

LOCATION MAP  
SEC. 29, T-28-N, R-23-W  
SCALE: 1"=2000'

FINAL PLAT  
**VALLEY TRAIL PHASE II**  
PART OF THE EAST ONE-HALF  
SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

**BOUNDARY DESCRIPTION**

A tract of land being a part of the East One-Half (E½) of Section 29, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2021 at Page 52891-21, more particularly described as follows:

BEGINNING at an existing 5/8" iron bar (LSC 334) marking the Southwest corner of Lot 26, Valley Park Estates 3rd Addition, a subdivision recorded in Plat Book ZZ at Page 59; thence S39°41'49"W, along the Northwesterly line of Lot 27, Valley Trail Phase I, a subdivision recorded in Plat Book AAA at Page 602, a distance of 86.41 feet to the Southwest corner of said Lot 27; thence S29°21'06"W, along the Northwesterly line of Lot 26 of said Valley Trail Phase I, a distance of 102.00 feet to the Southwest corner of said Lot 26; thence S17°52'24"W, along the Northwesterly line of Lot 25 of said Valley Trail Phase I, a distance of 88.37 feet to the Southwest corner of said Lot 25; thence S45°21'04"W, along the Northwesterly line of Lot 24 of said Valley Trail Phase I, a distance of 63.68 feet to the Southwest corner of said Lot 24; thence S46°49'15"E, along the Southwesterly line of said Lot 24, a distance of 159.11 feet to the Southeast corner of said Lot 24, said point being on the Northerly Right-of-Way line of Valley Trail Drive, as it now exists; thence Southwesterly along said Northerly Right-of-Way line and along a non-tangent curve to the right having a radius of 225.00 feet, an arc length of 38.45 feet, a central angle of 9°47'25" and a chord distance of 38.40 feet which bears S48°04'27"W; thence S37°01'50"E, a distance of 50.00 feet to a point on the Southerly Right-of-Way line of said Valley Trail Drive; thence Northeasterly along said Southerly Right-of-Way line and along a non-tangent curve to the left having a radius of 275.00 feet, an arc length of 20.39 feet, a central angle of 4°14'51" and a chord distance of 20.38 feet which bears N50°50'44"E to the Northwest corner of Lot 23 of said Valley Trail Phase I; thence S41°16'41"E, along the Southwesterly line of said Lot 23, a distance of 170.29 feet to the Southwest corner of said Lot 23; thence Southwesterly along a non-tangent curve to the right having a radius of 310.00 feet, an arc length of 117.84 feet, a central angle of 21°46'47" and a chord distance of 117.13 feet which bears S59°19'32"W; thence S01°16'31"W, a distance of 26.07 feet to a point on the South line of the N¼ of the NE¼ of the SE¼ of said Section 29; thence N88°43'29"W, along said South line, a distance of 704.00 feet to an existing 5/8" iron bar marking the Southwest corner of said N¼ of the NE¼ of the SE¼; thence N02°00'14"E, along the West line of said NE¼ of the SE¼, a distance of 664.25 feet to an existing 5/8" iron bar marking the Southwest corner of the SE¼ of the NE¼; thence continuing N02°00'14"E, along the West line of said SE¼ of the NE¼, a distance of 376.24 feet to an existing 5/8" iron bar marking the Southwest corner of Lot 6, Valley Park Estates 5<sup>th</sup> Addition, a subdivision recorded in Plat Book ZZ at Page 394; thence S88°43'32"E (S88°42'49"E Plat), along the South line of said Lot 6 and its extension, a distance of 189.97 feet (190.02' Plat) to a point on the East Right-of-Way line of Henry Avenue, as it now exists; thence S02°00'14"W (S02°02'55"W Plat), along said East Right-of-Way line, a distance of 50.00 feet to an existing 5/8" iron bar (LS 314D) marking the Southwest corner of Lot 7 of said Valley Park Estates 5<sup>th</sup> Addition; thence S88°43'32"E (S88°42'49"E Plat), along the South line of Lots 7, 8 and 9 of said Valley Park Estates 5<sup>th</sup> Addition, a distance of 300.00 feet (300.03' Plat) to an existing 5/8" iron bar (LS 314D); thence N62°11'27"E (N62°09'51"E Plat), along said South line of Lot 9, a distance of 68.49 feet (68.48' Plat) to an existing 5/8" iron bar (LS 314D) marking the Southeast corner of said Lot 9; thence S37°21'54"E (S37°23'50"E Plat), a distance of 30.76 feet (30.46' Plat) to an existing 5/8" iron bar (LSC 334) marking the Northwest corner of Lot 25 of said Valley Park Estates 3rd Addition; thence S39°28'38"E (S39°28'06"E Plat), along the Southwesterly line of said Lot 25, a distance of 141.28 feet (141.35' Plat) to an existing 5/8" iron bar (LSC 334) marking the Southwest corner of said Lot 25, said point being on the North Right-of-Way line of Grace Street, as it now exists; thence Southwesterly along said North Right-of-Way line and along a non-tangent curve to the right having a radius of 125.00 feet, an arc length of 45.43 feet (45.51' Plat), a central angle of 20°49'21" and a chord distance of 45.18 feet which bears S52°59'30"W to an existing 5/8" iron bar (LSC 334); thence S21°05'30"E (S21°05'17"E Plat), along the Southwesterly line of said Lot 26 of Valley Park Estates 3rd addition and its extension, a distance of 221.10 feet to the POINT OF BEGINNING.

Containing 15.263 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

**NOTES**

- 10.0' Utility Easement adjacent to front of each lot (unless otherwise noted).
- 5.0' Utility Easement adjacent to side lot lines and backyard lot lines of each lot (unless otherwise noted).
- Maintenance of any area referred to or shown as private right-of-way, easement or common area is the responsibility of the Property Owner's Association.
- Centerline bearing of street is the same as adjacent lot line.
- No structures are to be built between right-of-way and setback lines.
- No fences, plantings or obstructions other than mailboxes are permitted within the limits of any right-of-way or drainage easement.
- 1/2" rebar w/ plastic cap "LC 366" set at all lot corners (except as noted). Permanent monuments are 5/8"x24" rebar with aluminum cap "LC 366".
- The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, and other appurtenances contained within the rights-of-ways for private access shown on this plat.
- The right-of-way shown on this plat for private access is hereby granted and shall be liberally construed to provide access to the City of Republic, any other governmental entity personnel and vehicles while conducting business; to law enforcement and emergency response officials including their vehicles; postal delivery vehicles; and to public or private utility companies serving the subdivision, lots, or principal and customary accessory structures.
- Grace Street and Henry Avenue (streets outside of the gated portion of the development) shall be dedicated to the public.
- Sidewalks shall be constructed on each side of both public and private streets of the development.
- Construction of all sidewalks within the gated (private) portion of the development are the responsibility of the developer.
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0427E, Effective Date 12/17/2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

**DEVELOPMENT NOTES**

Total Area: 15.263± acres  
Total No. of Lots: 37  
Smallest Lot: Lot 20 - 9,621± sf (0.221± ac)  
Largest Lot: Lot 8 - 25,561± sf (0.587± ac)  
Source of Title: Book 2021, Page 52891-21  
Prel. Plat Approval: April 3, 2018  
Current Zoning: PDD 18-001  
Proposed Land Use: Residential

**Minimum Building Setbacks**  
Front: 15.0 feet  
Rear: 15.0 feet  
Side: 5.0 feet (15.0 feet from any street right-of-way)

**BENCHMARKS**

BM #1 - Square cut in concrete curb, located on Grace Street approx. 17' NE of NW Corner of Lot 26, Valley Park Estates 3rd Addition.  
Elevation = 1277.20'

BM #2 - Square cut in concrete curb, located on Joshua Lane approx. 15' East of SE Corner of Lot 29, Valley Park Estates 3rd Addition.  
Elevation = 1271.38'

**OWNER/DEVELOPER**

The Trails at Valley Park, LLC  
P.O. Box 14909  
Springfield, MO 65814

**PREPARED BY**

Olsson, Inc.  
550 St. Louis Street  
Springfield, MO 65806

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

As owner(s), \_\_\_\_\_, I/we 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 to the City of Republic the following: all easements shown hereon; all platted right-of-way within subdivision to be used as an access easement. 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 \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF MISSOURI  
COUNTY OF GREENE SS.

On this \_\_\_\_\_ Day of \_\_\_\_\_, 2022 before me personally appeared \_\_\_\_\_, who duly sworn did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the foregoing instrument was signed and sealed on behalf of said corporation and acknowledged to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public \_\_\_\_\_

**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 Valley Trail Phase II 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 APPROVAL BY THE PLANNING & ZONING COMMISSION**

I, \_\_\_\_\_, City Planner of the City of Republic, Missouri, do hereby certify on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, the Final Plat of Valley Trail Phase II conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner \_\_\_\_\_ Date \_\_\_\_\_

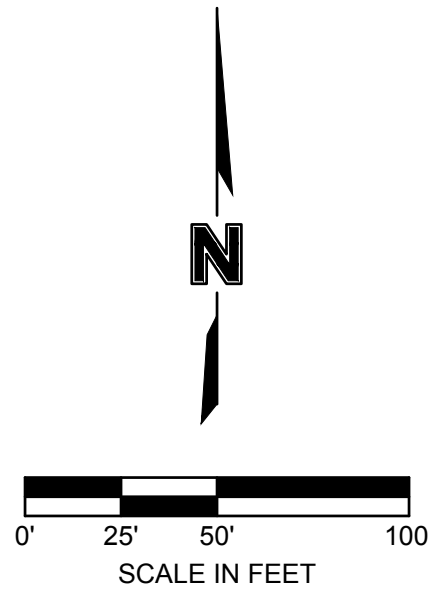
**CERTIFICATE OF SURVEY AND ACCURACY**

Know all men by these presents:

That I, Roddy G. Neff, do hereby certify to the Trails at Valley Park, LLC, that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated February 28, 2019, and signed by Roddy G. Neff, PLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, PLS 2671, in accordance with the current Missouri Standards For Urban Property Boundary Surveys and the Subdivision Regulations of Republic, Greene County, Missouri.

Roddy G. Neff, MO PLS 2671  
Olsson, Inc. MO LC 366  
rgneff@olsson.com

Date \_\_\_\_\_



**BASIS OF BEARINGS**  
Grid North based on Missouri State Plane  
Coordinate System 1983 by use of MoDOT  
continuously operating GNSS RTK Network  
Central Zone  
Site Grid Factor: 0.99996742  
N: 463900.969 E: 1358903.123  
**DATUM**  
Elevations based on NAVD 88 by use  
of MoDOT continuously operating  
GNSS RTK Network  
Reference Monument: E-344  
(2002 Adjustment)

**olsson**

Olsson, Inc. Survey MO Certificate of Authority #LC366  
550 St. Louis St. TEL 417.890.8802  
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com

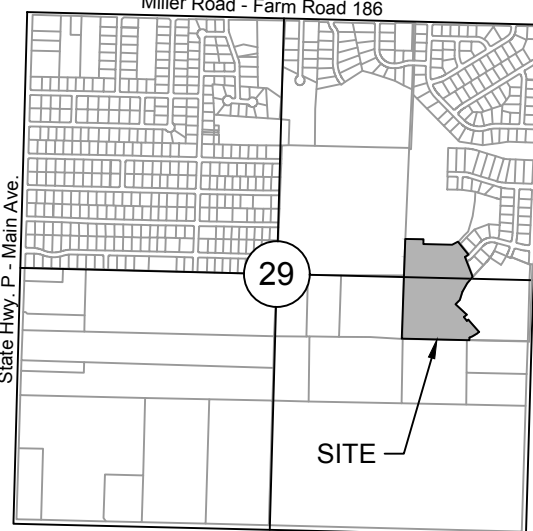


	DATE	REVISION	BY
drawn by: CDA			
surveyed by: BJP			
checked by: RGN			
approved by: RGN			
project no.: 017-3169			
file name: V_FPT-PH2_73169	09.23.22	Revisions per City Comments	CDA
	07.19.22	Original Preparation	CDA



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VALLEY TRAIL PHASE II

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SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



LOCATION MAP

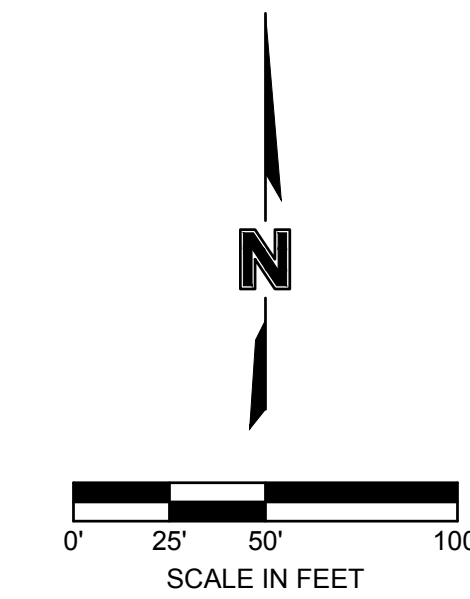
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LEGEND

- Found 5/8" Rebar (Except as Noted)
- Set 5/8" x 24" Rebar w/Alum. Cap, "LC 366"
- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- Deeded
- Measured
- Platted
- BSL Building Setback Line
- D/E Drainage Easement
- SS/E Sanitary Sewer Easement
- U/E Utility Easement

Sheet 2 of 2  
Final Plat of Valley Trail Phase II

olsson

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550 St. Louis St. TEL 417.890.8802  
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com

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Preliminary  
For Review Only

