

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

### 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

## **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±

#### **BOUNDARY DESCRIPTION**

All of that part of the South One-Half (S½) of the Northwest Quarter (NW¼) and of the North One-Half (N½) of the Southwest Quarter (SW1/4) 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 (NW1/4) of the Southwest Quarter (SW1/4) of said Section 11; thence N89°06'52"W, along the South line of said NW1/4 of the SW1/4, a distance of 112.38 feet for 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 163.68 feet which bears S46°52'13"E; thence N36°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 56°57'52" and a chord distance of 166.91 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°54'28" 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 permittable 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.

FINAL PLAT

WILSON'S VALLEY PHASE II

PART OF THE S1/2 OF THE NW1/4 & PART OF THE N1/2 OF THE SW1/4

SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST

CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

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

### **ACKNOWLEDGEMENT**

STATE OF MISSOURI COUNTY OF GREENE SS.

, 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

, City Planner of the City of Republic, Missouri, do hereby certify on the \_, 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

### 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 \_\_\_ on the \_\_\_\_\_ day of \_\_\_

Laura Burbridge, City Clerk

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 Olsson, Inc., MO LC 366

ddrumm@olsson.com

#### MINIMUM FINISH FLOOR ELEVATIONS

LOT 1

LOT 2

LOT 3 LOT 4

\*\*M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK)

1235.0

1236.0

LOTE	
LOT 5	
LOT 6	
LOT 7	
LOT 8 LOT 9	
LOT 10	
LOT 11	
LOT 12	
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LOT 66	1228.3
LOT 67	1228.6
LOT 68	1231.0
LOT 69	1233.3
LOT 70	1235.3
LOT 71	
LOT 72	
LOT 73	
LOT 74	
LOT 75	
LOT 75	
LOT 75 LOT 76	
LOT 75 LOT 76 LOT 77	
LOT 75 LOT 76 LOT 77 LOT 78	
LOT 75 LOT 76 LOT 77	

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

\*\*Minimum F.F. Elev. is set 18" above the 100-yr water surface elevation or top of bank of adjacent drainage way.

point within the lot. Finished basements may require a

		LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE	<u> </u>
Ī	#	Direction	Length									
	L1	N11°40'24"E	50.17'	L13	S40°36'20"E	24.72'	L25	N89°12'37"W	18.03'	L37	S18°55'53"W	0.76'
	L2	N48°37'36"E	23.00'	L14	N49°23'40"E	48.23'	L26	S30°32'12"W	6.74'	L38	N18°55'53"E	29.29'
	L3	N36°26'50"E	50.00'	L15	S52°55'10"E	4.43'	L27	N23°57'42"W	13.00'	L39	N30°32'12"E	4.23'
	L4	S00°00'37"W	22.08'	L16	S41°02'23"E	17.70'	L28	S00°00'00"E	23.61'	L40	N52°51'16"E	26.88'
	L5	S88°56'17"E	37.00'	L17	S49°29'19"W	3.03'	L29	S59°24'51"E	42.26'	L41	N18°55'53"E	69.74'
	L6	S01°03'43"W	50.00'	L18	S89°12'37"E	4.78'	L30	N75°21'27"E	44.55'	L42	S88°09'24"E	38.41'
	L7	N88°56'17"W	37.00'	L19	S89°12'37"E	5.93'	L31	N30°49'05"E	42.77'	L43	S67°13'02"E	11.70'
	L8	N89°12'37"W	22.61'	L20	N88°58'19"W	13.69'	L32	N00°00'00"E	18.64'	L44	S52°45'22"E	60.90'
	L9	S40°36'20"E	33.58'	L21	S79°27'03"E	46.73'	L33	N71°24'13"W	35.91'	L45	S47°32'57"E	116.10'
	L10	S37°04'50"W	20.12'	L22	N07°38'55"E	39.95'	L34	S33°31'02"E	19.12'	L46	N23°35'47"E	30.76'
	L11	S00°47'23"W	32.19'	L23	S49°23'40"W	8.23'	L35	N08°56'07"W	9.23'			

L12 N88°56'17"W 37.00' L24 N49°23'40"E 8.72' L36 S08°56'11"E 4.71'

		С	URVE TABI	_E					Cl	JRVE TABL	.E	
#	Radius	Length	Delta	Chord	Chord Bearing		#	Radius	Length	Delta	Chord	Chord Bearing
C1	535.00'	108.43'	11°36'43"	108.24'	N85°04'46"E		C47	50.00'	35.11'	40°13'52"	34.39'	N02°27'32"E
C2	100.00'	51.46'	29°29'05"	50.89'	S87°19'46"E		C48	50.00'	41.89'	48°00'25"	40.68'	N46°34'41"E
С3	150.00'	43.59'	16°38'55"	43.43'	N82°49'42"W		C49	50.00'	51.76'	59°18'51"	49.48'	S79°45'41"E
C4	703.29'	164.05'	13°21'54"	163.68'	S46°52'13"E		C50	15.00'	6.66'	25°25'51"	6.60'	S62°51'23"E
C5	653.29'	64.79'	5°40'57"	64.76'	S56°23'39"E		C51	15.00'	8.38'	32°00'44"	8.27'	N88°25'20"E
C6	175.00'	55.19'	18°04'10"	54.96'	S00°12'25"E		C52	275.00'	47.60'	9°55'02"	47.54'	N67°27'26"E
C7	125.00'	108.79'	49°52'03"	105.39'	S16°06'21"E		C53	15.00'	22.59'	86°17'12"	20.51'	N06°15'03"E
C8	175.19'	176.13'	57°36'05"	168.80'	N62°13'52"E		C54	225.00'	61.71'	15°42'52"	61.52'	N29°06'12"W
C9	125.00'	124.87'	57°14'12"	119.74'	S62°26'37"W		C55	15.00'	23.03'	87°57'31"	20.83'	N45°13'52"W
C10	175.00'	173.99'	56°57'52"	166.91'	S62°18'27"W		C56	325.00'	31.11'	5°29'03"	31.10'	N86°28'06"W
C11	15.00'	24.36'	93°03'47"	21.77'	S44°15'29"W		C57	325.00'	55.07'	9°42'28"	55.00'	N78°52'20"W
C12	175.00'	117.08'	38°19'56"	114.91'	S21°26'22"E		C58	15.00'	24.15'	92°14'45"	21.62'	S76°39'35"W
C13	797.00'	238.88'	17°10'23"	237.99'	S54°43'42"W		C59	275.00'	58.61'	12°12'39"	58.50'	S15°15'44"E
C14	797.00'	429.93'	30°54'28"	424.74'	S17°13'22"W		C60	275.00'	43.95'	9°09'24"	43.90'	S04°34'42"E
C15	500.00'	134.02'	15°21'26"	133.62'	N83°02'10"E		C61	249.00'	46.64'	10°43'56"	46.57'	S05°21'58"E
C16	274.00'	70.02'	14°38'33"	69.83'	S07°19'17"E		C62	535.00'	34.44'	3°41'18"	34.43'	N77°12'06"E
C17	250.00'	141.31'	32°23'13"	139.44'	S16°11'37"E		C63	299.00'	22.98'	4°24'11"	22.97'	N09°11'09"W
C18	350.00'	311.44'	50°59'00"	301.27'	S06°53'43"E		C64	299.00'	36.45'	6°59'03"	36.42'	N03°29'32"W
C19	350.00'	72.94'	11°56'26"	72.81'	S24°34'00"W		C65	225.00'	47.07'	11°59'09"	46.98'	N26°23'39"W
C20	150.00'	163.54'	62°28'06"	155.56'	S40°10'10"E		C66	375.00'	8.44'	1°17'22"	8.44'	N31°44'32"W
C21	500.00'	243.18'	27°52'00"	240.79'	S04°59'53"W		C67	375.00'	55.48'	8°28'38"	55.43'	N26°51'32"W
C22	300.00'	95.03'	18°08'56"	94.63'	S28°00'21"W		C68	375.00'	57.21'	8°44'25"	57.15'	N18°15'01"W
C23	125.00'	45.42'	20°49'07"	45.17'	N63°19'44"W		C69	375.00'	51.85'	7°55'21"	51.81'	N00°54'21"E
C24	150.00'	161.65'	61°44'50"	153.94'	N22°02'45"W		C70	375.00'	51.33'	7°50'33"	51.29'	N08°47'18"E
C25	150.00'	130.55'	49°52'03"	126.47'	N16°06'21"W		C71	15.00'	22.02'	84°06'47"	20.10'	N29°20'50"W
C26	300.00'	42.86'	8°11'06"	42.82'	N45°07'56"W		C72	175.00'	57.17'	18°43'05"	56.92'	N62°02'41"W
C27	300.00'	209.36'	39°59'09"	205.14'	N69°13'03"W		C73	175.00'	42.88'	14°02'27"	42.78'	N45°39'55"W
C28	150.00'	149.13'	56°57'52"	143.07'	S62°18'27"W		C74	175.00'	49.52'	16°12'52"	49.36'	N30°32'15"W
C29	150.00'	149.85'	57°14'12"	143.69'	S62°26'37"W		C75	175.00'	41.22'	13°29'43"	41.12'	N15°40'58"W
C30	200.00'	143.76'	41°11'02"	140.68'	S20°00'50"E		C76	525.00'	18.08'	1°58'24"	18.08'	N07°56'55"W
C31	300.00'	175.65'	33°32'51"	173.16'	N66°10'05"E		C77	525.00'	53.00'	5°47'05"	52.98'	N04°04'11"W
C32	150.00'	59.73'	22°48'54"	59.34'	S79°44'42"E		C78	525.00'	53.00'	5°47'05"	52.98'	N01°42'54"E
C33	150.00'	40.36'	15°25'05"	40.24'	S60°37'43"E		C79	525.00'	53.00'	5°47'05"	52.98'	N07°29'58"E
C34	703.29'	2.35'	0°11'30"	2.35'	N53°27'26"W		C80	525.00'	53.00'	5°47'05"	52.98'	N13°17'03"E
C35	653.29'	10.08'	0°53'02"	10.08'	N58°47'36"W		C81	525.00'	25.24'	2°45'18"	25.24'	N17°33'14"E
C36	175.00'	27.95'	9°09'09"	27.93'	S48°20'36"E		C82	325.00'	20.19'	3°33'35"	20.19'	N20°42'41"E
C37	797.00'	7.41'	0°31'57"	7.41'	N63°02'55"E		C83	325.00'	63.74'	11°14'15"	63.64'	N28°06'35"E
C38	15.00'	23.56'	90°00'00"	21.21'	N85°36'20"W		C84	15.00'	22.68'	86°38'53"	20.58'	N09°35'44"W
C39	325.00'	41.89'	7°23'03"	41.86'	S53°05'11"W		C85	100.00'	85.79'	49°09'08"	83.18'	N77°29'44"W
C40	325.00'	50.79'	8°57'12"	50.74'	S61°15'19"W	-	C86	15.00'	24.71'	94°23'06"	22.01'	S79°53'17"W
C41	325.00'	45.43'	8°00'30"	45.39'	S69°44'10"W		C87	275.00'	66.06'	13°45'50"	65.90'	S25°48'48"W
C42	15.00'	4.76'	18°11'44"	4.74'	S64°38'33"W		C88	125.00'	30.23'	13°51'22"	30.16'	N01°53'59"E
C43	15.00' 50.00'	7.69' 44.46'	29°22'04" 50°56'41"	7.60' 43.01'	S40°51'39"W S51°38'57"W	-	C89 C90	175.00' 375.00'	27.06' 39.62'	8°51'33" 6°03'13"	27.03' 39.60'	N04°23'54"E N27°30'36"E
C44	50.00'	37.05'	42°27'06"	36.20'	N81°39'10"W	-	C90	15.00'	22.02'	84°06'47"	20.10'	N66°32'23"E
C45	50.00	37.05	42°27'06 42°46'13"	36.46'	N39°02'31"W	-	C91	125.00'	66.01'	30°15'29"	65.25'	S56°16'29"E
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FINAL PLAT	NO.	DATE	REVISIONS DESCRIPTION	
WILSON'S VALLEY PHASE II	1	09.03.2024	Revised per City Comments	
	2	10.07.2024	Revised per Additional City Comments	
11 TOWNSHIP 28 NORTH RANGE 23 WEST				
JUBLIC, GREENE COUNLY, MISSOURI				
				_

drawn by: surveyed by: checked by: approved by: project no.: 021-05396 drawing no.: V\_FPLT-PH2\_02105396

> SHEET of 3

08.06.2024



