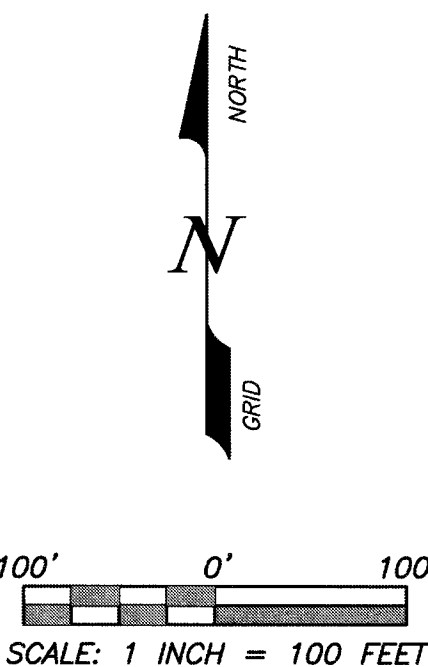
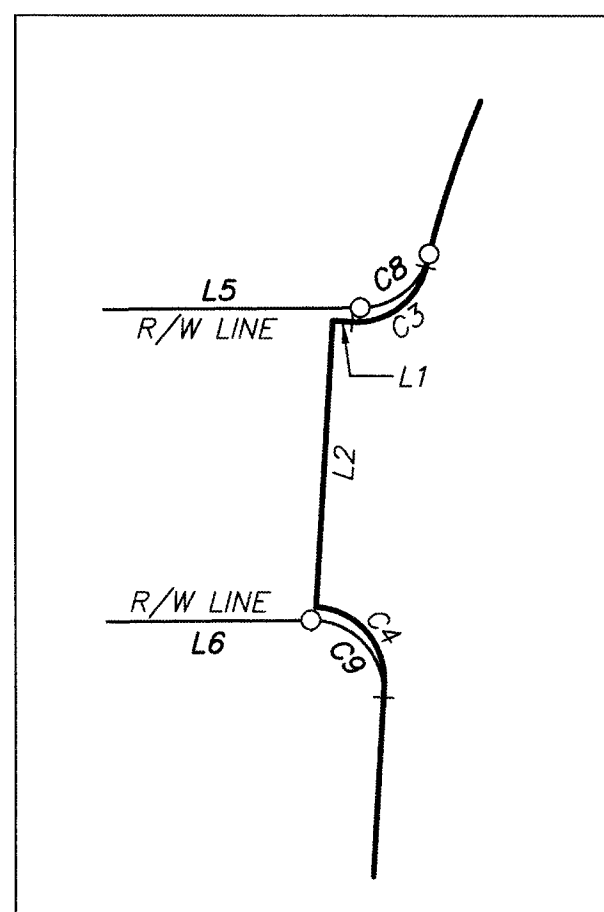


VICINITY MAP
APPROX. SCALE: 1" = 1000'



LEGEND

- FOUND IRON PIN MONUMENT
- SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476"
- R/W RIGHT OF WAY
- x WIRE FENCE
- WOODEN FENCE



R/W LINE DETAIL
SCALE: 1"=40'

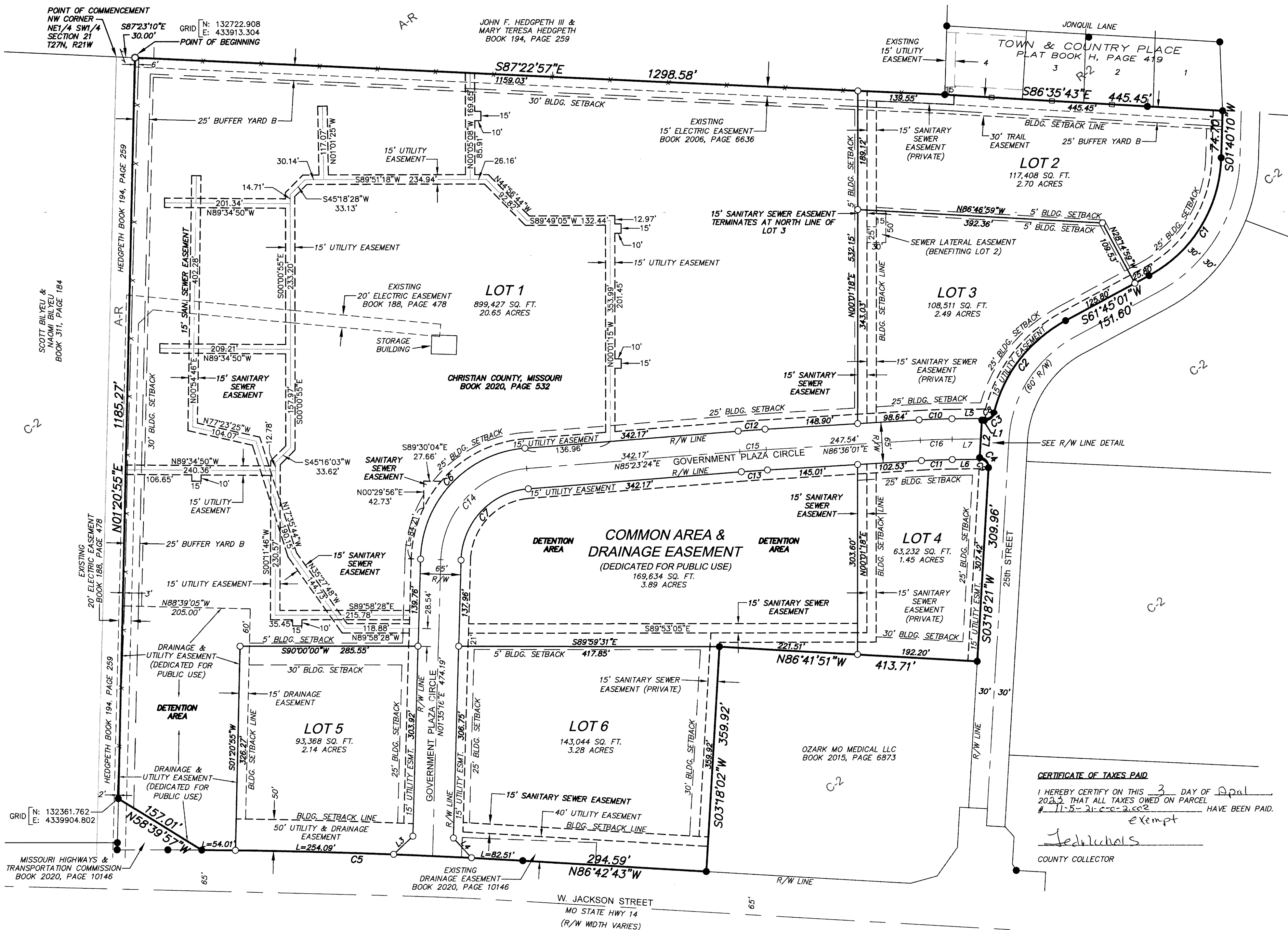
OWNER / DEVELOPER

CHRISTIAN COUNTY, MISSOURI

100 W. CHURCH STREET, ROOM 100
OZARK, MISSOURI 65721

FINAL PLAT
COUNTY GOVERNMENT PLAZA

PART OF THE SOUTH HALF OF
SECTION 21, TOWNSHIP 27 NORTH, RANGE 21 WEST
CITY OF OZARK, CHRISTIAN COUNTY, MISSOURI



SURVEY NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCE OF TITLE: BOOK 2020, PAGE 532
4. HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
5. THE SUBJECT PROPERTY IS NOT AFFECTED BY ANY SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP OF CHRISTIAN COUNTY, MISSOURI, MAP NUMBER 29043C00880 DATED NOVEMBER 2, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
6. ALL LOT CORNER MONUMENTS SHALL BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING OF THE FINAL PLAT.
7. IN ADDITION TO THE RECORDED DEED, EASEMENT, AND PLAT REFERENCES SHOWN HEREON, RECORD DOCUMENTS CONSULTED FOR SURVEY AND PLAT PREPARATION ARE AS FOLLOWS:
 - PLAT OF SURVEY FOR THE CHRISTIAN COUNTY COMMISSION PREPARED BY WHITE LAND SURVEYING, LLC FILED IN SURVEY RECORD BOOK V, PAGE 4514, CHRISTIAN COUNTY RECORDER'S OFFICE
 - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS FOR STATE ROUTE 14, JOB NO. J8P0588B, MO DOC. NO. 12011466
8. ALL BOUNDARY BEARINGS AND DISTANCES SHOWN HEREON ARE THOSE AS MEASURED BY SURVEY.

STATE PLANE COORDINATES

COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE (2004 ADJUSTMENT). COORDINATES WERE ESTABLISHED BY GPS SURVEY USING MO GRS STATION CH-12 (N: 133620.652, E: 435155.846).

GRID FACTOR: 0.9999317 1 METER = 3.28083333 FEET

PROPOSED LOT USES, BUILDING SETBACKS (IN FEET), AND MINIMUM LOT AREAS

USE TYPE	FRONT YARD / STREET FRONTAGE	SIDE	REAR	LOT NUMBERS	MINIMUM AREA
C-2/COMMERCIAL	25	5	30	1-6	500 SQ. FT.

ALL BUILDING SETBACK DISTANCES ARE FROM LOT LINES OR RIGHT-OF-WAY LINES.

DEVELOPMENT NOTES

1. THE PRELIMINARY PLAT OF COUNTY GOVERNMENT PLAZA WAS APPROVED BY THE CITY OF OZARK ON OCTOBER 3, 2022.
2. TOTAL AREA OF FINAL PLAT: 38.75 ACRES
3. CURRENT ZONING: C-2 COMMERCIAL DISTRICT
4. TOTAL NUMBER OF LOTS: 6
5. SMALLEST LOT: LOT 4 (63,232 SQ. FT.); LARGEST LOT: LOT 1 (899,427 SQ. FT.)
6. NO FENCES, STRUCTURES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY, DRAINAGE EASEMENT OR DETENTION AREA.
7. NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING SETBACK LINE. NO STRUCTURES ARE TO BE BUILT WITHIN ANY EASEMENT.
8. ALL AREAS IDENTIFIED AS "COMMON AREA", "DETENTION AREA", AND "DEDICATED FOR PUBLIC USE" SHALL BE OWNED AND MAINTAINED BY CHRISTIAN COUNTY, MISSOURI. FACILITIES WITHIN ALL AREAS IDENTIFIED AS "DRAINAGE EASEMENT" AND "SANITARY SEWER EASEMENT (PRIVATE)" SHALL BE MAINTAINED BY CHRISTIAN COUNTY, MISSOURI.
9. RESTRICTIVE COVENANTS FOR THE SUBDIVISION WILL BE FILED AT THE CHRISTIAN COUNTY RECORDER'S OFFICE.
10. SANITARY SEWER GRINDER PUMPS AND FORCE MAINS ARE TO REMAIN PRIVATE AND ARE THE RESPONSIBILITY OF THE LOT OWNERS.
11. LOT OWNERS SHALL COMPLY WITH BUFFER YARD REQUIREMENTS PER OZARK CITY CODE, 'GENERAL STANDARDS-BUFFER YARD'.

Line Table		
Line #	Length	Direction
L1	4.01'	N86°16'39"W
L2	59.81'	S03°23'56"W
L3	42.19'	S46°54'42"W
L4	42.86'	N42°49'35"W
L5	53.52'	S89°31'30"W
L6	42.69'	S89°31'30"W
L7	45.75'	N89°31'30"E

Curve Table				
CURVE NO.	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING
C1	060°11'51"	220.00'	231.14'	S31°36'42"W
C2	048°05'42"	230.00'	193.07'	S37°39'34"W
C3	079°50'02"	15.00'	20.90'	S53°20'37"W
C4	091°04'38"	15.00'	23.84'	S41°39'20"E
C5	002°50'37"	10389.26'	515.62'	N88°07'29"W
C6	083°48'07"	182.50'	266.93'	S43°29'20"W
C7	083°48'07"	117.50'	171.86'	N43°29'20"E
C8	075°12'08"	15.00'	19.69'	S51°55'26"W
C9	093°46'51"	15.00'	24.55'	N43°35'04"W
C10	002°55'29"	1032.50'	52.71'	S88°03'46"W
C11	002°55'29"	967.50'	49.39'	N88°03'46"E
C12	001°12'37"	2032.50'	42.94'	S85°59'42"W
C13	001°12'37"	1967.50'	41.56'	N85°59'42"E
C14	083°48'07"	150.00'	219.39'	N43°29'20"E
C15	001°12'37"	2000.00'	42.25'	N85°59'42"E
C16	002°55'29"	1000.00'	51.05'	N88°03'46"E

SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED AND THE PLAT PREPARED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16).

Brian D. Vele, PLS
LS-2472
DATE: 04/01/2025

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

DATE REVISED: 04/01/2025	CITY OF OZARK CHRISTIAN COUNTY, MISSOURI
DATE PREPARED: 02/07/2025	CHECKED BY: BDV DRAWN BY: JMW JOB NUMBER: 3817.11 FILE NAME: 3817.11_FP
LS 2472 BRIAN D. VELE PLS MO#LS-2472	GRE GREAT RIVER ENGINEERING 2828 S. INGRAM MILL, SPRINGFIELD, MO 65804 PHONE: (417) 886-7171 FAX: (417) 886-7591 www.gre-engineering.com