

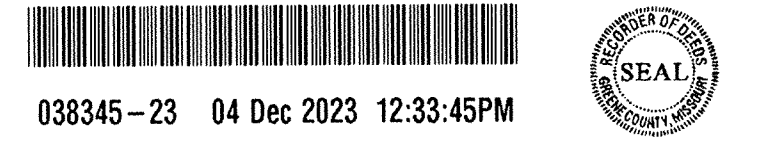
**BASE OF BEARINGS:**  
BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA GPS TIES TO THE MODOT VRS NETWORK.

**FINAL PLAT**  
**HANKINS FARM**  
**SECTION 34, T29N, R23W**

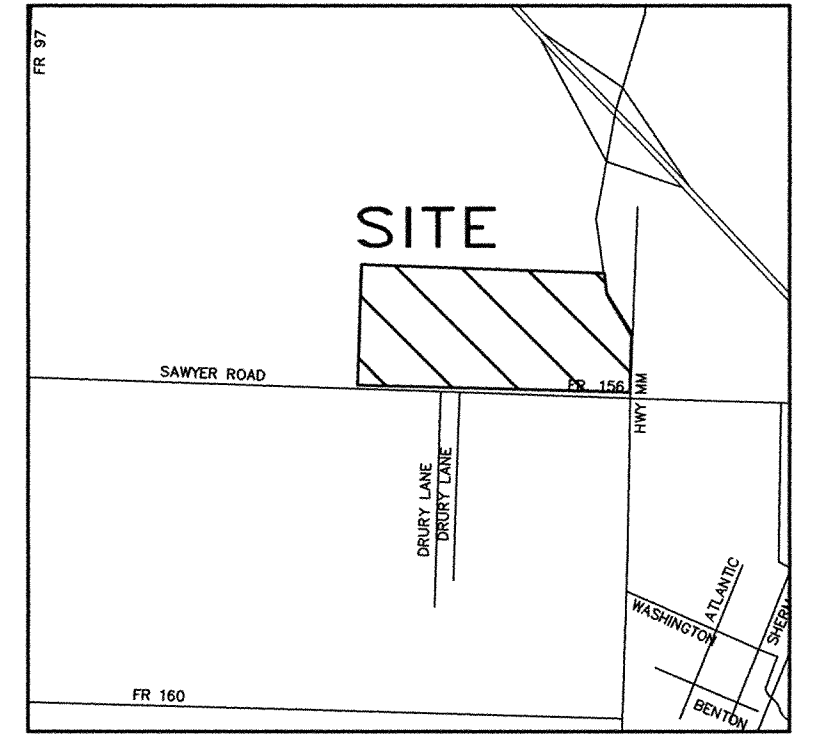
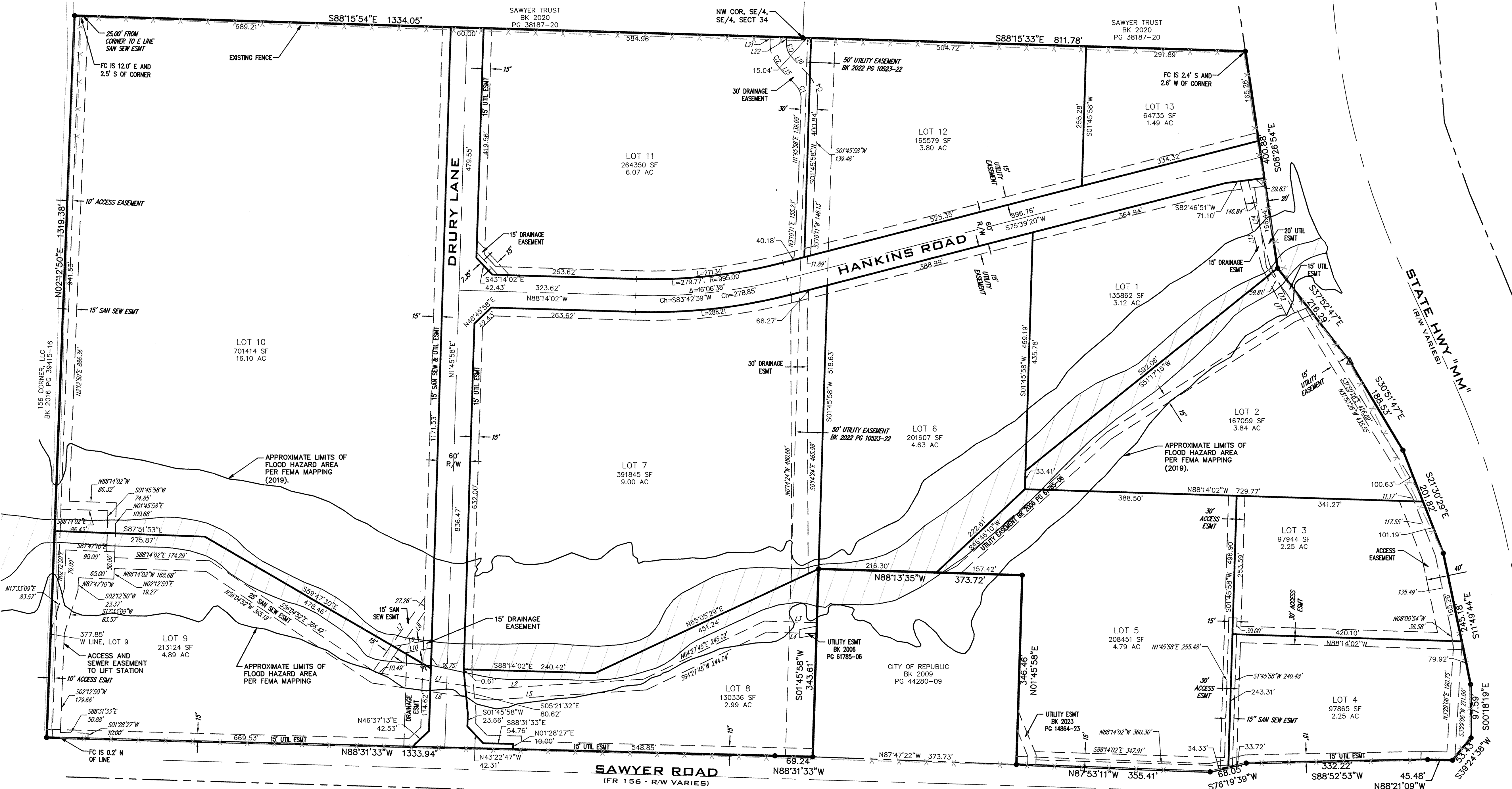
**OWNER/DEVELOPER:**  
Republic 63, LLC  
2808 S Ingram Mill, Suite A100  
Springfield, MO 65804

**FLOOD NOTE:**  
Portions of this property lies in Flood Zone "A" (areas determined to be within the Flood Hazard Area) with no Base Flood Elevation determined according to FIRM Community Panel 29077C 0316 E, effective December 17, 2010.

**AAA-943# 5528**



Book: 2023  
Page: 038345-23  
1 page  
REAL ESTATE DOCUMENT  
GREENE COUNTY, MISSOURI  
RECORDERS CERTIFICATION  
RECORDED BY: [Signature]  
RECORDERS OF DEEDS



- LEGEND**
- FOUND IRON PIN
  - SET IRON PIN OR MARKER AS NOTED
  - △ R/W MARKER
  - BOUNDARY LINE
  - - - R/W LINE
  - · - · - EASEMENT LINE
  - · - · - SETBACK LINE
  - (M) MEASURED
  - (P) PLAT
  - (R) DEED RECORD
  - x FENCE LINE

**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 \_\_\_\_\_

Line #	Length	Direction
L1	207.93	S81°38'31"E
L2	284.61	N86°26'24"E
L3	96.29	S88°14'02"E
L4	91.43	N88°14'02"W
L5	290.58	S86°26'24"W
L6	214.56	N81°38'31"W
L7	163.70	S35°09'23"W
L8	136.09	S35°09'23"W
L9	70.98	N80°02'39"E
L10	50.10	N80°02'39"E
L11	100.78	N27°30'46"W
L12	98.84	N27°30'46"W
L13	163.31	N14°20'40"W
L14	159.70	N14°20'40"W
L15	42.71	S43°28'35"E
L16	42.71	S43°28'35"E
L17	10.88	S1°45'58"W
L18	10.88	S1°45'58"W

Curve #	Length	Radius	Delta
C1	27.64	35.00	45°14'33"
C2	51.33	65.00	45°14'33"
C3	27.64	35.00	45°14'33"
C4	51.33	65.00	45°14'33"

**CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS**  
I, CHRIS TABOR, City Planner of the City of Republic, Missouri, do hereby certify on the 16th day of NOVEMBER, 2023, the Final Plat of Hankins Farm conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

Chris Tabor 11-16-2023  
CHRIS TABOR

**APPROVAL BY THE CITY COUNCIL**  
I, Laura Swanson, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the Plat of Hankins Farm was presented to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. 23-51 on the 14 day of NOVEMBER, 2023.  
Laura Swanson  
City Clerk  
Date: 11/17/23

**OWNER'S CERTIFICATE**  
As owners, We, Republic 63, 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. We hereby dedicate, grant, and convey right-of-way and easements shown hereon to the City of Republic, (Third), and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.  
Tom Rankin, Manager/Member  
Republic 63, LLC  
Date: 11/16/23

**ACKNOWLEDGMENT**  
STATE OF MISSOURI )  
COUNTY OF GREENE ) SS  
MARTHA MIDDLETON  
Notary Public, Notary Seal  
State of Missouri  
Christian County  
Commission # 17687231  
My Commission Expires 08-27-2025  
On this 16th day of November, 2023, before me personally appeared Tom Rankin to me known, who duly sworn, did say that he is a Manager/Member of Republic 63, LLC and that he executed the foregoing document on behalf of said Republic 63, LLC and its Managers/Members, and acknowledged said instrument to be the free act and deed of said Republic 63, LLC.  
In witness whereof, I have hereunto set my hand and affixed my Official Seal at my office in Christian County, Missouri, on the day and year first above written.  
Martha Middleton  
Notary Public -  
Martha Middleton  
Printed Name  
Date: 8-27-2025  
My Commission Expires



**DESCRIPTION -**  
TRACT I:  
The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Twenty-nine (29), Range Twenty-three (23), Greene County, Missouri.  
TRACT II:  
The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Twenty-nine (29), Range Twenty-three (23), Greene County, Missouri.  
EXCEPT Commencing at the Southeast corner of said Section Thirty-four (34); thence North 88°13'40" West, along the South line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) 890.61 feet for a Point of Beginning; thence continuing North 88°13'40" West, along said South line 373.65 feet; thence North 01°46'20" East 361.70 feet; thence South 88°13'40" East, 373.65 feet; thence South 01°46'20" West 361.70 feet to the Point of Beginning.

**REGISTERED LAND SURVEYOR'S CERTIFICATE**  
That I, Don R. Berry do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by me dated January 11, 2021 and signed by me, Missouri P.L.S. No. 2004017829 and that the corner monuments and lot corner pins shown herein were placed under my personal supervision in accordance with the Division of Geology and Land Survey, Missouri Department of Agriculture's current "Missouri Standards for Property Boundary Surveys" as promulgated by the Missouri Department of Agriculture.  
Don R. Berry  
Signature: \_\_\_\_\_ Date Prepared: November 15, 2023  
Don R. Berry  
Missouri Professional Land Surveyor No. 2004017829

DATE: 2023-11-15  
SHEET: 1 OF 1  
PROJECT: 2017  
FILE: 2017 - Hankins Farm Final Plat.dwg

SCALE: 1" = 100'  
FIELD BY: JS, BC, AL, MB  
DRAWN BY: DRB  
CHECKED BY: LEE

REVISIONS:

FINAL PLAT  
**HANKINS FARM**  
2561 S STATE HWY MM  
REPUBLIC, MO

Missouri State Certificate of Authority  
Engineering #2005015504  
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.  
1200 E. Woodhurst Dr., Suite D200  
Springfield, Missouri 65804  
417-886-9100 (phone)  
417-886-9336 (fax)  
dlee@leeengineering.biz  
"Engineering with Integrity"