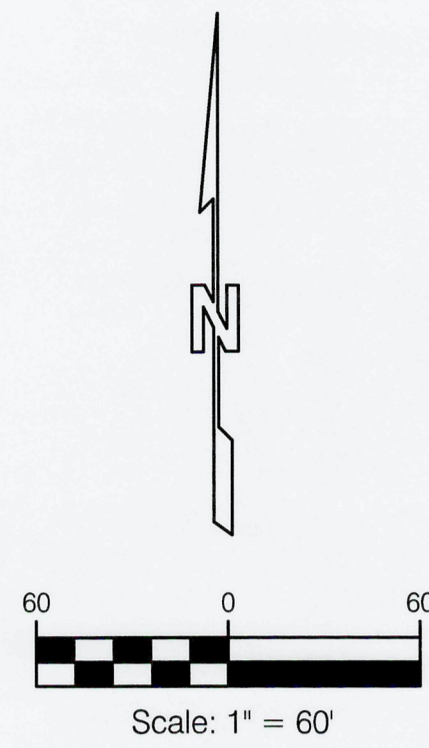


PROPERTY DESCRIPTION:

MONTE CRISTO SUBDIVISION PHASE TEN
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALL BEING IN REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SCOTT ACRES 1ST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK AA PAGE 78 GREENE COUNTY RECORDER'S OFFICE; THENCE SOUTH 87°33'53" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 226.90 FEET TO AN EXISTING FENCE; THENCE SOUTH 01°28'14" WEST, LEAVING SAID SOUTH LINE AND ALONG SAID FENCE, A DISTANCE OF 3.84 FEET; THENCE SOUTH 87°49'52" EAST, ALONG SAID FENCE, A DISTANCE OF 589.38 FEET; THENCE NORTH 03°18'04" EAST, ALONG SAID FENCE, A DISTANCE OF 1.10 FEET TO A POINT ON THE SOUTH LINE OF CHASTAIN SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK HH PAGE 22 GREENE COUNTY RECORDER'S OFFICE; THENCE SOUTH 87°33'53" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 479.81 FEET TO A POINT ON THE WEST RIGHT OF WAY OF HIGHWAY P; THENCE SOUTH 01°55'05" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 524.01 FEET; THENCE NORTH 88°10'32" WEST, ALONG AN EXTENSION OF THE NORTH LINE OF THE CITY OF REPUBLIC DEDICATED WALKING TRAIL RIGHT OF WAY, ALSO BEING THE NORTH LINE OF MONTE CRISTO PHASE ONE, A SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 17 GREENE COUNTY RECORDER'S OFFICE, A DISTANCE OF 93.14 FEET; THENCE WESTERLY 54.59 FEET, ALONG SAID NORTH LINE AND ALONG A 180.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°29'13" WEST, 54.38 FEET; THENCE WESTERLY 36.10 FEET, ALONG SAID NORTH LINE AND ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°25'00" WEST, 35.97 FEET; THENCE NORTH 88°02'12" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 845.51 FEET TO THE NORTHWEST CORNER OF SAID MONTE CRISTO PHASE ONE; THENCE SOUTH 01°58'15" WEST, ALONG THE WEST LINE OF SAID MONTE CRISTO PHASE ONE, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF MONTE CRISTO PHASE 4, A SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 577 GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH 88°03'00" WEST, ALONG THE NORTH LINE OF SAID MONTE CRISTO PHASE 4, A DISTANCE OF 267.92 TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 01°53'50" EAST, ALONG SAID WEST LINE, A DISTANCE OF 541.50 FEET TO THE POINT OF BEGINNING. CONTAINING 674,629 SQUARE FEET OR 15.5 ACRES



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A

FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 10

SE 1/4 NE 1/4 SEC 30, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

RLDC LLC
3800 S FREMONT AVE
SPRINGFIELD MO
65804

LEGEND

- EXISTING IRON PIN
5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008006") (SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
MEASURED
PLATTED
DEEDED

GENERAL NOTES:

- TOTAL AREA: 15.5 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
TOTAL NUMBER OF LOTS: 40
SMALLEST LOT: LOT 2, 3, 5 - 11, 24 & 37 (9000 SQ. FT.)
LARGEST LOT: LOT 16 (15,737 SQ. FT.)
DATE PRELIMINARY PLAT APPROVED: MARCH 27, 2006
CURRENT ZONING: MONTE CRISTO PDD
SOURCE OF TITLE: BOOK 2015 PAGE 2943215
BUILDING SETBACKS - FRONT YARD - 25' REAR YARD - 25' SIDE YARD - 6' SIDE YARD W/ STREET FRONTAGE - 25'
ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0426E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY

OWNERS DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF RLDC, LLC 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 HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

MIKE SEITZ, MANAGING MEMBER, RLDC, LLC

DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI )
COUNTY OF GREENE )

ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF RLDC, LLC, LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE LLC, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LLC. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN COUNTY, MISSOURI.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

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.

1730101175
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

APPROVAL BY THE CITY COUNCIL:

I, LAURA BURRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, DO HEREBY CERTIFY THAT THE PLAT OF MONTE CRISTO PHASE 10, WAS PRESENTED, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. ON THE DAY OF 2021.

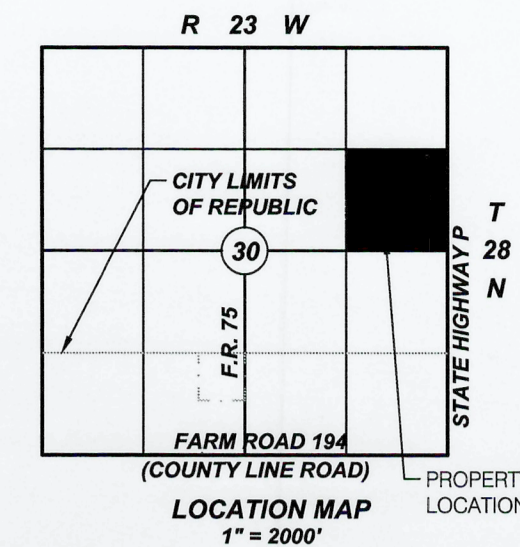
CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE DAY OF 2021, THE FINAL PLAT OF MONTE CRISTO PHASE 10, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER



SPACE RESERVED FOR GREENE COUNTY RECORDER

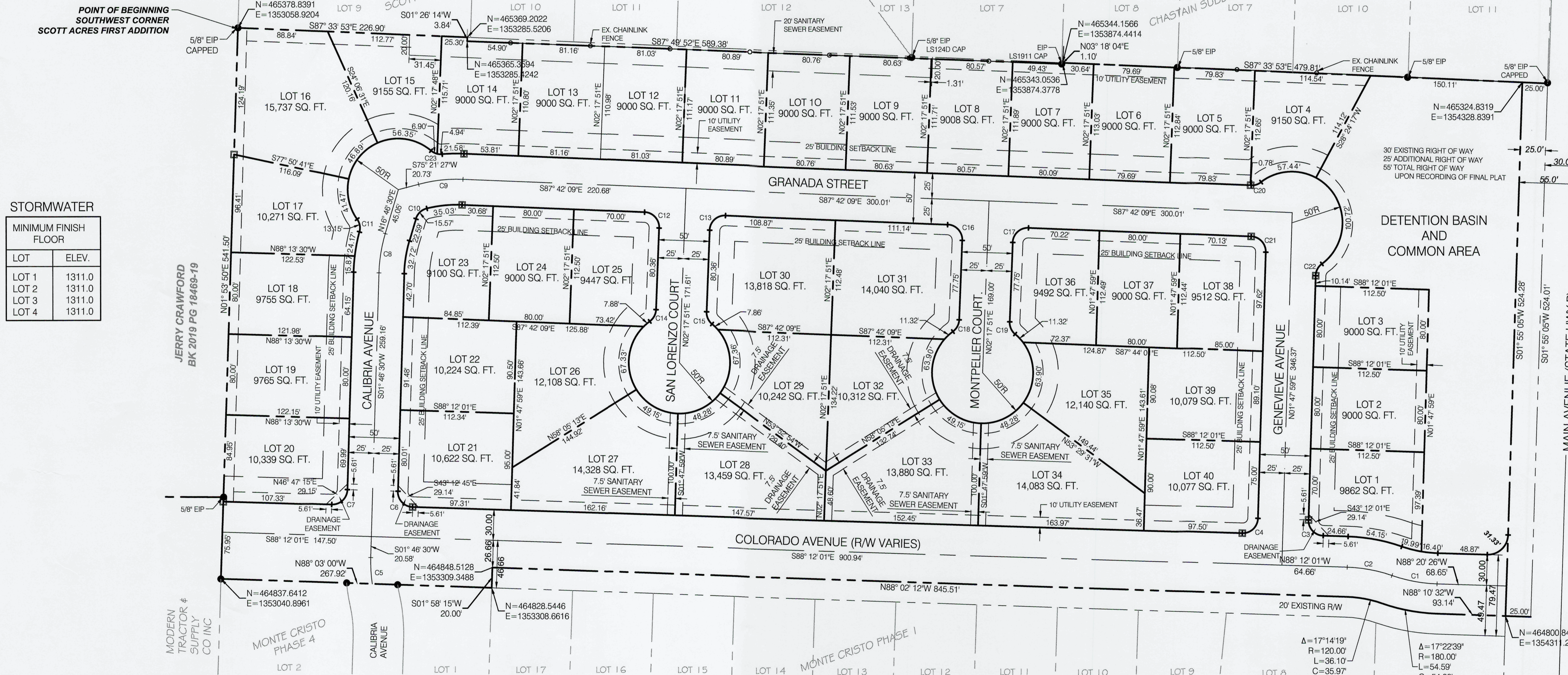


Table with 2 columns: LOT, ELEV. (1311.0)

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length

DRAINAGE/Common Area Note: CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.

SURVEYORS DECLARATION: THAT 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 C.J.W. DATED DECEMBER 13, 2017 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE

DATE PREPARED: JULY 23, 2021
SIGNATURE: [Signature] MO PLS NO. 002555
DATE: 10/03/2021

Professional seal for James A. Vaughan, Missouri Professional Land Surveyor, and logo for CJW Transportation Consultants, LLC.

Final Plat title block containing project name, location, and a table with columns: No., Revision, Date, Survey By, Design, Scales, Sheet, Date, Drawn, Horizontal, File, DWG, Checked, Vertical, No.