

LOT DATA TABLE

9 7,691 1351.50

12 | 5,841 | 1353.00 |

16 | 5,841 | 1351.60 |

17 | 5,841 | 1350.90 |

19 | 5,841 | 1349.70 |

20 | 5,841 | 1349.00 |

21 5,841 1348.40

22 | 5,841 | 1348.00 |

23 | 5,841 | 1348.00 |

24 | 5,841 | 1348.30 |

25 | 5,848 | 1348.60 |

34 7,200 1348.40

36 5,973 1347.90

1352.20

14 5,841

15 5,841

FINAL PLAT

WESTBURY GARDENS PHASE 2

A SUBDIVISION IN THE CITY OF REPUBLIC GREENE COUNTY, MISSOURI

DEVELOPER OWNER
WESTBURY GARDENS LLC
3045 E CHESTNUT EXP

MODERN TRACTOR & SUPPLY CO.,INC 520 S UNION AVENUE SPRINGFIELD, MO 65802

STATE PLANE COORDINATES

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ONUMENT #	NORTHING	EASTING
\triangle	152885.631	422427.544
A	152879.456	422622.388
COORDINATES LISTED ARE METERS (1 METER = 3.28083333 FEET)		

DEVELOPMENT NOTES

DE VELOF MIEN I	NOTES	
TOTAL AREA	618,139 sq. ft. (14.2 acres)	
TOTAL NO. OF LOTS	62	
DENSITY	4.4 LOTS/ACRE	
CURRENT ZONING	R-1Z (LOTS 9-57)	
	R-1M (LOTS 68-77,85-87)	
PROPOSED LAND USE	SINGLE FAMILY HOME SITES	
SMALLEST LOT	Lot 38 5,061 sq.ft. (0.1 acres)	
LARGEST LOT	Lot 68 18,839 sq.ft. (0.4 acres)	
STREET CLASSIFICATION	COLLECTOR (60' RIGHT-OF-WAY)	
	LOCAL (50' RIGHT-OF-WAY)	
SIDEWALKS	5 ft.	
10' UTILITY EASEMENT	INSIDE FRONT PROPERTY LINE OF EACH LOT	
15' UTILITY EASEMENT	INSIDE FRONT PROPERTY LINE OF LOTS 21-28	
SOURCE OF TITLE	BOOK 2021 PAGE 38003-21	
REQUIRED SETBACKS		
Front Yard 25 ft.		
Side Yard 6 ft.		
Side Yard-Corner Lots 15 ft.		
Side Yard R-1Z	Side Yard R-1Z 10 ft.	
Rear Yard	25 ft.	

PRELIMINARY PLAT APPROVED 7/21/2020

NO DIRECT ACCESS FROM ADJACENT LOTS TO FRISCO BOULEVARD

R-17 TREE REQUIREMENTS: (1) TREE FOR EACH PLATTED LOT A MINIMUM HEIGHT OF (6) FEET AT THE TIME OF PLANTING. COMMON AREA TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

DRAINAGE EASEMENTS TO BE MAINTAINED BY PROPERTY OWNER ON INDIVIDUAL LOTS

REQUIRED PER SECTION 410.650.F GENERAL PROVISIONS COORDINATION WITH OTHER JURISDICTIONS

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0426E, EFFECTIVE 12/17/2010.

ALL LOT CORNER'S, PC'S, AND PT'S TO HAVE IRON PIN SET CAPPED "LS-267D" UNLESS SOWN OTHERWISE.

RESOURCE MATERIALS USED

FOR BOUNDARY DETERMINATION SURVEY BY SIMMONS ENGINEERING DATED JUNE 21, 2008 WESTBURY GARDENS PHASE 1 FINAL PLAT INDIAN TRAILS FINAL PLAT LAKESIDE ESTATES SECOND ADDITON FINAL PLAT

DEEDS AS SHOWN

SANITARY SEWER AND WATER CITY OF REPUBLIC 221 N MAIN STREET ELECTRIC EMPIRE ELECTRIC DISTRICT 703 W OLIVE STREET AURORA, MISSOURI 65605 SPIRE ENERGY 207 PINE STREET

MONETT, MISSOURI 65708 **TELEPHONE** 010 PINE 3T. LOUIS MISSOURI 63101 (800) 464-7928

CABLE TELEVISION CABLE AMERICA 655 N HILLSIDE AVENUE REPUBLIC, MISSOURI 65738 (417) 732-7242

LEGEND = EXISTING IRON PIN

= 5/8" IRON PIN SET CAPPED "LS-267D" PERMANENT MONUMENT SET

(5/8"x24", METAL CAP) EXISTING STONE MONUMENT = BENCHMARK = TELEPHONE RISER

= FIRE HYDRANT = WATER VALVE SEWER MANHOLE

-----SD ---- = STORM DRAIN LINE

---- W ---- = WATER LINE

---- S ---- = SANITARY SEWER LINE

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SO2°03'38"W, ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 773.70 FEET TO THE POINT OF BEGINNING; THENCE N49°21'06"E A DISTANCE OF 739.94 FEET; THENCE S40°39'00"E A DISTANCE OF 60.00 FEET; THENCE N49°21'06"E A DISTANCE OF 90.00 FEET; THENCE ON A CURVE TO THE RIGHT AN ARC LENGTH OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AND A CHORD BEARING S85°38'54"E, A LENGTH 21.21 FEET; THENCE S40°38'54"E A DISTANCE OF 276.25 FEET; THENCE ON A CURVE TO THE RIGHT AN ARC LENGTH OF 18.40 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AND A CHORD BEARING S36°25'57"E A LENGTH 18.38 FEET; THENCE S49°21'06"W A DISTANCE OF 147.04 FEET; THENCE S02°04'33"W A DISTANCE OF 219.97 FEET; THENCE ON A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 8.20 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING S89"16'03"E, A LENGTH OF 8.20 FEET; THENCE S87"55'29"E A DISTANCE OF 21.85 FEET; THENCE S02°04'56"W A DISTANCE OF 169.69 FEET; THENCE N87°55'27"W A DISTANCE OF 24.31 FEET; THENCE S49°21'06"W A DISTANCE OF 139.94 FEET; THENCE N87°28'22"W A DISTANCE OF 140.14 FEET; THENCE ON A NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 50.04 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING S14°00'23"W, A LENGTH OF 49.71 FEET; THENCE S02°32'14"W A DISTANCE OF 241.28 FEET TO THE SOUTH LINE OF AFOREMENTIONED NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE N87°28'22"W ALONG SAID SOUTH LINE A DISTANCE OF 512.88 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NO2°03'38"E, ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 568.10 FEET TO THE POINT OF BEGINNING. CONTAINING 14.2 ACRES.

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

OFFER OF DEDICATION

AS OWNERS, WESTBURY GARDENS LLC AND MODERN TRACTOR & SUPPLY CO INC. 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. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, WE, 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.

WESTBURY GARDENS LLC BY MICHAEL CRONKHITE

MODERN TRACTOR & SUPPLY CO INC. BY LARRY LISCOMB

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED NOVEMBER 8, 2019 AND SIGNED BY RICK WILSON P.L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE DEPARTMENT OF AGRICULTURE, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

BY RICK WILSON, P.L.S. 1970

SITE

FARM ROAD 194 = CITY LOCATION MAP

SECTION 30 TOWNSHIP 28 RANGE 23
APPROX. SCALE: 1"=2000'

<u>ACKNOWLEDGMENT</u>

STATE OF MISSOURI COUNTY OF .

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC, APPEARED LARRY LISCOMB TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CHAIRMAN OF MODERN TRACTOR & SUPPLY CO. INC. A CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID LARRY LISCOMB ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC PRINT NAME:

MY COMMISSION EXPIRES _

<u>ACKNOWLEDGMENT</u>

STATE OF MISSOURI

COUNTY OF

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED MICHAEL CRONKHITE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE MANAGING MEMBER OF WESTBURY GARDENS, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID MICHAEL CRONKHITE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ PRINT NAME: _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

, CHRIS TABOR, CITY PLANNER OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF ___ __, 202___, THE FINAL PLAT OF WESTBURY GARDENS PHASE 2 CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS. IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE ORDINANCES.

CHRIS TABOR

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL I, LAURA BURBRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO

HEREBY CERTIFY THAT THE PLAT OF WESTBURY GARDENS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE ____ DAY OF _____

LAURA BURBRIDGE

CERTIFICATE OF TAXES PAID

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

1730300196 & 173020093 PARCEL NUMBER

COUNTY COLLECTOR, ALLEN ICET

PREPARED BY

WILSON SURVEYING CO., INC.

SURVEYING/ ENGINEERING/ LAND PLANNING

(417) - 522 - 7870Email: Rick.Wilson@wilsurveyinc.com 1835 S. STEWART AVENUE, SUITE 124 Springfield, Missouri 65804 DRAWING NO.: WD-106-121 JOB NO.: 2021-093-5 DRAWN BY: JV

DATE: JANUARY 6, 2023

