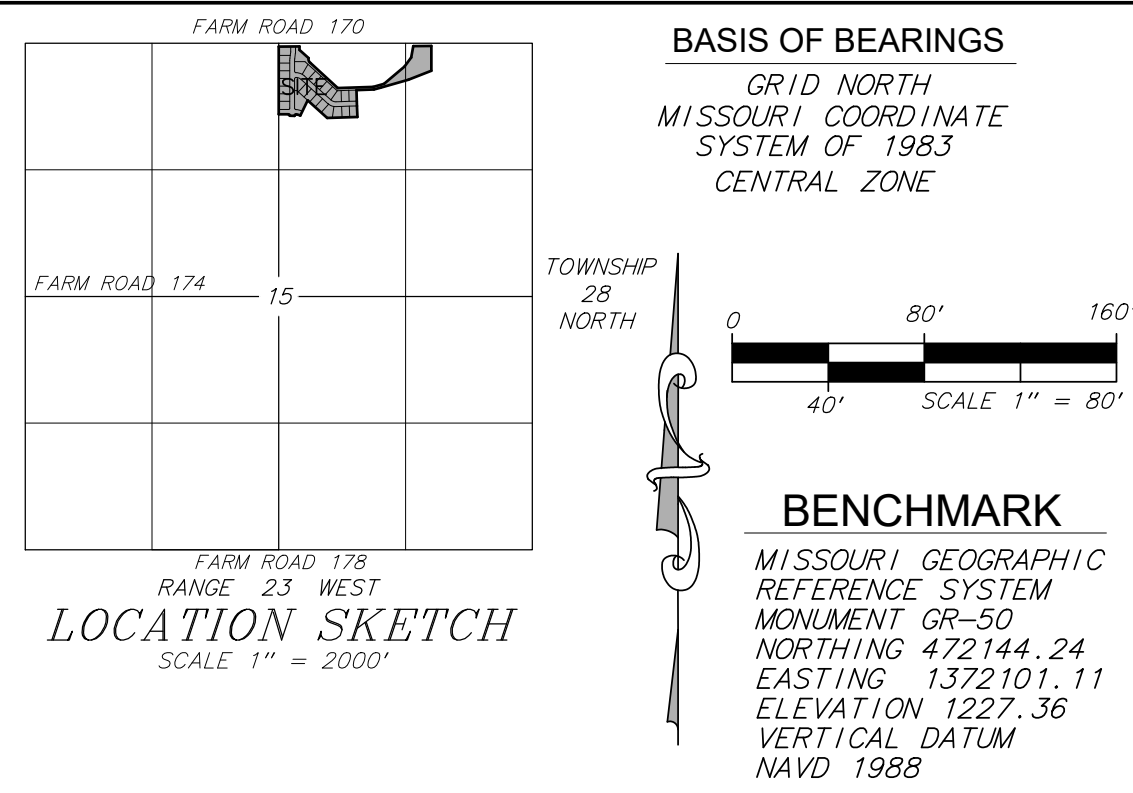


FINAL PLAT OAK HILLS, PHASE 1

A PART OF THE N 1/2 OF THE NE 1/4 OF
SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI



STATE PLANE COORDINATES
(GIVEN IN FEET)

CORNER	NORTHING	EASTING
A	476,915.71	1,368,153.68
B	476,869.51	1,369,742.26
C	476,611.86	1,369,733.70
D	476,156.03	1,368,947.66
E	476,209.88	1,368,130.53

TOTAL LINEAR FEET OF ROAD = 1743 L.F.
TOTAL LINEAR FEET OF SIDEWALK = 1868 L.F.

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	150.00'	07°29' 01"	19.59'	19.58'	9.81'	S 05°36' 32" W
2	100.00'	42°06' 19"	73.49'	71.85'	38.49'	S 67°04' 49" W
3	100.00'	43°58' 23"	76.75'	74.88'	40.38'	S 68°00' 50" W
4	150.00'	28°10' 14"	68.51'	67.92'	34.87'	N 75°08' 10" W
5	150.00'	07°41' 05"	20.12'	20.10'	10.07'	N 05°30' 31" E
6	15.00'	90°00' 00"	23.56'	21.22'	15.00'	N 46°52' 29" E
7	15.00'	86°40' 34"	22.89'	20.59'	14.15'	S 41°28' 15" W
8	15.00'	90°18' 59"	23.64'	21.27'	15.08'	S 43°17' 28" E
9	15.00'	90°00' 00"	23.56'	21.21'	15.00'	S 46°52' 29" W
10	15.00'	90°00' 00"	23.56'	21.21'	15.00'	N 43°20' 02" W
11	15.00'	90°00' 00"	23.56'	21.21'	15.00'	S 46°39' 58" W
12	125.00'	27°57' 07"	69.98'	60.38'	31.11'	S 65°29' 38" E
13	125.00'	10°31' 50"	22.97'	22.94'	11.52'	S 84°44' 07" E
14	125.00'	05°29' 26"	11.98'	11.97'	5.99'	S 89°46' 22" E
15	75.00'	43°58' 23"	57.56'	56.16'	30.28'	S 68°00' 50" E
16	175.00'	22°45' 09"	69.51'	69.05'	35.22'	N 73°25' 48" W
17	75.00'	42°41' 45"	55.89'	54.60'	29.31'	N 67°22' 31" W
18	125.00'	30°38' 20"	66.84'	66.05'	34.24'	N 73°07' 47" W
19	175.00'	07°29' 01"	22.86'	22.84'	11.45'	S 05°36' 32" W
20	125.00'	07°29' 01"	16.33'	16.32'	8.18'	S 05°36' 32" W
21	175.00'	07°41' 05"	23.47'	23.45'	11.75'	N 05°30' 31" E
22	125.00'	07°41' 05"	16.77'	16.75'	8.40'	N 05°30' 31" E
23	125.00'	11°46' 58"	25.71'	25.66'	12.90'	N 51°52' 42" W

COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°07' 58" W	25.14'
L-2	N 88°07' 58" W	40.77'
L-3	S 01°39' 58" W	49.71'
L-4	S 09°21' 03" W	55.18'
L-5	S 01°52' 02" W	40.27'
L-6	N 88°13' 17" W	28.75'
L-7	N 55°18' 38" W	41.34'
L-8	N 55°18' 38" W	37.17'
L-9	N 46°01' 39" W	42.22'
L-10	S 43°20' 02" E	31.56'

PROPERTY DESCRIPTION

A TRACT OF LAND, SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15 TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FARM ROAD 170; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 88°20' 02" EAST 216.64 FEET; THENCE SOUTH 01°39' 58" WEST 35.65 FEET; THENCE SOUTH 45°37' 53" EAST 127.33 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.96 FEET, A DELTA OF 61°31' 43"; AN ARC LENGTH OF 53.65 FEET; AND A CHORD WHICH BEARS SOUTH 16°56' 25" EAST HAVING A CHORD DISTANCE OF 51.11 FEET; THENCE SOUTH 45°44' 53" EAST 389.55 FEET; THENCE SOUTH 89°48' 13" EAST 368.39 FEET; THENCE NORTH 76°10' 57" EAST 116.74 FEET; THENCE NORTH 51°42' 56" EAST 279.66 FEET; THENCE NORTH 37°28' 07" EAST 118.47 FEET; THENCE NORTH 12°18' 30" EAST 119.86 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF FARM ROAD 170; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 88°20' 02" EAST 189.31 FEET; THENCE SOUTH 01°54' 17" WEST 257.79 FEET; THENCE SOUTH 70°20' 57" WEST 255.69 FEET; THENCE SOUTH 76°11' 39" WEST 303.89 FEET; THENCE SOUTH 75°49' 37" WEST 70.78 FEET; THENCE SOUTH 89°59' 58" WEST 181.27 FEET; THENCE SOUTH 00°00' 02" EAST 115.00 FEET; THENCE SOUTH 89°59' 58" WEST 313.93 FEET; THENCE NORTH 46°01' 39" WEST 273.66 FEET; THENCE SOUTH 27°56' 57" WEST 176.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A DELTA OF 20°20' 03"; AN ARC LENGTH OF 44.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 95°44' 52"; AN ARC LENGTH OF 25.07 FEET; AND A CHORD WHICH BEARS SOUTH 49°44' 28" WEST HAVING A CHORD DISTANCE OF 22.25 FEET; THENCE NORTH 89°59' 58" WEST 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°59' 20"; AN ARC LENGTH OF 23.56 FEET; AND A CHORD WHICH BEARS NORTH 43°07' 38" WEST HAVING A CHORD DISTANCE OF 21.21 FEET; THENCE NORTH 88°07' 18" WEST 100.01 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE ALONG SAID WEST LINE NORTH 01°52' 42" EAST 706.21 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.23 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, I, SHAWN TURNER, PRESIDENT OF WOLF BUILDING & DEVELOPMENT, INC. 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 THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, MISSOURI. I HEREBY CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE ASSURANCES AS MAY BE REQUIRED.

SHAWN TURNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

ON THE _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED SHAWN TURNER, PRESIDENT OF WOLF BUILDING & DEVELOPMENT, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI, THE FIRST DAY WRITTEN ABOVE.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, _____, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the plat of Oak Hills, Phase 1 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 _____, 2022.

City Clerk _____ Date _____

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2022 the final plat of Oak Hills, Phase 1 conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner _____ Date _____

CERTIFICATE OF SURVEY AND ACCURACY

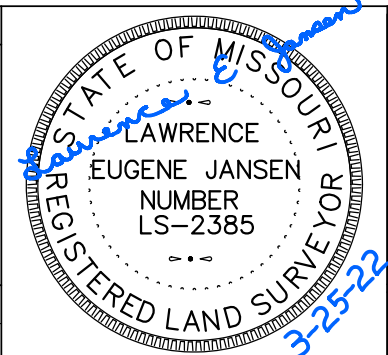
KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen
LAWRENCE E. JANSEN PLS 2385

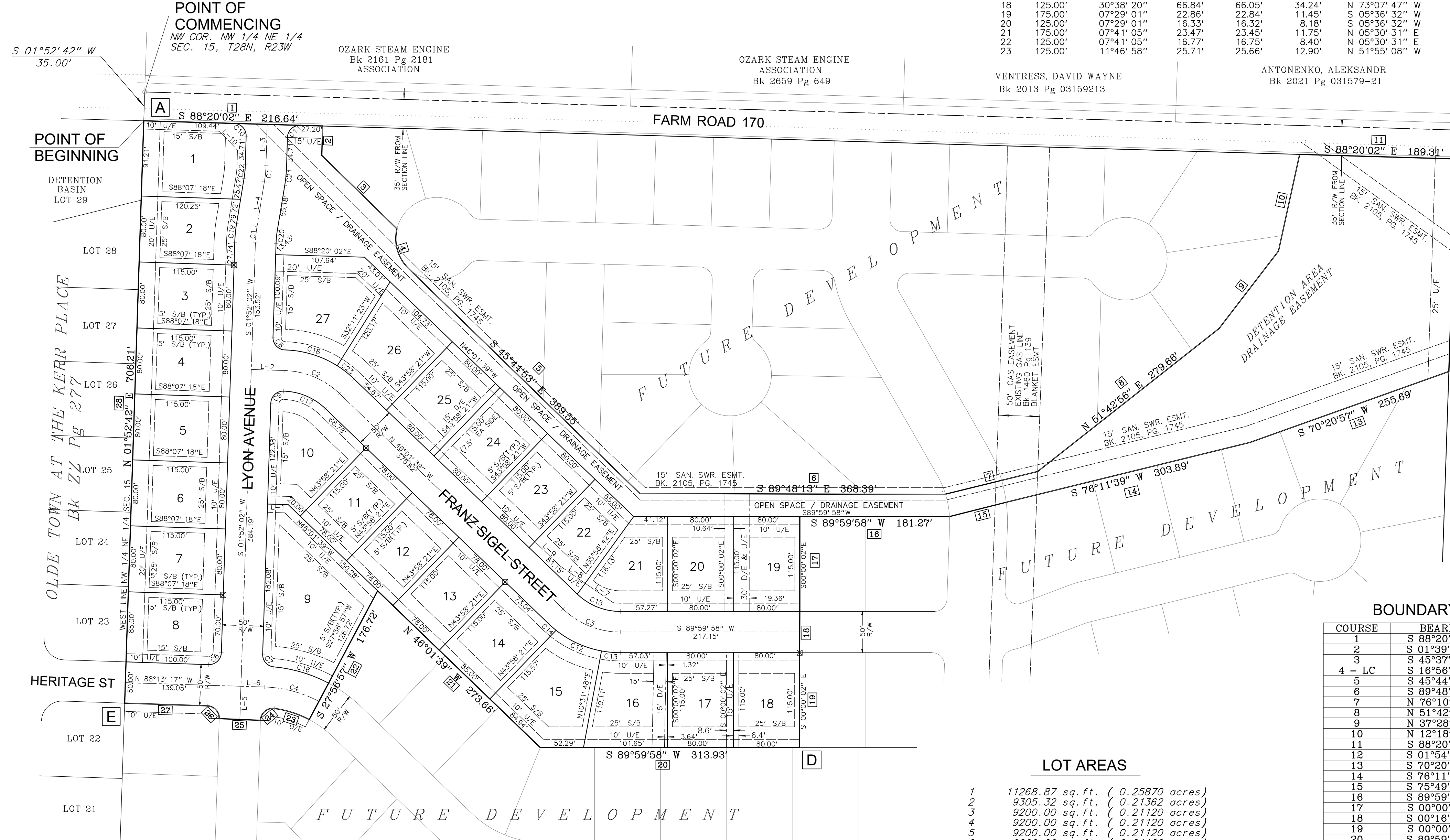
3-25-22

DATE

CLASS OF SURVEY "URBAN"
 Permanent monuments
S/B Setback Line
U/E Utility Easement
D/E DRAINAGE EASEMENT
Job No.: 2102-013
Date: 3-25-2022



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE: 417-885-0300 FAX: 417-885-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-201000563



LOT AREAS

1	11268.87 sq. ft. (0.25870 acres)
2	9305.32 sq. ft. (0.21362 acres)
3	9200.00 sq. ft. (0.21120 acres)
4	9200.00 sq. ft. (0.21120 acres)
5	9200.00 sq. ft. (0.21120 acres)
6	9200.00 sq. ft. (0.21120 acres)
7	9200.00 sq. ft. (0.21120 acres)
8	9726.57 sq. ft. (0.22329 acres)
9	19492.24 sq. ft. (0.44748 acres)
10	11411.61 sq. ft. (0.26197 acres)
11	8970.00 sq. ft. (0.20592 acres)
12	8970.00 sq. ft. (0.20592 acres)
13	8970.00 sq. ft. (0.20592 acres)
14	9777.28 sq. ft. (0.22446 acres)
15	11964.82 sq. ft. (0.27467 acres)
16	10476.43 sq. ft. (0.24051 acres)
17	9200.00 sq. ft. (0.21120 acres)
18	9200.00 sq. ft. (0.21120 acres)
19	9200.00 sq. ft. (0.21120 acres)
20	9200.00 sq. ft. (0.21120 acres)
21	9027.42 sq. ft. (0.20724 acres)
22	8403.63 sq. ft. (0.19292 acres)
23	9200.00 sq. ft. (0.21120 acres)
24	9200.00 sq. ft. (0.21120 acres)
25	9200.00 sq. ft. (0.21120 acres)
26	10687.81 sq. ft. (0.24536 acres)
27	13824.80 sq. ft. (0.31737 acres)

BOUNDARY COURSES

COURSE	BEARING	DISTANCE
1	S 88°20'02" E	216.64'
2	S 01°39'58" W	35.65'
3	S 45°37'53" E	127.33'
4 - LC	S 16°56'25" E	51.13'
5	S 45°44'53" E	389.55'
6	S 89°48'13" E	368.39'
7	N 76°10'57" E	116.74'
8	N 51°42'56" E	279.66'
9	N 37°28'07" E	118.47'
10	N 12°18'30" E	119.86'
11	S 88°20'02" E	189.31'
12	S 01°54'17" W	257.79'
13	S 70°20'57" W	255.69'
14	S 76°11'39" W	303.89'
15	S 75°49'37" W	70.78'
16	S 89°59'58" W	181.27'
17	S 00°00'02" E	115.00'
18	S 00°18'28" W	50.00'
19	S 00°00'02" E	115.00'
20	S 89°59'58" W	313.93'
21	N 46°01'39" W	273.66'
22	S 27°56'57" W	176.72'
23 - LC	N 72°13'05" W	44.13'
24 - LC	S 49°44'28" W	22.25'
25	S 89°59'20" W	50.00'
26 - LC	N 43°07'38" W	21.21'
27	N 88°07'18" W	100.01'
28	N 01°52'42" E	706.21'

CURVE	RADIUS	ARC LENGTH
4	49.96'	53.65'
23	125.00'	44.36'
24	15.00'	25.07'
26	15.00'	23.56'

NOTE

OWNERSHIP AND MAINTENANCE OF OPEN SPACE AND DRAINAGE/ DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.