

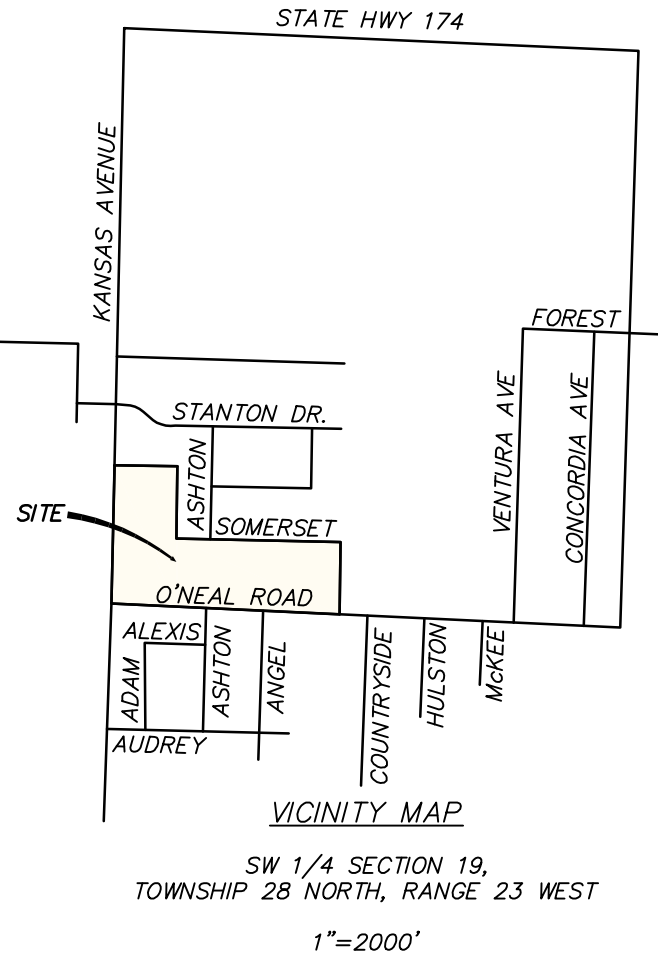
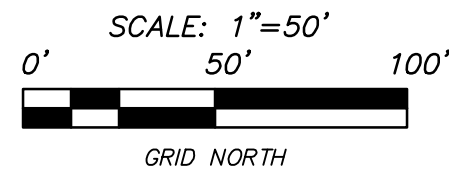
CHARLOTTE'S MILL

A RESIDENTIAL SUBDIVISION
IN THE CITY OF REPUBLIC, MISSOURI

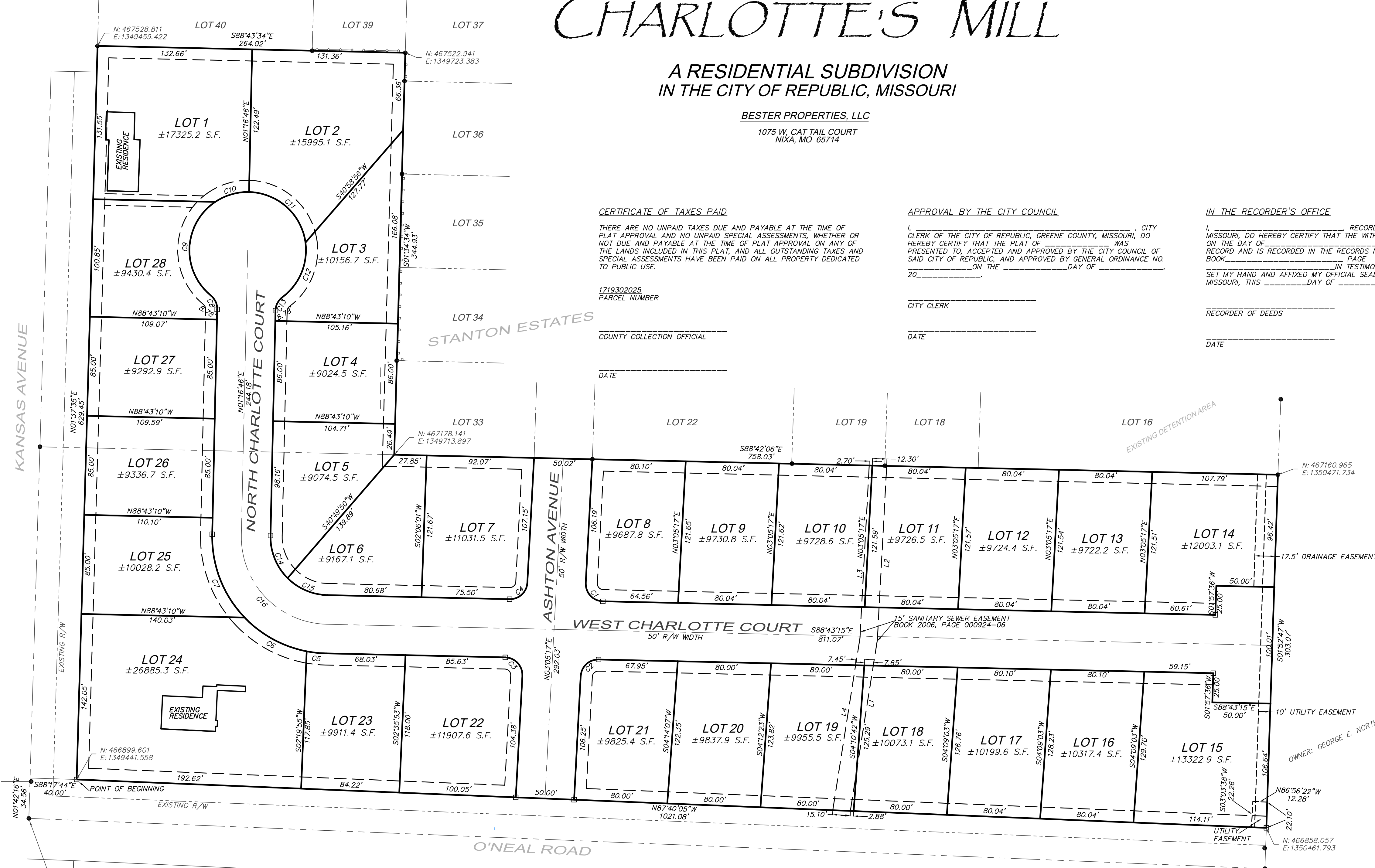
BESTER PROPERTIES, LLC
1075 W. CAT TAIL COURT
NIXA, MO 65714

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

SURVEY DATE: 12/03/18
DWG DATE: 09/02/2020
DRAWN BY: MW
S/T/R: 19/28/23



LINE	BEARING	DISTANCE
L1	N08°58'22"E	148.57'
L2	N03°04'38"E	149.45'
L3	S03°04'38"W	148.21'
L4	S08°58'22"W	149.54'



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.
1719302025
PARCEL NUMBER
COUNTY COLLECTION OFFICIAL
DATE

APPROVAL BY THE CITY COUNCIL
I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF _____ 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

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 TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____, 20____.

- PLAT NOTES**
- TOTAL AREA OF DEVELOPMENT: ±9.0 ACRES
 - TOTAL NUMBER OF LOTS: 28
 - LARGEST LOT: LOT 24 (±26,885.3 S.F.)
 - SMALLEST LOT: LOT 4 (9,024.5 S.F.)
 - WATER AND SANITARY SEWER PROVIDED BY THE CITY OF REPUBLIC
 - BUILDING SETBACKS SHALL BE:
- FRONT: 25'
- REAR: 25'
- INTERIOR SIDE: 6'
- SIDE STREET: 15'
 - THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY, AND THE REAR OF ALL LOT LINES
 - LOT 1 SHALL NOT HAVE ACCESS TO CHARLOTTE PARKWAY
 - PROPERTY IS CURRENTLY ZONED "R-1M"
 - INDICATES A PERMANENT MONUMENT, 5/8" IRON PIN, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE 1/2" IRON PINS WITH CAP STAMPED "WLS LSC 370", UNLESS NOTED OTHERWISE
 - PRELIMINARY PLAT WAS APPROVED ON APRIL 16, 2019
 - SOURCE OF TITLE: BOOK 2019, PAGE 031107-19

OWNER(S) DEDICATION
AS OWNER(S) WE, BESTER PROPERTIES, LLC 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 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.

DESCRIPTION OF PLATTED AREA
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING MONUMENT WITH A CAP STAMPED "STORY" AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE, N01°42'16"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 34.56 FEET;
THENCE, S88°17'44"E, A DISTANCE OF 40.00 FEET TO SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING LSC 2003000370", SAID POINT BEING ON THE NEW EAST RIGHT-OF-WAY LINE OF KANSAS AVENUE, AND THE POINT OF BEGINNING;
THENCE, N01°37'35"E, ALONG SAID NEW EAST RIGHT-OF-WAY LINE, A DISTANCE OF 629.45 FEET, TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LS 3140"; SAID POINT ALSO BEING ON THE SOUTH LINE OF STANTON ESTATES, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, ALONG THE SOUTH AND WEST LINES OF SAID STANTON ESTATES FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, S88°43'34"E, A DISTANCE OF 264.02 FEET TO AN EXISTING 5/8" IRON PIN;
THENCE, S01°54'34"W, A DISTANCE OF 344.93 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S88°42'06"E, A DISTANCE OF 758.03 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "NELSON LS 1837";
THENCE, S01°42'47"W, A DISTANCE OF 303.07 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING LSC 2003000370", SAID POINT ALSO BEING ON THE NEW NORTH RIGHT-OF-WAY LINE OF O'NEAL ROAD;
THENCE, N87°40'05"W, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1021.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.0 ACRES, MORE OR LESS.

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

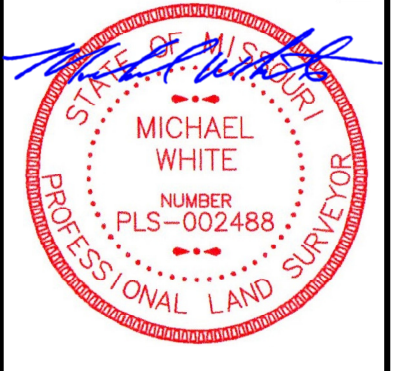
I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____, THE FINAL PLAT OF _____ CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CERTIFICATION

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 12/03/2018 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'S "CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

Michael White
SIGNATURE DATE PREPARED
MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2488 09/02/2020

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



09/02/2020
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FINAL PLAT OF
CHARLOTTE'S MILL
PROJECT LOCATION: O'NEAL ROAD & KANSAS AVENUE
REPUBLIC, GREENE COUNTY, MISSOURI