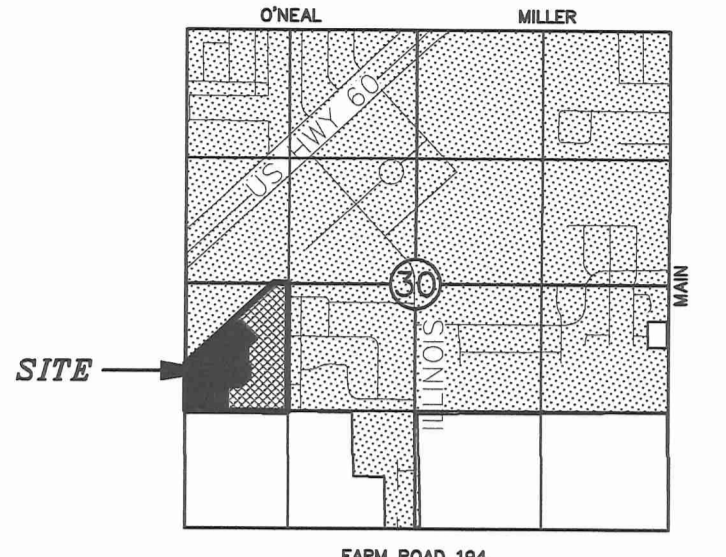
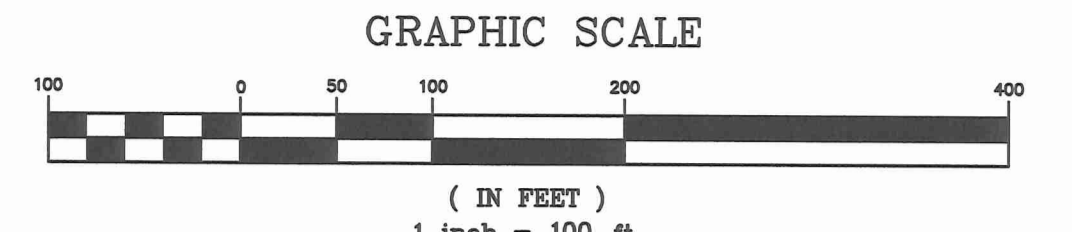


FINAL PLAT OF WESTBURY GARDENS PHASE 2 A SUBDIVISION IN THE CITY OF REPUBLIC GREENE COUNTY, MISSOURI

DEVELOPER/OWNER: WESTBURY GARDENS LLC 2045 E CHESTNUT EXP SPRINGFIELD, MO 65802 (417) 768-3451. OWNER: MODERN TRACTOR & SUPPLY CO. INC. 520 S UNION AVENUE SPRINGFIELD, MO 65802



GRID NORTH MISSOURI STATE PLANE CENTRAL ZONE NAD83 2011 VERTICAL DATUM NAVD88



BENCHMARKS: CITY BENCHMARK REPUBLIC (AKA HD1308) NGS BRASS DISK STAMPED "REPUBLIC 1959, RESET 1991" IN TOP OF 12" CONCRETE POST FLUSH WITH GROUND 1.15 MILES SOUTHWEST OF REPUBLIC ON US HIGHWAY 60 ELEV. 1363.84

LOT DATA TABLE with columns for Lot #, Area (Sq. Ft.), Min. FF Elevation, Lot Width, Lot #, Area (Sq. Ft.), Min. FF Elevation, Lot Width.

CENTERLINE OF ROAD CURVE TABLE with columns for CURVE #, LENGTH, RADIUS, Δ Delta, CHORD BRNG, CHORD.

PROPERTY LINE CURVE TABLE and LINE TABLE with columns for #, LENGTH, RADIUS, Δ Delta, CHORD BRNG, CHORD, LINE #, BEARING, LENGTH.

STATE PLANE COORDINATES table with columns for MONUMENT #, NORTHING, EASTING.

DEVELOPMENT NOTES table with columns for TOTAL AREA, TOTAL NO. OF LOTS, DENSITY, CURRENT ZONING, PROPOSED LAND USE, etc.

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION: SURVEY BY SIMMONS ENGINEERING DATED JUNE 21, 2008 WESTBURY GARDENS PHASE 1 FINAL PLAT INDIAN TRAILS FINAL PLAT LAKESIDE ESTATES SECOND ADDITION FINAL PLAT DEEDS AS SHOWN

UTILITIES: SANITARY SEWER AND WATER CITY OF REPUBLIC 221 N MAIN STREET REPUBLIC, MISSOURI 65738 (417) 732-3400. ELECTRIC EMPIRE ELECTRIC DISTRICT 705 W OLIVE STREET AURORA, MISSOURI 65605 (417) 678-2108.

ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF JSS ON THIS DAY OF 20, BEFORE ME, A NOTARY PUBLIC, APPEARED LARRY LISCOMB...

LEGEND table with symbols for EXISTING IRON PIN, 5/8" IRON PIN SET, PERMANENT MONUMENT SET, etc.

PRELIMINARY PLAT APPROVED 7/21/2020. NO DIRECT ACCESS FROM ADJACENT LOTS TO FRISCO BOULEVARD. R-17 TREE REQUIREMENTS: (1) TREE FOR EACH PLATTED LOT A MINIMUM HEIGHT OF (6) FEET AT THE TIME OF PLANTING.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4)...

OFFER OF DEDICATION

AS OWNERS, WESTBURY GARDENS LLC AND MODERN TRACTOR & SUPPLY CO. 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...

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED...

ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF JSS ON THIS DAY OF 20, BEFORE ME PERSONALLY APPEARED MICHAEL CRONKHITE...

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, CHRIS TABOR, CITY PLANNER OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY ON THE DAY OF 2022, THE FINAL PLAT OF WESTBURY GARDENS PHASE 2 CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS...

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, LAURA BURBRIDGE, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WESTBURY GARDENS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. ON THE DAY OF 2022.

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...

1730301096 & 1730200983 PARCEL NUMBER DATE COUNTY COLLECTOR, ALLEN ICET

PREPARED BY WILSON SURVEYING CO., INC. (417)-522-7870

1835 S. STEWART AVENUE, SUITE 124 Springfield, Missouri 65804 DRAWING NO.: WD-106-121 DATE: JANUARY 6, 2023

