

POINT OF COMMENCING
NW CORNER SW 1/4 SE 1/4
SEC 16, T 28 N, R 23 W

FINAL PLAT
OAKWOOD HEIGHTS 1ST ADDITION
A PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

TOTAL LINEAR FEET OF ROAD = 950 L.F.
TOTAL LINEAR FEET OF SIDEWALK = 1107 L.F.

PROPERTY DESCRIPTION

All that part of the SW1/4 of the SE1/4 of Section 16, Township 28 North, Range 23 West, City of Republic, Greene County, Missouri, described as follows: COMMENCING at the Northwest corner of said SW1/4 of the SE1/4; THENCE South 88°30'11" East, with the North line of said SW1/4 of the SE1/4, 549.17 feet; THENCE South 01°58'53" West, 462.95 feet to the point of beginning; THENCE South 01°58'53" West, 844.79 feet to a point on the North Right of Way Line of Farm Road 178; THENCE North 88°33'57" West along said North Right of Way Line, 178.72 feet to a point for corner; THENCE North 00°40'00" East a distance of 346.31 feet to a point for corner; THENCE North 88°56'51" West a distance of 63.35 feet to a point for corner; THENCE North 01°58'53" East a distance of 501.30 feet to a point for corner; THENCE South 88°01'07" East a distance of 85.00 feet to a point on a curve; THENCE along a curve to the right having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, and a chord which bears South 43°01'07" East having a chord distance of 21.21 feet to a point on a line; THENCE South 88°01'07" East a distance of 50.00 feet to a point on a curve; THENCE along a curve to the right having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 46°58'53" East having a chord distance of 21.21 feet to a point on a line; THENCE South 88°01'07" East a distance of 85.00 feet to the POINT OF BEGINNING, and containing 4.30 acres of land, more or less, subject to easements and/or rights of way.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, LITTLE APPLE INVESTMENT PROPERTY, LLC, KENNETH APPLEBERRY, MEMBER, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT, AND HEREBY DEDICATE, GRANT AND CONVEY THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, AND FURTHERMORE 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.

LITTLE APPLE INVESTMENT PROPERTY, LLC DATE
KENNETH APPLEBERRY, MEMBER

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.
ON THE _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED KENNETH APPLEBERRY, MEMBER OF LITTLE APPLE INVESTMENT PROPERTY, LLC 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 Oakwood Heights 1st Addition 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 _____, 2022.
City Clerk _____ Date _____

CERTIFICATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION

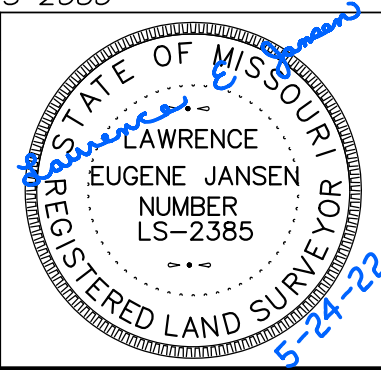
I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2022 the final plat of Oakwood Heights 1st Addition conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.
City Planner _____ Date _____

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 5-24-22
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS OF SURVEY "URBAN"	DATE
<input checked="" type="checkbox"/> Permanent monuments	
S/B Setback Line	
U/E Utility Easement	
D/E DRAINAGE EASEMENT	
Job No.: 2005-004	
Date: 5-24-2022	



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563

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

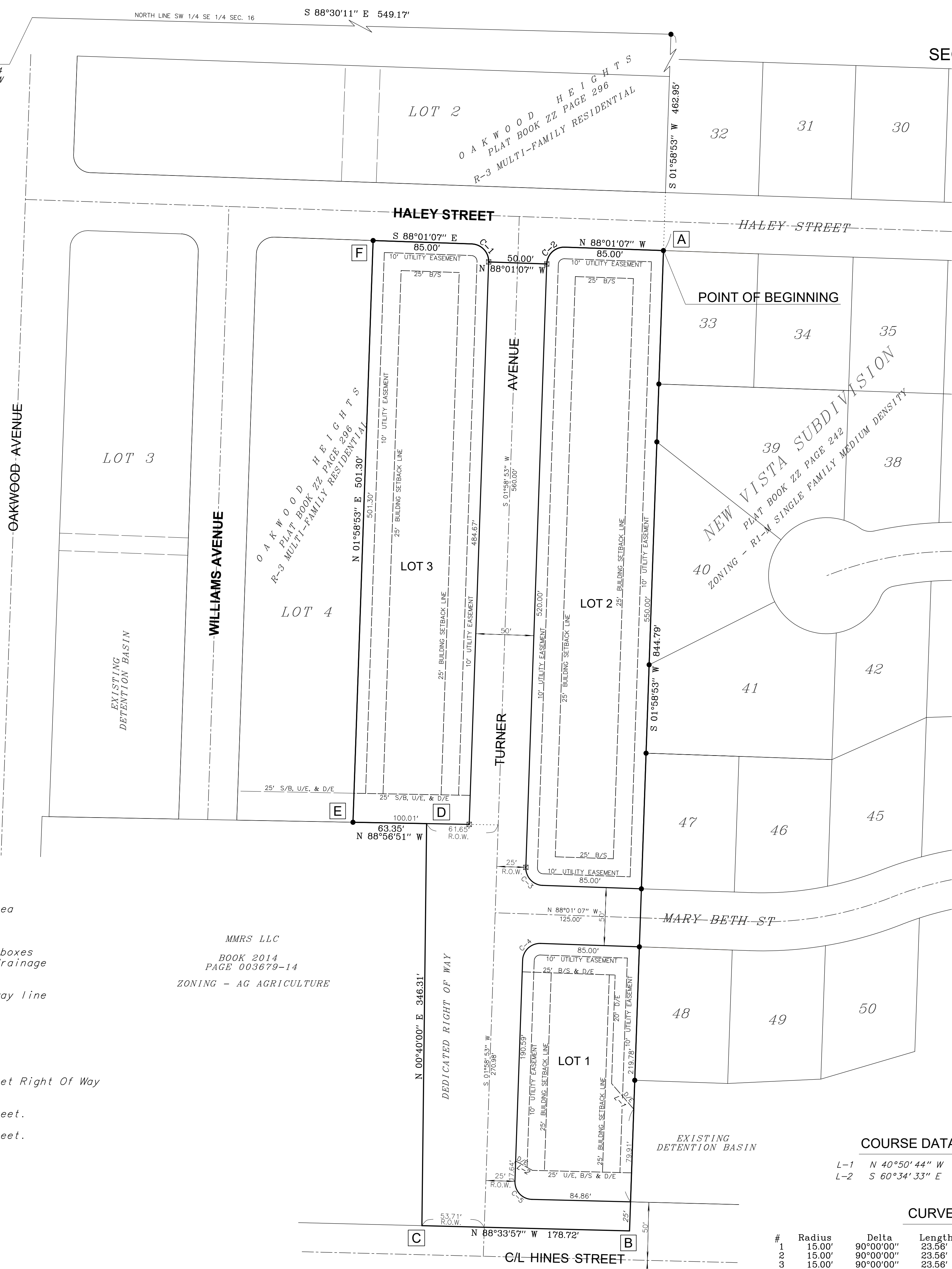
BASIS OF BEARINGS
GRID NORTH
MISSOURI COORDINATE SYSTEM OF 1983
CENTRAL ZONE

STATE PLANE COORDINATES FOR CONTROLLING CORNERS (GIVEN IN FEET)

CORNER	NORTHING	EASTING
A	472,638.99	1,363,226.89
B	471,794.72	1,363,197.68
C	471,799.19	1,363,019.02
D	472,145.48	1,363,023.05
E	472,146.64	1,362,959.71
F	472,647.64	1,362,977.04

DEVELOPMENT NOTES

- Preliminary Plat approved August 18, 2020
- Total Area = 4.30 Acres
- Total Number Of Lots - 3
- LOT AREAS
LOT 1 21928 sq. ft. (0.50341 acres)
LOT 2 54903 sq. ft. (1.26041 acres)
LOT 3 50000 sq. ft. (1.14785 acres)
- Zoning = R-3 MULTI-FAMILY RESIDENTIAL
- Source of Title Book 2019 Page 035453-19
- This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 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 Adjacent to Street - 25 Feet
- There is a 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots.
- No Direct Access Permitted From Any Lot To Hines Street.
- No Direct Access Permitted From Any Lot To Haley Street.
- Centerline bearings of streets are the same as adjacent lot lines.
- 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.
- OWNERSHIP AND MAINTENANCE OF COMMON AREAS/OPEN SPACE AND DRAINAGE/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.



OWNER
LITTLE APPLE INVESTMENT
PROPERTY LLC
KENNETH APPLEBERRY
ROUTE 2 BOX 2755
SEYMOUR MO 65746
417-840-8445
Bappleberry@aol.com

COURSE DATA

L-1	N 40°50'44" W	29.14'
L-2	S 60°34'33" E	16.57'

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 43°01'07" E
2	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 46°58'53" E
3	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 43°01'07" E
4	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 46°58'53" W
5	15.00'	90°32'50"	23.71'	21.31'	15.14'	S 43°17'32" E