

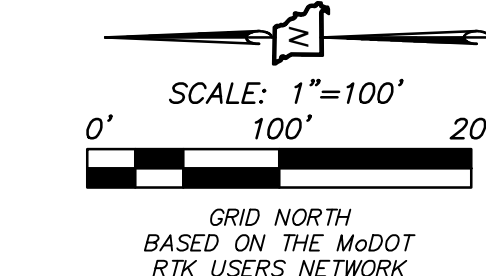
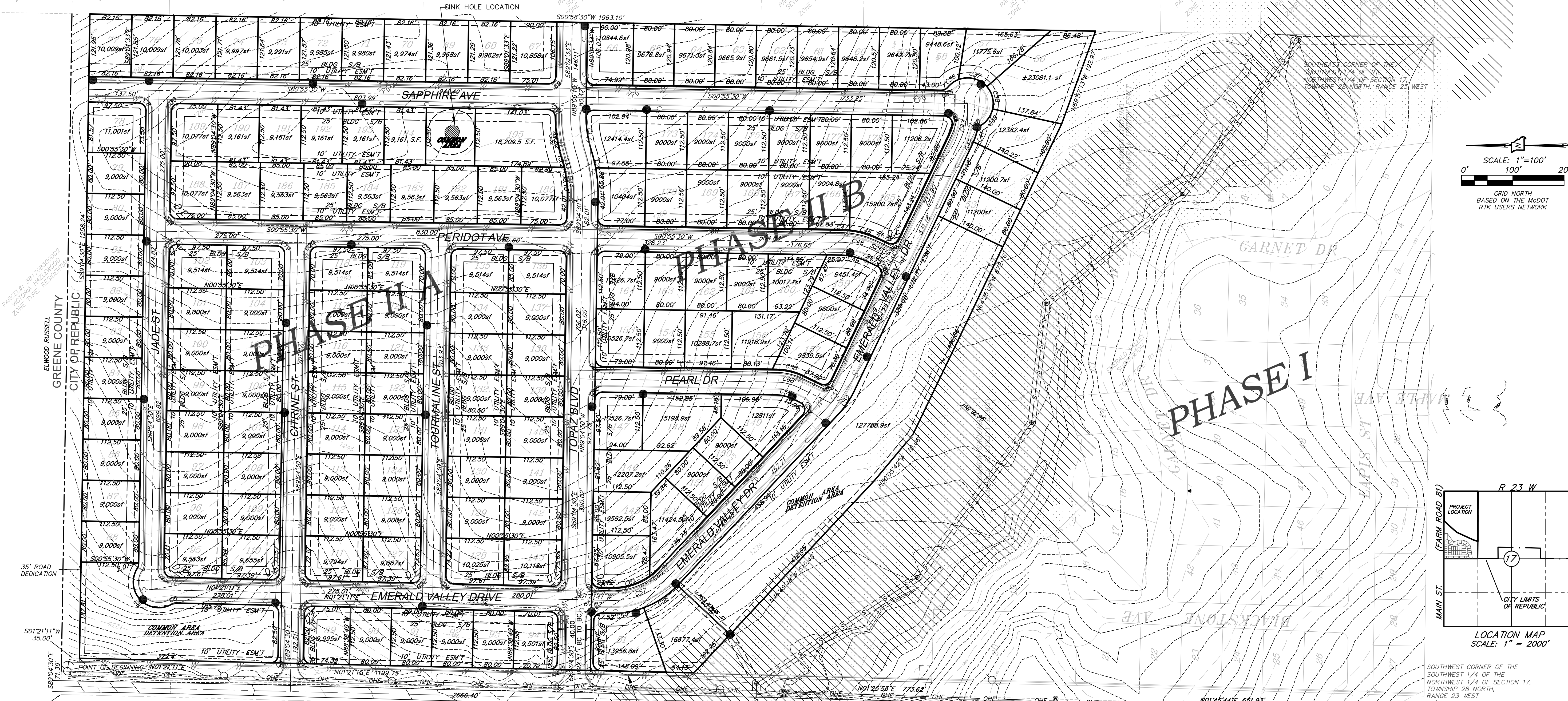
PRELIMINARY PLAT OF EMERALD VALLEY - PHASE II

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

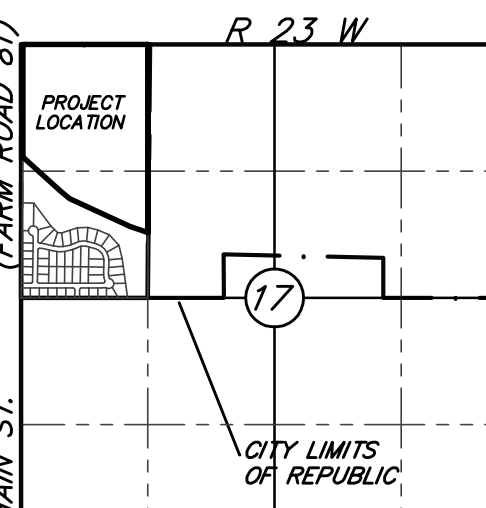
OWNER / DEVELOPER
BESTER PROPERTIES, LLC
1075 WEST CAT TAIL
NIXA, MO 65714

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.232.0005
www.whiteandsurvey.com

SURVEY DATE: 06/14/06
DWG DATE: 09/22/2021
DRAWN BY: MW
S/T/R: 17/28/23
PROJECT No.: 2021-040

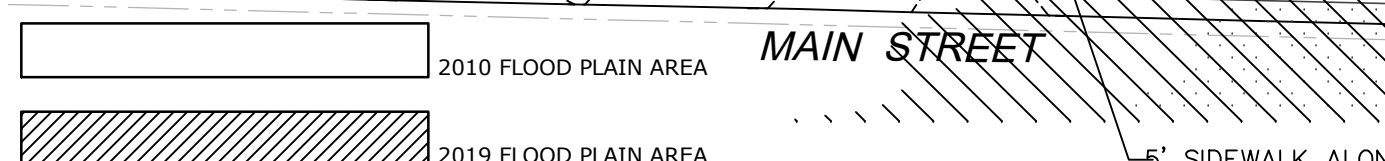


GRID NORTH
BASED ON THE M6007
RTK USERS NETWORK



SOUTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 28 NORTH,
RANGE 23 WEST

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 28 NORTH, RANGE 23 WEST



CURV NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	
C1	220.00'	64.60'	16°49'26"	S80°45'54"W	64.37'	50.00'	26.11'	29°55'13"	N36°08'06"W	25.81'	50.00'	61.10'	70°00'35"	N13°49'48"E	57.36'	15.00'	23.67'	90°25'41"	S43°51'40"E	21.21'	44.99'	15.00'	23.67'	90°25'41"	S43°51'40"E	21.21'	44.99'	15.00'	23.67'	90°25'41"	S43°51'40"E	21.21'	44.99'	15.00'	23.67'	90°25'41"	S43°51'40"E	21.21'	44.99'

DESCRIPTION OF PHASE II A & II B
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 23, BEING DESCRIBED AS FOLLOWS:

GENERAL NOTES

- TOTAL AREA - 48.0 ACRES (PHASES II A & II B)
- TOTAL NUMBER OF LOTS - 145
- ZONING: R-1M SINGLE FAMILY RESIDENTIAL
- SMALLEST LOT: 9,000.00 SF
- LARGEST LOT: 23,081.1 SF (LOT 56)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO MAIN STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT OR-84
- A PORTION OF "PHASE II B" DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2021, PAGE 023260-21
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "MLS LSC 2003000370", ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "MLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- PROPOSED FINISHED FLOOR ELEVATIONS TO BE DETERMINED BY PINNACLE DESIGN CONSULTANTS, LLC
- IN THE EVENT THAT 1500 GPM FIRE FLOW CANT BE MET, DWELLINGS WILL BE SPRINKLED.

PRELIMINARY PLAT
OF
EMERALD VALLEY - PHASE II A & PHASE II B
PROJECT LOCATION: N. MAIN STREET
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488



DATE PREPARED: SEPTEMBER 22, 2021
SIGNATURE: *Michael White*
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488
09/22/2021