

PRELIMINARY PLAT OF AKHTAR PARK

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

OWNER / DEVELOPER
US COMMERCIAL INVESTMENTS, INC.
PO BOX 36
PURDY, MISSOURI 65734

SETBACKS:
R2: LOTS 1-6
FRONT = 25'
REAR = 25'
SIDE STREET = 25'
SIDE INTERIOR = 6'
R3: LOT 7
FRONT = 25' BEHIND PUBLIC RIGHT OF WAY
AND 50' FROM CENTERLINE ON PRIVATE CEDAR PARK DRIVE
REAR = 25' (WEST PROPERTY LINE OF LOT 7)
SIDE = 15' (SOUTH AND NORTH PROPERTY LINE OF LOT 7)
AG: LOT 8
FRONT = 25'
REAR = 25'
SIDE = 6'
DENSITY:
R2: 12 UNITS / 3.3 ACRES = 3.63 UNITS / AC.
R3: 130 UNITS / 8.5 ACRES = 15.29 UNITS / AC.

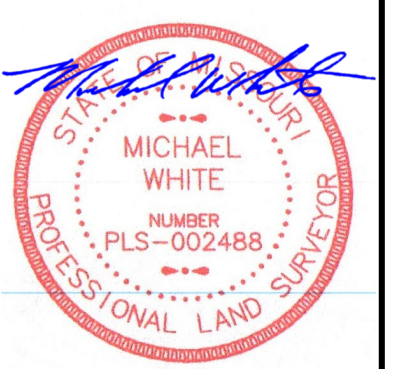
BUFFERYARDS (PER REPUBLIC CODE 405.810)
LOTS 1-6:
EAST PROPERTY LINE: BUFFERYARD A REQ'D.
LOT 7
SOUTH PROPERTY LINE ADJ. TO SANDSTONE SUBDIVISION: BUFFERYARD A REQ'D.
NORTH PROPERTY LINE ADJ. TO LOT 8: BUFFERYARD B REQ'D.
WEST PROPERTY LINE: BUFFERYARD B REQ'D.

WHITE
LAND SURVEYING, LLC
1154 BEAL ROAD
REPUBLIC, MISSOURI
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SURVEY DATE: 07/24/14
DWG DATE: 03/31/2021
DRAWN BY: MW
FIELD BOOK: DC
PROJECT No.: 2020-248

PRELIMINARY PLAT OF
AKHTAR PARK
PROJECT LOCATION: CEDAR AVE & RED MAPLE DRIVE
REPUBLIC, GREENE COUNTY, MISSOURI

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



DATE PREPARED: MARCH 31, 2021
SIGNATURE: *Michael White*
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488



SCALE: 1"=80'
GRID NORTH
MISSOURI GEOGRAPHIC REFERENCE MONUMENT "GR-85"
SOURCE OF HORIZONTAL & VERTICAL DATUM

NORTH: 144283.738m
EAST: 411361.981m
ELEVATION: 387.6m
GRID FACTOR: 0.9999739



GENERAL NOTES:
1. TOTAL AREA - 17.49± ACRES
2. TOTAL NUMBER OF LOTS - 8
3. ZONING: R-2 (LOTS 1-6), R-3 (LOT 7), AND AG (LOT 8)
4. SMALLEST LOT: LOT 3 - 13,907.4± SF
5. LARGEST LOT: LOT 7 - 381,708.8± SF
6. NOT USED.
7. ALL LOTS ARE SUBJECT TO A UTILITY EASEMENT AS FOLLOWS:
- FRONT - 10'
- REAR - 5'
8. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-85
9. MAINTENANCE OF THE COMMON AREA AND DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE OWNER
10. PRELIMINARY PLAT BEING APPROVED ON _____
11. RECORD SOURCE OF TITLE: BOOK 2017, PAGE 009412-17
12. CLASS OF PROPERTY: URBAN
13. CEDAR AVENUE AND MEADOWS DRIVE ARE PUBLIC STREETS
14. THERE IS A REQUIRED 10' WIDE BUFFERYARD ALONG THE EAST LINES OF LOTS 1-6.
15. BUFFERYARD SHALL MEET THE REQUIREMENTS OF THE CITY OF REPUBLIC (PER SECTION 405.900)
16. NO CONSTRUCTION SHALL BE ALLOWED WITHIN 30' OF THE SINKHOLE RIM
17. STORM WATER RUNOFF FROM LOTS 1-6 AND EAST PART OF LOT 7 SHALL BE DIRECTED TO EAST DETENTION BASIN. RUNOFF FROM WEST PART OF LOT 7 AND COMMON AREA SHALL BE DIRECTED TO NORTHWEST DETENTION BASIN.
18. CLUBHOUSE SHALL HAVE SANITARY SEWER SERVICE FROM LATERAL TO EXISTING SEWER MAIN ALONG SOUTH PROPERTY LINE.
19. ALL UTILITIES SERVING LOT 7 SHALL BE CONTAINED WITHIN A 15' UTILITY EASEMENT
20. OPEN SPACE / DETENTION NOTE: OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND DRAINAGE / DETENTION EASEMENTS AND AREAS SHALL BE ESTABLISHED THROUGH A HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
21. REAR YARD UTILITIES ARE NOT ALLOWED, WITHOUT THE REVIEW AND APPROVAL OF THE CITY ENGINEER.

DESCRIPTION OF PLAT
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

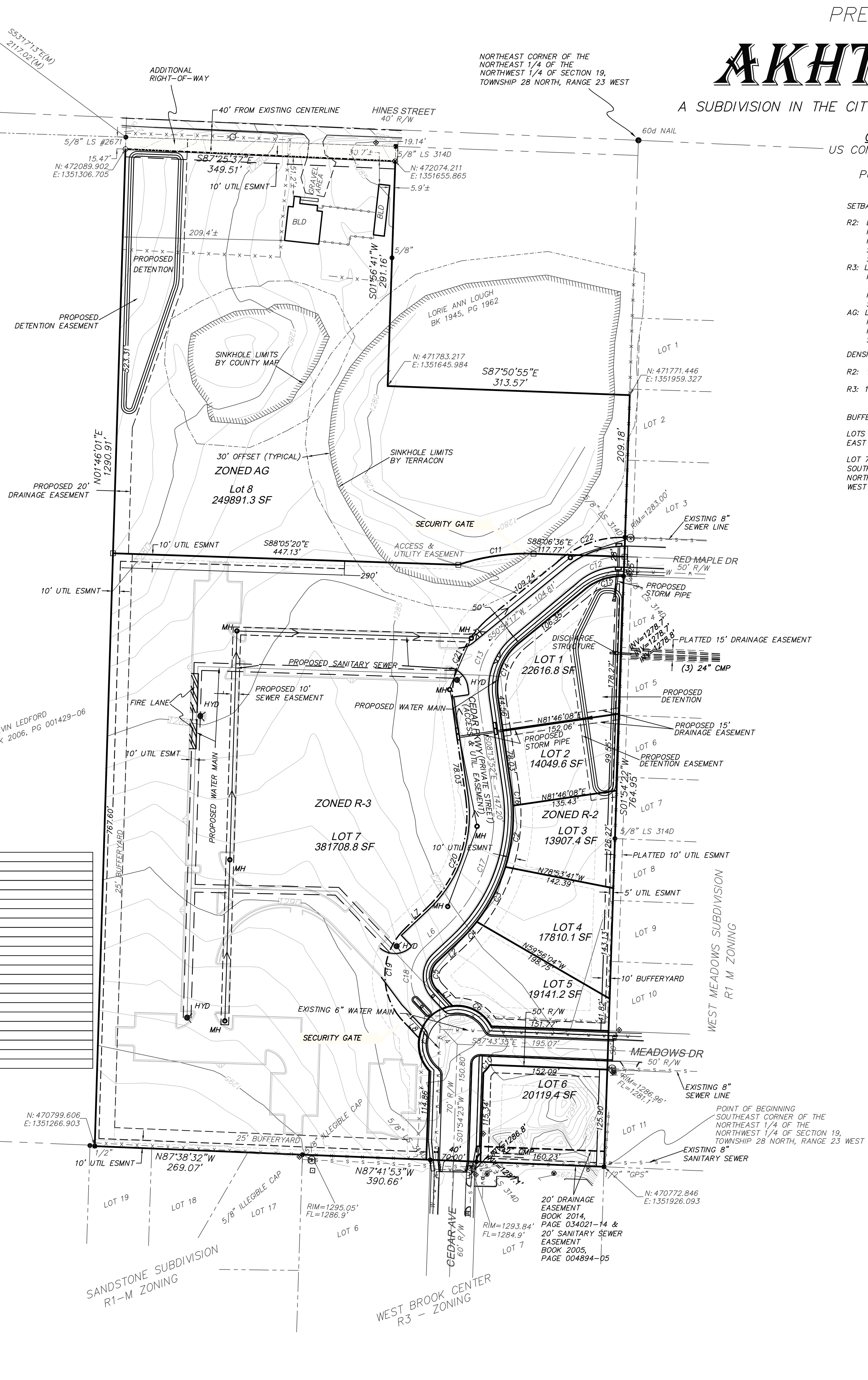
COMMENCING AT AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "GPS" AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE, N87°41'53"W, ALONG THE NORTH LINE OF WEST BROOK CENTER, A PLATTED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, A DISTANCE OF 390.66 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP, SAID POINT BEING THE COMMON NORTH CORNER TO SAID WEST BROOK CENTER AND SANDSTONE SUBDIVISION, ALSO BEING A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, N87°38'32"W, ALONG THE NORTH LINE OF SAID SANDSTONE SUBDIVISION, A DISTANCE OF 269.07 FEET TO AN EXISTING 1/2" IRON PIN;
THENCE, N01°46'01"E, A DISTANCE OF 1290.91 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT ALSO BEING ON THE NEW SOUTH RIGHT-OF-WAY LINE OF HINES STREET;
THENCE, S87°25'37"E, ALONG SAID NEW SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 349.51 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S01°56'41"W, A DISTANCE OF 291.16 FEET;
THENCE, S87°50'55"E, A DISTANCE OF 313.57 FEET TO A POINT ON THE WEST LINE OF SAID WEST BROOK CENTER;
THENCE, S01°54'22"W, ALONG SAID WEST LINE, A DISTANCE OF 999.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.49 ACRES (MORE OR LESS)

CURVE	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING
C1	75.00'	131.13'	100°10'46"	S41°48'28"W
C2	225.00'	80.43'	20°28'51"	N07°26'05"E
C3	225.00'	80.43'	20°28'51"	N27°34'55"E
C4	225.00'	35.13'	8°58'47"	N42°17'44"E
C5	25.00'	39.27'	90°00'00"	N01°46'08"E
C6	50.00'	60.52'	69°20'52"	S62°24'01"E
C7	50.00'	110.47'	128°35'33"	S193°17'48"W
C8	189.50'	191.51'	35°00'00"	S19°16'08"W
C9	100.00'	174.85'	100°10'46"	S41°48'26"W
C10	50.00'	13.27'	15°12'20"	N39°42'35"E
C11	276.16'	98.93'	20°31'31"	S81°17'28"W
C12	100.00'	77.83'	44°38'44"	S69°35'57"W
C13	100.00'	103.21'	59°08'09"	S21°20'12"E
C14	75.00'	77.41'	59°08'09"	N21°20'12"E
C15	75.00'	58.38'	44°38'44"	N69°35'57"E
C16	225.00'	20.00'	5°05'32"	S05°41'06"E
C17	200.00'	191.99'	55°00'00"	N19°16'08"E
C18	55.00'	86.39'	90°00'00"	N01°46'08"E
C19	85.00'	133.52'	90°00'00"	S01°46'08"W
C20	165.00'	158.39'	55°00'00"	N19°16'08"E
C21	135.00'	139.34'	59°08'09"	N21°20'12"E
C22	125.00'	97.29'	44°38'44"	N69°35'57"E

LINE	BEARING	DISTANCE
L1	S43°13'52"E	30.13'
L2	S46°46'08"W	37.57'
L3	S08°13'52"E	4.70'
L4	S43°13'52"E	50.50'
L5	S46°46'08"W	28.33'
L6	S46°46'08"W	37.07'
L7	S46°46'08"W	37.57'
L8	N43°13'52"W	30.88'

- SYMBOL INDEX
- CLEAN OUT
 - ⊠ ELECTRIC BOX
 - ⊕ FIRE HYDRANT
 - ⊞ MAIL BOX
 - ⊙ MANHOLE
 - EXISTING IRON PIN (AS NOTED)
 - ⊕ PHONE PEDESTAL
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊕ WATER VALVE
 - - - BURIED TELEPHONE LINE
 - - - BURIED GAS LINE
 - - - BURIED SANITARY SEWER LINE
 - - - BURIED WATER LINE
 - - - - - WIRE FENCE
 - - - - - WOOD FENCE
 - SET PERM. MON. 5/8" IRON PIN W/ALUM CAP "WLS LSC 200300370"
 - SET 1/2" IRON PIN W/CAP "WLS LSC 370"



REGISTERED LAND SURVEYOR'S CERTIFICATE
THAT I, MICHAEL WHITE, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED JULY 24, 2014, AND SIGNED BY MICHAEL WHITE P.L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE P.L.S. NO. 2488 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES' "CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

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