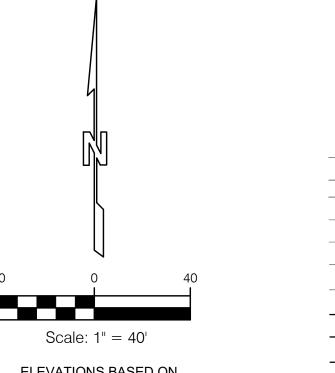
PRELIMINARY PLAT OF JOSAN PROPERTIES A PROPOSED SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI FL 1260.91 EXISTING ACCESS TO BE -REMOVED WHEN SITE IS DEVELOPED 24" CMP FL 1261.58 PULL N=478928.1124 E=1369548.1591 SIGN EASEMENT BOOK 2017 PAGE 039013-17 S01° 09' 47"W 15' UTILITY EASEMENT (BOOK 2455, PAGE 2292-2295) S55° 19' 33"W 0.67 ACRES (29,069 SQ.FT.) PULL BOX -28.74 JRH INVESTMENTS, LLC BOOK 2015, PAGE 27226-15 SEWER EASÉMENT / **INDICATOR** L=66.14 R = 43.00N = 478663.7784E=1369098.3924 SANITARY SEWER L=24.66 BENCHMARK B TOP 1258.63 INV 1253.63 3030-3050 US HIGHWAY 60 REPUBLIC, MO PARCEL ID 1710400005 BOOK 2020, PAGE 043308-20 N89° 34' 05"W LOT 2 87.23' 5.03 ACRES (218,922 SQ.FT.) TOP 1260.06 INV 1253.31 FMGM PROPERTIES, LLC BOOK 2714, PAGE 0811 MESSENGER, JEFFREY L ETAL TR BOOK 2011, PAGE 30437-11 SINKHOLE PER SPRINGFIELD **ARCGIS** TOP 1261.78 INV 1253.48_ 15' SANITARY SEWER EASEMENT SIGNATURE: (BOOK 2006, PAGE 4368-06) — 30' SINKHOLE TOP 1259.38 INDICATOR _ N=478244.2369 INV 1251.28 E = 1369534.2704LS314D 0.47 NORTH N=478257.0625 N88° 21' 31"W 447.78'M E=1369086.6710 STURBED .36 NORTH N88°21'11"W 1332.93' \ REPUBLIC PARTNERS, LLC BOOK 2020, PAGE 40005-20 50 MGE ASH GROVE GAS BENCHMARK A NORTHEAST CORNER SE1/4 SE1/4 / -POINT OF BEGINNING SUPPLY LINE EASEMENT-SEC. 10, TWP. 28N, RNG. 23W (PER PREVIOUS SURVEY) TOP 1256.28 INV 1249.78 INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR POINT OF COMMENCEMENT MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF SOUTHEAST CORNER

UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION

SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.



ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: F5 ELEVATION: 1291.09 ONE FOOT CONTOUR INTERVAL

LEGEND TELEPHONE PEDESTAL IRON PIN SET CAPPED "LC 2007008003" FIRE HYDRANT EXISTING IRON PIN △ EXISTING RIGHT-OF-WAY MARKER WATER VALVE M MEASURED GAS VALVE P PLATTED G GAS METER D DEEDED ----- W ----- WATER LINE POWER POLE ELECTRIC METER — GAS — GAS LINE ——— SAN ———— SANITARY SEWER PULL BOX - OHE --- OVERHEAD ELECTRIC LINE 2 PED - UGE ---- UNDERGROUND ELECTRIC LINE W WATER METER COMM—— UNDERGROUND COMMUNICATION LINE G GAS METER FO FIBER-OPTIC CABLE AC AIR CONDITIONER —— CHAIN LINK FENCE ───── WOOD PRIVACY FENCE POST BARBED WIRE FENCE ™^{MB} MAIL BOX TREE DECIDUOUS SANITARY SEWER MANHOLE TREE EVERGREEN STORM SEWER MANHOLE

WATER MANHOLE

PROPERTY DESCRIPTION: BOOK 2020 PAGE 43308-20

OUARTER OF SECTION TEN. TOWNSHIP TWENTY-EIGHT, RANGE TWENTY-THREE, THENCE WEST 441.4 FEET; THENCE NORTH 407.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 684.7 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES

ALSO, A STRIP OF LAND APPROXIMATELY THREE FEET IN WIDTH EAST AND WEST AT THE NORTHERN POINT AND 7.4 FEET EAST AND WEST AT THE SOUTHERN POINT, AND 684.7 FEET NORTH AND SOUTH SAID TRACT BEING A STRIP OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE DESCRIBED PROPERTY.

PROPERTY DESCRIPTION: AS SURVEYED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10 (CORNER DOCUMENT 600-71898); THENCE NORTH 01°52'11" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1333.77 SAID SECTION 10; THENCE NORTH 88°21'31" WEST, ALONG THE QUARTER QUARTER SECTION LINE, A DISTANCE OF 1332.93 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 88°21'31" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 447.78 FEET; THENCE NORTH 01°39'03" EAST A DISTANCE OF 406.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 60: THENCE NORTH 57°22'39" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 497.61 FEET; THENCE SOUTH 82°41'46" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.91 FEET; THENCE SOUTH 01°09'48" WEST A DISTANCE OF 684.02 TO THE POINT OF **BEGINNING**

GENERAL NOTES:

- 1. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR RURAL CLASS PROPERTY
- 2. THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
- 3. DATE PREPARED SEPTEMBER 28, 2021.
- 4. EXISTING BUILDINGS TO BE REMOVED.
- 5. MAINTENANCE OF DETENTION AREA, BUFFERYARDS AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS AS SET FORTH IN THE SUBDIVISION COVENANTS.
- 6. THE EASTERN MOST ENTRANCE ON TO HWY 60 MUST BE REMOVED WHEN SITE IS DEVELOPED.

FLOOD STATEMENT:

ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0318E, DATED DECEMBER 16TH, 2010 THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S DECLARATION:

I JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED FEBRUARY 02, 2021 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE

DATE PREPARED: SEPTEMBER 28, 2021

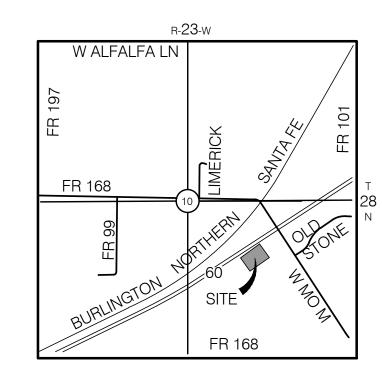
SEC. 10, TWP. 28N, RNG. 23W

MO PLS NO. 002555

VAUGHAN : 6

NUMBER

PLS-2555



VICINITY MAP

OWNER/DEVELOPER:

JOSAN PROPERTIES ARKANSAS LLC PO BOX 66 SELIGMAN, MISSOURI 65745

DEVELOPMENT DATA:

TOTAL ACREAGE: 247,990 SQ FT 5.7 ACRES

TOTAL LOTS: 2

CURRENT ZONING: GENERAL COMMERCIAL (C2)

SOURCE OF TITLE: BOOK 2020 PAGE 43308-20

BUILDING SETBACKS: FRONT 15' SIDE 15' SIDE 6' (INTERIOR LOTS)

REAR 15'

6 FOOT UTILITY EASEMENT EACH SIDE OF THE LINE DIVIDING LOT 1 AND LOT 2

BENCHMARKS:

A: CENTER OF EXISTING MANHOLE **ELEVATION = 1256.28**

B: CENTER OF EXISTING MANHOLE

ELEVATION = 1258.63

Revision:		Date:			
mmm.	Prepared by:		PRELIMINARY PLAT OF REPUBLIC COFFEE SHOP		
JAMES A.	C.IWA		3030 3050 US HIGHWAY 60		

CJW Transportation Consultants, L.L.C.

Missouri Certificate of Authority #2007008003

HIGHWAY 60 CITY OF REPUBLIC, GREENE COUNTY, MO

Missouri Certificate of Authority #2007008003		SURVEY BY			SCALES	
5051 S. National	Tal. 417 000 0400	CJW	DESIGN	<u>CJW</u>	JOALLS	SHEET1
Suite 7A Springfield, MO 65810	Tel: 417.889.3400 Fax: 417.889.3402	DATE 02/02/2021	DRAWN	CJW	HOR_1"=40'	OF 1 SHEETS
www.GoCJW.com		DWG 20094-PRELIM	CHECKED_	CJW	VERT. N/A	FILE 20094