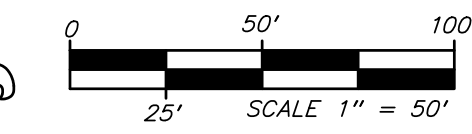


LOCATION MAP
SCALE 1" = 2000'



SCALE 1" = 50'

MACE HOMES INC
BOOK 2021 PAGE 2237
ZONING M-1

BENCHMARK
MISSOURI GEOGRAPHIC
REFERENCE SYSTEM
MONUMENT GR-50
ELEVATION 1227.36
NAVD 1988

BASIS OF BEARINGS

BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN FEET AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. STATE PLANE COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

GRID FACTOR: 0.9999816 1 METER= 3.28083333 FEET

STATE PLANE COORDINATES
(GIVEN IN FEET)

A	479539.156	1370895.858
B	479359.132	1370889.401
C	478892.852	1370124.611
D	479194.263	1369929.941
E	479550.152	1370488.572

CONCO
BOOK 2451 PAGE 822
ZONING M-2

OWNER
60 WEST PROPERTIES
INVESTORS LLC
331 SOQUEL AVENUE
SUITE 100
SANTA CRUZ, CA 95062

**FINAL PLAT OF
60 - WEST**

A REPLAT OF LOTS 2, 3, 4, & 5 OF OLD STONE DEVELOPMENT
A PART OF THE NE 1/4 OF THE SE 1/4
SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PROPERTY DESCRIPTION

SOURCE OF DESCRIPTION
BOOK 2019 PAGE 045404-19

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 2, 3, 4, AND 5 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK 22 PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 14.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FARM ROAD 101, SAID POINT BEING THE NORTHEAST CORNER OF LOT 5 OF SAID OLD STONE DEVELOPMENT AND BEING THE POINT OF BEGINNING; THENCE SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'30", AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 103.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A DELTA OF 34°02'48", AN ARC LENGTH OF 199.07 FEET, AND A CHORD WHICH BEARS SOUTH 74°31'24" WEST HAVING A CHORD DISTANCE OF 196.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°30'00" WEST A DISTANCE OF 365.73 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A DELTA OF 39°56'40", AN ARC LENGTH OF 233.55 FEET, AND A CHORD WHICH BEARS SOUTH 37°31'39" WEST HAVING A CHORD DISTANCE OF 228.85 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A DELTA OF 05°38'04", AN ARC LENGTH OF 25.91 FEET, AND A CHORD WHICH BEARS SOUTH 20°21'22" WEST HAVING A CHORD DISTANCE OF 25.90 FEET TO A POINT ON A LINE; THENCE NORTH 32°51'25" WEST A DISTANCE OF 358.81 FEET TO A POINT FOR CORNER; THENCE NORTH 57°30'00" EAST A DISTANCE OF 662.36 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°27'12" EAST A DISTANCE OF 407.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.75 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 01°18'38" E	3.59'
L-2	S 01°18'38" W	6.59'
L-3	S 57°29'40" W	32.55'
L-4	S 32°30'20" E	15.00'
L-5	N 57°29'40" E	17.17'
L-6	S 62°22'42" E	31.55'
L-7	N 57°30'00" E	17.30'
L-8	S 62°22'42" E	14.24'
L-9	S 57°27'13" W	85.26'

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°29'30"	23.43'	21.12'	14.87'	S 46°48'02" W
2	335.00'	34°02'48"	199.07'	196.15'	102.57'	S 74°31'24" W
3	335.00'	39°58'40"	233.55'	228.85'	121.75'	S 37°31'39" W
4	265.00'	05°38'04"	25.91'	25.90'	12.98'	S 20°21'22" W
5	408.50'	04°54'12"	34.96'	34.95'	17.49'	S 23°39'44" W
6	423.50'	03°28'45"	25.47'	25.47'	12.74'	S 24°23'27" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, I, SEAN COATNEY, MEMBER OF 60 WEST PROPERTY INVESTORS 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 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.

SEAN COATNEY, MEMBER

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

ON THE _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED SEAN COATNEY, MEMBER OF 60 WEST PROPERTY INVESTORS LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO 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 60 WEST 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 _____, 2021.

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 60 WEST conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner _____ Date _____

NOTE

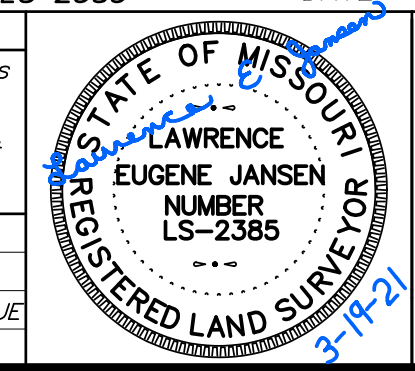
The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, and other appurtenances contained within the rights-of-ways for private access shown on this plat.

Date of Approval of Development Plan (July 09, 2019, Ordinance #19-10)

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 3-19-21
LAWRENCE E. JANSEN PLS 2385 DATE

<input checked="" type="checkbox"/>	CLASS "URBAN" SURVEY
<input checked="" type="checkbox"/>	Permanent monuments
S/B	Setback Line
U/E	Utility Easement
D/E	Drainage Easement
Job No.:	1903-004
Date:	3-19-2021
Location:	W OLD STONE AVENUE REPUBLIC, MO



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

JRH INVESTMENTS LLC
BOOK 2015 PAGE 027226-15
ZONING C-2

LOT 1
LESTER E COX MEDICAL CENTERS
BOOK 2019 PAGE 029811-19
ZONING PDD
(C-1)

OLD STONE PHASE 111 LLC
BOOK 2017 PAGE 040487-17

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