

FINAL PLAT
OAK HILLS, PHASE 3
A PART OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER
WOLF BUILDING & DEVELOPMENT, INC.
SHAWN TURNER
328 SOUTH STREET
SPRINGFIELD, MO 65806
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BASIS OF BEARINGS
GRID NORTH
MISSOURI COORDINATE
SYSTEM OF 1983
CENTRAL ZONE

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

STATE PLANE COORDINATES
(GIVEN IN FEET)

Corner	Northing	Easting
A	476950.6946	1368154.8292
B	476209.8789	1368130.5342
C	476346.0308	1368436.7802
D	476156.0251	1368633.7258
E	476156.0287	1369019.3884
F	475871.8944	1369019.9011
G	475881.9505	1368514.5347

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	150.00'	16°01' 24"	41.95'	41.81'	21.11°	N 54°02' 21" W
2	15.00'	95°44' 52"	25.07'	22.25'	16.59°	S 49°44' 28" W
3	15.00'	89°59' 20"	23.56'	21.21'	15.00°	S 43°07' 38" W
4	150.00'	43°58' 23"	115.12'	112.32'	60.56°	S 69°00' 50" W
5	125.00'	21°59' 12"	47.97'	47.87'	24.28°	S 67°01' 15" W
6	175.00'	17°58' 12"	54.89'	54.66'	8.91°	S 55°00' 45" W
7	175.00'	20°10' 27"	61.62'	61.30'	31.13°	S 74°05' 05" W
8	125.00'	21°59' 11"	47.97'	47.87'	24.28°	S 79°00' 26" W
9	175.00'	05°49' 44"	17.80'	17.80'	8.91°	S 87°05' 10" W
10	125.00'	36°21' 27"	79.32'	78.00'	41.05°	N 64°12' 23" W
11	175.00'	16°01' 24"	48.94'	48.78'	24.63°	N 54°02' 21" W

BOUNDARY COURSES

COURSE	BEARING	DISTANCE
1	S 88°07' 18" E	100.01'
2 - LC	S 43°07' 38" E	21.21'
3	S 87°35' 29" E	50.00'
4 - LC	N 49°44' 28" E	22.25'
5 - LC	S 72°13' 05" E	44.13'
6	N 27°56' 57" E	176.72'
7	S 46°01' 39" E	273.66'
8	N 89°59' 58" E	385.66'
9	S 00°00' 02" E	115.00'
10	S 00°35' 06" E	50.00'
11	S 00°00' 02" E	119.13'
12	N 88°51' 36" W	505.47'
13	N 50°12' 33" W	103.24'
14	N 43°20' 21" W	160.51'
15	N 88°07' 58" W	34.13'
16	N 88°07' 58" W	50.00'
17	N 01°52' 02" E	53.69'
18	N 88°07' 18" W	115.03'
19	N 01°52' 42" E	85.00'

CURVE	RADIUS	ARC LENGTH
2	15.00'	23.56'
4	15.00'	25.07'
5	125.00'	44.36'

COURSE TABLE
(EASEMENT DIMENSIONS)

LINE	BEARING	DISTANCE
L-1	N 89°59' 58" E	2.32'
L-2	N 89°59' 58" E	12.68'
L-3	N 89°59' 58" E	10.37'
L-4	N 89°59' 58" E	4.63'
L-5	N 01°39' 42" E	20.03'
L-6	N 01°39' 42" E	31.76'
L-7	S 88°51' 36" E	7.50'
L-8	S 50°12' 33" E	9.53'

TOTAL LINEAR FEET OF ROAD = 807 L.F.

TOTAL LINEAR FEET OF SIDEWALK = 807 L.F.

FUTURE DEVELOPMENT

PROPERTY DESCRIPTION

A TRACT OF LAND, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 01°52' 42" WEST, 74.121 TO THE POINT OF BEGINNING; THENCE SOUTH 88°07' 18" EAST, 100.01 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 95°44' 52", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS SOUTH 43°07' 38" EAST HAVING A CHORD DISTANCE OF 21.21 FEET; THENCE SOUTH 87°35' 29" EAST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 43°58' 23", AN ARC LENGTH OF 115.12 FEET, AND A CHORD WHICH BEARS NORTH 49°44' 28" EAST HAVING A CHORD DISTANCE OF 22.25 FEET; THENCE SOUTH 72°13' 05" EAST, 44.13 FEET; THENCE NORTH 27°56' 57" EAST, 176.72 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A DELTA OF 21°59' 12", AN ARC LENGTH OF 47.97 FEET, AND A CHORD WHICH BEARS NORTH 27°56' 57" EAST HAVING A CHORD DISTANCE OF 47.87 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DELTA OF 17°58' 12", AN ARC LENGTH OF 54.89 FEET, AND A CHORD WHICH BEARS SOUTH 46°01' 39" EAST HAVING A CHORD DISTANCE OF 273.66 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DELTA OF 20°10' 27", AN ARC LENGTH OF 61.62 FEET, AND A CHORD WHICH BEARS SOUTH 74°05' 05" WEST HAVING A CHORD DISTANCE OF 61.30 FEET; THENCE NORTH 21°59' 11" WEST, 47.87 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A DELTA OF 5°49' 44", AN ARC LENGTH OF 17.80 FEET, AND A CHORD WHICH BEARS SOUTH 87°05' 10" WEST HAVING A CHORD DISTANCE OF 17.80 FEET; THENCE NORTH 36°21' 27" EAST, 79.32 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DELTA OF 16°01' 24", AN ARC LENGTH OF 48.94 FEET, AND A CHORD WHICH BEARS NORTH 54°02' 21" WEST, 48.78 FEET; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 01°52' 42" WEST, 115.03 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE NORTH 01°52' 42" EAST, 85.00 FEET TO THE POINT OF BEGINNING; AND CONTAINING 5.19 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, I, SHAWN TURNER, PRESIDENT OF WOLF BUILDING & DEVELOPMENT, 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 THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, MISSOURI. I HEREBY 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.

SHAWN TURNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

ON THE _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED SHAWN TURNER, PRESIDENT OF WOLF BUILDING & DEVELOPMENT, INC. 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 Oak Hills, Phase 3 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 _____, 2024.

City Clerk _____ 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 _____, 2024 the final plat of Oak Hills, Phase 3 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 5-22-24
LAWRENCE E. JANSEN LS 2385 DATE

CLASS OF SURVEY "URBAN"
<input checked="" type="checkbox"/> Permanent monuments S/B Setback Line
<input checked="" type="checkbox"/> U/E Utility Easement
<input checked="" type="checkbox"/> D/E DRAINAGE EASEMENT

Job No.: 2102-013
Date: 5-22-2024

STATE OF MISSOURI
REGISTERED LAND SURVEYOR
LAWRENCE E. JANSEN
NUMBER LS-2385
5-22-24

GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE 417-888-0300 FAX 417-888-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563

NOTE

OWNERSHIP AND MAINTENANCE OF 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.

LOT AREAS

Lot	Area	Acres
1	11,287 sq. ft.	0.25912 acres
2	10,350 sq. ft.	0.23760 acres
3	10,563 sq. ft.	0.24250 acres
4	10,065 sq. ft.	0.23105 acres
5	9,200 sq. ft.	0.21120 acres
6	9,200 sq. ft.	0.21120 acres
7	9,200 sq. ft.	0.21120 acres
8	9,200 sq. ft.	0.21120 acres
9	9,467 sq. ft.	0.21733 acres
10	9,340 sq. ft.	0.21441 acres
11	9,212 sq. ft.	0.21148 acres
12	9,085 sq. ft.	0.20856 acres
13	9,592 sq. ft.	0.22021 acres
14	10,190 sq. ft.	0.23393 acres
15	10,070 sq. ft.	0.23118 acres
16	8,426 sq. ft.	0.19344 acres
17	8,142 sq. ft.	0.18692 acres
18	11,214 sq. ft.	0.25744 acres
19	9,728 sq. ft.	0.22332 acres

DEVELOPMENT NOTES
Total Area = 5.19 Acres
Total Number of Lots = 19
Current Zoning District = R1-H High Density Single-Family Residential District
Source of Title Book 2020 Page 045944-20
Preliminary Plat Approval January 19, 2021
This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0318 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 - 6 Feet
Side Adjacent to Street - 15 Feet
There is A 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots. (Except as noted)
Centerline bearings of streets are the same as adjacent lot lines.
Unless otherwise noted, the arc distances along RW/Lot Lines are concentric to adjacent centerline curves.
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.

