

BASIS OF BEARINGS
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE, MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE ZZ ELEVATION= 1227.69 NAVD 1988

POINT OF BEGINNING
NW COR. N 1/2 NW 1/4 SEC. 11, T28N, R23W

DEVELOPMENT NOTES
Total Area = 64.145 Acres
Total Number of Lots = 11
Current Zoning - "Stone Creek Falls PDD"
Planned Development Zoning District
Source of Title Book 2021 Page 045610-21
Planned Development District
Approval April 11, 2023.

This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0318 E Dated 12-17-2010.

Multi-Family Apartment Lots 6-11
Density = 24 Units/Acre
Area of Largest Lot - 6.76 Acres (Lot 9)
Area of Smallest Lot - 2.36 Acres (Lot 1)
Building Setbacks:
U.S. Highway 60 Frontage - 25 Feet
All other Front, Rear and Sides - 15 Feet
Maximum Building Height - 4 Story

Commercial Land Lot 1-5
Maximum Lot Coverage 90 percent
Building Setbacks:
Front - 15 Feet
Rear - 15 Feet
Side Street - 15 Feet
Interior Side - 6 Feet

No Direct Access Permitted From Any Lot To State Highway 60 and Farm Roads 101 & 103.

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)

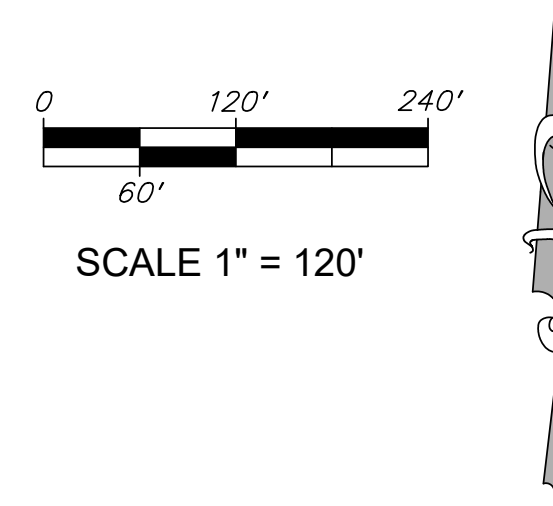
Permanent monuments are 24" - 5/8" iron pins with 2" diameter aluminum caps.

STATE PLANE COORDINATES
(GIVEN IN FEET)

CORNER	NORTHING	EASTING
A	482,204.28	1,370,995.97
B	482,251.16	1,370,997.47
C	482,481.50	1,371,127.80
D	482,301.76	1,371,445.47
E	482,268.35	1,371,426.57
F	482,233.88	1,371,487.49
G	482,194.12	1,371,467.45
H	482,147.86	1,373,613.84
I	481,742.38	1,373,602.00
J	480,846.83	1,372,198.68
K	480,862.78	1,371,392.19
L	481,521.35	1,370,973.92

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	500.00'	62°38' 18"	546.82'	519.80'	304.23'	01°49' 02" E
2	500.00'	89°24' 30"	780.23'	703.45'	494.86'	77°50' 26" E
3	25.00'	106°39' 53"	46.54'	40.11'	33.58'	68°31' 52" W
4	25.00'	67°50' 37"	29.60'	27.90'	16.81'	27°27' 41" E
5	25.00'	72°42' 36"	31.73'	29.64'	18.40'	25°01' 41" E
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	20°35' 04" E
7	742.00'	02°37' 21"	33.98'	33.96'	16.98'	07°18' 21" W
8	500.00'	28°58' 38"	232.83'	197.70'	119.70'	47°55' 10" W
9	500.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 12°27' 19" E
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°32' 41" E
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 77°32' 41" W
14	465.00'	08°29' 19"	44.54'	44.53'	22.29'	S 26°45' 27" W
15	807.00'	01°03' 03"	14.80'	14.80'	7.40'	S 05°56' 06" E



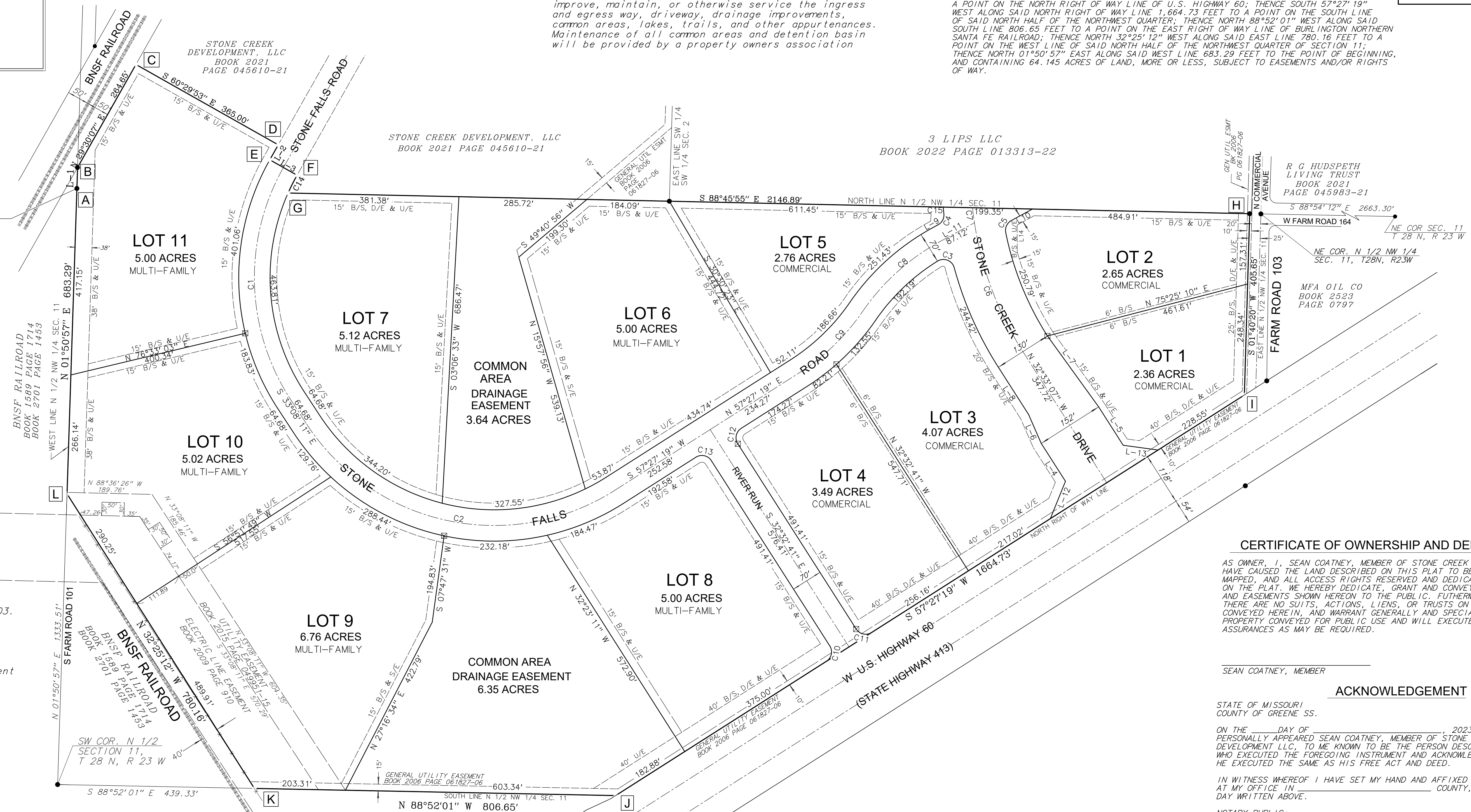
OWNER
STONE CREEK DEVELOPMENT LLC
331 SOQUEL AVE STE 100
SANTA CRUZ CA 95062

DEVELOPER
SEAN P. COATNEY
3030 W KINGSLEY ST APT D102
SPRINGFIELD MO 65807

FINAL PLAT
STONE CREEK FALLS PHASE ONE
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

PROPERTY DESCRIPTION
A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49' 35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30' 07" EAST, 264.65 FEET; THENCE SOUTH 60°29' 53" EAST, 365.00 FEET; THENCE SOUTH 29°30' 07" WEST, 38.38 FEET; THENCE SOUTH 60°29' 53" EAST, 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, A DELTA OF 05°29' 19", AN ARC LENGTH OF 44.54 FEET, AND A CHORD WHICH BEARS SOUTH 26°45' 27" WEST HAVING A CHORD DISTANCE OF 44.53 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45' 55" EAST ALONG SAID NORTH LINE 2,146.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FARM ROAD 103 (N COMMERCIAL AVENUE); THENCE SOUTH 01°40' 20" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 405.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27' 19" WEST ALONG SAID NORTH RIGHT OF WAY LINE 1,664.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52' 01" WEST ALONG SAID SOUTH LINE 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25' 12" WEST ALONG SAID EAST LINE 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50' 57" EAST ALONG SAID WEST LINE 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 64.145 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



CERTIFICATE OF OWNERSHIP AND DEDICATION
AS OWNER, I, SEAN COATNEY, MEMBER OF STONE CREEK DEVELOPMENT, 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 THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE PUBLIC. 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.

ACKNOWLEDGEMENT
SEAN COATNEY, MEMBER
STATE OF MISSOURI
COUNTY OF GREENE, SS.
ON THE _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED SEAN COATNEY, MEMBER OF STONE CREEK DEVELOPMENT, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND HE EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS 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 STONE CREEK FALLS PHASE ONE 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 _____, 2023.

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS
I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2023 the final plat of STONE CREEK FALLS PHASE ONE conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

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 6-05-23
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY
EIP - Existing Iron Pin
SP - Set Iron Pin
PM - Permanent monuments
B/S - Building Setback
U/E - Utility Easement
D/E - Drainage Easement
X - Fence Line

Job No.: 2103-041
Date: 6-05-2023

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