

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

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS
I, Chris Tabor, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE 7 DAY OF January, 2025 THE FINAL PLAT OF BOYCE HILLS SUBDIVISION CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

Chris Tabor
SIGNATURE

1-7-2025
DATE

OWNERS DEDICATION

AS OWNER I, JEFFREY BOYCE 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 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.

Jeffrey Boyce
JEFFREY BOYCE, MANAGING MEMBER OF JEFFREY BOYCE ENTERPRISES LLC

DATE: 12-18-2024

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF GREENE)

ON THIS 13 DAY OF December, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jeffrey Boyce TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY HE/SHE IS THE Owner of Jeffrey Boyce Enterprises LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF Missouri, AND SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS Owner AND SAID Owner ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED

NOTARY PUBLIC: Rachel M. Frazier

PRINT NAME: Rachel M. Frazier

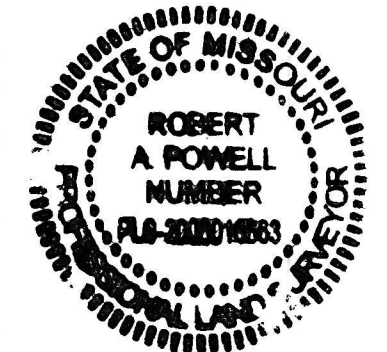
"NOTARY SEAL"

RACHEL M. FRAZIER
Notary Public, Notary Seal
State of Missouri
Greene County
Commission # 24742367
My Commission Expires 04-08-2028

THAT I, ROBERT A. POWELL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF LAND HERIN DESCRIBED PREPARED BY OWN, INC., DATED SEPTEMBER 25, 2024 AND SIGNED BY ROBERT A. POWELL, P.L.S. NO. 2008016663 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF ROBERT A. POWELL, P.L.S. NO. 2008016663 IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION. DATE OF LAST REVISION DECEMBER 16, 2024.

OWN, INC. LC 62
BY:

Robert A. Powell
ROBERT A. POWELL, P.L.S. 2008016663



12-18-24
DATE PREPARED

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. PROPERTY PANEL NO. 200720318E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

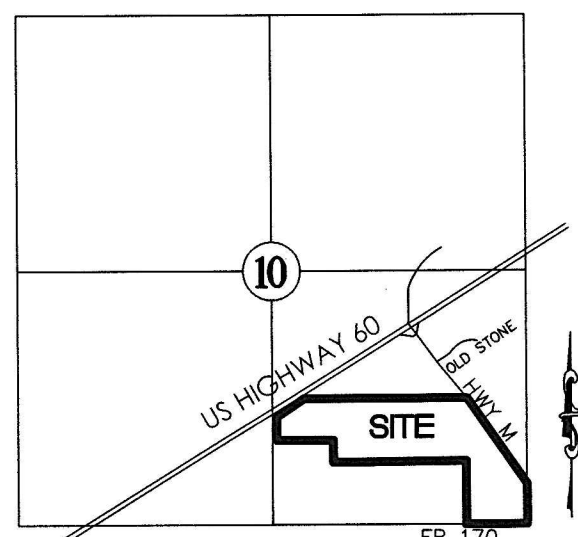
STORMWATER NOTE:

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEDICATED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

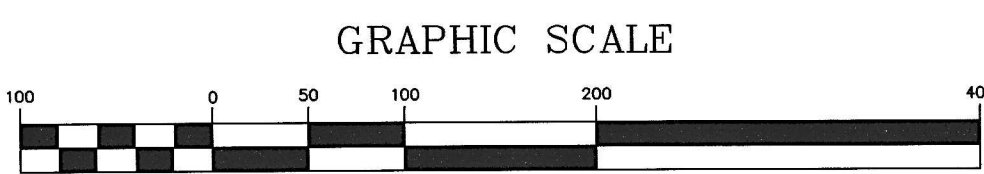
FINAL PLAT

BOYCE HILLS SUBDIVISION

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,
IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.



LOCATION SKETCH
SEC. 10, T-28-N, R-23-W
SCALE: 1"=2000'

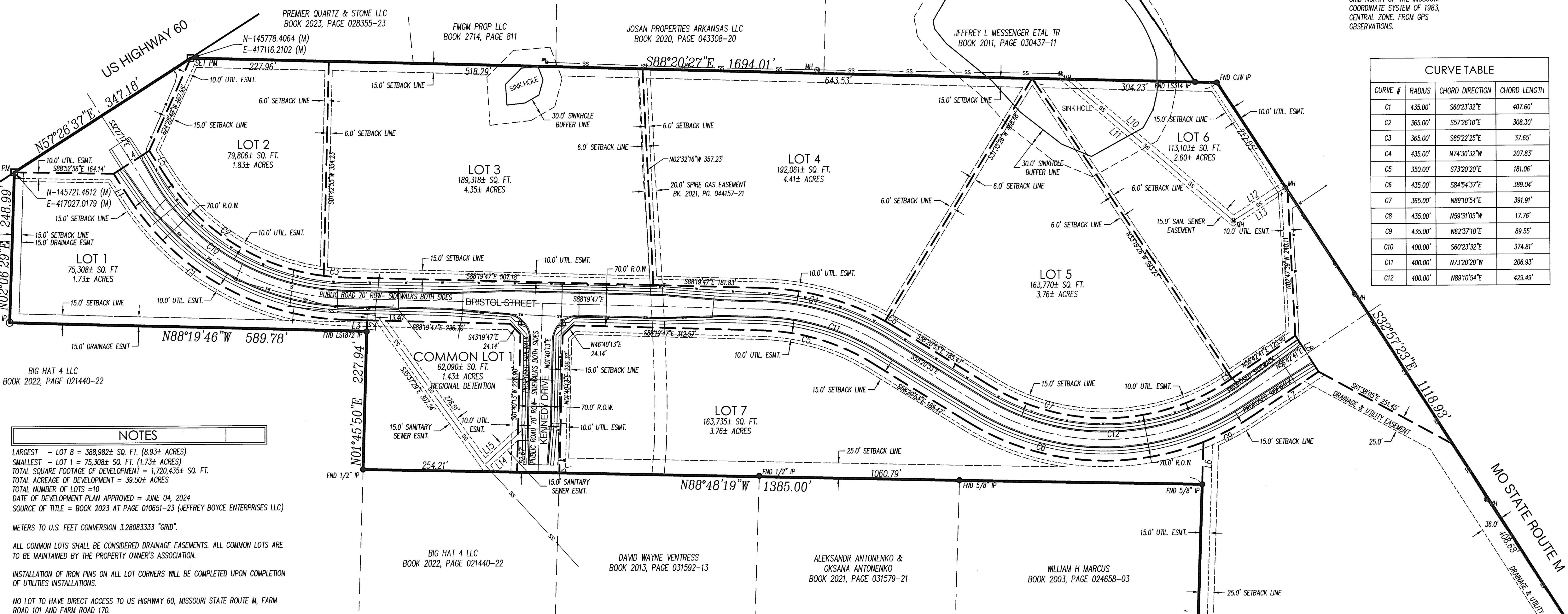


(IN FEET)
1 inch = 100 ft.

GRID NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983,
CENTRAL ZONE, FROM GPS
OBSERVATIONS.

GRID

CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	435.00'	S60°23'32"E	407.60'
C2	365.00'	S57°26'10"E	308.30'
C3	365.00'	S85°22'25"E	37.65'
C4	435.00'	N74°30'32"W	207.83'
C5	350.00'	S73°20'20"E	181.06'
C6	435.00'	S84°54'37"E	389.04'
C7	365.00'	N89°10'54"E	391.91'
C8	435.00'	N59°31'05"W	17.76'
C9	435.00'	N62°37'10"E	89.55'
C10	400.00'	S60°23'32"E	374.81'
C11	400.00'	N73°20'20"W	206.93'
C12	400.00'	N89°10'54"E	429.49'



NOTES

LARGEST - LOT 8 = 388,982± SQ. FT. (8.93± ACRES)
SMALLEST - LOT 1 = 75,308± SQ. FT. (1.73± ACRES)
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,720,435± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 39.50± ACRES
TOTAL NUMBER OF LOTS = 10
DATE OF DEVELOPMENT PLAN APPROVED = JUNE 04, 2024
SOURCE OF TITLE = BOOK 2023 AT PAGE 010651-23 (JEFFREY BOYCE ENTERPRISES 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 LOT TO HAVE DIRECT ACCESS TO US HIGHWAY 60, MISSOURI STATE ROUTE M, FARM ROAD 101 AND FARM ROAD 170.

LEGEND OF SYMBOLS AND ABBREVIATIONS

SS	INTERNAL ANGLE # (SEE TABLE)	WV	WATER VALVE
SS	SANITARY SEWER LINE	GV	GAS VALVE
E	OVERHEAD ELECTRIC	WM	WATER METER
G	GAS LINE	TR	TELEPHONE RISER
WS	WATER SERVICE	ER	ELECTRIC RISER
UT	UNDERGROUND TELEPHONE	RD	ROOF DRAIN
UE	UNDERGROUND ELECTRIC	TP	TRANSFORMER PAD
X	FENCE LINE	MH	SANITARY MANHOLE
LP	POINT OF COMMENCEMENT	RWM	RIGHT-OF-WAY MARKER
LP	POINT OF COMMENCEMENT	IP	FOUND IRON PIN
LP	POINT OF COMMENCEMENT	HP	SET IRON PIN
LP	POINT OF COMMENCEMENT	P.B.	POINT OF BEGINNING
LP	POINT OF COMMENCEMENT	GL	GROUND LIGHT
LP	POINT OF COMMENCEMENT	PM	SET PERMANENT MONUMENT
LP	POINT OF COMMENCEMENT	TR	TREELINE

LINE #	LENGTH	DIRECTION
L1	50.09'	S32°27'17"E
L2	18.14'	S01°50'44"W
L3	35.80'	S88°19'47"E
L4	70.00'	N57°34'06"E
L5	50.06'	S32°27'17"E
L6	69.86'	S01°54'21"W
L7	133.01'	N56°42'41"E
L8	70.00'	S32°56'16"E
L9	7.48'	N56°42'41"E

LINE #	LENGTH	DIRECTION
L10	344.55'	S49°14'21"E
L11	374.30'	S49°14'21"E
L12	96.45'	N56°48'58"E
L13	107.74'	N56°48'58"E
L14	60.73'	N47°33'20"E
L15	73.48'	N47°33'20"E



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 BOYCE HILLS WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. 25-01 ON THE 7 DAY OF January, 2025.

Laura Burbridge
LAURA BURBRIDGE, CITY CLERK

11/8/25
DATE

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 881710400015.

Tasha Hillman
COUNTY COLLECTION OFFICIAL

1/08/25
DATE

ZONING DATA

SUBJECT PROPERTY IS ZONED BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PDD) APPROVED THROUGH CITY OF REPUBLIC ORDINANCE 24-36.

LOTS 1-8 TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

COMMON LOT 1 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, AND COMMON LOT 1. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

COMMON LOT 2 IS DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 4, LOT 5, LOT 6, LOT 7, AND COMMON LOT 2. PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

SCREENING AND BUFFERYARDS

ALONG THE SOUTH PROPERTY LINE OF LOT 7:
OPAQUE SCREEN, TYPE B PER SECTION 405.810.
25 FOOT BUILDING SETBACK.

ALONG THE WEST PROPERTY LINE OF LOT 8:
OPAQUE SCREEN, TYPE B PER SECTION 405.810.
25 FOOT BUILDING SETBACK.

INTERIOR PARKING LOT LANDSCAPING:
LANDSCAPE ISLAND WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.

MAINTENANCE OF COMMON AREAS AND DETENTION

PROPERTY OWNER'S ASSOCIATION WILL RETAIN OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF ALL COMMON LOTS AND DETENTION.

STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM 1983	CONTROL STATION: NORTHING - 472694.7726 EASTING - 1359630.6780 GRID FACTOR - 0.9999673 ELEVATION - 1270.79
COORDINATES EXPRESSED IN FEET.	

PREPARED BY
ROBERT A. POWELL, PLS
OWN, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
JEFFREY BOYCE ENTERPRISES LLC
4173 W. FARM ROAD 172
BROOKLINE STATION, MO. 65819

FIELD:	DATE: 9-23-2024	112011.DWG SHEET 1 OF 1
DRAWN: BAC	FIELD BK: N/A	
CHECKED: RAP	JOB NO: 21SP10230	