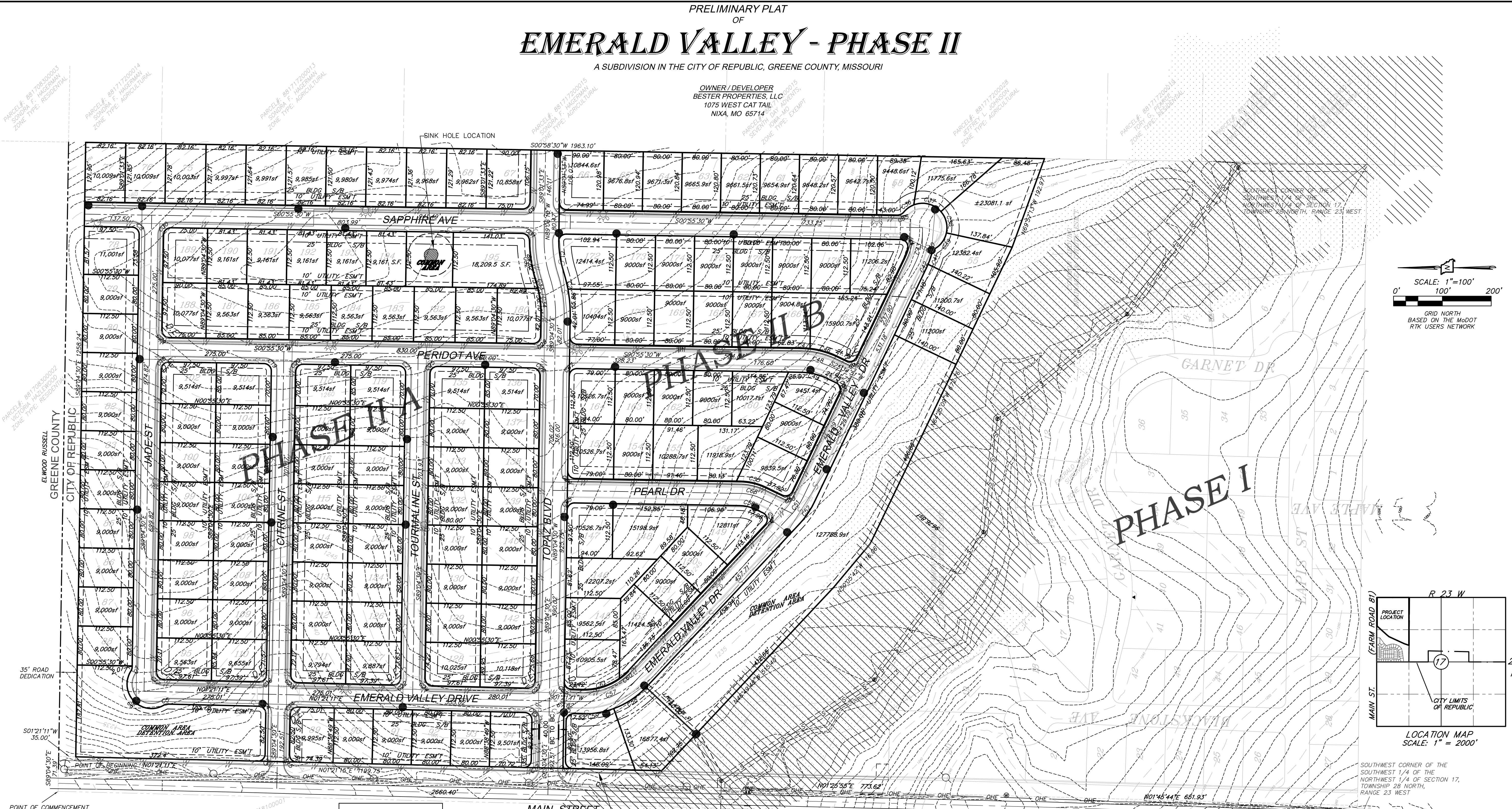


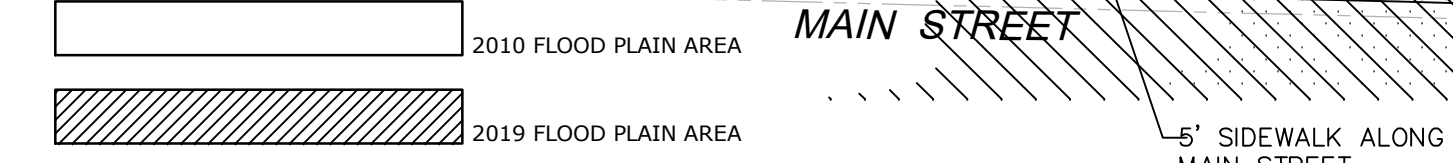
# PRELIMINARY PLAT OF EMERALD VALLEY - PHASE II

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

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



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



CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE				
C1	220.00'	64.60'	16°49'26"	S80°55'34"W	64.37'	C36	50.00'	26.11'	29°55'13"
C2	280.00'	90.76'	18°34'19"	S81°38'21"W	90.36'	C37	50.00'	61.10'	70°00'35"
C3	15.00'	23.67'	90°25'41"	S43°51'40"E	23.29'	C38	50.00'	46.67'	S32°28'44"
C4	15.00'	23.45'	89°34'19"	N46°08'20"E	21.13'	C39	50.00'	40.56'	S54°26'43"E
C5	15.00'	8.43'	32°12'15"	N14°44'57"W	8.32'	C40	15.00'	11.56'	44°08'19"
C6	50.00'	134.37'	153°58'49"	S46°08'20"W	97.43'	C41	175.00'	24.54'	8°02'01"
C7	15.00'	8.43'	32°12'15"	S72°58'22"E	8.32'	C42	175.00'	8.83'	2°53'23"
C8	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C43	150.00'	64.55'	S74°44'40"E
C9	15.00'	23.55'	89°57'03"	S44°03'02"E	21.20'	C44	15.00'	27.71'	1°05'51"29"
C10	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C45	15.00'	23.56'	S19°25'09"E
C11	15.00'	23.45'	89°34'19"	N46°08'20"E	21.13'	C46	175.00'	58.11'	19°01'33"
C12	15.00'	23.67'	90°25'41"	N43°51'40"W	21.29'	C47	175.00'	17.20'	S37°48"
C13	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C48	150.00'	64.55'	N43°51'15"E
C14	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C49	125.00'	53.79'	N43°51'15"E
C15	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C50	15.00'	23.56'	S90°00'00"
C16	15.00'	23.45'	89°34'19"	N46°08'20"E	21.13'	C51	150.00'	46.05'	19°01'33"
C17	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C52	175.00'	17.20'	S37°48"
C18	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C53	150.00'	64.55'	N43°51'15"E
C19	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C54	15.00'	28.17'	N79°22'51"E
C20	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'	C55	125.00'	53.79'	N43°51'15"E
C21	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C56	75.00'	32.27'	N13°51'15"E
C22	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C57	150.00'	126.14'	S22°44'19"E
C23	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C58	175.00'	80.01'	26°12'26"
C24	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C59	175.00'	65.93'	S21°34'56"
C25	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C60	125.00'	53.79'	N43°51'15"E
C26	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C61	125.00'	24.30'	N11°08'14"
C27	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C62	15.00'	23.45'	S89°34'19"
C28	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C63	15.00'	23.67'	S90°25'41"
C29	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C64	15.00'	23.18'	S48°32'36"
C30	15.00'	23.24'	88°47'08"	N45°10'24"E	20.98'	C65	15.00'	23.56'	S90°00'00"
C31	280.00'	84.82'	17°21'26"	S81°01'54"W	84.50'	C66	15.00'	23.56'	S45°55'30"E
C32	280.00'	84.82'	17°21'26"	S81°01'54"W	84.50'	C67	15.00'	23.56'	S45°55'30"E
C33	220.00'	64.60'	16°49'26"	S80°55'34"W	64.37'	C68	100.00'	43.03'	24°39'21"
C34	220.00'	64.60'	16°49'26"	S80°55'34"W	64.37'				
C35	15.00'	13.62'	52°01'12"	S25°05'06"E	13.16'				

**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:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE, S89°04'30"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 71.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET;  
THENCE, S01°21'11"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;  
THENCE, S89°04'30"E, A DISTANCE OF 1258.24 FEET;  
THENCE, S00°58'30"W, A DISTANCE OF 1963.10 FEET;  
THENCE, S01°21'11"W, A DISTANCE OF 192.97 FEET;  
THENCE, N64°25'09"W, A DISTANCE OF 672.76 FEET;  
THENCE, N46°49'48"W, A DISTANCE OF 515.40 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF MAIN STREET;  
THENCE, N01°21'15"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 119.75 FEET TO THE POINT OF BEGINNING.  
CONTAINING 48.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**GENERAL NOTES**  
1. TOTAL AREA - 48.0 ACRES (PHASES II A & II B)  
2. TOTAL NUMBER OF LOTS - 145  
3. ZONING: R-1M SINGLE FAMILY RESIDENTIAL  
4. SMALLEST LOT: 9,000.00 SF  
5. LARGEST LOT: 23,081.1 SF (LOT 56)  
6. 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)  
7. SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET  
8. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO MAIN STREET  
9. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT OR-84  
10. 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  
11. ALL STREETS SHALL BE 50' RIGHT-OF-WAY  
12. MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION  
13. RECORD SOURCE OF TITLE: BOOK 2021, PAGE 023260-21  
14. CLASS OF PROPERTY: URBAN  
15. 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"  
16. ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT  
17. UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT  
18. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE  
19. PROPOSED FINISHED FLOOR ELEVATIONS TO BE DETERMINED BY PINNACLE DESIGN CONSULTANTS, LLC  
20. IN THE EVENT THAT 1500 GPM FIRE FLOW CANT BE MET, DWELLINGS WILL BE SPRINKLED.

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

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

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

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

WHITE LAND SURVEYING, LLC - MISSOURI PROFESSIONAL LAND SURVEYOR CORPORATION #2003000370

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

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