

# MINOR SUBDIVISION REPUBLIC INTERMEDIATE SCHOOL SUBDIVISION

PART OF THE NE¼ OF THE SE¼  
SECTION 2, TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

Commencing Point  
Ex. 1/2" Iron Bar  
NE Corner, SE¼  
Sec. 2, T28N, R23W

## DEVELOPMENT NOTES

Total Area: 104,336± sf - 2.395± ac  
Total No. of Lots: 1  
Source of Title: Book 2008, Page 021115-08  
Book 2022, Page 050613-22  
Current Zoning: M-1 (Light Manufacturing District)

## Minimum Building Setbacks

Front Yard: 15.0 feet  
Rear Yard: 15.0 feet  
Side Yard: 15.0 feet for interior setback  
15.0 feet at an intersection of Local/Local Streets  
15.0 feet at an intersection of Collector/Local Streets  
15.0 feet at an intersection of a Collector and greater class streets.

## NOTES

- Maintenance of any area referred to or shown as right-of-way or easement is the responsibility of the property owner.
- 1/2" Iron Bar w/ plastic cap "LC 366" set at all lot corners (except as noted).
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0316E, Effective Date 12/17/2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

## DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 2, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tracts of land recorded in the Greene County Recorder's Office in Book 2008 at Page 021115-08 and Book 2022 at Page 050613-22, more particularly described as follows:

COMMENCING at the Northeast corner of said SE¼, thence S01°45'20"W, along the East line of said NE¼ of the SE¼, a distance of 765.47 feet for a POINT OF BEGINNING; thence continuing S01°45'20"W, along said East line, a distance of 472.28 feet; thence S57°26'49"W, a distance of 106.41 feet; thence S85°30'36"W, a distance of 92.02 feet; thence N32°30'27"W, a distance of 336.10 feet; thence N12°29'33"E, a distance of 14.14 feet; thence N57°29'33"E, a distance of 71.57 feet; thence along a tangent curve to the right having a radius of 117.00 feet, an arc length of 69.97 feet, a central angle of 34°15'47" and a chord distance of 68.93 feet which bears N74°37'26"E; thence S88°14'40"E, a distance of 50.94 feet; thence along a tangent curve to the left having a radius of 190.00 feet, an arc length of 298.45 feet, a central angle of 90°00'00" and a chord distance of 268.70 feet which bears N46°45'20"E to the POINT OF BEGINNING. Containing 104,336 square feet (2.395 acres), more or less, and subject to any rights-of-way, easements, and restrictions of record.

## CERTIFICATE OF APPROVAL BY THE BUILDS DEPARTMENT STAFF

In accordance with the provisions as set forth in the Subdivision Regulations of Republic, Missouri, I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the BUILDS Department approved the request for a minor subdivision for \_\_\_\_\_. Any further subdivision of the above described land or modifications of the land description(s) will require reapproval in accordance with the Subdivision Regulations of the City of Republic, Missouri.

BUILDS Department \_\_\_\_\_ Date \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP AND DEDICATION

As owner I have caused the land described on this plat to the surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat.

Owner/Subdivider: \_\_\_\_\_ Date \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF MISSOURI  
COUNTY OF GREENE SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. 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 OWNERSHIP AND DEDICATION

As owner I have caused the land described on this plat to the surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat.

Owner/Subdivider: \_\_\_\_\_ Date \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF MISSOURI  
COUNTY OF GREENE SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

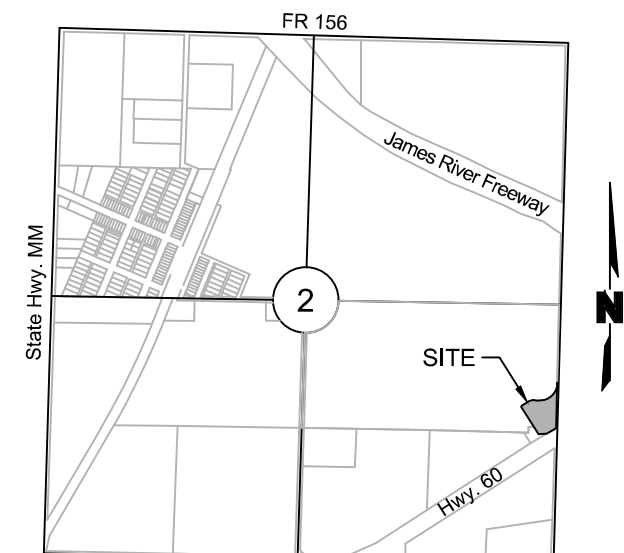
Notary Public \_\_\_\_\_

## CERTIFICATE OF SURVEY AND ACCURACY

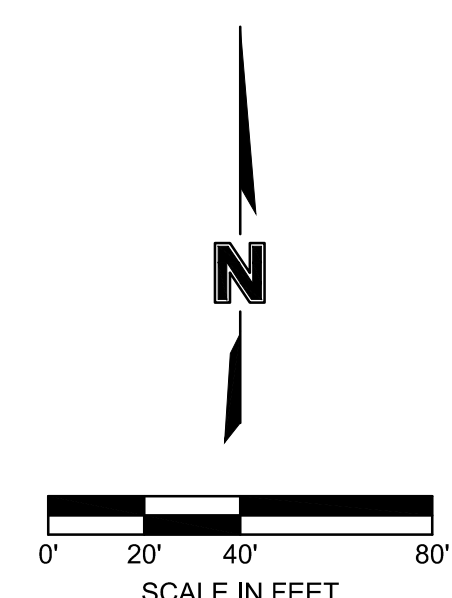
Know all men by these presents:

That I, David D. Drumm, do hereby certify to Republic School District and Drury Properties, Inc., that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated August 25, 2023, and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with the current Missouri Standards for Urban Class Property Boundary Surveys.

*David D. Drumm*  
David D. Drumm, PLS 2007017958  
Olsson Associates, MO LC 366  
ddrumm@olsson.com  
Date: 09/19/2023

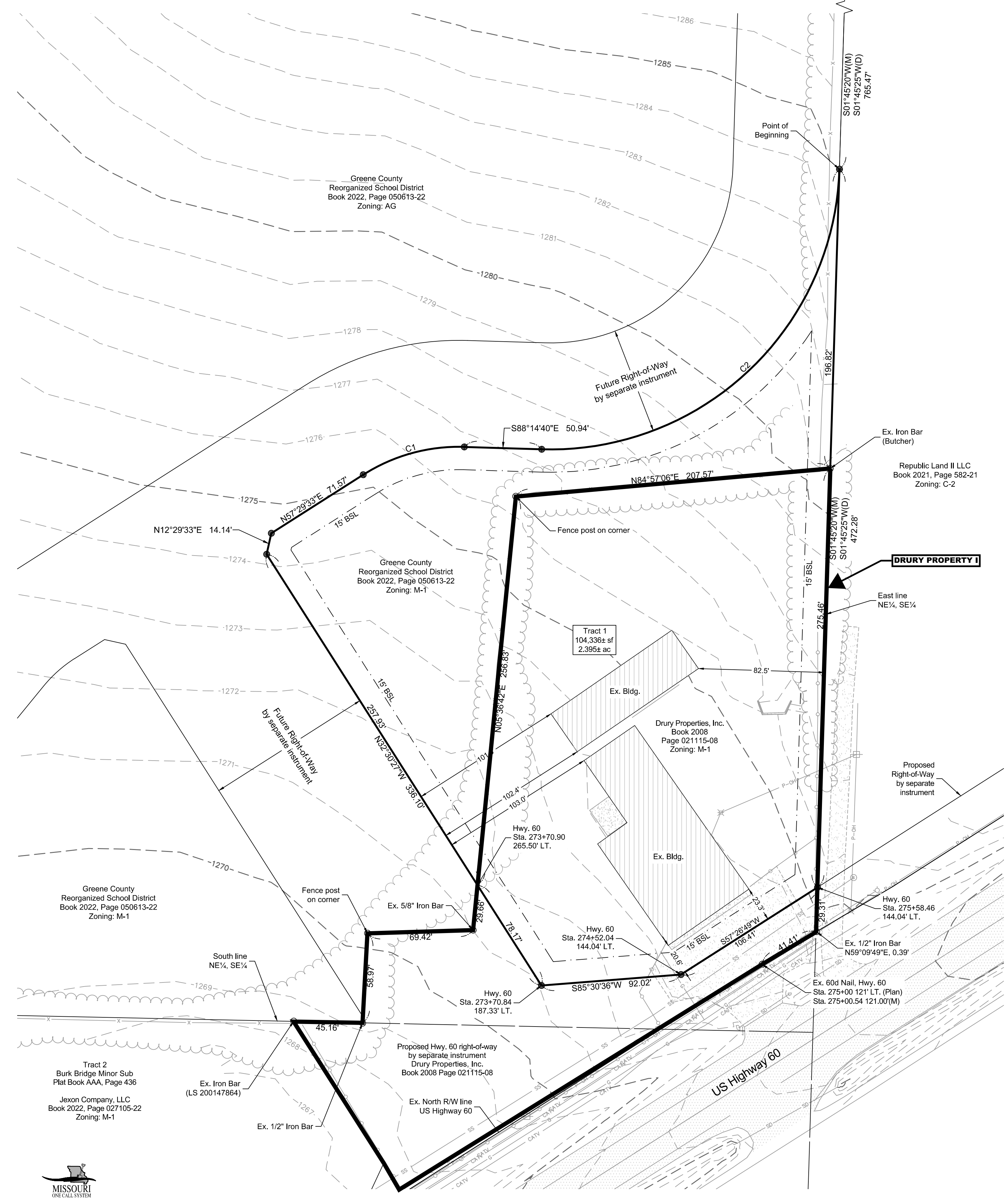


LOCATION MAP  
Sec. 2, T-28-N, R-23-W  
Scale: 1"=2000'



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

**DATUM**  
Elevations based on NAVD 88 by use of MoDOT continuously operating GNSS RTK Network



**PREPARED FOR**  
Republic School District  
518 N. Hampton Avenue  
Republic, MO 65738

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

- LEGEND**
- Found Monument (As Noted)
  - Set 1/2" Rebar w/plastic cap, "LC 366"
  - BSL Building Setback Line
  - (M) Measured
  - (D) Deeded

#	Radius	Length	Delta	Chord	Chord Bearing
C1	117.00'	69.97'	34°15'47"	68.93'	N74°37'26"E
C2	190.00'	298.45'	90°00'00"	268.70'	N46°45'20"E

MISSOURI  
1-800-DIG-RITE OR 811  
www.motocall.com



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	09/19/2023	Update to City Staff Language & Subdivision Name Change	DDD

MINOR SUBDIVISION  
REPUBLIC SCHOOL DISTRICT  
2654 N. COMMERCIAL AVENUE  
REPUBLIC, GREENE COUNTY, MISSOURI

2023

drawn by: CDA  
surveyed by: BS/COJS  
checked by: DDD  
approved by: DDD  
project no.: B22-06139  
drawing no.: V\_MLD\_B2206139  
date: 08.31.23

**EXHIBIT A**

DWG: F:\2022\0601-06500\022-06139\40-Design\Survey\SRV\Sheets\V\_MLD\_B2206139.dwg USER: ddrumm  
DATE: Sep 19, 2023 3:46pm XREFS: C:\BASE\02206139\_V\_XTOP\02206139\_V\_XBNDY\_02206139