

LOCATION MAP
Sec. 11, T-28-N, R-23-W
Scale: 1"=2000'

- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - (D) Deeded
 - (M) Measured
 - BSL Building Setback Line
 - D/E Drainage Easement
 - SS/E Sanitary Sewer Easement
 - U/E Utility Easement

FINAL PLAT
WILSON'S VALLEY PHASE I
PART OF THE SW¼ OF THE NW¼
& PART OF THE NW¼ OF THE SW¼
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR
Wilson's Valley, LLC
5051 S. National Ave. Bldg 5-100
Springfield, MO 65810

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

BOUNDARY DESCRIPTION

All of that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 34932-21 and Book 2022, at Page 028868-22 in the Greene County Recorder's Office, more particularly described as follows:
COMMENCING at an existing aluminum monument marking the Southwest corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 11; thence N01°51'33"E, along the West line of said SW¼ of the SW¼, a distance of 1,333.54 feet to the Southwest corner of said NW¼ of the SW¼ for a POINT OF BEGINNING; thence continuing N01°51'33"E, along the West line of said NW¼ of the SW¼, a distance of 1,333.71 feet (N01°51'10"E, 1,333.54' Deed) to an existing 1" flat bar marking the Northwest corner of said NW¼ of the SW¼; thence N01°51'35"E, along the West line of said SW¼ of the NW¼, a distance of 287.15 feet (N01°51'26"E, 286.75' Deed) to a point on the South right-of-way line of U.S. Highway 60, as it now exists; thence N57°26'00"E, along said South right-of-way line, a distance of 815.01 feet (N57°25'02"E, 815.55' Deed) to a point on existing railroad spur as described as exception Tract I in Book 2003 at Page 85636-03; thence S32°07'04"E, along said railroad spur, a distance of 42.03 feet (S32°06'47"E, 41.70' Deed); thence continuing along said railroad spur and along a tangent curve to the left having a radius of 703.29 feet, an arc length of 99.06 feet, a central angle of 8°04'13" and a chord distance of 98.98 feet which bears S36°09'10"E; thence S48°37'36"W, a distance of 23.00 feet; thence S18°55'49"W, a distance of 222.09 feet; thence along a non-tangent curve to the right having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°36'55" and a chord distance of 43.43 feet which bears S82°49'42"E; thence S11°40'24"W, a distance of 50.17 feet; thence along a non-tangent curve to the left having a radius of 100.00 feet, an arc length of 51.46 feet, a central angle of 29°29'03" and a chord distance of 50.89 feet which bears N87°19'46"W; thence S18°55'49"W, a distance of 500.84 feet; thence S08°56'11"E, a distance of 218.95 feet; thence S03°29'07"W, a distance of 210.57 feet; thence S33°31'02"E, a distance of 475.49 feet; S00°00'00"E, a distance of 302.46 feet; thence S10°43'35"E, a distance of 70.00 feet; thence along a non-tangent curve to the right having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36'43" and a chord distance of 108.24 feet which bears S85°04'46"W to a point on the South line of said NW¼ of the SW¼; thence N89°06'52"W, along said South line, a distance of 739.55 feet to the POINT OF BEGINNING. Containing 28.069 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

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 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.

Wilson's Valley, LLC
Stuart M. Stenger, Manager of Stenger Management, LLC, its manager

Date

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2023, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

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 COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS

I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2023, the Final Plat of Wilson's Valley Phase I conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner

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

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 Wilson's Valley Phase I 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 _____, 2023.

Laura Burbridge, City Clerk

Date

CERTIFICATE OF SURVEY AND ACCURACY

That I, David D. Drumm do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Olsson dated June 29, 2023 and signed by David D. Drumm P.L.S. No. 2007017958 and that the corner monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm P.L.S. No. 2007017958 in accordance with the Department of Agriculture's "Missouri Standards for Property Boundary Surveys" for an Urban Class type property.

David D. Drumm, MO PLS 2007017958
Olsson, Inc., MO LC 366
ddrumm@olsson.com

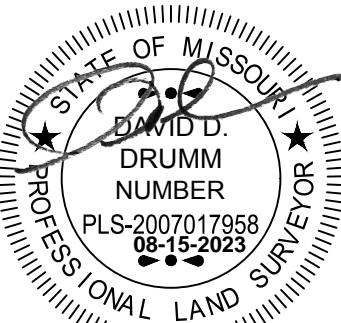
08/15/2023
Date

FINAL PLAT
WILSON'S VALLEY PHASE I
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

2023

drawn by: CDA
surveyed by: SVY
checked by: DDD
approved by: DDD
project no.: 021-05396
drawing no.: V_FPLT_02105396
date: 07-28-23

SHEET
1 of 2



Digitally signed by David D. Drumm
Date: 2023.08.15 09:50:32-0500'

REV. NO.	DATE	REVISIONS DESCRIPTION
1	08.02.23	Revisions per City Comments
2	08.02.23	Revisions per additional City Comments

REVISIONS

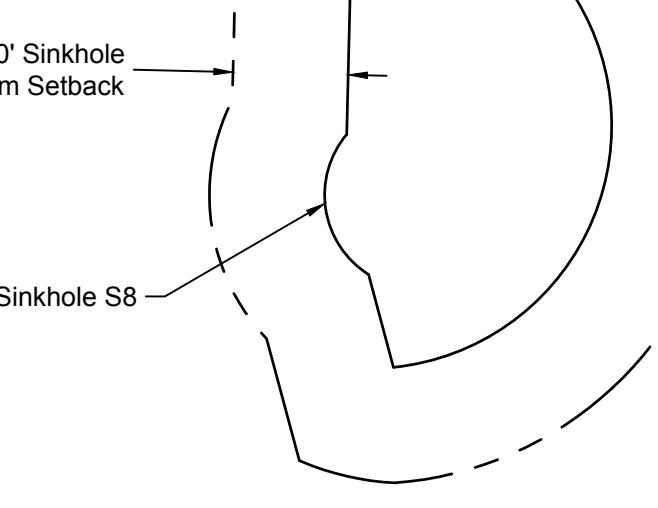
Olsson, Inc. - Survey Missouri Certificate of Authority #C366
550 St. Louis Street
Springfield, MO 65806
www.olsson.com
TEL 417 890 8802

NOTES

- No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
- No fences or obstructions to be built within drainage easements.
- No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
- Centerline bearing of street is same as adjacent lot line.
- All common areas will be dedicated as utility easements.
- Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
- All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
- Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366", unless noted otherwise.
- All lot corners shall be set within 1-year after the date of recording this plat.
- Sidewalks will be constructed along at least one side of each street and the full radius of each cul-de-sac in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the West side of Hawthorne Place, and the North side of Linden Lane, Fieldcrest Court, Rose Glen Court & Appledore Court.
- That portion of Greentree Street right-of-way within Phase I is dedicated hereon. Greentree Street public street and sidewalk improvements, as required by the City of Republic, will be constructed with Phase II.
- The owner and/or developer of Commercial Lots 68, 69 & 70 shall be responsible for addressing open space, landscaping and buffer requirements on each lot as they develop.
- No lots shall have direct access to U.S. Highway 60 or Farm Road 101.
- Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. G23-142200, dated July 20, 2023.
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
- Zoned: Wilson's Valley Planned Development District (PDD)

Residential Setbacks:
Front Yard Setback: 20 feet
Side Yard Setback: 5 feet (15 feet adj. to street R/W)
Rear Yard Setback: 25 feet

Commercial Setbacks:
Front Yard Setback: 15 feet
Side Yard Setback: 6 feet (15 feet adj. to street R/W or as noted)
Rear Yard Setback: 15 feet



BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone



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LEGEND

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- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- Set 5/8" Rebar w/Alum. Cap, "LC 366"
- Deeded
- Measured
- Building Setback Line
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- Sanitary Sewer Easement
- Utility Easement

DEVELOPMENT NOTES

Total Area: 1,222,697± sf - 28.069± acres
Total No. of Lots: 70
Smallest Lot: Lots 58-60: 6,050± sf - 0.139± ac
Largest Lot: Commercial Lot 69: 62,401± sf - 1.433± ac
PDD Approval: Ord. 22-24, Approved May 3, 2022
Current Zoning: Wilson's Valley Planned Development District (PDD)
Property Owner: Wilson's Valley, LLC
Source of Title: Book 2021, Page 034932-21
Book 2022, Page 028868-22

BENCHMARKS

Benchmarks shown are per the Public Improvement Plans for Wilson's Valley Phase I. Elevation datum was determined by others.
BM #1 - Existing R/W Post Marker at the SE Corner of U.S. Hwy. 60 & Farm Road 101
Elevation: 1246.2±
BM #2 - Found 5/8" Iron Pin "LS 3140" along the West side of Farm Road 101 & Approx. 1607± South of U.S. Hwy. 60.
Elevation: 1246.68±

MIN. FINISH FLOOR ELEVATIONS

LOT	"M.F.F.E. FOR SANITARY SEWER SERVICE	"M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK)
LOT 1	1239.14	-
LOT 2	1238.78	-
LOT 3	1238.72	-
LOT 4	1230.27	-
LOT 5	1232.29	-
LOT 6	1234.50	-
LOT 7	1234.50	-
LOT 8	1236.63	-
LOT 9	1233.41	-
LOT 10	1231.22	-
LOT 11	1229.74	-
LOT 12	1228.97	-
LOT 13	1229.89	-
LOT 14	1231.01	-
LOT 15	1232.38	-
LOT 16	1235.71	-
LOT 17	1234.23	-
LOT 18	1231.39	-
LOT 19	1229.56	-
LOT 20	1228.30	-
LOT 21	1225.39	-
LOT 22	1226.07	-
LOT 23	1227.34	-
LOT 24	1229.36	-
LOT 25	1230.64	1234.60
LOT 26	1232.15	1234.60
LOT 27	1230.85	-
LOT 28	1229.93	-
LOT 29	1228.96	-
LOT 30	1227.95	-
LOT 31	1222.15	-
LOT 32	1222.92	-
LOT 33	1230.38	-
LOT 34	1232.98	-
LOT 35	1234.54	-
LOT 36	1236.37	-
LOT 37	1235.23	-
LOT 38	1233.91	-
LOT 39	1233.06	-
LOT 40	1231.39	-
LOT 41	1229.37	-
LOT 42	1227.41	-
LOT 43	1226.16	-
LOT 44	1224.03	1223.00
LOT 45	1222.40	1223.00
LOT 46	1219.14	1223.00
LOT 47	1219.13	1223.00
LOT 48	1225.22	1223.00
LOT 49	1228.28	1223.00
LOT 50	1226.39	1223.00
LOT 51	1227.35	1223.00
LOT 52	1226.57	1223.00
LOT 53	1226.96	1223.00
LOT 54	1227.64	1223.00
LOT 55	1228.11	1224.84
LOT 56	1227.41	1226.39
LOT 57	1227.48	1226.39
LOT 58	1229.18	1226.39
LOT 59	1229.47	1226.70
LOT 60	1230.11	1227.05
LOT 61	1231.13	1227.23
LOT 62	1233.56	1227.68
LOT 63	1234.65	1227.90
LOT 64	1238.91	-
LOT 65	1236.93	-
LOT 66	1236.31	-
LOT 67	1236.58	1228.59

The elevations are shown as required by Greene County and provided by Ryan V. Jeppson (PE-2012024241) who determined the elevations.
*Minimum F.F. Elev. shown is the elevation to serve any point within the lot. Finished basements may require a grinder pump.
**Minimum F.F. Elev. is set 18" above the 100-year water surface elevation or top of bank of adjacent drainage way.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
# Direction Length	# Direction Length	# Direction Length	# Direction Length
L1 N43°37'39"W 42.06'	L14 N29°47'36"W 12.72'	L27 N85°20'48"W 21.18'	L40 S57°20'38"E 45.70'
L2 S48°37'36"W 23.00'	L15 N14°33'04"W 15.54'	L28 N16°08'41"W 14.62'	L41 S42°05'43"E 42.01'
L3 N88°08'50"W 31.33'	L16 N14°33'04"W 2.49'	L29 S73°50'22"W 51.73'	L42 N79°24'48"E 59.60'
L4 S14°33'04"E 18.03'	L17 N08°56'11"W 13.84'	L30 S58°13'30"W 12.09'	L43 N33°45'27"E 46.87'
L5 N29°38'47"E 44.23'	L18 N70°05'55"W 13.27'	L31 N39°30'00"W 20.90'	L44 S45°34'43"E 26.08'
L6 N43°08'38"W 28.28'	L19 S70°05'55"E 17.68'	L32 N50°30'00"E 15.00'	L45 S88°09'17"E 62.18'
L7 N88°08'50"W 11.33'	L20 N19°54'05"E 15.00'	L33 S39°30'00"E 25.82'	L46 N73°30'09"E 37.50'
L8 N46°51'22"E 28.29'	L21 N70°05'55"W 21.03'	L34 N49°50'35"W 22.47'	L47 S30°27'28"E 55.81'
L9 S88°08'50"E 11.33'	L22 S83°48'54"E 16.45'	L35 N40°09'25"E 15.00'	L48 N53°34'07"E 52.07'
L10 S14°33'04"E 18.03'	L23 N06°11'06"E 15.00'	L36 S49°50'35"E 23.93'	L49 N64°40'54"W 8.28'
L11 N43°08'38"W 28.28'	L24 N83°48'54"W 22.03'	L37 S56°16'23"W 55.86'	L50 S53°34'07"W 42.89'
L12 N46°51'22"E 28.29'	L25 S85°20'48"E 17.45'	L38 N57°20'39"W 44.95'	L51 N88°09'17"W 34.14'
L13 N89°13'46"W 14.39'	L26 N04°39'12"E 15.00'	L39 S49°50'35"E 4.66'	

CURVE TABLE	CURVE TABLE
# Radius Length Delta Chord Chord Bearing	# Radius Length Delta Chord Chord Bearing
C1 703.29 99.06° 8°04'13" 98.98° S36°09'10"E	C42 50.00' 35.72° 40°55'59" 34.97° S30°15'35"E
C2 150.00' 43.59° 16°38'55" 43.43° S82°49'42"E	C43 50.00' 35.72° 40°55'59" 34.97° S71°11'34"E
C3 100.00' 51.46° 29°29'03" 50.89° N87°19'46"W	C44 50.00' 42.33° 48°30'29" 41.08° N64°05'12"E
C4 535.00' 108.43° 11°36'43" 108.24° S85°04'46"W	C45 15.00' 13.62° 52°01'12" 13.16° N65°50'34"E
C5 245.00' 164.09° 38°22'26" 161.04° S72°39'58"W	C46 15.00' 22.52° 86°00'27" 20.46° S45°08'36"E
C6 560.00' 16.37° 1°40'28" 16.37° S54°18'59"W	C47 600.00' 12.56° 1°11'57" 12.56° S13°57'05"E
C7 560.00' 203.22° 20°47'31" 202.10° S65°32'59"W	C48 75.00' 26.55° 20°17'11" 26.42° S04°24'29"E
C8 245.00' 152.12° 35°34'27" 149.69° S58°09'31"W	C49 125.00' 30.40° 13°55'59" 30.32° N84°53'11"E
C9 328.71° 117.93° 20°33'22" 117.30° S51°54'48"W	C50 15.00' 18.92° 72°17'12" 17.69° S65°56'12"E
C10 125.00' 92.96° 42°36'34" 90.83° S84°57'28"W	C51 15.00' 13.62° 52°01'12" 13.16° N63°13'10"W
C11 300.00' 103.58° 19°47'05" 103.08° S18°49'44"E	C52 50.00' 44.45° 50°56'16" 43.00° N62°40'41"W
C12 325.00' 100.09° 17°38'41" 99.69° S00°06'51"E	C53 50.00' 35.72° 40°55'59" 34.97° S71°23'11"W
C13 575.00' 71.62° 7°08'10" 71.57° S05°08'24"W	C54 50.00' 35.72° 40°55'59" 34.97° S30°27'13"W
C14 575.00' 161.81° 16°07'23" 161.27° S06°29'22"E	C55 50.00' 35.72° 40°55'59" 34.97° S10°28'48"E
C15 100.00' 133.07° 76°14'42" 123.47° S23°34'17"W	C56 50.00' 35.72° 40°55'59" 34.97° S51°24'44"E
C16 100.00' 52.64° 30°09'32" 52.03° S76°46'24"W	C57 50.00' 60.54° 69°22'15" 56.91° N73°26'09"E
C17 125.00' 263.03° 120°33'50" 217.12° S06°29'19"E	C58 15.00' 13.62° 52°01'12" 13.16° N64°45'38"E
C18 353.71° 20.86° 3°22'46" 20.86° S43°16'42"W	C59 150.00' 5.76° 2°12'02" 5.76° N89°40'13"E
C19 703.29° 6.11° 0°29'51" 6.11° S32°21'59"E	C60 150.00' 50.11° 19°08'23" 49.87° N76°00'01"E
C20 270.00° 41.46° 8°47'56" 41.42° N87°27'13"E	C61 150.00° 41.46° 18°37'07" 48.53° N60°07'15"E
C21 270.00° 62.55° 13°16'28" 62.41° N76°25'00"E	C62 150.00° 48.74° 18°37'07" 48.53° N41°30'08"E
C22 270.00° 49.05° 10°24'35" 48.99° N64°34'29"E	C63 150.00° 48.74° 18°37'07" 48.53° N22°53'01"E
C23 15.00° 24.06° 91°54'33" 21.56° S74°40'33"E	C64 150.00° 59.78° 22°49'57" 59.38° N02°09'29"E
C24 275.00° 30.75° 6°24'25" 30.73° S12°08'24"E	C65 150.00° 53.76° 20°32'06" 53.47° N19°31'33"W
C25 15.00° 23.00° 87°50'53" 20.81° S34°59'16"W	C66 15.00° 19.51° 74°30'13" 18.16° N07°27'31"E
C26 15.00° 13.62° 52°01'12" 13.16° N75°04'41"W	C67 125.00° 49.87° 22°51'29" 49.54° N03°07'20"W
C27 50.00° 48.35° 55°24'09" 46.49° N76°46'09"W	C68 550.00° 45.02° 4°14'24" 45.01° N12°12'22"W
C28 50.00° 35.72° 40°55'59" 34.97° S55°03'47"W	C69 550.00° 44.48° 4°38'02" 44.47° N06°23'29"E
C29 50.00° 35.72° 40°55'59" 34.97° S14°07'48"W	C70 350.00° 14.85° 2°25'53" 14.85° N07°29'33"E
C30 50.00° 35.72° 40°55'59" 34.97° S26°48'10"E	C71 350.00° 53.97° 8°50'03" 53.91° N01°51'35"E
C31 50.00° 35.72° 40°55'59" 34.97° S67°44'09"E	C72 350.00° 38.97° 6°22'44" 38.95° N05°44'49"W
C32 50.00° 56.64° 64°54'22" 53.66° N59°20'41"E	C73 325.00° 18.39° 3°14'30" 18.38° N10°33'26"W
C33 15.00° 13.62° 52°01'12" 13.16° N52°54'06"E	C74 15.00° 22.99° 87°49'23" 20.81° N15°11'25"E
C34 15.00° 24.13° 92°09'07" 21.61° S55°00'44"E	C75 15.00° 32.13° 3°26'28" 32.12° N74°13'31"E
C35 300.00° 12.03° 2°17'53" 12.03° S07°47'15"E	C76 270.00° 22.43° 4°45'32" 22.42° N73°33'58"E
C36 15.00° 22.65° 86°32'02" 20.56° S48°30'09"W	C77 353.71° 14.45° 2°20'29" 14.45° S61°04'15"W
C37 15.00° 13.62° 52°01'12" 13.16° N62°08'13"W	C78 15.00° 66.29° 25°19'12" 65.75° S78°11'15"W
C38 50.00° 18.92° 21°40'34" 18.80° N46°57'54"W	C79 100.00° 25.13° 14°24'03" 25.07° N70°43'40"E
C39 50.00° 43.74° 50°07'28" 42.36° N82°51'59"W	C80 265.00° 107.42° 23°13'28" 106.68° N51°54'54"E
C40 50.00° 35.72° 40°55'59" 34.97° S51°36'22"W	C81 270.00° 94.25° 20°00'04" 93.77° S50°18'12"E
C41 50.00° 35.72° 40°55'59" 34.97° S10°40'23"W	C82 465.00° 94.24° 11°36'43" 94.08° N85°04'46"E

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Digitally signed by David D. Drumm
Date: 2023.08.15 09:51:22-0500

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