FINAL PLAT

KIRKWOOD SUBDIVISION

BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 10, T28N, R23W AND ALSO BEING A PART OF THE NE. 1/4 OF THE NW. 1/4 OF SECTION 15, T28N, R23W, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

CERTIFICATE OF APPROVAL BY THE BUILDS DEPARTMENT

IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI I, _____ DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE BUILDS DEPARTMENT APPROVED THE REQUEST FOR THE FINAL PLAT OF KIRKWOOD.

ANY FURTHER SUBDIVISION OF THE ABOVE DESCRIBED LAND OR MODIFICATIONS OF THE LAND DESCRIPTION WILL REQUIRE REAPPROVAL IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, MISSOURI.

_____ _____
BUILDS DEPARTMENT REPRESENTATIVE DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

THAT KIRK WERKS, LLC AND KIRK PROPERTY HOLDINGS, LLC, ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND SAID LIMITED LIABILITY COMPANYS HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE KIRKWOOD PLAT. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON 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.

_____ _____
KYLE KIRK, MEMBER DATE:

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 20 _____, BEFORE ME PERSONALLY APPEARED KYLE KIRK, TO ME KNOWN TO BE THE MANAGING MEMBER OF KIRK WERKS, LLC, AND MANAGING MEMBER OF KIRK PROPERTY HOLDINGS, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF KIRK WERKS, LLC AND KIRK PROPERTY HOLDINGS, LLC AS HIS 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

APPROVAL BY THE CITY COUNCIL

I, , CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF _____ 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

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
LINE LABELS S15°26'30"E 25.00' R = (RECORD)

SURVEY BOUNDARY
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD
C1	23.56'	15.00'	S43°06'03"E	21.21'
C2	23.56'	15.00'	S46°53'57"W	21.21'
C3	23.56'	15.00'	N43°06'03"W	21.21'
C4	22.78'	65.00'	N78°03'37"W	22.67'
C5	79.32'	65.00'	N33°03'37"W	74.49'
C6	23.56'	15.00'	N46°53'47"E	21.21'
C7	23.56'	15.00'	N43°06'13"W	21.21'
C8	2.54'	15.00'	S83°15'18"E	2.54'
C9	11.08'	15.00'	S57°14'19"E	10.83'
C10	60.01'	50.00'	N70°27'20"W	56.47'
C11	41.49'	50.00'	S51°53'27"W	40.31'
C12	44.90'	50.00'	S01°53'48"W	43.40'
C13	41.49'	50.00'	S47°35'51"E	40.31'
C14	59.99'	50.00'	N74°15'33"E	56.46'
C15	11.09'	15.00'	S61°03'56"W	10.84'
C16	2.53'	15.00'	S87°04'09"W	2.52'
C17	23.56'	15.00'	N46°53'57"E	21.21'
C18	23.56'	15.00'	N43°06'03"W	21.21'
C19	23.56'	15.00'	S46°53'57"W	21.21'
C20	23.56'	15.00'	S43°06'03"E	21.21'
C21	23.56'	15.00'	N46°53'57"E	21.21'
C22	23.56'	15.00'	N43°06'03"W	21.21'
C23	20.07'	15.00'	S53°34'13"W	18.61'
C24	66.90'	50.00'	N53°34'13"E	62.02'
C25	62.71'	50.00'	S52°10'16"E	58.68'
C26	40.00'	50.00'	S06°40'38"W	38.94'
C27	32.42'	50.00'	S48°10'06"W	31.85'
C28	21.96'	50.00'	S79°19'16"W	21.78'
C29	81.38'	64.00'	N38°19'30"E	76.00'
C30	19.15'	64.00'	N83°19'30"E	19.08'
C31	23.56'	15.00'	N46°53'57"E	21.21'
C32	23.56'	15.00'	S46°53'57"W	21.21'
C33	23.56'	15.00'	S43°06'03"E	21.21'
C34	23.56'	15.00'	S46°53'57"W	21.21'
C35	23.56'	15.00'	S43°06'03"E	21.21'
C36	132.10'	440.00'	S10°30'00"W	131.61'
C37	108.08'	360.00'	S10°30'00"W	107.68'
C38	263.57'	440.00'	N01°56'24"E	259.65'
C39	201.08'	360.00'	N03°05'58"E	198.48'

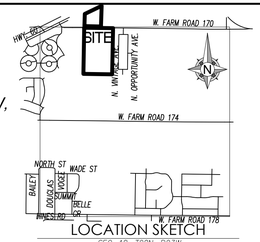
ZONING DATA

SUBJECT PROPERTY IS ZONED KIRKWOOD ESTATES PLANNED DEVELOPMENT DISTRICT 24-003 (PDD-24-003) APPROVED THROUGH CITY OF REPUBLIC ORD. 24-60 ON NOVEMBER 5, 2024.

STATE PLANE COORDINATE TIE
MISSOURI COORDINATE SYSTEM 1983

CONTROL STATION:
E 344 NORTHING = 472694.7726
EASTING = 1359630.6780
GRID FACTOR = 0.9999673
ELEVATION = 1270.79

COORDINATES EXPRESSED IN FEET.



LOCATION SKETCH
SEC. 18, T28N, R23W
SCALE 1" = 2000'

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.

881710300038 , 881710300369, 881715200002 & 881715200003
PARCEL NUMBERS

_____
COUNTY COLLECTION OFFICIAL

_____
DATE

RECORDER'S SPACE

IN THE RECORDER'S OFFICE

I, _____, RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE DAY OF_____ 20 , DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK_____ PAGE _____. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____ 20_____.

_____ _____
RECORDER OF DEEDS DATE

1"=60'
60' 0 30' 60'

NOTES

LARGEST - LOT 6 = 105,416 SQ. FT. (2.42 ACRES)
SMALLEST - LOTS 13-15, 27-29, 32-34 & 45-47 = 7,000 SQ. FT. (0.16 ACRES)
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,265,630 SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 29.01 ACRES
TOTAL NUMBER OF LOTS =64
DATE OF DEVELOPMENT PLAN APPROVED = ORD. 24-60 ON NOVEMBER 5, 2024
SOURCE OF TITLE = BOOK 2023 AT PAGE 005039-23 (KIRK PROPERTY HOLDINGS LLC), BOOK 2026 AT PAGE 025106-26 (KIRK WERKS LLC) AND BOOK 2013 AT PAGE 007891-13 (KIRK WERKS LLC)

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

ALL COMMON LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

NO LOTS TO HAVE DIRECT ACCESS TO FARM ROAD 170 OR U.S. HIGHWAY 60.

NO PLANTINGS OR OBSTRUCTIONS OTHER THAN MAIL BOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY.

NO FENCES OR OBSTRUCTIONS MAY BE BUILT WITHIN DRAINAGE EASEMENTS.

NO STRUCTURES ARE TO BE BUILT BETWEEN RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE EXCEPT THOSE STRUCTURES WHICH ARE INCIDENTAL TO THE PRINCIPLE STRUCTURE AND PERMITTED BY THE REPUBLIC MUNICIPAL CODE.

ALL ACCESSORY STRUCTURES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REPUBLIC MUNICIPAL CODE 405.640

LOTS 7 - 64 WILL NOT HAVE DIRECT ACCESS TO BAILEY AVENUE.

ALL DRAINAGE EASEMENTS AND COMMON AREA'S ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0314F AND 29077C0318F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 15, 2025, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

SURVEYOR'S NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

SURVEY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 22 WEST SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF THE FINAL PLAT OF OLDE TOWN AT THE KERR PLACE AS FILED IN PLAT BOOK ZZ AT PAGE 277 IN THE RECORDER OF DEEDS OFFICE IN GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID SECTION 15, NORTH 88°29'54" WEST FOR A DISTANCE OF 524.91 FEET TO THE NORTHWEST CORNER OF SAID FINAL PLAT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID FINAL PLAT THE FOLLOWING COURSES, SOUTH 01°30'06" WEST FOR A DISTANCE OF 20.00 FEET THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 170, AS IT NOW EXISTS; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01°52'32" WEST FOR A DISTANCE OF 1,306.38 FEET TO A SET 5/8" REBAR WITH CAP LABELED OWN, INC LC 62 TO A POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE RECORDER OF DEEDS OFFICE IN GREENE COUNTY, MISSOURI IN BOOK 2016 AT PAGE 008032-16; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE, NORTH 88°20'38" WEST FOR A DISTANCE OF 803.59 FEET TO A FOUND STONE LYING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 01°44'21" EAST FOR A DISTANCE OF 1,304.20 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 170; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°29'55" EAST FOR A DISTANCE OF 806.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. CONTAINING 1,050,936 SQUARE FEET OR 24.13 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

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

COMMENCING AT A FOUND COTTON PICKER SPINDLE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 22 WEST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 10, NORTH 88°29'54" WEST FOR A DISTANCE OF 870.19 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°30'06" EAST FOR A DISTANCE OF 40.00 FEET TO FOUND IRON PIN SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF FARM ROAD 170; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°29'55" WEST FOR A DISTANCE OF 463.12 FEET TO A SET 5/8" REBAR WITH CAP LABELED OWN, INC LC 62 SAID POINT ALSO LYING ON EAST LINE OF A TRACT OF LAND DESCRIBED IN THE RECORDER OF DEEDS OFFICE IN GREENE COUNTY, MISSOURI IN BOOK 2494 AT PAGE 1727; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST LINE, NORTH 01°55'05" EAST FOR A DISTANCE OF 340.12 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS2007017965 SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 60; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 64°20'30" EAST FOR A DISTANCE OF 522.13 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS2007017965 SAID POINT ALSO LYING ON WEST LINE OF A TRACT OF LAND DESCRIBED IN THE RECORDER OF DEEDS OFFICE IN GREENE COUNTY, MISSOURI IN BOOK 2022 AT PAGE 021440-22; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WEST LINE, SOUTH 01°53'20" WEST FOR A DISTANCE OF 578.47 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. CONTAINING 212,694 SQUARE FEET OR 4.88 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

SURVEYOR'S DECLARATION

KNOWN ALL PARTIES BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE PERSONAL SUPERVISION OF GREGORY B. BOWERS L.S. NO. 2672 IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. DATE OF LAST REVISION AUGUST 19, 2026.

OWN, INC. LC 62
BY:

FOR REVIEW
GREGORY B. BOWERS, L.S. NO. 2672

8-19-2026
DATE PREPARED

PREPARED BY

GREGORY B. BOWERS, PLS
OWN, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER

KIRK WERKS, LLC
7295 W. FARM ROAD 170
REPUBLIC, MO. 65738

KIRK PROPERTY HOLDINGS, LLC
7295 W. FARM ROAD 170
REPUBLIC, MO. 65738

EX. STONE
SW. CORNER
NE 1/4, NW 1/4
SEC 15, T28N, R23W

KEY NOTES

1. 20' BUILDING SETBACK LINE
2. 25' BUILDING SETBACK LINE
3. 15' BUILDING SETBACK LINE
4. 6' BUILDING SETBACK LINE

DRAWING INFORMATION	
JOB NO:	25SP20043
FIELD:	CB
DRAWN BY:	BAC
CHECK BY:	GBB
FIELD BOOK:	-
ISSUED DATE:	08/19/2026

OWN
Engineering beyond.
3213 S. West Bypass
Springfield, MO 65807
417.866.2741
COA# 00062

112177.DWG
SHT. __ OF __ REV. __

G:\Shared drives\SP2 Survey_Projects\2025\25SP20043 Kirkwood Estates\Platting\Final\kirkwood final plat 5-06-2026.dwg