

EXHIBIT "A"

NORTH (FRONT) ACCESS EASEMENT VACATION DESCRIPTION

A vacation of a portion of an existing 30-foot cross-access easement being a part of Lot 3 of Town East, a subdivision in the City of Republic, Greene County, Missouri, as recorded in Plat Book "AAA" at Page 942 of the Greene County Deed Records, being more particularly described as follows: Commencing at the Northwest corner of said Lot 3, said point lying on the Easterly right-of-way of U.S. Highway 60; thence, South 46°04'31" East, along and with the East line of said Lot 3, 37.28 feet to the intersection of said East line with the North line of an existing 30-foot access easement and the POINT OF BEGINNING; thence South 46°04'31" East, continuing along said East line of said Lot 3, 30.14 feet to the South line of said easement; thence, South 51°47'07" West, along and with said South line, 1.02 feet; thence, South 43°54'28" West, along and with said South easement line, 148.91 feet to the West line of said Lot 3; thence, North 45°59'10" West, along and with said West line, 30.00 feet to the North line of said easement; thence, North 43°54'28" East, along and with said North easement line, 149.86 feet to the POINT OF BEGINNING, containing 4,490 square feet, more or less.

SOUTH (REAR) ACCESS EASEMENT VACATION DESCRIPTION

A vacation of a portion of an existing 20-foot cross-access easement being a part of Lot 3 of Town East, a subdivision in the City of Republic, Greene County, Missouri, as recorded in Plat Book "AAA" at Page 942 of the Greene County Deed Records, being more particularly described as follows: Commencing at the Southeast corner of said Lot 3, thence, North 46°04'31" West, along and with the East line of said Lot 3, 15.16 feet to the intersection of said East line with the South line of an existing 20-foot access easement and the POINT OF BEGINNING; thence South 43°54'43" West, along and with the South line of said easement, 150.10 feet to the West line of said Lot 3; thence, North 45°59'10" West, along and with said West line, 20.00 feet to the North line of said easement; thence, North 43°54'43" East, along and with said North easement line, 150.07 feet to the East line of said Lot 3; thence, South 46°04'31" East, along and with said East line, 20.00 feet to the POINT OF BEGINNING, containing 3,000 square feet, more or less.

EXHIBIT "C"

WATERLINE EASEMENT DESCRIPTION

A vacation of a 5-foot waterline easement as shown on the plat of Town East, a subdivision in the City of Republic, Greene County, Missouri as recorded in Plat Book "AAA" at Page 942 and also identified as Book 2023 Page 36556-23, said easement shown as crossing Lots 1 and 3 of said subdivision. The intent being to vacate the platted, un-dimensioned easement in its entirety as highlighted on the attached Exhibit "D".

AAA-942 #5587

08056-23 15 Nov 2023 10:33:55AM

Book 2023
Page 08056-23
Page
RECORD OF DEEDS

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI, THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION DO HEREBY CERTIFY THAT ON THE 15th DAY OF NOVEMBER, 2023, THE PLANNING AND ZONING COMMISSION APPROVED THE REQUEST FOR A MINOR SUBDIVISION FROM [Name Redacted]

ANY FURTHER SUBDIVISION OF THE ABOVE DESCRIBED LAND OR MODIFICATION OF THE LAND DESCRIPTIONS WILL REQUIRE REAPPROVAL WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, MISSOURI

Chairman
S. [Name Redacted]
PLANNING AND ZONING COMMISSION DATE

AS OWNER, I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE SURVEYED, DIVIDED AND MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAN

OWNER AND SUBDIVIDER DATE

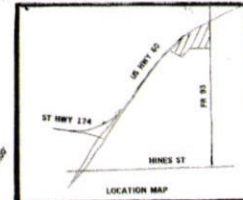
THAT I, JOHN R. GORDON, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND PREPARED BY GORDON & ASSOCIATES, INC. (G&A), AND IS CORRECT AND ACCURATE IN ALL RESPECTS. I AM A CHARTERED SURVEYOR AND LOT CORNER PINS WERE PLACED UNDER THE PERSONAL SUPERVISION OF JOHN R. GORDON, L.S. NO. 1174 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES, "MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS"

10/23/23
DATE
JOHN R. GORDON
PLS NO. 1174



TOWN EAST
A MINOR SUBDIVISION OF A PART OF THE SE
1/4 OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 28 NORTH, RANGE 23 WEST,
REPUBLIC, GREENE COUNTY, MISSOURI

CITY OF REPUBLIC & M.D. 03-006
OWNER
CREEK FLOYS, MEMBER
TOWN EAST LLC



FARM TRAIL: BEGIN: 2003-PAGE 0023
COMMENTING: AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, THENCE N 89°22'57" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 18.00 FEET, THENCE S 89°22'46" W 20.00' TO THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, THENCE S 89°22'25" W 50.00' FOR A POINT OF BEGINNING, THENCE CONTINUING N 89°22'25" W ALONG THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, 402.14' TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 60, THENCE S 89°22'27" W ALONG SAID RIGHT OF WAY 152.80', THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 227.67' TO THE RIGHT OF WAY MARKER AT STATION 113+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG SAID RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 113+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00', AN ARC LENGTH OF 296.00' TO STATION 110+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 110+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 204.00' HAVING A CHORD BEARING AND DISTANCE OF 40° 30' 00" N 20.41 FEET, THENCE LEAVING SAID RIGHT OF WAY OF US HIGHWAY 60 S 41°19'44" E 282.50', THENCE N 89°22'27" E 25.00' FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES. MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD ALL IN REPUBLIC, GREENE COUNTY, MISSOURI.

LOT 1
COMMENTING: AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, THENCE N 89°22'57" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 18.00 FEET, THENCE S 89°22'46" W 20.00' TO THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, THENCE S 89°22'25" W 50.00' FOR A POINT OF BEGINNING, THENCE N 89°22'25" W ALONG THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, 222.67' TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 60, THENCE S 89°22'27" W ALONG SAID RIGHT OF WAY 152.80', THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 227.67' TO THE RIGHT OF WAY MARKER AT STATION 113+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG SAID RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 113+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00', AN ARC LENGTH OF 296.00' TO STATION 110+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 110+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 204.00' HAVING A CHORD BEARING AND DISTANCE OF 40° 30' 00" N 20.41 FEET, THENCE LEAVING SAID RIGHT OF WAY OF US HIGHWAY 60 S 41°19'44" E 282.50', THENCE N 89°22'27" E 25.00' FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES. MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD ALL IN REPUBLIC, GREENE COUNTY, MISSOURI.

LOT 2
COMMENTING: AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, THENCE N 89°22'57" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 18.00 FEET, THENCE S 89°22'46" W 20.00' TO THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, THENCE S 89°22'25" W 50.00' FOR A POINT OF BEGINNING, THENCE N 89°22'25" W ALONG THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, 100.00' TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 60, THENCE S 89°22'27" W ALONG SAID RIGHT OF WAY 152.80', THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 227.67' TO THE RIGHT OF WAY MARKER AT STATION 113+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG SAID RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 113+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00', AN ARC LENGTH OF 296.00' TO STATION 110+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 110+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 204.00' HAVING A CHORD BEARING AND DISTANCE OF 40° 30' 00" N 20.41 FEET, THENCE LEAVING SAID RIGHT OF WAY OF US HIGHWAY 60 S 41°19'44" E 282.50', THENCE N 89°22'27" E 25.00' FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES. MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD ALL IN REPUBLIC, GREENE COUNTY, MISSOURI.

LOT 3
COMMENTING: AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, THENCE N 89°22'57" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 18.00 FEET, THENCE S 89°22'46" W 20.00' TO THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, THENCE S 89°22'25" W 50.00' FOR A POINT OF BEGINNING, THENCE N 89°22'25" W ALONG THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, 100.00' TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 60, THENCE S 89°22'27" W ALONG SAID RIGHT OF WAY 152.80', THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 227.67' TO THE RIGHT OF WAY MARKER AT STATION 113+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG SAID RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 113+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00', AN ARC LENGTH OF 296.00' TO STATION 110+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 110+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 204.00' HAVING A CHORD BEARING AND DISTANCE OF 40° 30' 00" N 20.41 FEET, THENCE LEAVING SAID RIGHT OF WAY OF US HIGHWAY 60 S 41°19'44" E 282.50', THENCE N 89°22'27" E 25.00' FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES. MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD ALL IN REPUBLIC, GREENE COUNTY, MISSOURI.

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FRONT CROSS ACCESS EASEMENT
AN EASEMENT FOR CROSS ACCESS BETWEEN PROPERTIES BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, THENCE N 89°22'57" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 18.00 FEET, THENCE S 89°22'46" W 20.00' TO THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, THENCE S 89°22'25" W 50.00' FOR A POINT OF BEGINNING, THENCE N 89°22'25" W ALONG THE WEST RIGHT OF WAY LINE OF FARM ROAD 93, 100.00' TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 60, THENCE S 89°22'27" W ALONG SAID RIGHT OF WAY 152.80', THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 227.67' TO THE RIGHT OF WAY MARKER AT STATION 113+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG SAID RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 113+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00', AN ARC LENGTH OF 296.00' TO STATION 110+00, 120' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY S 41°19'44" E 3.00' TO STATION 110+00, 117' RIGHT OF CENTER, THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.80', AN ARC LENGTH OF 204.00' HAVING A CHORD BEARING AND DISTANCE OF 40° 30' 00" N 20.41 FEET, THENCE LEAVING SAID RIGHT OF WAY OF US HIGHWAY 60 S 41°19'44" E 282.50', THENCE N 89°22'27" E 25.00' FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES. MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD ALL IN REPUBLIC, GREENE COUNTY, MISSOURI.

REAR CROSS ACCESS EASEMENT
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GORDON & ASSOCIATES

LAND SURVEYORS-SUBDIVISION ENGINEERING
GORDON & ASSOCIATES, INC.
1750 EAST 40TH ST., SUITE 100, SPRINGFIELD, MO 65804
PHONE 417-861-4774 FAX 417-861-4000
COUNTY TOWN EAST LLC FOR MAPPER JLG

STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM OF 1983

CONTROL STATION	NORTHING	EASTING
ES44	144,076.010 meters	414,474.250 meters

GRID FACTOR 0.999973

COURSE	GRID AZIMUTH	GRID DISTANCE
ES44 - ES44A	91.922°	111,740.000 meters
ES44A - TP1	37.524°	105,000.000 meters
TP1 - TP1	45.474°	165,965.000 meters

POINT	NORTHING	EASTING
151514.3630 meters	422605.2033 meters	
150744.7055 meters	422640.1780 meters	
151505.4168 meters	423430.5747 meters	
151531.0768 meters	424027.1940 meters	
152552.7639 meters	424076.9763 meters	
152637.1600 meters	424177.0109 meters	

EXHIBIT "D"

MINOR SUBDIVISION ADDITIONAL CONDITIONS:
1) STORMWATER RETENTION MAY AT THE OPTION OF THE DEVELOPER BE OMITTED IN FAVOR OF A FEE IN LIEU OF BUILDING/USE BARRIERS. DATA HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF REPUBLIC. THAT BUY-OUT WILL NOT BE REQUIRED UNTIL SUCH TIME AS A BUILDING PERMIT IS APPLIED FOR WHICH WOULD AFFECT THE DRAINAGE OF TRACT AREA.
2) THE EXISTING DRIVE SERVING THE EAST SIDE OF THE TRACT WILL REMAIN IN PLACE. ATTACHED HERETO IS A CROSS ACCESS EASEMENT FOR ALL VEHICULAR ACCESS IN FAVOR OF ALL THE LOTS OF THIS MINOR SUBDIVISION.
3) AN EXISTING PROJECT SITE SIGN IS SHOWN ON A PART OF LOT 1. THIS SIGN WILL REMAIN IN PLACE AND ACCESS IS GRANTED FOR ANY PARTY TO ENTER AND MAINTAIN OR ALTER THE SIGN.
4) A SANITARY SEWER WELD SERVE ALL LOTS IN THIS MINOR SUBDIVISION.
5) THE LOT LINE SERVING LOTS 1 AND 4 IS SUBJECT TO THE FOLLOWING CONDITIONS:
A) THE LOT LINE CAN BE MOVED APPROXIMATELY 15 FEET TO ACCOMMODATE A FUTURE TENANT. A REVEALED SURVEY WILL BE FURNISHED AT THAT TIME.
B) THE BUILDING LIVING DIRECTLY ALONG THAT LOT LINE WILL BE OF MASONRY CONSTRUCTION.
6) A CROSS ACCESS EASEMENT IS GRANTED TO THE VARIOUS LOT OWNERS TO REPAIR, REPLACE OR ALTER ANY UNDERGROUND UTILITY, PROVIDED THAT ALL AREAS ARE COMPLETELY RESTORED AND ALL APPLICABLE CODES ARE FULLY COMPLIED WITH.