

HARPER RIDGE PHASE IV
A RESIDENTIAL SUBDIVISION LOCATED IN THE
NW1/4 OF SEC. 17, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNERS / DEVELOPERS:

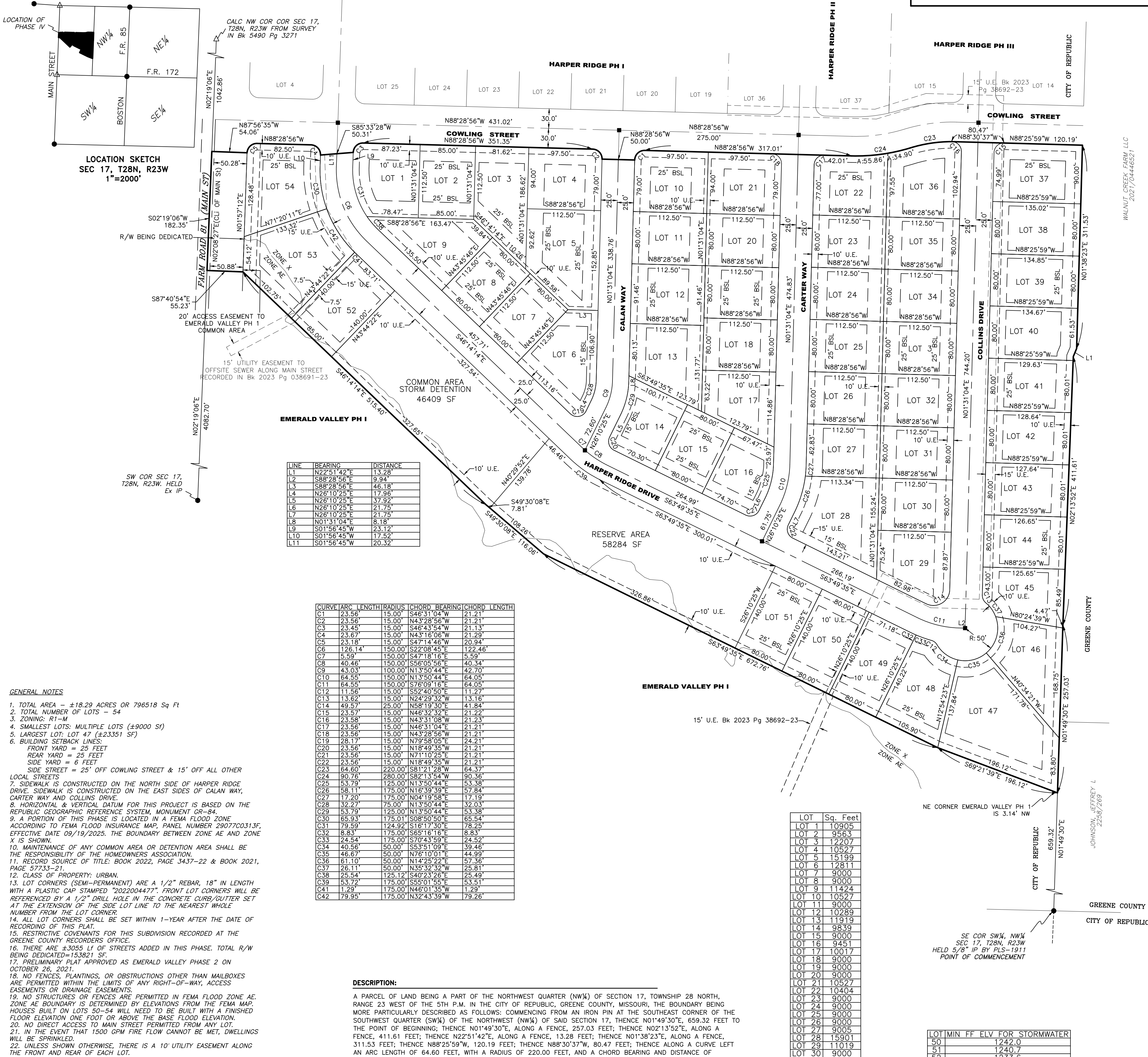
BESTER PROPERTIES, LLC
1078 W CAIT TAIL LN
NIXA, MO 63714

0 80 160 240
SCALE: 1" = 80'

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
MO CENTRAL ZONE

● = FOUND EXISTING IRON PIN OR PIPE	LEGEND
▽ = FOUND EXISTING RIGHT-OF-WAY POST	
■ = SET CP SPINDLE IN ROAD FOR BLOCK CORNER	
○ = SET IRON PIN (CORP#2022004477)	
(D) = DEED (M) = MEASURED	
U.E. = UTILITY EASEMENT	
D.E. = DRAINAGE EASEMENT	
BSL = BUILDING SETBACK LINE	



GENERAL NOTES

- TOTAL AREA = ±18.29 ACRES OR 796518 Sq Ft
- TOTAL NUMBER OF LOTS = 54
- ZONING: RT-M
- SMALLEST LOTS: MULTIPLE LOTS (#9000 SI)
- LARGEST LOT: LOT 47 (#23351 SF)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE STREET = 25' OFF COWLING STREET & 15' OFF ALL OTHER LOCAL STREETS
- SIDEWALK IS CONSTRUCTED ON THE NORTH SIDE OF HARPER RIDGE DRIVE. SIDEWALK IS CONSTRUCTED ON THE EAST SIDES OF CALAN WAY, CARTER WAY AND COLLINS DRIVE.
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-84.
- A PORTION OF THIS PHASE IS LOCATED IN A FEMA FLOOD ZONE. ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 2907C0313F, EFFECTIVE DATE 09/19/2025, THE BOUNDARY BETWEEN ZONE AE AND ZONE X IS SHOWN.
- MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 3437-22 & BOOK 2021, PAGE 5733-21.
- CLASS OF PROPERTY: URBAN.
- LOT CORNERS (SEMI-PERMANENT) ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2022004477". FRONT LOT CORNERS WILL BE REFERENCED BY A 1/2" DRILL HOLE IN THE CONCRETE CURB/GUTTER SET AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE NUMBER FROM THE LOT CORNER.
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE.
- THERE ARE ±3055 LF OF STREETS ADDED IN THIS PHASE. TOTAL R/W BEING DEDICATED 153821 SF.
- PRELIMINARY PLAT APPROVED AS EMERALD VALLEY PHASE 2 ON OCTOBER 26, 2021.
- NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY, ACCESS EASEMENTS OR DRAINAGE EASEMENTS.
- NO STRUCTURES OR FENCES ARE PERMITTED IN FEMA FLOOD ZONE AE. ZONE AE BOUNDARY IS DETERMINED BY ELEVATIONS FROM THE FEMA MAP. HOUSES BUILT ON LOTS 50-54 WILL NEED TO BE BUILT WITH A FINISHED FLOOR ELEVATION ONE FOOT OR ABOVE THE BASE FLOOD ELEVATION.
- NO DIRECT ACCESS TO MAIN STREET PERMITTED FROM ANY LOT.
- IN THE EVENT THAT 1500 GPM FIRE FLOW CANNOT BE MET, DWELLINGS WILL BE SPRINKLED.
- UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT.

OWNER(S) DEDICATION

AS OWNER(S) I/WE, ZACHARY BEST 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.

OWNER/SUBDIVIDER: ZACHARY BEST
MANAGING MEMBER OF BESTER PROPERTIES, LLC

STATE OF MISSOURI }
COUNTY OF } ss

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ZACHARY BEST, TO ME KNOWN TO BE THE MANAGING MEMBER OF BESTER PROPERTIES, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF BESTER PROPERTIES, LLC AS HIS/HER 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

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: 1717200178 & 1717200082

COUNTY COLLECTION OFFICIAL

DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST (NW¼) OF SAID SECTION 17, THENCE N01°49'30"E, 659.32 FEET TO THE POINT OF BEGINNING; THENCE N01°49'30"E, ALONG A FENCE, 257.03 FEET; THENCE N02°13'52"E, ALONG A FENCE, 411.61 FEET; THENCE N22°51'42"E, ALONG A FENCE, 13.28 FEET; THENCE N01°38'23"E, ALONG A FENCE, 311.53 FEET; THENCE N88°25'59"W, 120.19 FEET; THENCE N88°30'37"W, 80.47 FEET; THENCE ALONG A CURVE LEFT AN ARC LENGTH OF 64.60 FEET, WITH A RADIUS OF 220.00 FEET, AND A CHORD BEARING AND DISTANCE OF S81°21'28"W, 64.37 FEET; THENCE WITH A REVERSE CURVE RIGHT AN ARC LENGTH OF 90.76 FEET, WITH A RADIUS OF 280.00 FEET, AND A CHORD BEARING AND DISTANCE OF S82°13'54"W, 90.36 FEET; THENCE N88°28'56"W, 317.01 FEET; THENCE ALONG A CURVE LEFT AN ARC LENGTH OF 23.56 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND DISTANCE OF S46°31'04"W, 21.13 FEET; THENCE N88°28'56"W, 21.21 FEET; THENCE ALONG A CURVE LEFT AN ARC LENGTH OF 23.56 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND DISTANCE OF N43°28'56"W, 21.29 FEET; THENCE N88°28'56"W, 21.29 FEET; THENCE ALONG A CURVE LEFT AN ARC LENGTH OF 23.18 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND DISTANCE OF S47°14'46"W, 20.94 FEET; THENCE N87°56'35"W, 54.06 FEET; THENCE S02°19'06"W, 182.35 FEET; THENCE S87°40'54"E, 55.23 FEET; THENCE S46°14'14"E, 515.40 FEET; THENCE S49°30'08"E, 7.81 FEET; THENCE S63°49'35"E, 672.76 FEET TO AN IRON PIN; THENCE S89°21'30"E, 196.12 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE ____ DAY OF _____, 20____, THAT THE FINAL PLAT OF HARPER RIDGE PHASE IV CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

SIGNATURE

DATE

APPROVAL BY THE CITY COUNCIL

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

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, BARRY D. MACKEY DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY O&M SURVEYING, LLC, DATED 05/18/2026 AND SIGNED BY BARRY D. MACKEY, P.L.S. NO. 2007017965 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF BARRY D. MACKEY, P.L.S. NO. 2007017965 IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION.

DATE PREPARED: 05/18/2026

SIGNATURE: _____
MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2007017965

DATE: _____

SURVEYOR'S NOTE:
ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM THE GREENE COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)



LAND SURVEYORS,
PLANNERS, &
CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721

CLIENTS: BESTER PROPERTIES, LLC
JOB No.: 260320
DATE: 05-18-2026
DESCRIPTION: SUBDIVISION PLAT
SCALE: 1" = 80'
LOCATION: NW¼, SEC. 17, T28N, R23W
REPUBLIC, GREENE COUNTY, MO
DRAWN BY: BDM
CHECKED BY: BDM
DWG. No.: 260320-1
ORDERED BY: ZACHARY BEST

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION# 2022004477

