

( IN FEET )  
1 inch = 60 ft.  
BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA GPS TIES TO THE MODOT VRS NETWORK.

OWNER/DEVELOPER:  
MAGERS REPUBLIC NO. 3C, LLC  
2776 S CAMPBELL, A100  
SPRINGFIELD, MO 65807

IRON GRAIN DISTRICT, LLC  
2776 S CAMPBELL, A100  
SPRINGFIELD, MO 65807

REGISTERED LAND SURVEYOR'S CERTIFICATE

That I, Don Ray Berry do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by me dated October 28, 2021 and signed by me and that the corner monuments and lot corner pins shown herein were placed under my personal supervision in accordance with the current Missouri Standards for Property Boundary Surveys as Promulgated by the Missouri Department of Agriculture for URBAN class properties.

Signature: *[Signature]* Date Prepared: July 6, 2023

Missouri Professional Land Surveyor No. 2004017829

OWNER'S CERTIFICATE

OWNER(S) DEDICATION

Magers Republic No 3C LLC, as Owner(s), 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 easements shown hereon to the City of Republic. No streets are created or dedicated by this plat. 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.

Randy Magers, Manager/Member  
Magers Republic No 3C LLC  
Date: \_\_\_\_\_

ACKNOWLEDGMENT

State of Missouri }  
County of \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared Randy Magers, to me known, who duly sworn, did say that they are a Manager/Member of Magers Republic No 3C LLC and that the foregoing instrument was signed on behalf of and by the authority of the Managers/Members of said Limited Liability Company, and said person acknowledged said instrument to be the free act and deed of said Limited Liability Company.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in \_\_\_\_\_ County, Missouri on the day and year first above written.

Notary Public \_\_\_\_\_ Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

CERTIFICATE OF TAXES PAID

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 \_\_\_\_\_

CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY COUNCIL I, \_\_\_\_\_ City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the Plat of Iron Grain District 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.

City Clerk \_\_\_\_\_

Date \_\_\_\_\_

COMPLIANCE WITH LAND USE REGULATIONS CERTIFICATION, CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS I, \_\_\_\_\_ City Planner of the City of Republic, Missouri, do hereby certify on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the Final Plat of Iron Grain District conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

PROPERTY DESCRIPTION (Parent Tract: Book 2021 Page 01830721)

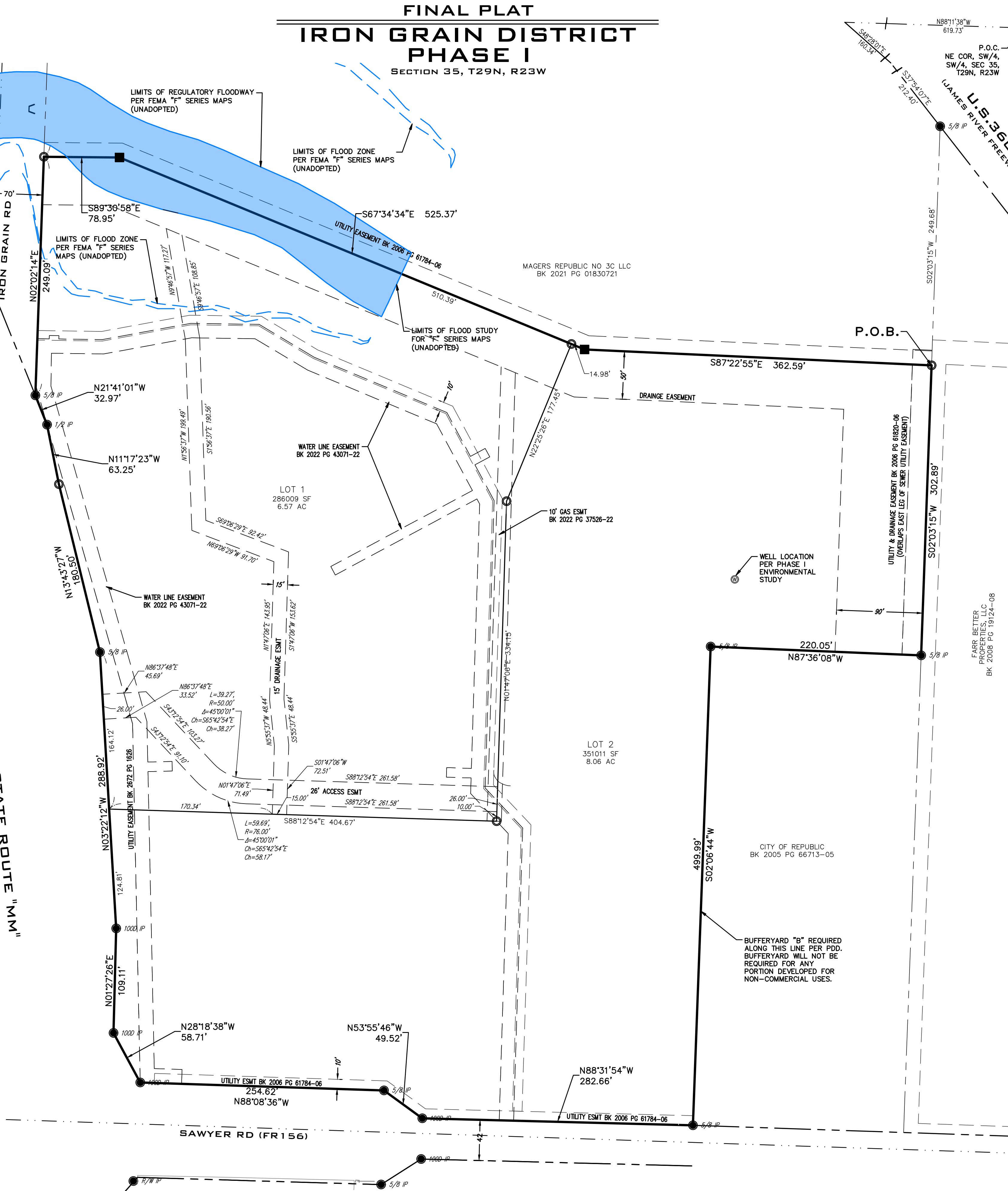
All that part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 29 North, Range 23 West of the Fifth Principal Meridian, Greene County, Missouri, being more particularly described as follows: BEGINNING at the Northeast corner of the Southwest Quarter of said Section 35; thence, North 88°11'38" West, a distance of 619.73 feet to an existing iron pin on the Southerly right-of-way line of U.S. Highway 360 (James River Expressway); thence, South 48°28'01" East, along and with said Southerly line, a distance of 160.34 feet to an existing right-of-way marker; thence, South 37°54'07" East, along and with said Southerly line, a distance of 212.40 feet to an existing iron pin; thence, South 02°03'15" West, leaving said Southerly line, a distance of 249.58 feet to the Southerly line of an existing sanitary sewer easement as recorded in Book 2006 Page 61784-06 of the Greene County Deed Records and the POINT OF BEGINNING; thence, continue South 02°03'15" West, a distance of 302.89 feet to an existing iron pin; thence, North 87°36'08" West, a distance of 220.05 feet to an existing iron pin; thence, South 02°06'44" West, a distance of 499.99 feet to an existing iron pin on the North right-of-way line of Farm Road 156; thence, North 88°31'54" West, along and with said North line, a distance of 282.66 feet; thence, North 53°55'46" West, along and with said North line, a distance of 49.52 feet to an existing iron pin; thence, North 88°08'36" West, along and with said North line, a distance of 254.62 feet to an existing iron pin on the East right-of-way line of State Route "MM"; thence, Northerly, along and with said East line, the following six (6) courses:

North 28°18'38" West, a distance of 58.71 feet to an existing iron pin; thence, North 01°27'26" East, a distance of 109.11 feet to an existing iron pin; thence, North 03°22'12" West, a distance of 288.92 feet to an existing iron pin; thence, North 13°43'27" West, a distance of 180.50 feet to an existing iron pin; thence, North 11°17'23" West, a distance of 63.25 feet to an existing iron pin; thence, North 21°41'01" West, a distance of 32.97 feet to an existing iron pin

at the intersection of said Northerly line with the East right-of-way line of Brookline Road (Old Route "MM"); thence, North 02°02'14" East, along and with said East line, a distance of 249.09 feet to the South line of the aforementioned sanitary sewer easement; thence, along and with said South line, the following three (3) courses:

South 89°30'58" East, a distance of 78.95; thence, South 67°34'34" East, a distance of 525.37 feet; thence, South 87°22'55" East, a distance of 362.59 feet

to the POINT OF BEGINNING, containing 14.62 acres and being subject to easements, restrictions or rights-of-way, if any.



REFERENCE SOURCE DOCUMENTS:  
PB AAA Page 197, SRB5490 Page 2714, SRB5490 Page 3440 & other County Surveys  
Deeds as Noted  
Prior Surveys by this Firm  
State of Missouri Highway Plans for US 360 and State Route "MM"



VICINITY MAP  
NOT TO SCALE

- LEGEND
● FOUND IRON PIN
○ SET IRON PIN OR MARKER AS NOTED
△ R/W MARKER
--- BOUNDARY LINE
- - - R/W LINE
- - - EASEMENT LINE
- - - SETBACK LINE
(M) MEASURED
(P) PLAT
(D) DEED
(R) RECORD

GENERAL INFORMATION

Current Zoning: Iron Grain District PDD Ordinance 22-11, February 22, 2022
The PDD shall comply with the Municipality of Republic's C-2 (General Commercial District) and R-3 (Multi-Family Residential District) Regulations.
Setbacks: Front: 15', Side: 15', Rear: 15'
Zoning Regulation Exceptions: Parking Requirements: 85% of zoning ordinance requirements. Bulk Plane: All uses are exempt from bulk plane requirements. Residential Density: R-3 uses may have up to 25 dwelling units per acre.
Lot Information: Number of Lots: 2, Total Acreage: 637,020 SF (14.62 AC), Largest Lot: 351,011 SF (8.06 AC) Lot 2, Smallest Lot: 286,009 SF (6.57 AC) Lot 1
Property owner is responsible for addressing open space, landscaping, and buffer yard requirements when the lots are developed.

IN THE RECORDER'S OFFICE

I, Cheryl Dawson-Spaulling, Recorder of Deeds, Greene County, Missouri, do hereby certify that the within instrument of writing was on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

Recorder of Deeds \_\_\_\_\_

Date \_\_\_\_\_

FLOOD NOTE:

This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077c 0316 E, effective December 17, 2010.

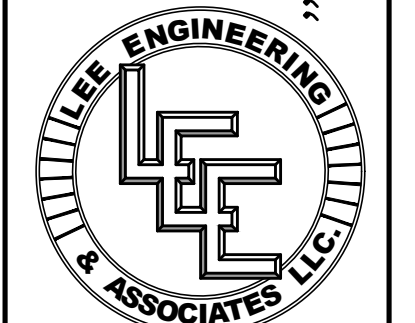
However, the proposed "F" series maps, not yet adopted or effective, show a portion of the property lying within the Flood Hazard Area along with a designated floodway. The approximate limits of the hazard area shown on the proposed maps are reflected on this survey.

Table with columns for REVISIONS, SCALE (1" = 60'), FIELD BY (JS, AL), DRAWN BY (DRB), CHECKED BY (JS), DATE, and BY.

Final Plat
IRON GRAIN DISTRICT PHASE I
State Highway MM & Sawyer Road
Republic, Greene County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
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dlee@leeengineering.biz



DATE: 2023-07-06
SHEET: 1 OF 1
PROJECT: 2123
FILE: 2123 - Magers Final Plat.dwg