

FINAL PLAT  
AUBURN HILLS PHASE TWO  
A PART OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

JAMES FRY TRUST  
BOOK 2008 PAGE 004761-08

COURSE TABLE with columns: LINE, BEARING, DISTANCE. Lists bearings and distances for various lines on the plat.

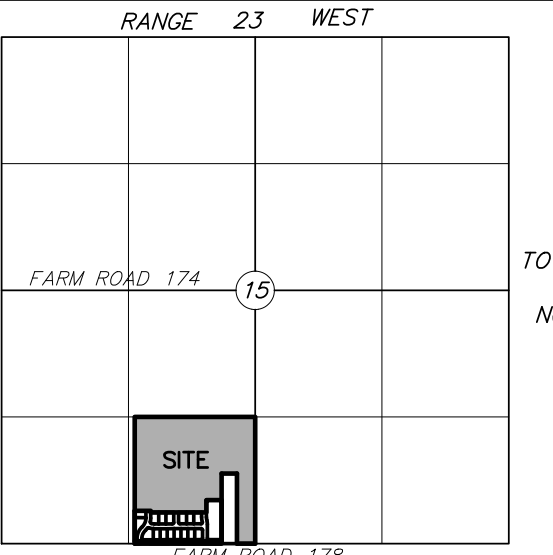
CURVE DATA table with columns: #, Radius, Delta, Length, Chord, Tangent, Chord Bearing. Lists curve specifications for various lines.

BASIS OF BEARINGS  
GRID NORTH  
MISSOURI COORDINATE SYSTEM OF 1983  
CENTRAL ZONE

OWNER  
BUSSELL BUILDING, INC.  
5616 S Farm Road 131  
Brookline, MO 65619  
(417) 619-5524  
tyler@bussebuilding.com

STATE PLANE COORDINATES  
(GIVEN IN FEET)  
A 471654.9854 1367974.7153  
B 472011.8280 1366727.8928  
C 473005.2668 1366761.2916  
D 472967.9959 1366200.8238

TOTAL LINEAR FEET OF ROAD = 5006 L.F.  
TOTAL LINEAR FEET OF SIDEWALK = 4633 L.F.



DEVELOPMENT NOTES  
Total Area = 28.52 Acres  
Total Number of Lots = 104  
Current Zoning District = R1-H High Density Single-Family Residential District  
Source of Title Book 2019 Page 033474-19 Preliminary Plat Approval Feb 18, 2020.

This Property Does Not Lie Within A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E and 29077 C 0318 E Dated 12-17-2010.

No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.  
No structures are to be built between the right of way line and building setback line.

Minimum Building Setbacks:  
Front - 25 Feet  
Rear - 25 Feet  
Side - 6 Feet  
Side Adjacent to Street - 15 Feet

There is a 10' Utility Easement Adjacent To All Street Right of Way And Along The Rear Of All Lots. (Except as noted)

No Direct Access Permitted From Any Lot To Hines Street (Farm Road 178)

Centerline bearings of streets are the same as adjacent lot lines.

Unless otherwise noted, the arc distances along RW/Lot Lines are concentric to adjacent centerline curves.

Lot corners are 18" - 5/8" iron pins with plastic caps (GPS-2010000563)  
Permanent monuments are 24" - 5/8" iron pins with 2" diameter aluminum caps.

LOT AREAS

Table listing lot numbers 1 through 120, their areas in square feet and acres, and bearings for various lines.

BENCHMARK  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50  
NORTHING 472144.24  
EASTING 1372101.11  
ELEVATION 1227.36  
VERTICAL DATUM NAVD 1988

CLAREMONT DRIVE  
RANKIN ACRES 2ND ADDITION  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12

LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

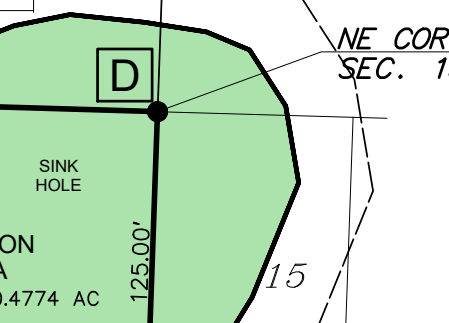
LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14



DANNY L JOHNSON  
BOOK 2016 PAGE 002501-16

PROPERTY DESCRIPTION

ALL OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, EXCEPT THE WEST 2 ACRES THEREOF, AND ALSO EXCEPT 2 1/2 ACRES OUT OF THE SOUTHEAST PART THEREOF WHICH HAS HERETOFORE BEEN CONVEYED FOR A CEMETERY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°00'40" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR A POINT OF BEGINNING; THENCE NORTH 88°09'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 190.42 FEET TO A POINT ON AN EXISTING FENCE LINE FOR CORNER; THENCE NORTH 02°46'56" EAST ALONG SAID FENCE LINE A DISTANCE OF 701.65 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 86°30'26" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 162.31 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 02°33'34" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 278.16 FEET; THENCE NORTH 88°04'28" WEST A DISTANCE OF 162.86 FEET; THENCE SOUTH 01°55'32" WEST A DISTANCE OF 128.35 FEET; THENCE NORTH 88°09'39" WEST A DISTANCE OF 580.00 FEET; THENCE NORTH 01°55'32" EAST A DISTANCE OF 16.39 FEET; THENCE NORTH 88°04'28" WEST A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 2 ACRES OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE NORTH 01°55'32" EAST ALONG SAID EAST LINE A DISTANCE OF 994.00 FEET TO THE NORTHEAST CORNER OF SAID WEST 2 ACRES OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE SOUTH 88°18'18" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 1260.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE SOUTH 02°00'40" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 1,313.82 FEET TO THE POINT OF BEGINNING, CONTAINING 28.52 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, I, TYLER BUSSELL, VICE PRESIDENT OF BUSSELL BUILDING, INC. HAVE CAUSED THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT AND CONVEY THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I 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.

TYLER BUSSELL, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSOURI  
COUNTY OF GREENE SS.  
ON THE \_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME PERSONALLY APPEARED TYLER BUSSELL, VICE PRESIDENT OF BUSSELL BUILDING, 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 Auburn Hills Phase Two 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021 the final plat of Auburn Hills Phase Two conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

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

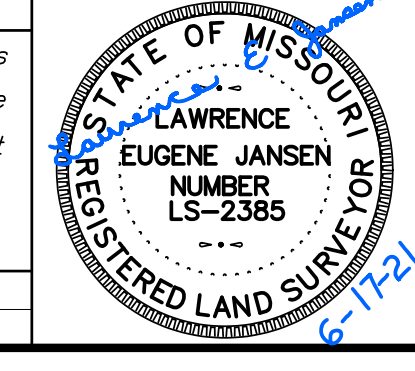
CERTIFICATE OF SURVEY AND ACCURACY

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

6-17-21  
DATE

Table with columns: CLASS OF SURVEY 'URBAN', Permanent monuments, S/B Setback Line, U/E Utility Easement, D/E DRAINAGE EASEMENT. Includes checkboxes and job details.



GLOBAL PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MO 65788  
PHONE (417) 888-0800 FAX (417) 888-0835  
CERTIFICATE OF AUTHORITY  
NUMBER LS-2010000563

NOTE  
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/ 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.