

**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 TWO**  
 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

OZARK MOTOR & SUPPLY COMPANY  
 BOOK 2022 PAGE 047026-22

**PROPERTY DESCRIPTION**

A TRACT OF LAND, BEING 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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; 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 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°51'40" EAST, 1139.50 FEET; THENCE ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, A DELTA OF 00°16'09", AN ARC LENGTH OF 54.09 FEET, AND A CHORD WHICH BEARS NORTH 29°00'09" EAST HAVING A CHORD DISTANCE OF 54.09 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°58'39" EAST ALONG SAID NORTH LINE 643.60 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°44'59" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 1333.66 FEET; THENCE NORTH 88°45'55" WEST, 851.15 FEET; THENCE ALONG A CURVE TO THE RIGHT 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 NORTH 26°45'27" EAST HAVING A CHORD DISTANCE OF 44.53 FEET; THENCE NORTH 60°29'53" WEST, 70.00 FEET; THENCE NORTH 29°30'07" EAST, 38.38 FEET; THENCE NORTH 60°29'53" WEST, 365.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.49 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.

SEAN COATNEY, MEMBER

**ACKNOWLEDGEMENT**

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 WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

3 LIPS LLC  
 BOOK 2022  
 PAGE 013313-22

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 TWO 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.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS**

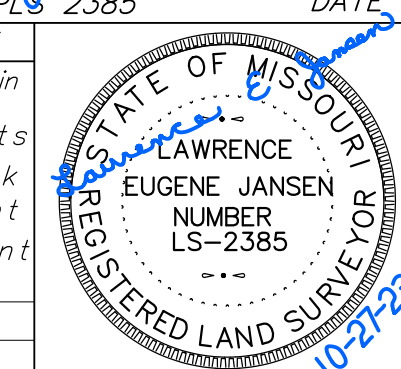
I, \_\_\_\_\_, City Planner of the City of Republic, Missouri, do hereby certify on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 the final plat of STONE CREEK FALLS PHASE TWO conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

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

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 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 10-27-23  
 LAWRENCE E. JANSEN LS 2385 DATE

CLASS "URBAN" SURVEY  
 EIP -- Existing Iron Pin  
 SIP -- Set Iron Pin  
 Permanent monuments  
 B/S - Building Setback  
 U/E - Utility Easement  
 D/E - Drainage Easement  
 -X-X- - Fence Line  
 Job No.: 2103-041  
 Date: 10-27-2023



**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

**DEVELOPMENT NOTES**

Total Area = 28.49 Acres  
 Total Number Of Lots - 5  
 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 12-16  
 Density = 24 Units/Acre  
 Area of Largest Lot - 6.30 Acres (Lot 16)  
 Area of Smallest Lot - 5.00 Acres (Lot 12, 13, & 15)

Building Setbacks:  
 Front, Rear and Sides - 15 Feet (EXCEPT AS SHOWN)  
 Maximum Building Height - 4 Story

Centerline bearings of streets are the same as adjacent lot lines.

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	483,473.00	1,371,689.39
E	483,520.30	1,371,715.62
F	483,508.82	1,372,359.11
G	482,175.78	1,372,318.39
H	482,194.12	1,371,467.45
I	482,233.88	1,371,467.49
J	482,268.35	1,371,426.57
K	482,301.76	1,371,445.47

**COURSE TABLE**

L-1	N 01°49'35" E	46.90'
L-2	N 60°29'53" W	70.00'
L-3	N 29°30'07" E	38.38'

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	11509.19'	00°16'09"	54.09'	54.09'	27.04'	N 29°00'09" E
2	465.00'	05°29'19"	44.54'	44.53'	22.29'	N 26°45'27" E
3	60.00'	151°38'24"	158.80'	116.34'	237.47'	S 60°13'22" W
4	25.00'	45°05'57"	19.68'	19.17'	10.38'	N 08°57'08" E
5	25.00'	45°05'57"	19.68'	19.17'	10.38'	S 60°30'24" E
6	25.00'	6°12'30"	26.81'	26.81'	14.86'	S 60°13'22" W
7	75.00'	47°55'57"	62.74'	60.93'	33.34'	N 25°42'58" E

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

