

RECORDER'S SPACE

DESCRIPTION:

ALL OF LOT 2C, OF STONE VALLEY ESTATES REPLAT, AS PER THE RECORDED PLAT THEREOF, RECORDED IN PLAT BOOK/SLIDE "L", AT PAGES 743-744, RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

ALSO,

A TRACT OF LAND BEING ALL OF THE INGRESS/EGRESS EASEMENT AND OPEN SPACE, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "J", AT PAGES 72-73, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI AND BEING SITUATED IN PART OF THE NW1/4 OF THE SW1/4 OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 34, OF SAID STONE VALLEY ESTATES; THENCE N 06°04'39" E, ALONG THE BOUNDARY LINE OF STONE VALLEY ESTATES, A DISTANCE OF 98.87 FEET, TO THE NORTHWEST CORNER OF SAID LOT 34 FOR A NEW POINT OF BEGINNING; THENCE N 06°04'39" E, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 40.00 FEET; THENCE S 83°55'21" E, ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 49 AND 50 OF STONE VALLEY ESTATES, A DISTANCE OF 122.75 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCKRIDGE ROAD; THENCE SOUTHWESTERLY, LEAVING SOUTHERLY BOUNDARY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A NON-TANGENT SEGMENT OF A CURVE TO THE LEFT 41.15 FEET (SAID SEGMENT HAVING A DELTA OF 47°09'23" A CHORD BEARING AND DISTANCE OF S 06°04'21" W, 40.00 FEET AND HAVING A RADIUS OF 50.00 FEET), TO THE NORTHEAST CORNER OF LOT 34 STONE VALLEY ESTATES; THENCE N 83°55'21" W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.75 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 4,797.59 SQUARE FEET OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "LOTS 2C-1, 2C-2, 2C-3, 2C-4, 2C-5, 2C-6, 2C-7, 2C-8, AND 2C-9 OF LOT 2C OF LOT 2A STONE VALLEY ESTATES REPLAT".

IT SHALL BE SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT TO HEREAFTER DESIGNATE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE LOTS FOLLOWED BY THE WORDS "OF LOT 2C OF THE REPLAT OF LOT 2A STONE VALLEY ESTATES".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BRANSON, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE, OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES, WIRES, ANCHORS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM OVER, UNDER AND ALONG THE STRIP OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "UTIL. ESMT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BRANSON, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF SURFACE DRAINAGE WAYS AND INSTALLATIONS, AND UNDERGROUND DRAINAGE CONDUITS AND APPURTENANCES FOR DRAINAGE PURPOSES ON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "DRAINAGE EASEMENTS" OR "D.E."

ALL ROAD RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE, DESIGNATED B.L.

CERTIFICATE OF OWNERSHIP

STONE VALLEY DEVELOPMENT, LLC., DO HEREBY CERTIFY THAT IT IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF TANEY, AND THAT IT FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SET HIS HAND THIS ____ DAY OF ____ 2022.

STONE VALLEY DEVELOPMENT, LLC., A MISSOURI LIMITED LIABILITY COMPANY

BY: STEVEN S. REDFORD, MANAGING MEMBER

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF TANEY

ON THIS ____ DAY OF ____ 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED STEVEN S. REDFORD, MANAGING MEMBER OF STONE VALLEY DEVELOPMENT, LLC., A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MANAGING MEMBER, STEVEN S. REDFORD, WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID STONE VALLEY DEVELOPMENT, LLC., AS THE MANAGING MEMBER OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL OR STAMP NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

CITY OF BRANSON

APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND BOARD OF ALDERMEN OF BRANSON, MISSOURI, THIS ____ DAY OF ____ 2022.

ACTING DIRECTOR OF PLANNING & DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS, UNDER THE AUTHORITY OF THE MAYOR AND BOARD OF ALDERMEN OF BRANSON, MISSOURI, THIS ____ DAY OF ____ 2022.

KEITH A. FRANCIS, DIRECTOR OF PUBLIC WORKS

PRELIMINARY
LOTS 2C-1, 2C-2, 2C-3, 2C-4, 2C-5, 2C-6, 2C-7, 2C-8 AND 2C-9
OF LOT 2C OF LOT 2A
STONE VALLEY ESTATES REPLAT
"A SUBDIVISION PLAT"
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 19 AND
IN THE NW1/4 OF THE SW1/4 OF SECTION 20,
ALL IN TOWNSHIP 23 NORTH, RANGE 21 WEST
OF THE 5th PRINCIPAL MERIDIAN
CITY OF BRANSON,
TANEY COUNTY, MISSOURI

SURVEY NOTES:

1. ALL LOTS ARE SUBJECT TO A 15' UTILITY EASEMENT ALONG ALL ROADS RIGHT-OF-WAY, 10' ALONG ALL BACK LOT LINES AND 5' ALONG ALL SIDE LOT LINES.
2. ALL LOTS CORNERS WERE MARKED WITH 1/2" REBAR WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS OTHERWISE NOTED ON PLAT.
3. ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (<http://beacon.schneidercorp.com/>), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2C INTO 9 NEW LOTS (NUMBERED 2C-1 THRU 2C-9) AND OPEN SPACE. THERE ARE NO OLD LOT LINES TO SHOW ON THIS PLAT, ALL NEW LOT LINES HAVE BEEN CORRECTLY PLATTED AND SHOWN ON THIS SUBDIVISION PLAT.

CLASSIFICATION OF SURVEY:

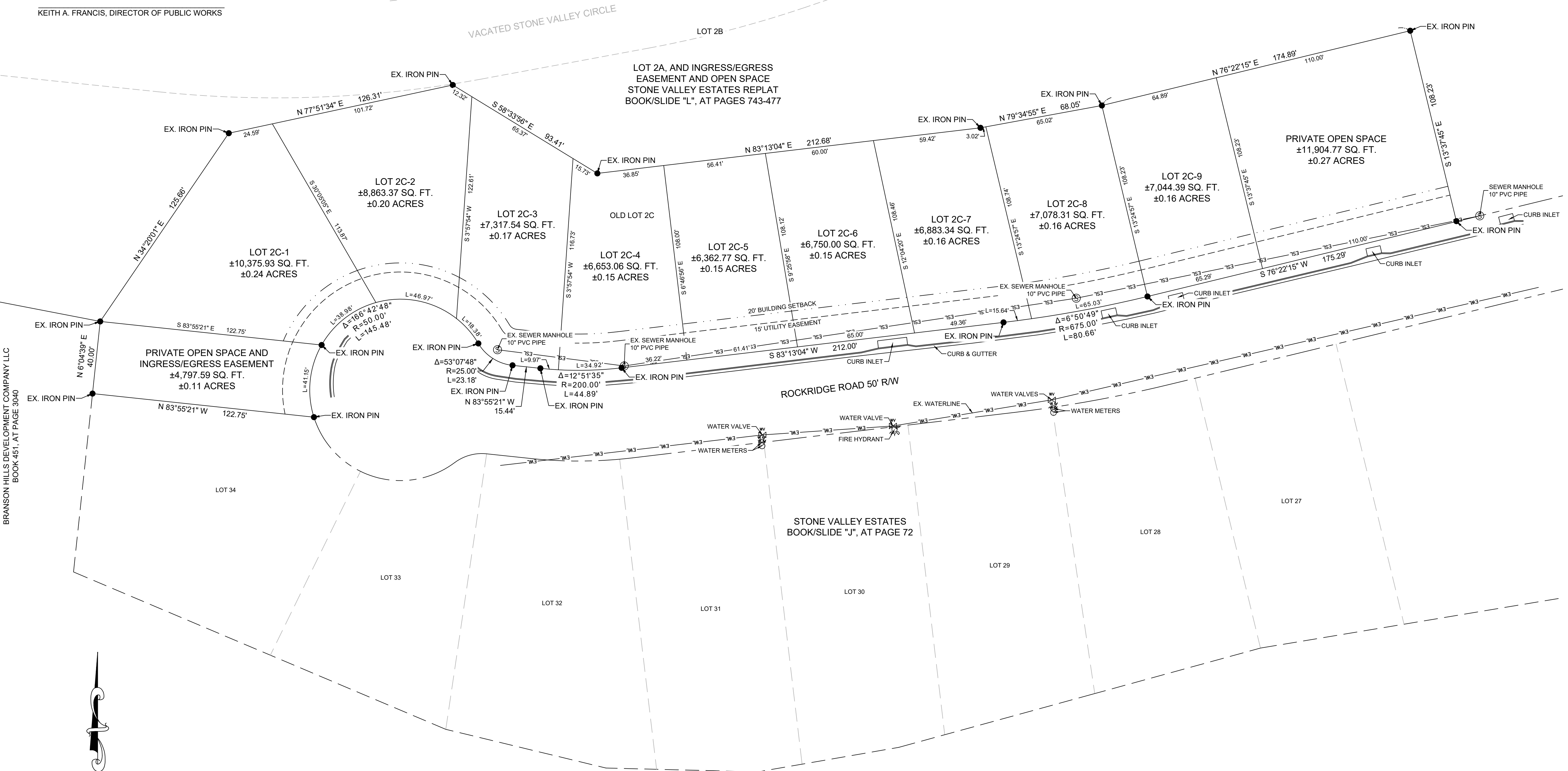
"URBAN SURVEY"

RECORD SOURCE:

PLAT RECORDED IN PLAT BOOK/SLIDE "L", AT PAGES 743-744, RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

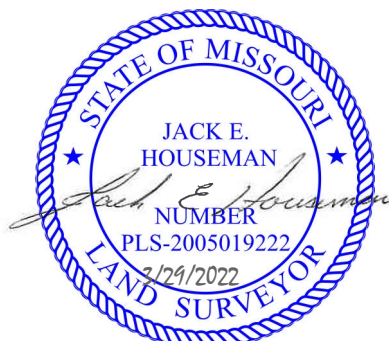
DEED RECORDED IN DEED BOOK 2017, AT PAGE 14123, RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

RECORDER'S SPACE



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT AT THE REQUEST OF: STONE VALLEY DEVELOPMENT, LLC., THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



JACK E. HOUSEMAN P.L.S. 2005019222
PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

PREPARED FOR:

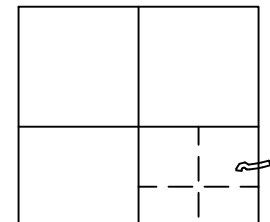
STONE VALLEY DEVELOPMENT, LLC.

PROJECT #: 190160
DRAWING #: 190160 AMENDED 2C
DATE: 2/10/2022
REVISION DATE: 3/29/2022
DRAWN BY: D. BRADEN
CHECKED BY: J. HOUSEMAN
SHEET: 1 OF 1
SCALE: 1" = 30'
MO. COA #: 2019042753

MONUMENT LEGEND:

- - SET 1/2" IRON PIN
- - EX. 1/2" IRON PIN
- - EX. STONE
- △ - EX. C.O.E. MONUMENT
- ▽ - EX. R.O.W. MONUMENT
- ▽ - EX. ALUMINUM MONUMENT

SECTIONAL MAP
SEC. 19, T23N, R21W



TANEY COUNTY, MO.



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