad spur, a distance of 50.00 feet; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 653.29 feet, an arc length of 64.79 feet, a central angle of 5°40'57" and a chord distance of 64.76 feet which bears S56°23'39"E; thence S33°15'00"E, a distance of 486.21 feet; thence S57°04'41"W, a distance of 31.45 feet; thence S32°55'19"E, a distance of 95.00 feet; thence S88°49'45"E, a distance of 96.02 feet; thence S00°00'37"W, a distance of 22.08 feet; thence S88°58'19"E, a distance of 123.69 feet; thence S00°47'23"W, a distance of 95.05 feet; thence along a non-tangent curve to the right having a radius of 175.19 feet, an arc length of 176.13 feet, a central angle of 57°36'05" and a chord distance of 168.80 feet which bears N62°13'52"E; thence S88°56'17"E, a distance of 37.00 feet; thence S01°03'43"W, a distance of 50.00 feet; thence N88°56'17"W, a distance of 37.00 feet; thence along a tangent curve to the left having a radius of 125.00 feet, an arc length of 124.87 feet, a central angle of 57°14'12" and a chord distance of 119.74 feet which bears S62°26'37"W; thence along a reverse curve to the right having a radius of 175.00 feet, an arc length of 173.99 feet, a central angle of 68°57'52" and a chord distance of 168.91 feet which bears S62°18'27"W; thence N89°12'37"W, a distance of 22.61 feet; thence along a tangent curve to the left having a radius of 15.00 feet, an arc length of 24.36 feet, a central angle of 93°03'47" and a chord distance of 21.77 feet which bears S44°15'29"W; thence along a compound curve to the left having a radius of 175.00 feet, an arc length of 117.08 feet, a central angle of 38°19'56" and a chord distance of 114.91 feet which bears S21°26'22"E; thence S40°36'20"E, a distance of 33.58 feet; thence N49°23'40"E, a distance of 120.00 feet; thence S40°36'20"E, a distance of 288.03 feet; thence S63°18'53"W, a distance of 86.02 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 238.88 feet, a central angle of 17°10'23" and a chord distance of 237.99 feet which bears S54°43'42"W; thence N88°58'33"W, a distance of 113.90 feet; thence S01°51'30"W, a distance of 146.50 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 429.93 feet, a central angle of 30°54'26" and a chord distance of 424.74 feet which bears S17°13'22"W; thence S01°46'09"W, a distance of 110.99 feet to the POINT OF BEGINNING. Containing 28.695 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

NOTES

- 1. No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
4. Centerline bearing of street is same as adjacent lot line.
5. Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
6. All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
7. Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366", unless noted otherwise.
8. All lot corners shall be set within 1-year after the date of recording this plat.
9. Sidewalks will be constructed along at least one side of each street and the full radius of each cul-de-sac in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the East side of Poplar Way, the West side of Knollwood Avenue and Boxwood Drive, and the North side of Greentree Street and Ashwood Court.
10. No new construction shall be constructed within 30 feet of any sinkhole rim in accordance with Republic Municipal Code Section 405.700.
11. That portion of Greentree Street right-of-way within Phase II is dedicated hereon.
12. Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. G23-142200, dated July 20, 2023.
13. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
14. Zoned: Wilson's Valley Planned Development District (PDD)
Residential Setbacks:
Front Yard Setback: 20 feet
Side Yard Setback: 5 feet (15 feet adj. to street R/W)
Rear Yard Setback: 25 feet

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.

Wilson's Valley, LLC Date
Stuart M. Stenger, Manager of
Stenger Management, LLC, its manager

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2024, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, 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 _____, 2024, the Final Plat of Wilson's Valley Phase II 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 Wilson's Valley Phase II 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 _____, 2024.

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 10/07/2024
Olsson, Inc., MO LC 366
ddrumm@olsson.com

MINIMUM FINISH FLOOR ELEVATIONS

Table with 2 columns: LOT, **M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK). Lists elevations for lots 1 through 81.

Four LINE TABLEs showing #, Direction, Length for lots L1 through L46.

Two CURVE TABLEs showing #, Radius, Length, Delta, Chord, Chord Bearing for curves C1 through C92.

The elevations are shown as required by Greene County and provided by Ryan V. Jeppson (PE-2012024241) who determined the elevations.
**Minimum F.F. Elev. shown is the elevation to serve any point within the lot. Finished basements may require a grinder pump.
**Minimum F.F. Elev. is set 18" above the 100-yr water surface elevation or top of bank of adjacent drainage way.

Olsson logo and contact information. Vertical text: FINAL PLAT WILSON'S VALLEY PHASE II SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST REPUBLIC, GREENE COUNTY, MISSOURI. Includes a REVISIONS table and a SHEET 1 of 3 indicator.

FINAL PLAT
WILSON'S VALLEY PHASE II
 PART OF THE S½ OF THE NW¼
 & PART OF THE N½ OF THE SW¼
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR
 Wilson's Valley, LLC
 5051 S. National Ave. Bldg 5-100
 Springfield, MO 65810

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

- LEGEND**
- Found Monument (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

DEVELOPMENT NOTES

Total Area: 1,249,962± sf - 28.695± acres
 Total No. of Lots: 81
 Smallest Lot: Lot 66: 6,049± sf - 0.139± ac
 Largest Lot: Lot 56: 23,857± sf - 0.548± ac
 PDD Approval: Ord. 22-24, Approved May 3, 2022
 Current Zoning: Wilson's Valley Planned Development District (PDD)
 Property Owner: Wilson's Valley, LLC
 Source of Title: Book 2021, Page 034932-21
 Book 2022, Page 028868-22



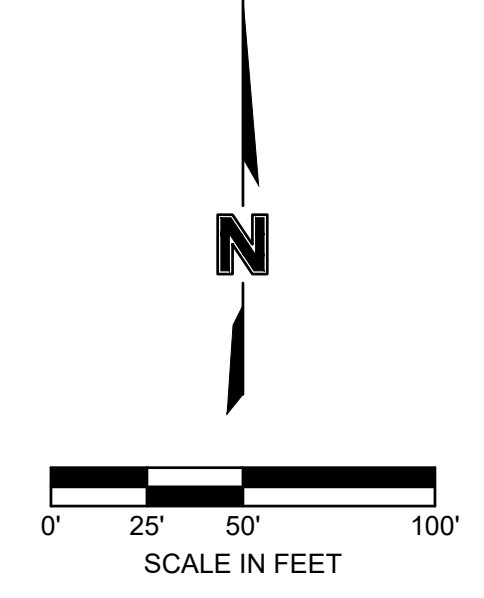
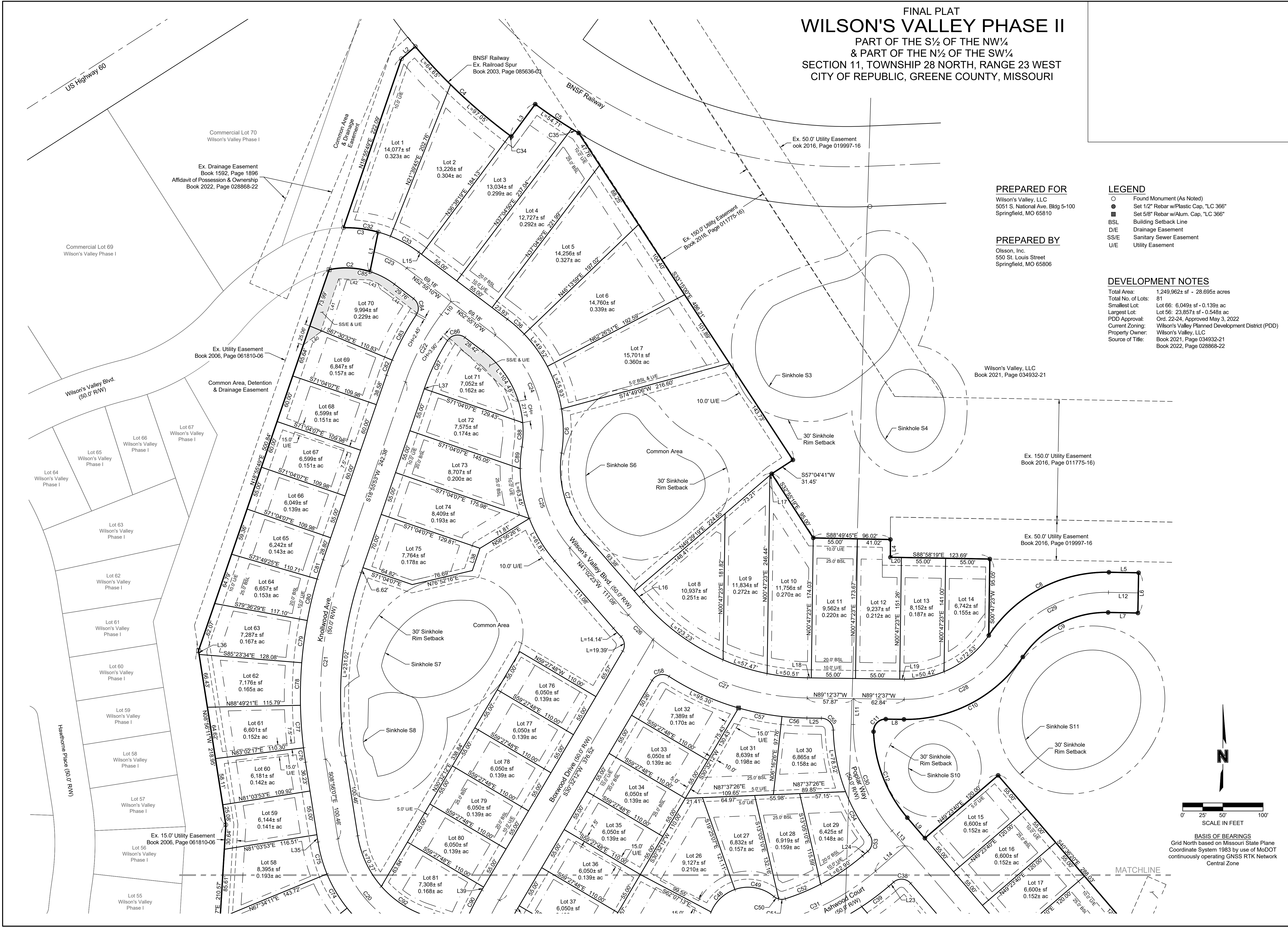
Digitally signed by David D. Drumm
 Date: 2024.10.07 14:09:39-0500

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.03.2024	Revised per City Comments
2	10.07.2024	Revised per Additional City Comments

BY: [Signature]
 CDA
 CDA

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WILSON'S VALLEY PHASE II
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

drawn by: CDA
 surveyed by: SVY
 checked by: DDD
 approved by: DDD
 project no.: 021-05396
 drawing no.: V-FPL-Phase II-05396
 date: 08.06.2024

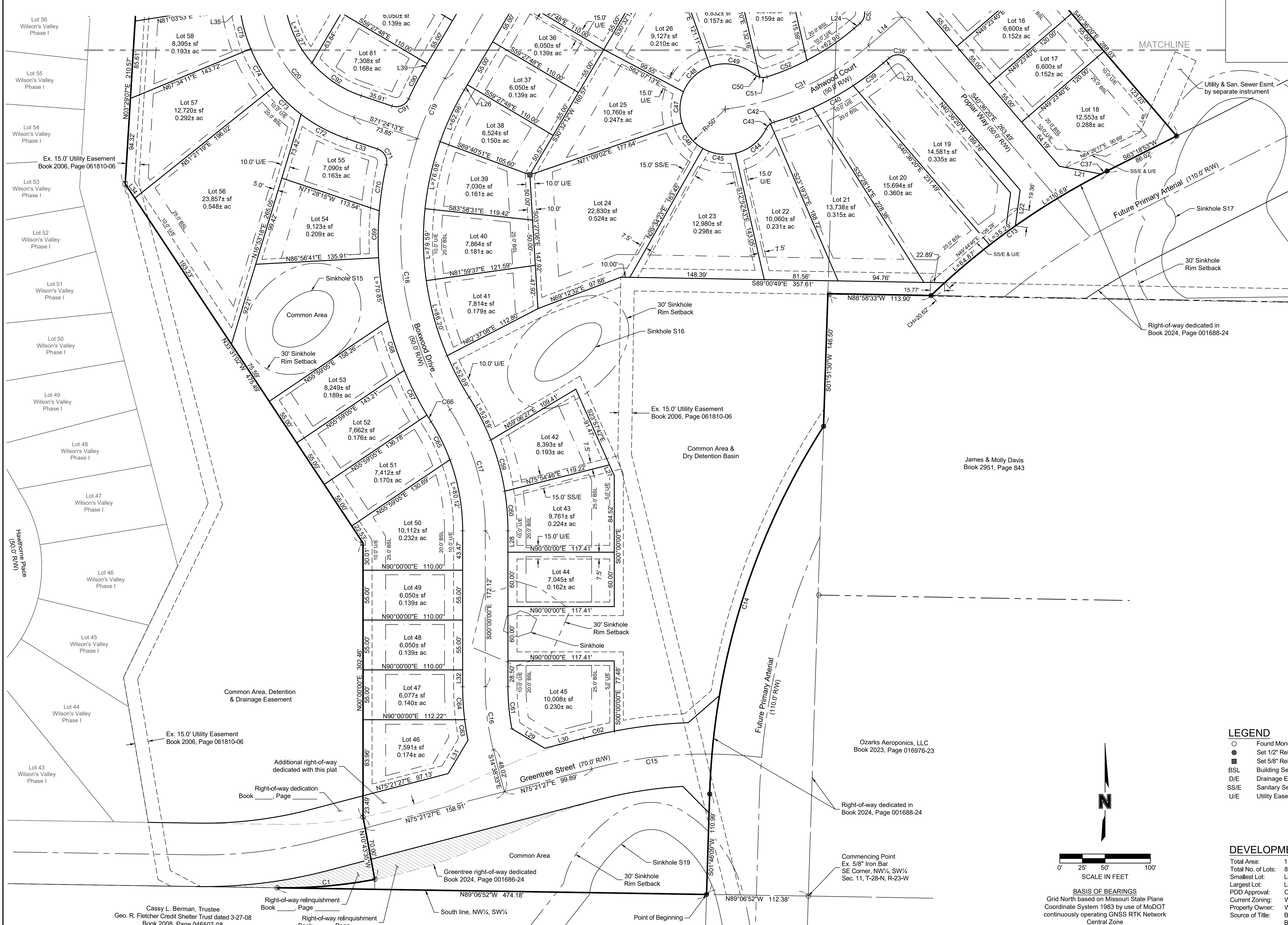


BASIS OF BEARINGS
 Grid North based on Missouri State Plane
 Coordinate System 1983 by use of MoDOT
 continuously operating GNSS RTK Network
 Central Zone

REVISIONS

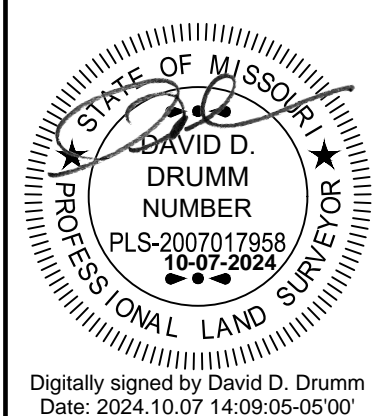
2024

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PREPARED BY
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 550 St. Louis Street
 Springfield, MO 65806



Digitally signed by David D. Drum
 Date: 2024.10.07 14:09:05-0500'

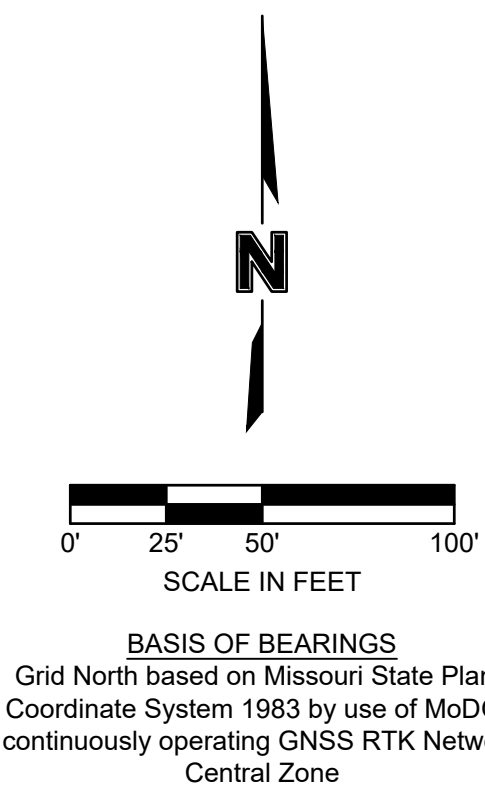
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BY	CDA	CD

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SHEET
 3 of 3

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Cassy L. Berman, Trustee
 Geo. R. Fletcher Credit Shelter Trust dated 3-27-08
 Book 2008, Page 046507-08

olsson
 Olsson, Inc. - Survey Missouri Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL: 417.890.8802
 www.olsson.com

REVISIONS

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SHEET
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