

FINAL PLAT

THE HILLS OF OLDE SAVANNAH, SECOND ADDITION

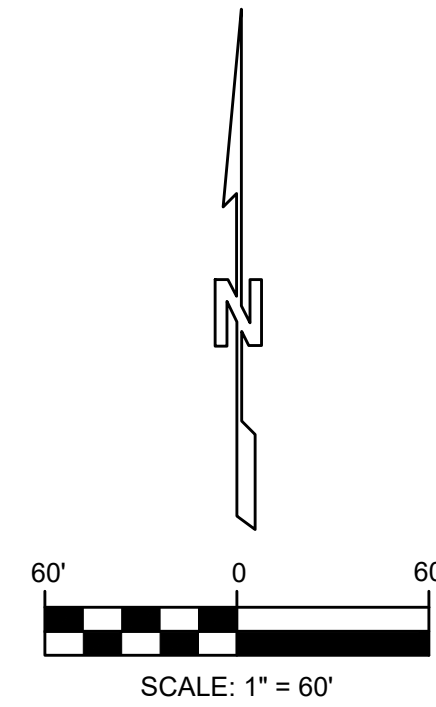
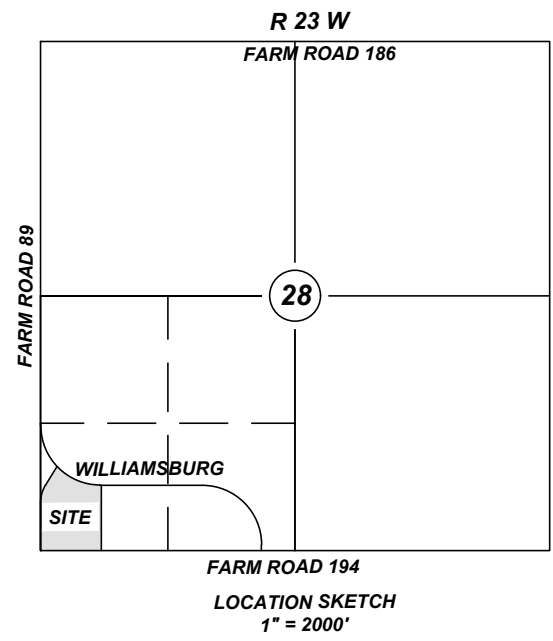
PART OF THE SW 1/4 OF
SECTION 28, TOWNSHIP 28, RANGE 23
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

LEGEND

- EXISTING IRON PIN
- 5/8" IRON PIN
(SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008006")
(SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH
1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE

GENERAL NOTES:

- 1.- TOTAL AREA: 207,889 SQ FT = 4.77 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2.- TOTAL NUMBER OF LOTS: 17
- 3.- SMALLEST LOTS: LOT 86 (7,311 SQ.FT.)
- 4.- LARGEST LOT: LOT 95 (14,754 SQ.FT.)
- 5.- DATE PRELIMINARY PLAT APPROVED: JUNE 13, 2022
- 6.- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- 7.- SOURCE OF TITLE: BOOK 2021 PAGE 22890-21 AND BOOK 2022 PAGE 39227-22
- 8.- BUILDING SETBACKS
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15' UNLESS OTHERWISE NOTED
- 9.- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 10.- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
- 11.- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
- 12.- SIDEWALK WILL BE ON THE SOUTH SIDE OF CHARLTON ST AND BOTH SIDES OF AVERY CT.
- 13.- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR FARM ROAD 194
- 14.- ALL CURVED LOT LINES WITHIN THE SUBDIVISION ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS
- 15.- THE SURVEY SHOWN HEREIN IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Line Table		
Line #	Length	Direction
L1	16.86	N7° 37' 49.31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.09	250.00	20.19	S78° 44' 53"E	87.63
C2	331.53	1015.00	18.71	S78° 00' 39"E	330.06
C3	14.47	150.00	5.53	S4° 52' 02"W	14.46
C4	23.81	15.00	90.95	S43° 22' 09"E	21.39
C5	13.62	15.00	52.02	S28° 06' 50"W	13.16
C6	13.62	15.00	52.02	N23° 54' 22"W	13.16
C7	26.94	15.00	102.89	N53° 32' 48"E	23.46
C8	21.09	15.00	80.56	S38° 36' 56"E	19.40
C9	21.09	15.00	80.56	N53° 48' 00"E	19.40
C10	247.87	50.00	284.04	N87° 53' 46"W	61.54
C11	146.73	50.00	168.14	N82° 24' 28"W	99.47

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 400.25 FEET; THENCE SOUTH 87°53'27" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FARM ROAD 89; THENCE NORTH 02°06'33" EAST A DISTANCE OF 50.43 FEET; THENCE SOUTH 88°50'32" EAST A DISTANCE OF 181.04 FEET; THENCE SOUTH 75°25'56" EAST A DISTANCE OF 66.49 FEET; THENCE SOUTH 69°53'08" EAST A DISTANCE OF 76.09 FEET; THENCE SOUTH 74°40'19" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 79°45'01" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 84°49'44" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 02°37'55" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 23.24 FEET ALONG A 1040.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 88°00'30" EAST, 23.24 FEET; THENCE SOUTH 88°38'54" EAST A DISTANCE OF 33.87 FEET; THENCE SOUTH 01°21'08" WEST A DISTANCE OF 222.09 FEET; THENCE NORTH 88°50'45" WEST A DISTANCE OF 650.65 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED.

CONTAINING 259,615.6 SQUARE FEET OR 5.96 ACRES

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, 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 _____, 2024.

CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2024, THE FINAL PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -

DATE

SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE PERMANENT MONUMENT AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC

DATE PREPARED: MARCH 20th, 2024

SIGNATURE: _____ MO PLS NO. 2555

DATE: _____

CERTIFICATE OF TAXES PAID:

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

881728300180
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF OLDE SAVANNAH, 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. I HEREBY DEDICATE, GRANT, AND CONVEY 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. UPON THE RECORDING OF THIS PLAT, THE LAND HEREIN DESCRIBED SHALL BE KNOWN AS THE HILLS AT OLDE SAVANNAH, SECOND ADDITION

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE: _____

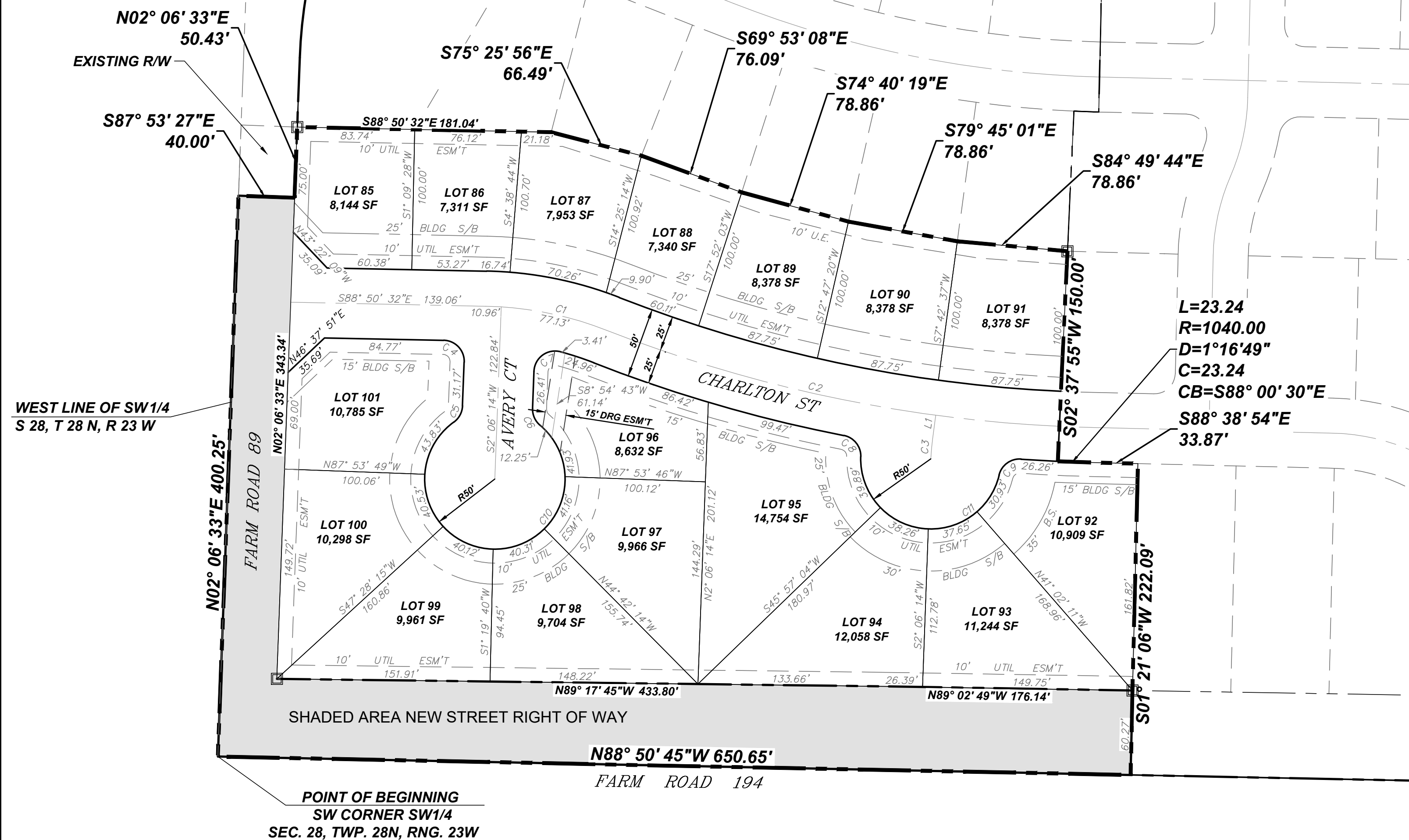
ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



POINT OF BEGINNING
SW CORNER SW1/4
SEC. 28, TWP. 28N, RNG. 23W

No.:	Revision:	Date:
FINAL PLAT		
THE HILLS OF OLDE SAVANNAH, SECOND ADDITION		
SW1/4 SW1/4 SEC 28, T28N, R23W REPUBLIC, GREENE COUNTY, MISSOURI		
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=60'
DATE 03/20/2024	DRAWN CJW	VERT. N/A
DWG	CHECKED CJW	SHEET 1 OF 1 SHEETS FILE NO. 21151

JAMES A. VAUGHAN
NUMBER PLS-2555

Prepared by:

CJW
CJW Transportation Consultants, L.L.C.
Missouri Certificate of Authority #2007008003

5051 S. National Suite 7A Springfield, MO 65810
Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com