

# FINAL PLAT

## OLDE SAVANNAH PHASE 3C

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

**GENERAL NOTES:**

- 1- TOTAL AREA: 218,794 SQ FT = 5.02 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2- TOTAL NUMBER OF LOTS: 19
- 3- SMALLEST LOTS: LOT 7 (7,000 SQ.FT.)
- 4- LARGEST LOT: LOT 10 (9,481 SQ.FT.)
- 5- DATE PRELIMINARY PLAT APPROVED: NOVEMBER 14, 2023
- 6- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- 7- SOURCE OF TITLE: BOOK 2021 PAGE 02224721
- 8- BUILDING SETBACKS  
FRONT YARD - 25'  
REAR YARD - 25'  
SIDE YARD - 6'
- 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 NORTH SIDE OF HABERSHAM ST, WEST SIDE OF BARNARD WAY, SOUTH SIDE OF ABERCORN ST
- 13- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89
- 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
- 16- DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNER

**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.

1728300178  
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, MISSOURI. 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 OLDE SAVANNAH PHASE 3C.

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: \_\_\_\_\_

**PROPERTY DESCRIPTION**

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, FOR THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE OF THE SOUTHWEST QUARTER NORTH 02°06'26" EAST, A DISTANCE OF 516.27 FEET. THENCE LEAVING SAID WEST LINE OF THE SOUTHWEST QUARTER SOUTH 86°46'11" EAST, A DISTANCE OF 430.14 FEET. THENCE SOUTH 02°06'27" WEST, A DISTANCE OF 501.23 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG SAID SOUTH LINE NORTH 88°48'21" WEST, A DISTANCE OF 430.11 FEET TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 218,794 SQUARE FEET OR 5.02 ACRES

**APPROVAL BY THE CITY COUNCIL:**

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF OLDE SAVANNAH PHASE 3C, 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 OLDE SAVANNAH PHASE 3C, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -

DATE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	150.00	15°00'00"	N85° 43' 49"E	39.16
C2	39.27	150.00	15°00'00"	N5° 23' 34"W	39.16
C3	39.27	150.00	15°00'00"	N9° 36' 26"E	39.16
C4	39.27	150.00	15°00'00"	N81° 27' 49"W	39.16
C5	145.05	50.00	166°12'59"	S47° 40' 08"W	99.28
C6	145.01	50.00	166°09'52"	S43° 25' 42"E	99.27

**SURVEYORS DECLARATION:**

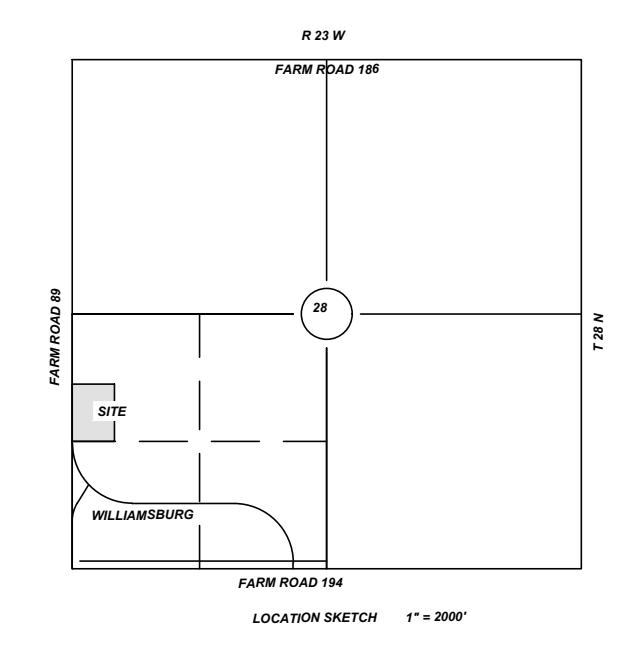
THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE PERMANENT MONUMENT AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE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

DATE PREPARED: MARCH 22nd, 2024

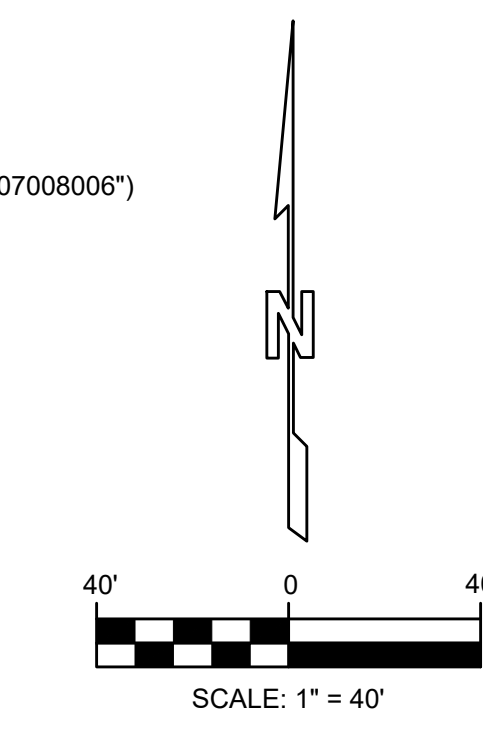
SIGNATURE: \_\_\_\_\_ MO PLS NO. 2555

DATE: \_\_\_\_\_

<b>No.:</b>	<b>Revision:</b>	<b>Date:</b>	<b>FINAL PLAT</b> <b>OLDE SAVANNAH PHASE 3C</b>	
			<b>SW1/4 SW1/4 SEC 28, T28N, R23W</b> <b>REPUBLIC, GREENE COUNTY, MISSOURI</b>	
Prepared by:  <b>CJW</b> 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			SURVEY BY CJW DATE 03/22/24 DWG	DESIGN CJW DRAWN CJW CHECKED CJW SCALES HOR. 1"=40' VERT. N/A SHEET 1 OF 1 SHEETS FILE NO. 21151



- 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

