

OWNER
 LITTLE APPLE INVESTMENT
 PROPERTY LLC
 KENNETH APPLEBERRY
 ROUTE 2 BOX 2755
 SEYMOUR MO 65746
 417-840-8445
 Bapplebert@aol.com

FINAL PLAT
OAKWOOD HEIGHTS 2ND ADDITION
 A PART OF THE SW 1/4 OF THE SE 1/4 OF
 SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

TOTAL LINEAR FEET OF ROAD = 280 L.F.
 TOTAL LINEAR FEET OF SIDEWALK = 1092 L.F.

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°30'11" EAST, WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 549.17 FEET; THENCE SOUTH 01°58'53" WEST, 462.95 FEET TO THE NORTHEAST CORNER OF LOT 2 OF OAKWOOD HEIGHTS 1ST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 824, GREENE COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 01°58'53" WEST ALONG THE EAST LINE OF SAID OAKWOOD HEIGHTS 1ST ADDITION 844.79 FEET; THENCE NORTH 88°33'57" WEST 178.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°33'57" WEST ALONG THE NORTH RIGHT OF WAY LINE OF HINES STREET A DISTANCE OF 348.70 FEET TO A POINT FOR CORNER; THENCE NORTH 02°07'24" EAST ALONG THE EAST RIGHT OF WAY LINE OF OAKWOOD AVENUE A DISTANCE OF 344.04 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°56'51" EAST A DISTANCE OF 376.59 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°58'53" WEST A DISTANCE OF 306.68 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°22'10", AN ARC LENGTH OF 23.42 FEET, AND A CHORD WHICH BEARS SOUTH 88°42'28" WEST HAVING A CHORD DISTANCE OF 21.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°33'57" WEST A DISTANCE OF 14.43 FEET TO A POINT FOR CORNER; THENCE SOUTH 00°40'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.97 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

DEVELOPMENT NOTES

- Preliminary Plat approved April 11, 2023
- Total Area = 2.97 Acres
- Total Number Of Lots - 3
- LOT AREAS
 LOT 1 32,074 sq. ft.
 LOT 2 33,551 sq. ft.
 LOT 3 28,821 sq. ft.
- Zoning = R-3 MULTI-FAMILY RESIDENTIAL
- Source of Title Book 2021 Page 060774-21
- This Property Does Not Lie Withing A Flood Hazark Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 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 - 15 Feet
 Rear - 15 Feet
 Side - 15 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.
- No Direct Access Permitted From Any Lot To Hines Street.
- No Direct Access Permitted From Any Lot To Oakwood Avenue.
- Centerline bearings of streets are the same as adjacent lot lines.
- 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.
- OWNERSHIP AND MAINTENANCE OF COMMON AREAS/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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, LITTLE APPLE INVESTMENT PROPERTY, LLC, KENNETH APPLEBERRY, MEMBER, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACQUIRED RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT, AND HEREBY DEDICATE, GRANT AND CONVEY THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, AND FURTHERMORE 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.

LITTLE APPLE INVESTMENT PROPERTY, LLC DATE
 KENNETH APPLEBERRY, MEMBER

ACKNOWLEDGEMENT

STATE OF MISSOURI
 COUNTY OF GREENE SS.
 ON THE _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED KENNETH APPLEBERRY, MEMBER OF LITTLE APPLE INVESTMENT PROPERTY, LLC 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 Oakwood Heights 1st Addition 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 APPROVAL BY THE PLANNING & ZONING COMMISSION

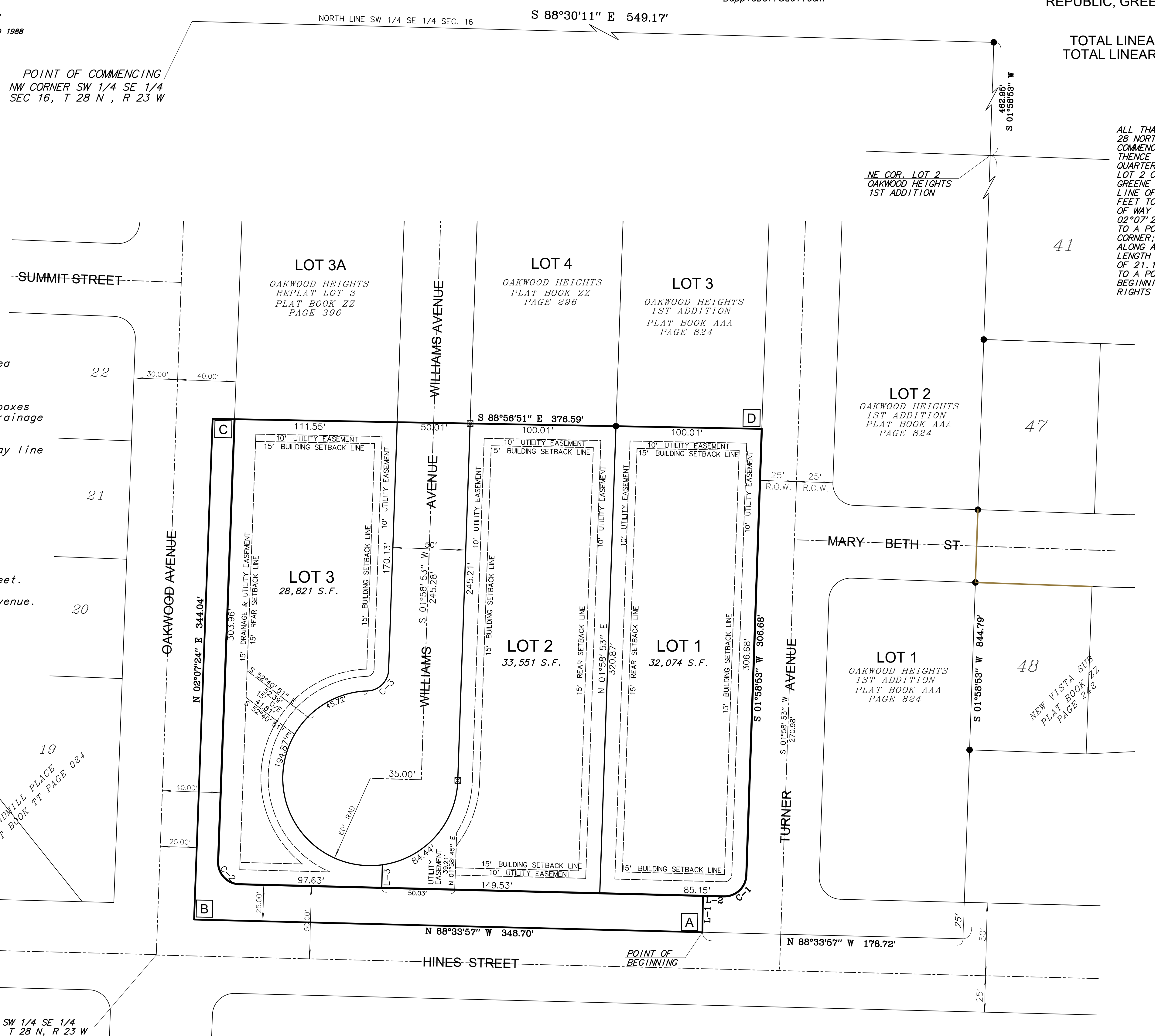
I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2024 the final plat of Oakwood Heights 1st Addition conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.
 City Planner _____ Date _____

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 5-28-24
 LAWRENCE E. JANSEN PLS 2385 DATE

CLASS OF SURVEY "URBAN"
 Permanent monuments
 S/B Setback Line
 U/E Utility Easement
 D/E DRAINAGE EASEMENT
 Job No.: 2005-004
 Date: 5-28-2024

GLOBAL
 PRECISION SURVEYING, L.L.C.
 P.O. BOX 790, REPUBLIC, MO 65738
 PHONE 417-883-0300 FAX 417-883-0335
 CERTIFICATE OF AUTHORITY
 NUMBER LS-2010000563



STATE PLANE COORDINATES FOR CONTROLLING CORNERS (GIVEN IN FEET)

Corner	Northing	Easting
A	472,144.80	1,363,059.71
B	471,799.19	1,363,019.02
C	471,807.92	1,362,670.44
D	472,151.72	1,362,683.18

COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°40'00" E	25.00'
L-2	N 88°33'57" W	14.43'
L-3	N 01°28'03" E	15.80'

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°27'10"	23.42'	21.11'	14.86'	S 46°42'28" W
2	15.00'	90°41'21"	23.74'	21.34'	15.18'	S 43°13'16" W
3	15.00'	86°10'36"	22.56'	20.49'	14.03'	N 45°04'12" E