

FINAL PLAT OF WILSON'S CREEK VILLAS

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

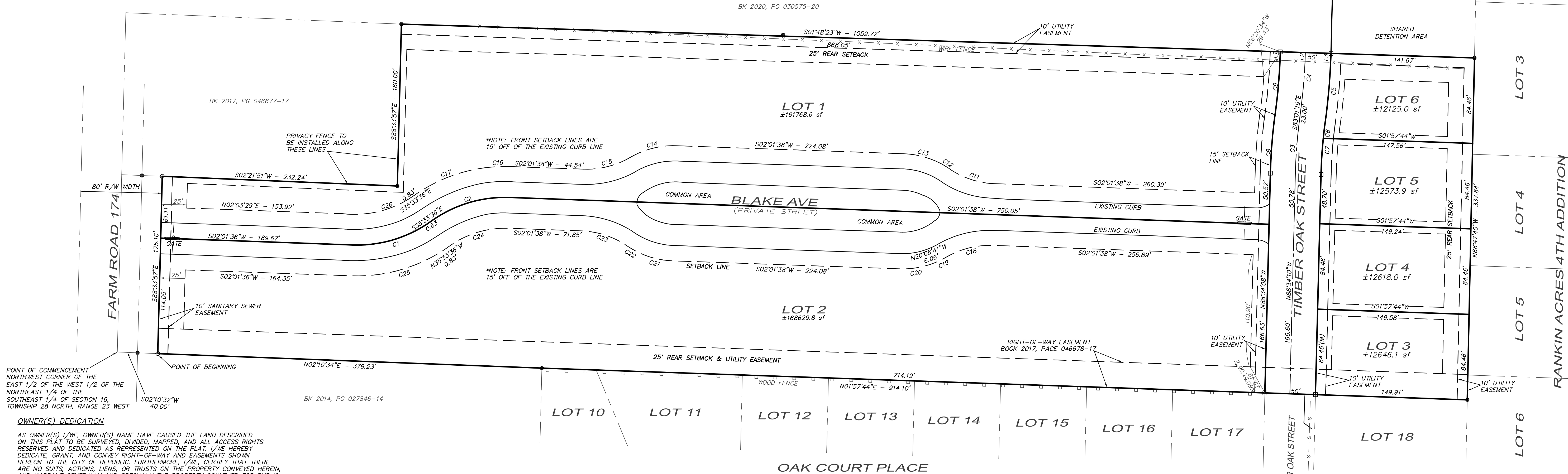
OWNER / DEVELOPER
WILSON'S CREEK VILLAS, LLC
871 US HIGHWAY 60
REPUBLIC, MO 65738

IN THE RECORDER'S OFFICE
I, _____, RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE DAY OF _____, 20____, DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK _____ PAGE _____
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS _____
DATE _____

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 12.05.2020
DWG DATE: 01.12.2023
DRAWN BY: MW
S/T/R: 16/28/23
PROJECT No.: 2022-213



OWNER(S) DEDICATION
AS OWNER(S) I/WE, OWNER(S) NAME 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. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I/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.

LINE	BEARING	DISTANCE
L1	S88°27'19"E	0.97'
L2	S88°10'27"E	0.92'
L3	S88°27'19"E	0.90'

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	125.00'	82.00'	37°35'12"	S16°46'00"E	80.54'
C2	125.00'	82.00'	37°35'14"	S16°45'59"E	80.54'
C3	500.00'	48.41'	5°29'03"	S85°45'50"E	47.84'
C4	500.00'	47.86'	5°29'03"	S85°45'50"E	47.84'
C5	653.84'	73.14'	6°24'33"	S84°53'54"E	73.10'
C6	475.10'	10.21'	11°3'53"	S83°38'17"E	10.21'
C7	475.10'	35.78'	4°18'55"	S86°24'47"E	35.77'
C8	525.10'	51.44'	0°53'45"	S85°45'46"E	51.42'
C9	603.84'	67.95'	6°26'51"	S84°51'53"E	67.91'

LOT 1 SETBACK CURVE DATA	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C11	85.60'	41.13'	27°31'50"	N18°33'44"E	40.74'
C12	85.50'	14.94'	10°00'52"	N31°14'18"E	14.92'
C13	85.50'	38.12'	24°12'14"	N14°07'45"E	35.85'
C14	85.50'	48.14'	32°15'29"	N14°06'07"W	47.50'
C15	85.50'	48.14'	32°15'29"	N14°06'07"W	47.50'
C16	155.52'	26.64'	9°48'47"	N02°45'49"W	26.60'
C17	155.50'	75.69'	27°53'23"	N21°36'54"W	74.95'
C18	85.50'	48.14'	32°15'29"	N14°06'07"W	47.50'
C19	85.50'	12.02'	8°03'15"	N26°12'14"W	12.01'
C20	85.50'	30.05'	20°08'23"	N08°02'33"W	29.90'
C21	85.50'	35.53'	23°48'42"	N13°55'59"E	35.28'
C22	85.50'	12.60'	8°26'47"	N30°03'44"E	12.59'
C23	85.50'	48.14'	32°15'29"	N14°06'07"W	47.50'
C24	94.50'	61.99'	37°35'12"	N16°45'59"W	60.89'
C25	155.50'	102.01'	37°35'12"	N16°46'00"W	100.19'
C26	101.64'	73.00'	41°09'03"	S13°52'53"E	71.44'

DESCRIPTION OF PLATTED AREA
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID EAST 1/4 OF THE WEST 1/2;
THENCE, S02°10'30"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE WEST 1/2, A DISTANCE OF 40.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 174, AND THE POINT OF BEGINNING;
THENCE, S88°33'57"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 175.16 FEET;
THENCE, S02°51'51"W, A DISTANCE OF 232.24 FEET;
THENCE, S01°48'23"W, ALONG SAID EAST LINE, A DISTANCE OF 1059.72 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2, SAID POINT BEING THE COMMON NORTH LINE OF RANKIN ACRES 4TH ADDITION, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, N88°42'40"W, ALONG SAID COMMON LINE, A DISTANCE OF 137.84 FEET TO THE SOUTHWEST CORNER OF AFORESAID EAST 1/2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OAK COURT PLACE, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, N01°57'44"E, ALONG THE WEST LINE OF SAID EAST 1/2 AND THE EAST LINE OF SAID OAK COURT PLACE, A DISTANCE OF 914.10 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID OAK COURT PLACE;
THENCE, N02°10'34"E, A DISTANCE OF 379.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.1 ACRES, MORE OR LESS.
THIS PROPERTY BEING SUBJECT TO ALL EASEMENTS, COVENANTS, ORDINANCES AND RESTRICTIONS AS RECORDED

SUBDIVIDER _____ DATE _____
STATE OF MISSOURI }
COUNTY OF _____ } SS
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED BLAKE GANTBELL, TO ME KNOWN TO BE THE MANAGING MEMBER OF WILSON'S CREEK VILLAS, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF WILSON'S CREEK VILLAS, LLC AS HIS/HER FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES: _____ NOTARY PUBLIC _____

GENERAL NOTES
1. TOTAL AREA - ±9.1 ACRES
2. TOTAL NUMBER OF LOTS - 6
3. ZONING: PDD 12 STONES PLANNED DEVELOPMENT DISTRICT (ORD 19-09)
4. SMALLEST LOT: LOT 6 (±12,125.0 sf)
5. LARGEST LOT: LOT 2 (±168,629.8 sf)
6. BUILDING SETBACK LINES:
FRONT YARD = 15 FEET (15' OFF OF CURB FOR LOTS 1 & 2)
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE STREET = 15' OFF TIMBER OAK & 25' OFF FARM ROAD 174
7. SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
8. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-86
9. A PORTION OF THE COMMON AREA ON THIS PROPERTY, DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0435E, EFFECTIVE DATE 12/17/2010
10. MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
11. RECORD SOURCE OF TITLE: BOOK 2022, PAGE 009748.22
12. CLASS OF PROPERTY: URBAN
13. PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370", COTTON SPINDLES SET ON CENTERLINE OF BLAKE AVENUE
14. ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
15. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
16. THERE ARE ±1488 SF OF STREETS ADDED TO THIS PHASE
17. THERE ARE ±310 SF OF SIDEWALKS ADDED TO THIS PHASE
18. BUILDINGS SHALL BE A MINIMUM OF 12' FEET APART (PER APPROVED DEVELOPMENT PLAN)
19. NO DIRECT ACCESS TO FARM ROAD 174 FROM ANY LOT
20. ACCORDING TO THE DOCUMENT RECORDED IN BOOK 2020 AT PAGE 031269-20, THERE IS A SHARED MAINTENANCE AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY ON THE EAST SIDE. THE LOCATION AND LIMITS OF THE "EASEMENT AREA" IS NOT DEFINED TO THE EXACT LOCATION AND LIMITS, BUT STILL AFFECTS BOTH PROPERTIES AS WRITTEN AND RECORDED.

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.

1716401198
PARCEL NUMBER
COUNTY COLLECTION OFFICIAL _____
DATE _____

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____, THE FINAL PLAT OF WILSON'S CREEK VILLAS CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

SIGNATURE _____ DATE _____

APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WILSON'S CREEK VILLAS 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 _____, 20____.

CITY CLERK _____
DATE _____

PROFESSIONAL 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 DECEMBER 05, 2020, 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.

DATE PREPARED: JANUARY 12, 2023
SIGNATURE: *Michael White*
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

PREPARED FOR
WILSON'S CREEK VILLAS, LLC
PROJECT LOCATION: HINES STREET
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

