FINAL PLAT

LIBERTY PLACE PHASE I SUBDIVISION

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

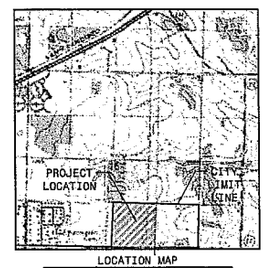
CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	125.00'	82.33'	42.72'	80.85'	N73°08'18"E	37°44'10"
C2	175.00'	55.57'	28.02'	55.34'	N07°05'28"W	18°11'42"
C3	225.00'	142.80'	73.65'	140.51'	S02°00'23"W	36°23'23"
C4	175.00'	55.57'	28.02'	55.34'	N11°06'14"E	18°11'42"
C5	175.00'	67.05'	33.94'	66.64'	N81°01'50"E	21°57'06"
C6	225.00'	172.41'	90.68'	168.22'	N87°58'37"W	43°54'11"
C7	175.00'	67.05'	33.94'	66.64'	S77°01'04"E	21°57'06"
C8	125.00'	120.56'	65.43'	115.94'	N60°21'48"W	55°15'38"
C9	125.00'	75.79'	39.10'	74.63'	N15°21'48"W	34°44'21"
C10	250.00'	100.68'	51.03'	100.00'	S08°31'50"E	23°04'26"
C11	250.00'	91.85'	46.45'	91.33'	N10°32'34"W	21°02'59"
C12	250.00'	205.18'	108.77'	199.47'	N32°29'39"E	47°01'27"
C13	175.00'	137.44'	72.49'	133.94'	N69°30'23"E	45°00'00"

OWNER/DEVELOPER
LACY LEANN, L.L.C.
DONNA SYNDER
3870 E. POND APPLE DRIVE
SPRINGFIELD, MO 65809

GRID NORTH BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE

SCALE : 1 INCH = 100 FEET

CONSTRUCTION OF A MODEL HOME SHALL BE ON LOT 1 AND SHOULD FOLLOW THE REQUIREMENTS ESTABLISHED IN SECTION 410.190 CITY OF REPUBLIC SUBDIVISION REGULATIONS



LOCATION MAP
SECTION 15, TOWNSHIP 28, RANGE 23
SCALE: 1"=2000'

#	SQ.FT.	AC.
01	11,662	0.27
02	10,000	0.23
03	10,000	0.23
04	10,000	0.23
05	10,000	0.23
06	10,000	0.23
07	10,000	0.23
08	10,000	0.23
09	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	9,950	0.23
15	10,208	0.23
16	10,249	0.24
17	10,289	0.24
18	10,330	0.24
19	12,553	0.29
20	12,643	0.29
21	11,302	0.26
22	9,466	0.22
23	9,502	0.22
24	11,586	0.27
25	13,649	0.31
26	20,226	0.46
27	42,388	0.97
28	9,460	0.22
29	10,807	0.25
30	9,789	0.22
31	10,379	0.24
32	10,285	0.24
33	10,013	0.23
34	9,138	0.21
35	11,097	0.25
36	15,953	0.37
37	13,723	0.32
38	36,109	0.83
39	13,134	0.30
40	11,200	0.26
41	11,254	0.26
42	11,509	0.26
43	11,363	0.26
44	11,417	0.26
45	11,471	0.26
46	14,044	0.32
47	12,325	0.28
48	10,125	0.23
49	10,125	0.23
50	10,125	0.23
51	10,125	0.23
52	10,125	0.23
53	10,125	0.23
54	10,913	0.25
55	10,912	0.25
56	10,125	0.23
57	12,325	0.28
58	12,323	0.28
59	9,370	0.22
60	9,307	0.21
61	10,563	0.24
62	10,125	0.23
63	10,125	0.23
64	10,125	0.23
65	10,125	0.23
66	10,125	0.23
67	10,125	0.23
68	12,325	0.28
69	12,323	0.28
70	10,000	0.23
71	10,000	0.23
72	10,412	0.24
73	13,915	0.31
74	10,800	0.25
75	10,803	0.25
76	13,848	0.32
77	17,138	0.39
78	17,583	0.40
79	11,381	0.26
80	12,193	0.28
81	15,044	0.35
82	16,747	0.38
83	16,196	0.37
84	10,713	0.25
85	22,894	0.53
86	22,884	0.53
87	25,392	0.58
88	37,833	0.87
89	24,878	0.57
90	11,353	0.26
91	14,477	0.33
92	10,678	0.25
93	10,786	0.25
94	32,147	0.74
95	34,682	0.80
96	40,564	0.93
97	9,850	0.23
98	9,731	0.22
99	11,876	0.27
100	12,498	0.29
101	12,596	0.29
102	11,639	0.27
103	9,731	0.22
104	9,850	0.23

MINIMUM FINISHED FLOOR ELEVATIONS FOR FLOOD PROTECTION

#	ELEV.
26	1268.0
27	1268.0
28	1268.0
29	1268.0
37	1273.0
38	1273.0
39	1274.0
40	1274.0
41	1274.0
42	1274.0
43	1274.0
44	1274.0
45	1274.0
76	1281.0
77	1281.0
78	1281.0
79	1281.0
82	1281.0
83	1281.0
84	1281.0
85	1281.0
86	1281.0
87	1281.0
88	1281.0
89	1281.0
94	1281.0
95	1281.0
96	1281.0
99	1281.0
100	1281.0

CITY OF REPUBLIC GRS DATA:

STATION E344 - THE STATION IS A METAL ROD DRIVEN TO REFUSAL WITH AN ALUMINUM LOGO CAP STAMPED, "E344, 1989". THE AZIMUTH MARK IS A MO DNR GRS MONUMENT STAMPED, "E344 A, 1997".

E344 ELEVATION = 1270.79

LEGEND

- ○ = LOT CORNER PINS ARE 5/8"X18" IRON PINS SET (TYPICAL) WITH PLASTIC CAPS MARKED GREAT RIVER 2001011476
- ■ = PERMANENT MONUMENT PINS ARE 5/8"X24" IRON PINS SET (TYPICAL) WITH ALUMINUM CAPS MARKED GREAT RIVER 2001011476
- ● = EXISTING IRON PINS (AS NOTED)

EASEMENT LABELS

1. = DRAINAGE EASEMENT
2. = SANITARY SEWER EASEMENT
3. = DETENTION EASEMENT
4. = AREA OF NO CONSTRUCTION (SOUTH SHINGLE RIDGE) ELEVATION = 1278.50
5. = 10' UTILITY EASEMENT ON REAR OF LOTS
   - = 15' UTILITY EASEMENT ON ALL OTHER UTILITY LOCATIONS
   - = 10' UTILITY EASEMENT ADJACENT TO RIGHT OF WAYS

PROPERTY DESCRIPTION

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI EXCEPT A 1.14 ACRE TRACT IN THE SOUTHEAST CORNER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N01°53'04"E, 15.00 FEET; THENCE N88°27'59"W, 1556.74 FEET TO A POINT OF BEGINNING; THENCE N88°27'59"W, 1116.36 FEET; THENCE N02°00'23"E, 1323.82 FEET; THENCE S88°20'42"E, 1335.12 FEET; THENCE S01°57'13"W, 1035.97 FEET; THENCE N88°27'59"W, 220.00 FEET; THENCE S01°57'13"W, 225.00 FEET TO THE POINT OF BEGINNING. CONTAINING 39.41 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

OWNERS' DEDICATION

AS OWNERS I, LACY LEANN, L.L.C. 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. I HEREBY DEDICATE, GRANT, AND CONVEY THE OPEN SPACE, COMMON AREA OR COMMON FACILITIES, RIGHT OF WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I, 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.

LACY LEANN, L.L.C. _____ DATE

NO SEAL

CERTIFICATE OF TAXES PAID

THERE ARE NO UNPAID TAXES DUE 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.

PARCEL NUMBER _____

COUNTY COLLECTOR OFFICIAL _____ DATE _____

CITY COLLECTOR OFFICIAL _____ DATE _____

APPROVAL BY THE BOARD OF ALDERMAN

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF LIBERTY PLACE PHASE I SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF ALDERMAN OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2004

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 _____, 2004, THE FINAL PLAT OF LIBERTY PLACE PHASE I CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS

ON THIS _____ DAY OF _____, IN THE YEAR 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF LACY LEANN, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. WISSICK DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF LAND HEREIN DESCRIBED PREPARED BY KENNETH E. WISSICK DATED 11-01-2002 AND SIGNED BY KENNETH E. WISSICK P.L.S. NO 2471 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF KENNETH E. WISSICK, P.L.S. NO 2471 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES'S "CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES".

DATE PREPARED _____ SIGNATURE _____

MISSOURI PROFESSIONAL LAND SURVEYOR NO _____ DATE _____

NOTES:

1. TOTAL AREA = 39.41 ACRES
2. TOTAL NUMBER OF LOTS = 104
3. SMALLEST LOT 34 = 9,136 SQ. FT.
4. LARGEST LOT 27 = 42,388 SQ. FT.
5. CURRENT ZONING = R-1M
6. SOURCE OF TITLE = BOOK 2003 @ PAGE 03510203
7. FRONT, REAR & STREET SIDE YARD SETBACK LINE IS 25 FEET
8. INTERIOR SIDE YARD SETBACK LINE IS 6 FEET
9. DATE OF PRELIMINARY PLAT APPROVAL = MARCH 24, 2003
10. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS IDENTIFIED BY N.F.I.P. ON THE FLOOD BOUNDARY AND FLOODWAY MAP, #290782 0120 B, JUNE 15, 1983
11. MAINTENANCE OF ANY AREA REFERRED TO AS AN EASEMENT, OR DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER
12. ALL RIGHT-OF-WAYS ARE 50', EXCEPT WHERE NOTED.
13. FRONT LOT LINES ARE PARALLEL TO STREET CENTERLINE.
14. PINS WILL BE SET ON ALL LOT CORNERS UPON COMPLETION OF UTILITY INSTALLATION
15. FENCES ARE NOT PERMITTED IN ANY DRAINAGE WAY OR DETENTION AREA
16. THIS SURVEY IS TIED TO CITY OF REPUBLIC GRS HORIZONTAL AND VERTICALLY
17. LOTS ABUTTING HINES STREET SHALL NOT HAVE ACCESS TO HINES STREET

No.	Revision/Issue	Date

GRE
GREAT RIVER ENGINEERING
3312-A LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201
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www.greatrivereng.com

DRAWN BY: GRE
CHECKED BY: GRE
JOB NUMBER: 02-1238
FILE NAME: 02-1238 FP

LIBERTY PLACE PHASE I SUBDIVISION
REPUBLIC, MISSOURI

FINAL PLAT

SHEET 1 OF 1