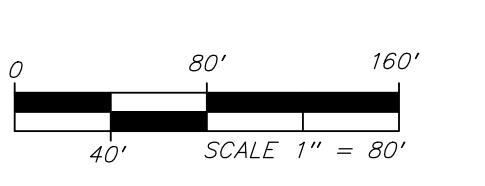


**BASIS OF BEARINGS**  
GRID NORTH  
MISSOURI COORDINATE SYSTEM OF 1983  
CENTRAL ZONE

**BENCHMARK**  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
MONUMENT F-5  
ELEVATION 1291.09  
VERTICAL DATUM  
NAVD 1988



**LINE DIMENSIONS FOR BOUNDARY**

LINE	BEARING	DISTANCE
L-12	S 88°14'24" E	140.45'
L-13	S 01°45'36" W	39.35'
L-14	S 46°56'11" W	57.01'
L-15	N 88°11'36" W	68.36'

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
2	15.00'	32°12'15"	8.43'	8.32'	4.33'	S 72°24'14" E
3	50.00'	75°14'55"	65.67'	61.05'	38.54'	S 86°04'26" W
4	15.00'	32°12'15"	8.43'	8.32'	4.33'	N 14°10'18" W
5	15.00'	89°33'48"	23.45'	21.13'	14.89'	N 46°42'44" W
6	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
7	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
8	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" E
9	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
10	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
11	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" E
12	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
13	15.00'	89°05'05"	23.80'	21.38'	15.24'	N 43°03'19" W
14	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
15	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
16	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" E
17	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
18	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
19	15.00'	89°33'48"	23.45'	21.13'	14.89'	S 46°42'44" W
20	15.00'	90°26'12"	23.68'	21.29'	15.11'	S 43°17'16" E
21	15.00'	89°05'55"	23.33'	21.05'	14.77'	N 46°56'41" E
22	15.00'	90°54'05"	23.80'	21.38'	15.24'	N 43°03'19" W
23	50.00'	78°43'24"	68.70'	63.42'	41.01'	S 09°05'17" W

**LOT AREAS**

1	8233	sq.ft. (0.1890 acres)
2	7100	sq.ft. (0.1629 acres)
3	7100	sq.ft. (0.1629 acres)
4	7100	sq.ft. (0.1629 acres)
5	7100	sq.ft. (0.1629 acres)
6	7100	sq.ft. (0.1629 acres)
7	7100	sq.ft. (0.1629 acres)
8	11895	sq.ft. (0.27307 acres)
9	12118	sq.ft. (0.27819 acres)
10	7145	sq.ft. (0.16403 acres)
11	7000	sq.ft. (0.16070 acres)
12	7000	sq.ft. (0.16070 acres)
13	7000	sq.ft. (0.16070 acres)
14	7000	sq.ft. (0.16070 acres)
15	7000	sq.ft. (0.16070 acres)
16	7000	sq.ft. (0.16070 acres)
17	7000	sq.ft. (0.16070 acres)
18	7000	sq.ft. (0.16070 acres)
19	7000	sq.ft. (0.16070 acres)
20	7000	sq.ft. (0.16070 acres)
21	7000	sq.ft. (0.16070 acres)
22	8414	sq.ft. (0.19317 acres)
23	9946	sq.ft. (0.22832 acres)
24	12188	sq.ft. (0.27979 acres)
25	8375	sq.ft. (0.19226 acres)
26	7261	sq.ft. (0.16669 acres)
27	7261	sq.ft. (0.16669 acres)
28	7261	sq.ft. (0.16669 acres)
29	7261	sq.ft. (0.16669 acres)
30	7261	sq.ft. (0.16669 acres)
31	8489	sq.ft. (0.19488 acres)
32	8414	sq.ft. (0.19317 acres)
33	7261	sq.ft. (0.16669 acres)
34	7261	sq.ft. (0.16669 acres)
35	7261	sq.ft. (0.16669 acres)
36	7261	sq.ft. (0.16669 acres)
37	7261	sq.ft. (0.16669 acres)
38	8529	sq.ft. (0.19579 acres)
39	8375	sq.ft. (0.19226 acres)
40	7301	sq.ft. (0.16762 acres)
41	7301	sq.ft. (0.16762 acres)
42	7301	sq.ft. (0.16762 acres)
43	7301	sq.ft. (0.16762 acres)
44	7301	sq.ft. (0.16762 acres)
45	8489	sq.ft. (0.19488 acres)
46	8414	sq.ft. (0.19317 acres)
47	7301	sq.ft. (0.16762 acres)
48	7301	sq.ft. (0.16762 acres)
49	7301	sq.ft. (0.16762 acres)
50	7301	sq.ft. (0.16762 acres)
51	7301	sq.ft. (0.16762 acres)
52	8529	sq.ft. (0.19579 acres)
53	8375	sq.ft. (0.19226 acres)
54	7342	sq.ft. (0.16855 acres)
55	7342	sq.ft. (0.16855 acres)
56	7342	sq.ft. (0.16855 acres)
57	7342	sq.ft. (0.16855 acres)
58	7342	sq.ft. (0.16855 acres)
59	8489	sq.ft. (0.19488 acres)
60	8414	sq.ft. (0.19317 acres)
61	7342	sq.ft. (0.16855 acres)
62	7342	sq.ft. (0.16855 acres)
63	7342	sq.ft. (0.16855 acres)
64	7342	sq.ft. (0.16855 acres)
65	7342	sq.ft. (0.16855 acres)
66	8529	sq.ft. (0.19579 acres)
67	8768	sq.ft. (0.20129 acres)
68	7419	sq.ft. (0.17033 acres)
69	7300	sq.ft. (0.16758 acres)
70	7300	sq.ft. (0.16758 acres)
71	7300	sq.ft. (0.16758 acres)
72	7300	sq.ft. (0.16758 acres)
73	8389	sq.ft. (0.19258 acres)
74	8314	sq.ft. (0.19087 acres)
75	7300	sq.ft. (0.16758 acres)
76	7300	sq.ft. (0.16758 acres)
77	7300	sq.ft. (0.16758 acres)
78	7300	sq.ft. (0.16758 acres)
79	7419	sq.ft. (0.17033 acres)
80	8922	sq.ft. (0.20482 acres)

**STATE PLANE COORDINATES**

(GIVEN IN FEET)

Corner	Northing	Easting
A	474,377.87	1,365,414.44
B	474,373.56	1,365,554.82
C	474,334.23	1,365,553.61
D	474,295.31	1,365,511.96
E	473,043.64	1,365,459.60
F	473,046.43	1,365,371.28
G	473,064.17	1,364,699.20
H	474,395.35	1,364,744.07

LOT 1  
WILSON'S CREEK VILLAS  
PLAT BOOK AAA PAGE 880  
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LOT 3  
WILSON'S CREEK VILLAS  
PLAT BOOK AAA PAGE 880  
BOOK 2023  
PAGE 006198-23



**FINAL PLAT  
GREENFIELD ESTATES**

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16 AND  
A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

**OWNER**  
Mike Cronkhite  
Enterprise Developments, LLC  
1526 S Enterprise Avenue  
Springfield, MO 65804  
mike@cronkhitehomes.com  
(417)766-3431

**PROPERTY DESCRIPTION**  
BOOK 2023 PAGE 013461-23

BEGINNING AT AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR WITH ALUMINUM CAPPED "LS 2334") MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23, SOUTH 88°14'24" EAST, A DISTANCE OF 140.45 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 02°23'43" WEST, A DISTANCE OF 39.35 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") AT A POINT BEING 40.00 FEET SOUTH OF THE CENTERLINE OF FARM ROAD 174 AS IT NOW EXISTS; THENCE SOUTH 46°56'41" WEST, A DISTANCE OF 57.01 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 01°45'36" WEST, A DISTANCE OF 1252.76 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE ALONG SAID SOUTH LINE, NORTH 88°11'36" WEST, A DISTANCE OF 88.36 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 88°29'18" WEST, A DISTANCE OF 672.32 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE ALONG SAID WEST LINE, NORTH 01°55'50" EAST, A DISTANCE OF 1331.94 FEET TO AN EXISTING SURVEY MONUMENT (RAILROAD SPIKE) ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE ALONG SAID NORTH LINE, SOUTH 88°30'22" EAST, A DISTANCE OF 670.60 FEET TO THE POINT OF BEGINNING, CONTAINING 23.48 ACRES, BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011), SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

**LINE DIMENSIONS FOR EASEMENTS**

LINE	BEARING	DISTANCE
L-1	N 01°55' 50" E	28.69'
L-2	S 88°04' 10" E	15.00'
L-3	N 01°55' 50" E	24.67'
L-4	N 46°42' 44" E	31.07'
L-5	N 43°17' 16" W	31.16'
L-6	N 46°42' 44" E	31.07'
L-7	S 43°17' 16" E	31.16'

**SITE INFORMATION**

Total Area = 23.48 Acres  
Total Number Of Lots - 80  
Area in Lots 617634.30 sq.ft. (14.17893 acres)  
Area in Common Area 74562.50 sq.ft. (1.71172 acres)  
Area in Street Right of Way 330619.84 sq.ft. (7.58999 acres)  
Density = 3.41 Lots/Acre  
Zoning = R1-H High Density Single-Family Residential District  
Source of Title BOOK 2023 PAGE 013461-23

This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E Dated 12-17-2010.

No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.  
No structures are to be built between the right of way line and building setback line.  
Minimum Building Setbacks:  
Front - 25 Feet  
Rear - 25 Feet  
Side - 8 Feet  
Side Adjacent to Street - 15 Feet  
There is a 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots.  
No Direct Access Permitted From Any Lot To Farm Road 174.

Proposed Street Right of Way Widths:  
Bailey Avenue = 80 feet  
All other Streets = 50 Feet

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.

5' Wide Sidewalk On One Side Of Street.  
Bailey Avenue - West Side  
Labrador Avenue - West Side  
Timber Oak Street - North Side  
Terrier Street - North Side  
Shepard Street - North Side  
Spaniel Street - South Side  
Beagle Street - North Side

**ADDITIONAL NOTES**

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR LOT 23 AT 1282.0. (ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION)  
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/COMMON AREAS AND DRAINAGE/DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

AS OWNER, I, MIKE CRONKHITE, MEMBER OF ENTERPRISE DEVELOPMENTS, 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. 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.

MIKE CRONKHITE, MEMBER

**ACKNOWLEDGEMENT**

STATE OF MISSOURI  
COUNTY OF GREENE SS.

ON THE DAY OF , 2023, BEFORE ME PERSONALLY APPEARED MIKE CRONKHITE, MEMBER OF ENTERPRISE DEVELOPMENTS, 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 Greenfield Estates was prepared to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. on the day of .

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 that the final plat of Greenfield Estates conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner Date

**CERTIFICATE OF SURVEY AND ACCURACY**

KNOW ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JENSEN, 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 JENSEN 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. Jensen  
LAWRENCE E. JENSEN PLS 2385

11-07-23  
DATE

CLASS OF SURVEY "URBAN"

Permanent monuments  
 S/B Setback Line  
 U/E Utility Easement  
 D/E DRAINAGE EASEMENT

Job No.: 2008-003  
Date: 11-07-2023

**GLOBAL  
PRECISION SURVEYING, L.L.C.**  
P.O. BOX 700 REPUBLIC, MO 65738  
PHONE (417) 883-0300 FAX (417) 883-0335  
CERTIFICATE OF AUTHORITY  
NUMBER LS-2010000563