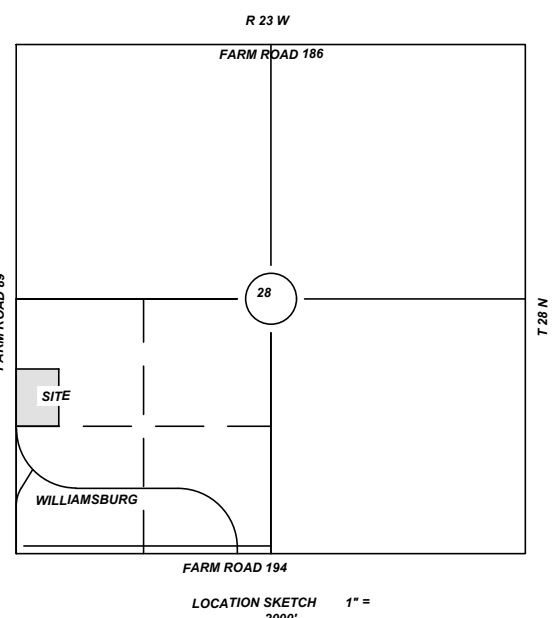


C:\Users\Dan\OneDrive - CJW Transportation\Documents - CJW PROJECTS\2023\23131 - Olde Savannah Phase 3C Pre-Plan.dwg - LAST  
 SAVED: 10/29/2023 4:13:46 PM - PLOTTED: 10/31/2023 11:46:19 AM

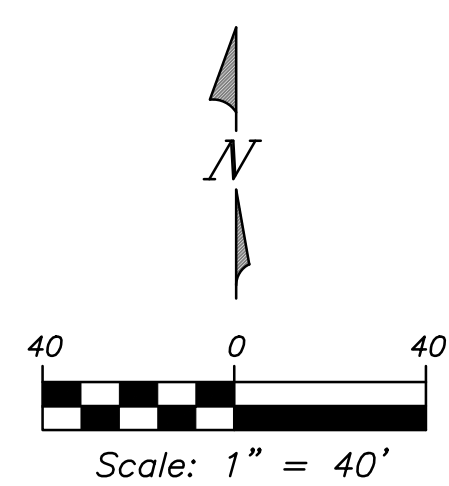


**SITE BENCHMARKS:**  
 T.B.M. #1 - IRON PIN MARKED 2122 LOCATED AT THE NORTHWEST CORNER OF LOTS 50 AND 51  
 N 462552.3454'  
 E 1359657.0647'  
 ELEV 1296.68  
 T.B.M. #2 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT FR 89 CONNECTOR  
 N 461990.789  
 E 1359758.7259  
 ELEV 1309.46

**OWNER/DEVELOPER**  
 OLDE SAVANNAH LLC  
 3800 S FREMONT AVE  
 SPRINGFIELD MO 65804

PRELIMINARY PLAT  
**OLDE SAVANNAH PHASE 3C**  
 PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 28, RANGE 23 GREENE COUNTY, MISSOURI

GRID NORTH MISSOURI STATE PLAN  
 COORDINATE SYSTEM 1983: CENTRAL ZONE  
 STATION: GR-86  
 N: 466387.5646  
 E: 1365363.6960  
 ELEV: 1204.40



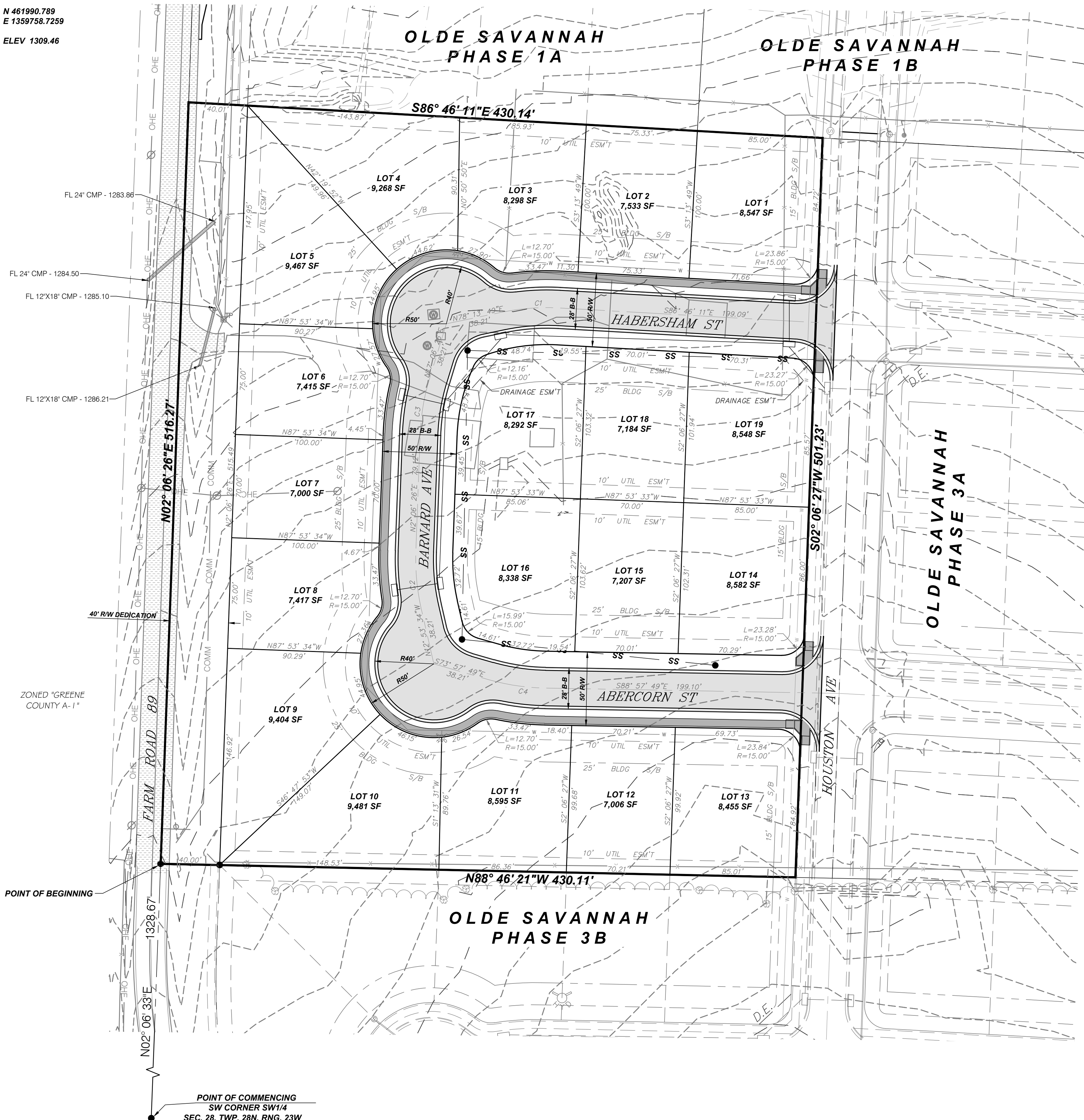
**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTH-WEST CORNER OF SAID SOUTH-WEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTH-WEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTH-WEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER, FOR THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE OF THE SOUTH-WEST QUARTER NORTH 02°06'26" EAST, A DISTANCE OF 516.27 FEET; THENCE LEAVING SAID WEST LINE OF THE SOUTH-WEST 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 SOUTH-WEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 86°46'21" 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

**LEGEND**

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- ▲ EXISTING RIGHT-OF-WAY MARKER
- △ MEASURED
- PLATTED
- DEEDED
- ⊕ ELECTRIC TRANSFORMER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ TELEPHONE PESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GUY ANCHOR
- ⊕ PULL BOX
- ⊕ 2 PED
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ AIR CONDITIONER
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ POST
- ⊕ MAIL BOX
- ⊕ TREE DECIDUOUS
- ⊕ TREE EVERGREEN
- W — WATER LINE
- GAS — GAS LINE
- SAN — SANITARY SEWER
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- FO — FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	150.00	15.00	N85° 43' 49"E	39.16
C2	39.27	150.00	15.00	N5° 23' 34"W	39.16
C3	39.27	150.00	15.00	N9° 36' 26"E	39.16
C4	39.27	150.00	15.00	N81° 27' 49"W	39.16

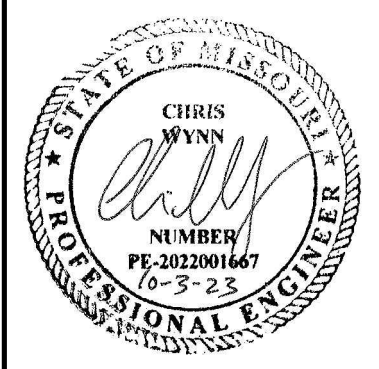
**GENERAL NOTES:**

- TOTAL AREA - 5.02 ACRES
- TOTAL NUMBER OF LOTS - 19
- LARGEST LOT - LOT 10 (9,481 SF)  
SMALLEST LOT - LOT 7 (7,000 SF)
- 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89.
- NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 290782 0120 B, EFFECTIVE DATE JUNE 15, 1983.
- HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "GR-86".
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY.
- ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
- BUILDING SETBACKS -  
FRONT YARD - 25'  
REAR YARD - 25'  
SIDE YARD - 6'  
SIDE YARD W/ STREET FRONTAGE - 15'

**GENERAL NOTES:**

- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY
- THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
- THE PROPERTY CLOSING WAS MAY 04, 2021 AND THE BOOK AND PAGE IS UNKNOWN AT THIS TIME. THE BOOK AND PAGE PRIOR TO CLOSING-- BOOK 2779 PAGE 996 AND BOOK 2020 PAGE 38366-20

Prepared by:  
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 www.cjwllc.com



OLDE SAVANNAH PHASE 3C  
 PRELIMINARY PLAT  
 REPUBLIC, MISSOURI

No.:	Description:
SURVEY BY	CJW
DATE	10/02/23
DWG	23131 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=40'
SCALE VERT.	N/A

PRELIMINARY PLAT

SHEET NO.  
**01**  
 CJW NO. 23131 OF 01