

# LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS

## A PLANNED DEVELOPMENT DISTRICT

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

### SURVEY DESCRIPTION

SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

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 A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 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 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 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 A DISTANCE OF 1,694.96 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 A DISTANCE OF 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 A DISTANCE OF 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 A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

### CURVE DATA

| #  | Radius  | Delta      | Length  | Chord   | Tangent | Chord Bearing |
|----|---------|------------|---------|---------|---------|---------------|
| 1  | 500.00' | 62°38'18"  | 546.62' | 519.80' | 304.23' | S 01°49'32" E |
| 2  | 500.00' | 89°24'39"  | 780.23' | 703.45' | 494.86' | S 77°59'28" E |
| 3  | 25.00'  | 106°39'53" | 46.54'  | 40.11'  | 33.58'  | N 68°31'52" W |
| 4  | 25.00'  | 36°30'12"  | 24.80'  | 23.80'  | 13.53'  | N 32°41'51" E |
| 5  | 25.00'  | 61°32'54"  | 26.86'  | 24.89'  | 14.89'  | S 30°36'32" W |
| 6  | 742.00' | 23°56'06"  | 309.97' | 307.72' | 157.28' | S 20°35'04" E |
| 7  | 742.00' | 02°37'22"  | 33.98'  | 33.98'  | 16.98'  | S 07°18'21" E |
| 8  | 500.00' | 26°55'38"  | 234.98' | 232.83' | 119.70' | S 07°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'  | S 12°27'19" W |
| 11 | 25.00'  | 90°00'00"  | 39.27'  | 35.36'  | 25.00'  | S 77°52'41" 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'  | S 77°52'41" W |
| 14 | 25.00'  | 45°05'57"  | 19.68'  | 19.17'  | 10.38'  | N 06°57'08" E |
| 15 | 25.00'  | 45°05'57"  | 19.68'  | 19.17'  | 10.38'  | S 66°30'24" E |
| 16 | 25.00'  | 61°26'30"  | 25.81'  | 25.54'  | 14.86'  | S 60°13'22" W |
| 17 | 600.00' | 15°13'24"  | 158.80' | 116.34' | 237.47' | S 60°13'22" W |

### LAND USE SUMMARY

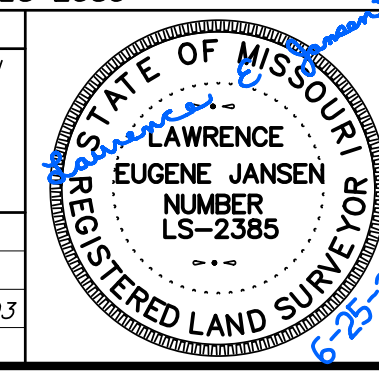
| Lot Number          | Area S.F. | Area Acres | Land Use     |
|---------------------|-----------|------------|--------------|
| 1                   | 108,900   | 2.50       | Commercial   |
| 2                   | 118,693   | 2.72       | Commercial   |
| 3                   | 177,500   | 4.07       | Commercial   |
| 4                   | 152,124   | 3.49       | Commercial   |
| 5                   | 120,039   | 2.76       | Commercial   |
| 6                   | 217,800   | 5.00       | Multi-Family |
| 7                   | 222,901   | 5.12       | Multi-Family |
| 8                   | 217,767   | 5.00       | Multi-Family |
| 9                   | 294,317   | 6.76       | Multi-Family |
| 10                  | 218,467   | 5.02       | Multi-Family |
| 11                  | 217,883   | 5.00       | Multi-Family |
| 12                  | 217,800   | 5.00       | Multi-Family |
| 13                  | 217,801   | 5.00       | Multi-Family |
| 14                  | 217,800   | 5.00       | Multi-Family |
| 15                  | 217,800   | 5.00       | Multi-Family |
| 16                  | 274,836   | 6.31       | Multi-Family |
| Common Area 1       | 276,755   | 6.35       | Common Area  |
| Common Area 2       | 158,468   | 3.64       | Common Area  |
| Street Right of Way | 396,884   | 9.11       | Right of Way |
| Total               | 4,044,536 | 92.85      |              |

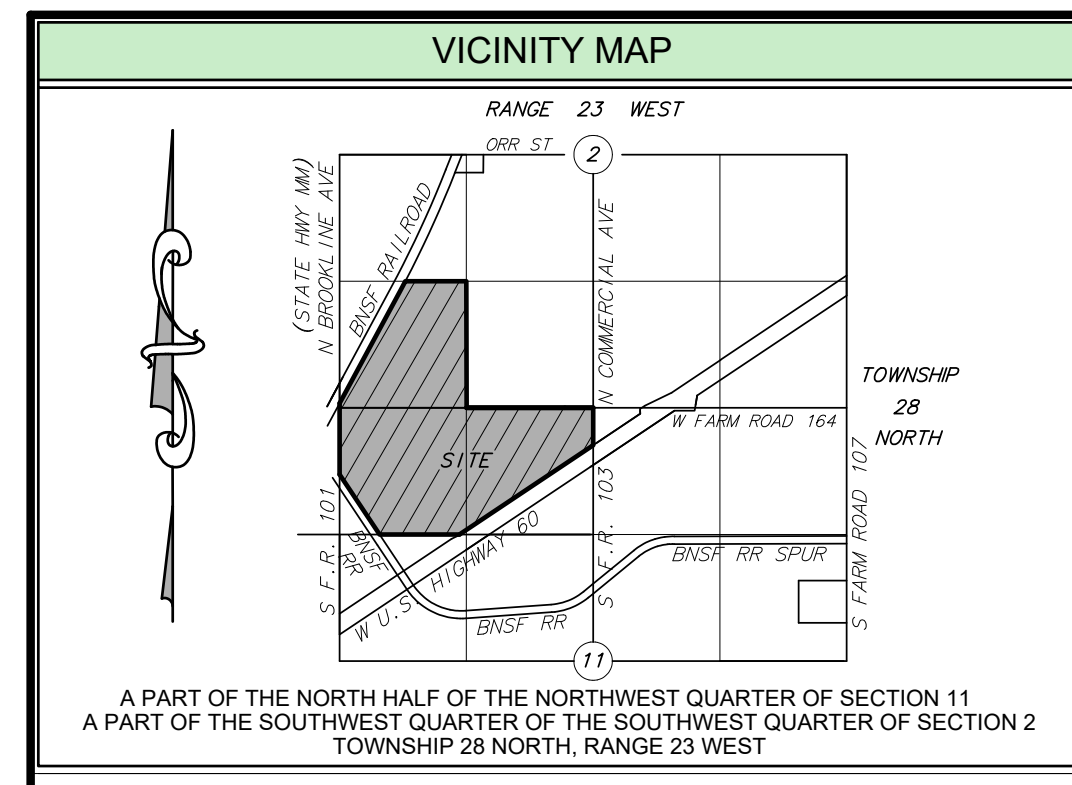
| Lot Number                     | Area S.F. | Area Acres | Land Use     |
|--------------------------------|-----------|------------|--------------|
| Total Commercial (Lots 1-5)    | 677,256   | 15.55      | Commercial   |
| Total Multi-Family (Lots 6-16) | 2,535,173 | 58.20      | Multi-Family |
| Total Common Area              | 435,223   | 9.99       | Common Area  |
| Street Right of Way            | 396,884   | 9.11       | Right of Way |

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAN 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 6-25-21  
LAWRENCE E. JANSEN PLS 2385 DATE  
CLASS "URBAN" SURVEY  
EP - EXISTING IRON PIN  
SIP - SET IRON PIN  
--X-- FENCELINE  
P - PLAT DISTANCE  
M - MEASURED DISTANCE  
D - DEED DISTANCE  
Job No.: 2103-041  
Date: 6-25-2021  
Location: HWY 60 & F.R. 103  
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



**CONTOUR INTERVAL 2'**

0 150' 300'  
75' SCALE 1" = 150'

**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.

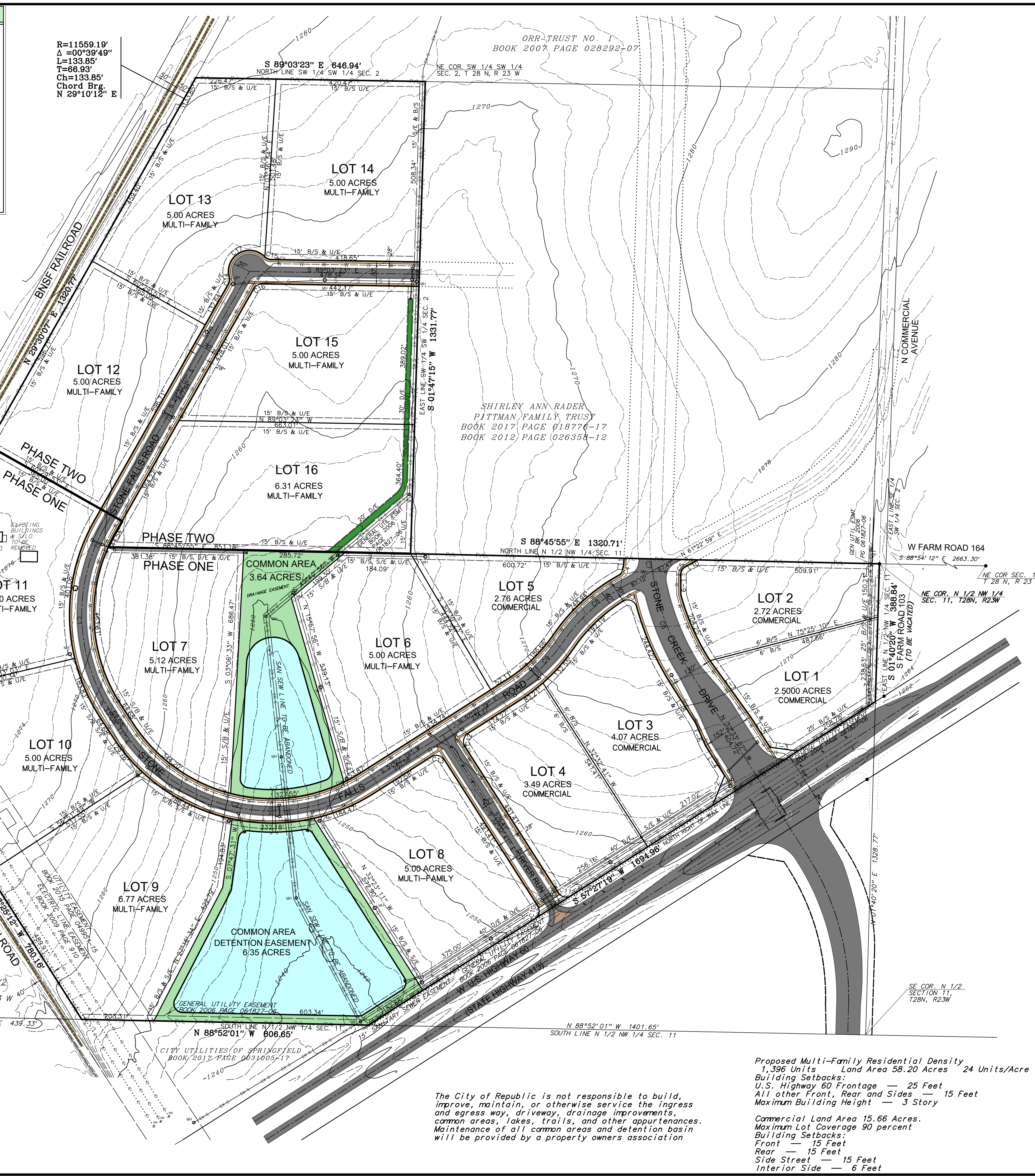
**BENCHMARK**  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

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

**COURSE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L-1  | N 01°49'35" E | 46.90'   |
| L-2  | N 21°57'11" E | 89.98'   |
| L-3  | S 82°13'24" E | 78.53'   |
| L-4  | N 32°33'07" W | 100.45'  |
| L-5  | N 32°33'07" W | 101.94'  |
| L-6  | N 23°34'55" W | 70.55'   |
| L-7  | S 35°46'51" E | 195.29'  |
| L-8  | S 32°33'07" E | 125.29'  |
| L-9  | N 00°09'55" W | 56.14'   |
| L-10 | S 61°22'59" W | 41.17'   |
| L-11 | N 04°16'45" E | 27.58'   |

- LEGEND**
- B/S BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - S/E SANITARY SEWER EASEMENT
  - EXISTING CONTOURS
  - PROPERTY LINE
  - OVERHEAD ELECTRIC
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING GAS LINE
  - UNDERGROUND CABLE
  - SANITARY SEWER MANHOLE
  - POWER POLE
  - FIRE HYDRANT
  - CURB INLET



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

Proposed Multi-Family Residential Density  
1,396 Units / Land Area 58.20 Acres 24 Units/Acre  
Building Setbacks:  
U.S. Highway 60 Frontage - 25 Feet  
All other Front, Rear and Sides - 15 Feet  
Maximum Building Height - 3 Story

Commercial Land Area 15.66 Acres.  
Maximum Lot Coverage 90 percent  
Building Setbacks:  
Front - 15 Feet  
Rear - 15 Feet  
Side Street - 15 Feet  
Interior Side - 6 Feet