



LOCATION SKETCH  
SCALE 1" = 2000'

**BENCHMARK**  
MISSOURI GEOGRAPHIC  
REFERENCE SYSTEM  
MONUMENT 09-87A  
NORTHING 466761.7929  
EASTING 1352304.2409  
ELEVATION 1330.706  
VERTICAL DATUM NAVD 1988

**OWNER**  
BLAKE EDWARD CANTRELL  
ASHLEY BRIE CANTRELL  
108 W MO-174  
REPUBLIC, MO 65738  
(417) 840-1661  
blakecansell@gmail.com

**BASIS OF BEARINGS**  
GRID NORTH  
MISSOURI COORDINATE SYSTEM OF 1983  
CENTRAL ZONE

**MINIMUM FINISHED FLOOR ELEVATIONS FOR STORMWATER**

LOT 20	1321.0	LOT 21	1321.0
LOT 22	1321.0	LOT 23	1321.0
LOT 24	1321.0	LOT 25	1321.0
LOT 26	1321.0	LOT 27	1321.0
LOT 28	1321.0		

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	82°26' 51"	21.58'	19.77'	13.14'	S 65°54' 07" E
2	15.00'	53°23' 43"	14.00'	13.50'	7.56'	S 58°33' 09" W
3	15.00'	59°49' 46"	15.66'	14.96'	8.63'	S 27°49' 12" E
4	15.00'	64°10' 42"	16.80'	15.94'	9.41'	N 10°42' 32" E
5	15.00'	64°48' 01"	16.96'	16.07'	9.52'	S 36°38' 59" W
6	15.00'	90°39' 49"	23.69'	21.31'	15.13'	S 47°20' 43" W
7	15.00'	89°29' 50"	23.43'	21.12'	14.87'	N 42°39' 17" W
8	15.00'	90°24' 45"	23.67'	21.29'	15.11'	S 47°23' 26" W
9	150.00'	31°29' 05"	82.43'	81.39'	42.28'	N 28°30' 00" E
10	150.00'	10°33' 49"	27.92'	27.88'	14.00'	N 07°25' 33" E
11	150.00'	39°05' 48"	102.36'	100.38'	53.26'	N 17°27' 16" E
12	150.00'	40°57' 24"	107.22'	104.96'	56.02'	N 64°43' 14" E
13	150.00'	24°37' 52"	64.48'	63.99'	32.75'	N 14°30' 00" E
14	150.00'	24°43' 18"	64.72'	64.22'	32.87'	S 14°27' 17" W
15	420.28'	12°31' 12"	91.84'	91.66'	46.10'	N 86°20' 01" E

**LOT AREAS**

1	10591.08	sq.ft.	(0.24314	acres)
2	9090.56	sq.ft.	(0.20869	acres)
3	9000.00	sq.ft.	(0.20661	acres)
4	9000.00	sq.ft.	(0.20661	acres)
5	9000.00	sq.ft.	(0.20661	acres)
6	9000.00	sq.ft.	(0.20661	acres)
7	9000.00	sq.ft.	(0.20661	acres)
8	9000.00	sq.ft.	(0.20661	acres)
9	9000.00	sq.ft.	(0.20661	acres)
10	9042.84	sq.ft.	(0.20760	acres)
11	9646.37	sq.ft.	(0.22145	acres)
12	15767.40	sq.ft.	(0.36197	acres)
13	32614.79	sq.ft.	(0.74873	acres)
14	10031.27	sq.ft.	(0.23021	acres)
15	10835.34	sq.ft.	(0.24875	acres)
16	9000.95	sq.ft.	(0.20663	acres)
17	9023.94	sq.ft.	(0.20716	acres)
18	9021.96	sq.ft.	(0.20712	acres)
19	9045.11	sq.ft.	(0.20765	acres)
20	15346.42	sq.ft.	(0.35231	acres)
21	9000.00	sq.ft.	(0.20661	acres)
22	9000.00	sq.ft.	(0.20661	acres)
23	9000.00	sq.ft.	(0.20661	acres)
24	9000.00	sq.ft.	(0.20661	acres)
25	9000.00	sq.ft.	(0.20661	acres)
26	9000.00	sq.ft.	(0.20661	acres)
27	9000.00	sq.ft.	(0.20661	acres)
28	9512.59	sq.ft.	(0.21838	acres)
29	9460.04	sq.ft.	(0.21717	acres)
30	9001.25	sq.ft.	(0.20664	acres)
31	9566.50	sq.ft.	(0.21962	acres)
32	10652.18	sq.ft.	(0.24454	acres)
33	11200.00	sq.ft.	(0.25712	acres)
34	11200.00	sq.ft.	(0.25712	acres)
35	11200.00	sq.ft.	(0.25712	acres)
36	11200.00	sq.ft.	(0.25712	acres)
37	11789.33	sq.ft.	(0.27021	acres)
38	13353.86	sq.ft.	(0.30656	acres)
39	9000.00	sq.ft.	(0.20661	acres)
40	9000.00	sq.ft.	(0.20661	acres)
41	9000.00	sq.ft.	(0.20661	acres)
42	9000.00	sq.ft.	(0.20661	acres)
43	9000.00	sq.ft.	(0.20661	acres)
44	9000.00	sq.ft.	(0.20661	acres)
45	9545.81	sq.ft.	(0.21914	acres)
46	10038.40	sq.ft.	(0.23045	acres)
47	9094.74	sq.ft.	(0.20879	acres)
48	9558.95	sq.ft.	(0.21944	acres)

**LINE DATA**

L-1 N 77°14' 32" W 10.10'  
L-2 S 22°11' 05" W 25.00'

**STATE PLANE COORDINATES (GIVEN IN FEET)**

CORNER	NORTHING	EASTING
A	466,789.3099	1,351,780.4150
B	467,968.0662	1,351,823.5126
C	467,961.7143	1,351,963.3685
D	468,096.6162	1,351,968.5142
E	468,047.4584	1,353,052.3800
F	466,785.3837	1,351,882.2502



**FINAL PLAT  
FOREST LAKE ESTATES**  
A PART OF THE SW 1/4 OF THE SE 1/4 OF  
SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

**PROPERTY DESCRIPTION**

A TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 19; THENCE NORTH 02°05' 38" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTH RIGHT OF WAY OF O'NEAL ROAD; THENCE NORTH 02°05' 38" EAST A DISTANCE OF 1.179.54 FEET TO A POINT FOR CORNER; THENCE SOUTH 87°23' 58" EAST A DISTANCE OF 140.00 FEET TO A POINT FOR CORNER; THENCE NORTH 02°11' 04" EAST A DISTANCE OF 135.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19, BEING ON THE SOUTH RIGHT OF WAY LINE OF FOREST LANE; THENCE SOUTH 87°24' 11" EAST ALONG SAID NORTH LINE A DISTANCE OF 1.084.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 40°48' 28" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 553.65 FEET TO A POINT ON A CURVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,061.26 FEET, A DELTA OF 06°03' 09", AN ARC LENGTH OF 1,168.48 FEET, AND A CHORD WHICH BEARS SOUTH 43°48' 42" WEST HAVING A CHORD DISTANCE OF 1,167.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID O'NEAL ROAD; THENCE NORTH 87°43' 32" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 101.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.25 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

AS OWNERS, WE, BLAKE EDWARD CANTRELL AND ASHLEY BRIE CANTRELL, HUSBAND AND WIFE, 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. FURTHERMORE, 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.

BLAKE EDWARD CANTRELL  
ASHLEY BRIE CANTRELL

**ACKNOWLEDGEMENT**

STATE OF MISSOURI  
COUNTY OF GREENE SS.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED BLAKE EDWARD CANTRELL AND ASHLEY BRIE CANTRELL, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR 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 Forest Lake Estates 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 the final plat of Forest Lake Estates conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner \_\_\_\_\_ Date \_\_\_\_\_

**DEVELOPMENT NOTES**

- Total Area = 20.25 Acres
- Total Number Of Lots = 48
- Current Zoning District = R1-M
- Source of Title Book 2019 Page 010251-19
- Preliminary Plat Approval July 2019.
- This Property Does Not Lie Within a Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0426 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 Along The Rear Of All Lots. (Except as noted)
- No Direct Access Permitted From Any Lot To Forest Lane or O'Neal Road.
- 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.
- 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.

**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  
10-15-20  
LAWRENCE E. JANSEN PLS 2385  
DATE

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

Job No.: 1904-007  
Date: 10-15-2020

**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

Total area of all parcels:  
505432.85 sq.ft. (11.6314 acres)