

HARPER RIDGE PHASE III

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

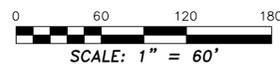
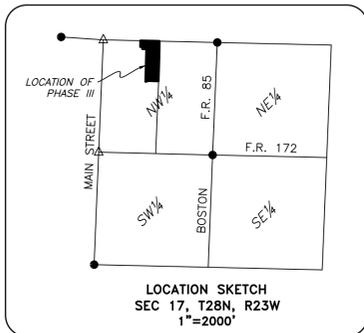
OWNERS / DEVELOPERS:

BESTER PROPERTIES, LLC
1075 W CAITAIL LN
NOXA, MO 63714

GRID NORTH

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

- LEGEND**
- = FOUND EXISTING IRON PIN OR PIPE
 - ▽ = 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



GENERAL NOTES

1. TOTAL AREA = 47.60 ACRES OR 330889 Sq Ft
2. TOTAL NUMBER OF LOTS = 21
3. ZONING: R1-M
4. SMALLEST LOTS: LOTS 1-2 (4900 SF)
5. LARGEST LOT: LOT 15 (416173 SF)
6. 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
7. SIDEWALK IS CONSTRUCTED ON THE NORTH SIDE OF COWLING STREET. SIDEWALK IS CONSTRUCTED ON THE WEST SIDE OF COLLINS DRIVE. SIDEWALK IS CONSTRUCTED ON THE SOUTH SIDE OF KELCE LANE.
8. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-84.
9. THIS PHASE IS NOT LOCATED IN A FEMA FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010.
10. MAINTENANCE OF ANY COMMON AREA OR DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
11. RECORD SOURCE OF TITLE: BOOK 2022, PAGE 23260-22 & BOOK 2021, PAGE 5733-21.
12. CLASS OF PROPERTY: URBAN.
13. LOT CORNERS (SEM-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.
14. ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT.
15. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE.
16. THERE ARE 1605 LF OF STREETS ADDED IN THIS PHASE.
17. PRELIMINARY PLAT APPROVED AS EMERALD VALLEY PHASE 2 ON OCTOBER 26, 2021.
18. NO NEW CONSTRUCTION SHALL BE CONSTRUCTED WITHIN 30 FEET OF ANY SINKHOLE RIM IN ACCORDANCE WITH REPUBLIC MUNICIPAL CODE, SECTION 405.700.
19. NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE EASEMENT.

LINE	BEARING	DISTANCE
L1	N01°31'04"E	12.64'
L2	N72°58'13"E	59.19'
L3	S88°28'00"E	56.38'
L4	S39°34'03"W	37.97'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	280.00'	84.82'	84.50'	S81°33'28"W
C2	220.00'	15.21'	15.21'	S74°55'35"W
C3	15.00'	23.24'	20.99'	N45°54'38"E
C4	15.00'	23.55'	21.20'	S43°27'28"E
C5	15.00'	23.56'	21.21'	N43°28'56"W
C6	15.00'	23.56'	21.21'	N46°31'04"E
C7	220.00'	64.60'	64.37'	S81°21'28"W
C8	280.00'	90.76'	90.36'	S92°13'54"W
C9	220.00'	56.10'	55.95'	N84°12'45"E
C10	251.32'	81.14'	80.79'	N82°13'10"E
C11	250.00'	81.14'	80.79'	N82°16'07"E

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 DATE
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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____

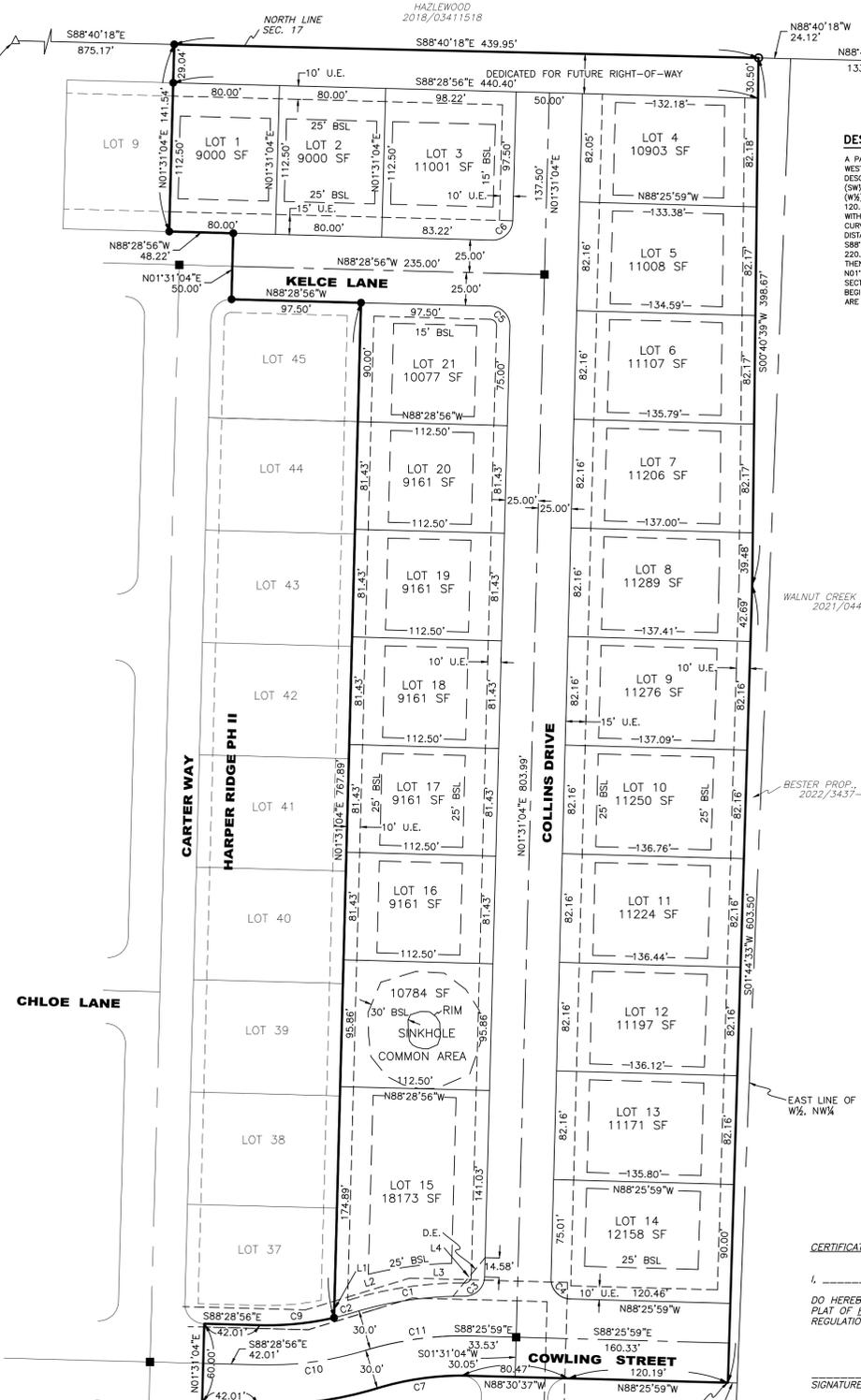
NOTARY PUBLIC

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: 1717200081

COUNTY COLLECTION OFFICIAL DATE



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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST (NW¼) OF SAID SECTION 17, THENCE N02°17'56"E ALONG THE EAST LINE THE WEST HALF (W½) OF SAID NW¼, 1851.98 FEET; THENCE N 88°25'59"W, 6.98 FEET TO THE POINT OF BEGINNING; THENCE N88°25'59"W, 120.19 FEET; THENCE N88°30'37"W, 80.47 FEET; THENCE ALONG A CURVE TO THE 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 ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 80.76 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, 42.01 FEET; THENCE N01°31'04"E, 60.00 FEET; THENCE S88°28'56"E, 42.01 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 56.10 FEET, WITH A RADIUS OF 220.00 FEET, AND A CHORD BEARING AND DISTANCE OF N84°12'45"E, 55.95 FEET; THENCE N01°31'04"E, 767.89 FEET; THENCE N88°28'56"W, 97.50 FEET; THENCE N01°31'04"E, 50.00 FEET; THENCE N88°28'56"W, 48.22 FEET; THENCE N01°31'04"E, 141.54 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE S88°40'18"E, ALONG SAID NORTH LINE OF SECTION 17, 439.95 FEET; THENCE S00°40'39"W, 398.67 FEET; THENCE S01°44'33"W, 603.50 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.

WALNUT CREEK FARM LLC
2021/04446521

BESTER PROP., LLC
2022/3437-22

EAST LINE OF
W½, NW¼

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 III 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 III 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. MACEY DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HERIN DESCRIBED PREPARED BY O&M SURVEYING, LLC, DATED 03/27/2025 AND SIGNED BY BARRY D. MACEY, 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. MACEY, P.L.S. NO. 2007017965 IN ACCORDANCE 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: 03/27/2025

SIGNATURE: _____ MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2007017965

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)

DATE: _____



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

CLIENTS: BESTER PROPERTIES, LLC	JOB No.: 250342
DATE: 03-27-2025	
DESCRIPTION: SUBDIVISION PLAT	SCALE: 1" = 60'
LOCATION: NW¼, SEC. 17, T28N, R23W REPUBLIC, GREENE COUNTY, MO	DRAWN BY: BDM CHECKED BY: BDM
ORDERED BY: ZACHARY BEST	DWG. No.: 250342-1

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