

FINAL PLAT

THE HILLS OF OLDE SAVANNAH

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

DRAINAGE/Common Area Note:

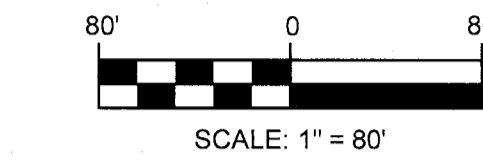
CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.

STORM WATER MINIMUM FINISHED FLOOR CHART

LOT	MIN. FF
33	1281.50
34	1281.50

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804



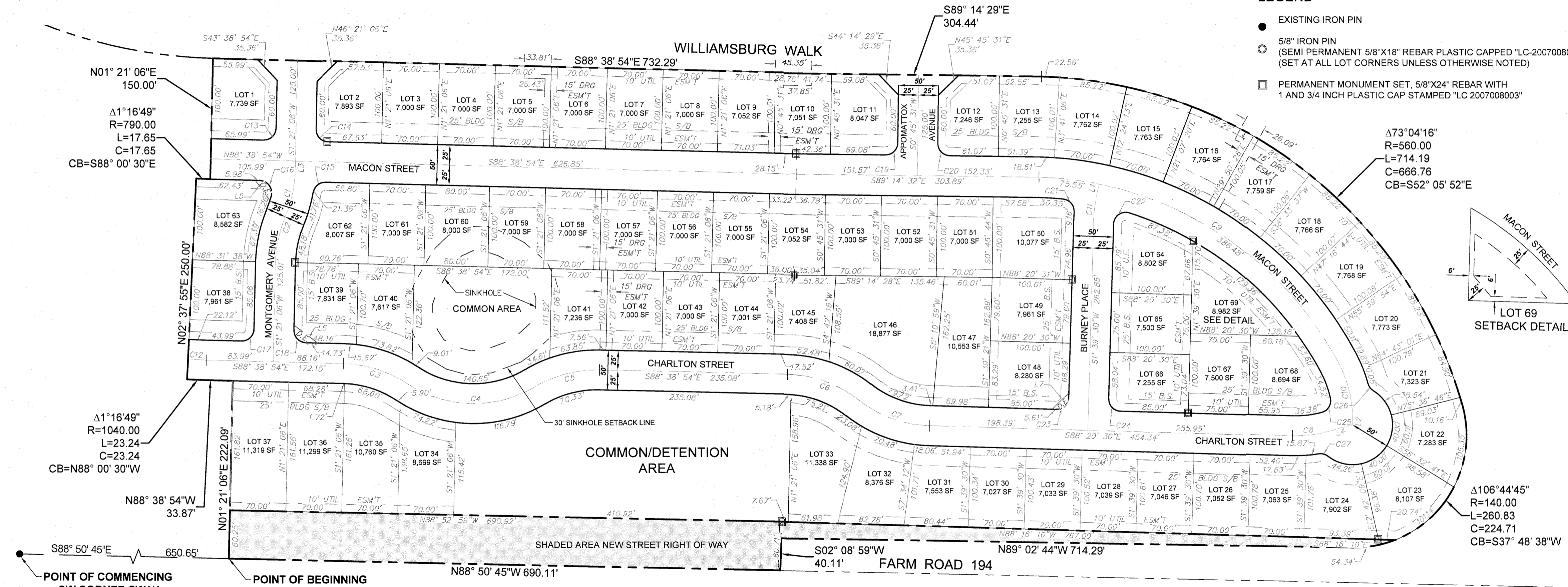
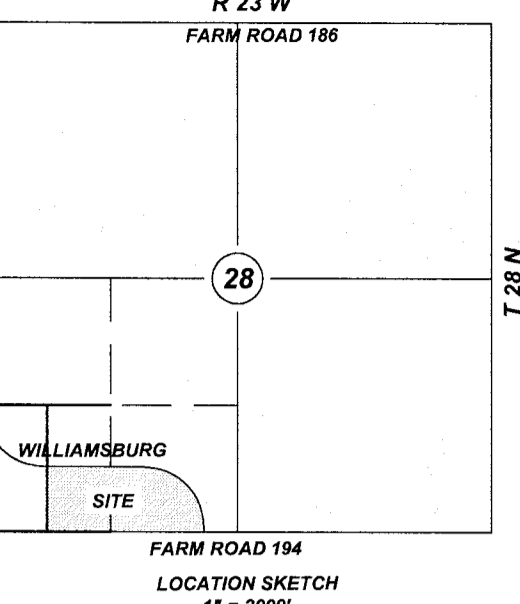
GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE

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"

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.80'	150.00'	22°04'44"	S12° 23' 28"W	57.45'
C2	57.80'	150.00'	22°04'44"	S12° 23' 28"W	57.45'
C3	84.39'	150.00'	32°14'07"	S72° 31' 51"E	83.28'
C4	168.78'	150.00'	64°28'13"	S88° 38' 54"E	160.02'
C5	84.39'	150.00'	32°14'07"	N75° 14' 03"E	83.28'
C6	96.47'	150.00'	36°50'58"	S70° 13' 25"E	94.82'
C7	95.67'	150.00'	36°32'33"	S70° 04' 13"E	94.06'
C8	43.79'	150.00'	16°43'42"	N83° 17' 40"E	43.64'
C9	462.03'	435.00'	60°51'21"	S58° 11' 16"E	440.62'
C10	75.71'	150.00'	28°55'03"	S13° 18' 04"E	74.90'
C11	25.35'	150.00'	9°40'59"	S6° 30' 00"W	25.32'
C12	22.68'	1015.00'	1°16'49"	S88° 00' 30"E	22.68'
C13	23.56'	15.00'	90°00'00"	S46° 21' 06"W	21.21'
C14	23.56'	15.00'	90°00'00"	N43° 38' 54"W	21.21'
C15	21.36'	15.00'	81°35'40"	N50° 33' 16"E	19.60'
C16	27.39'	15.00'	104°37'31"	S36° 20' 09"E	23.74'
C17	23.56'	15.00'	90°00'00"	S46° 21' 06"W	21.21'
C18	23.56'	15.00'	90°00'00"	N43° 38' 54"W	21.21'
C19	23.56'	15.00'	90°00'00"	S45° 45' 31"W	21.21'
C20	23.56'	15.00'	90°00'00"	N44° 14' 34"W	21.21'
C21	23.29'	15.00'	88°56'54"	S39° 48' 55"E	21.02'
C22	27.70'	15.00'	105°48'55"	N54° 33' 58"E	23.93'
C23	23.56'	15.00'	90°00'00"	S46° 39' 30"W	21.21'
C24	23.56'	15.00'	90°00'00"	N43° 20' 30"W	21.21'
C25	22.76'	15.00'	86°55'12"	S31° 31' 22"W	20.64'
C26	11.48'	15.00'	43°52'09"	N36° 37' 04"W	11.21'
C27	12.39'	15.00'	47°19'28"	S75° 38' 46"E	12.04'

Line Table		
Line #	Length	Direction
L1	19.80'	S11° 20' 30"W
L2	4.26'	S1° 09' 28"W
L3	12.23'	S1° 21' 06"W
L4	32.90'	N74° 55' 49"E
L5	30.74'	N36° 41' 07"W
L6	36.68'	N52° 48' 39"W
L7	29.14'	N46° 39' 29"E



- GENERAL NOTES:**
- TOTAL AREA: 879,047.7 SQ FT = 20.2 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
 - TOTAL NUMBER OF LOTS: 69
 - SMALLEST LOTS: LOTS 3, 4, 5, 6, 7, 8, 42, 43, 51, 52, 53, 55, 56, 57, 58, 59, & 61 (7,000 SQ.FT.)
 - LARGEST LOT: LOT 46 (18,877 SQ.FT.)
 - DATE PRELIMINARY PLAT APPROVED: JUNE 21, 2022
 - CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
 - SOURCE OF TITLE: BOOK 2021 PAGE 22890-21 AND BOOK 2022 PAGE 39227-22
 - BUILDING SETBACKS:
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15' UNLESS OTHERWISE NOTED
 - ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 26077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 - THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
 - ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
 - SIDEWALK WILL BE ON THE NORTH SIDE OF MACON ST, THE SOUTH SIDE OF CHARLTON ST, THE EAST SIDE OF MONTGOMERY AVE, THE EAST SIDE OF APPOMATTOX AVE AND THE EAST SIDE OF BURNEY PLACE.
 - DRAINAGE EASEMENTS ON LOTS 41 & 42 AND 57 & 58 ARE CENTERED ON THE LOT LINES
 - D.E. IS DRAINAGE EASEMENT ON LOTS 39, 48, 63
 - ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION
 - NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89, FARM ROAD 194, OR WILLIAMSBURG WALK
 - ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.

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.

881728300266 & 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 OF OLDE SAVANNAH.

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE: _____

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 2023, 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: _____

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 OF OLDE SAVANNAH, 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 _____, 2023.

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 _____, 2023, THE FINAL PLAT OF THE HILLS OF OLDE SAVANNAH, 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: SEPT 19, 2023
SIGNATURE: *James A. Vaughan* MO PLS NO. 2555
DATE: 10-03-2023

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTH 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 SOUTH 88°50'45" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 650.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°21'06" EAST A DISTANCE OF 222.09 FEET; THENCE NORTH 88°38'54" WEST A DISTANCE OF 33.87 FEET; THENCE WESTERLY A DISTANCE OF 23.24 FEET ALONG A 1040.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 88°00'30" WEST, 23.24 FEET; THENCE NORTH 02°37'55" EAST A DISTANCE OF 250.00 FEET; THENCE EASTERLY A DISTANCE OF 17.65 FEET ALONG A 790.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 88°00'30" EAST, 17.65 FEET; THENCE NORTH 01°21'06" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF WILLIAMSBURG WALK; THENCE SOUTH 88°38'54" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 732.29 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°14'29" EAST, ALONG SAID RIGHT OF WAY A DISTANCE OF 304.44 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 714.19 FEET; ALONG SAID RIGHT OF WAY AND ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 52°05'52" EAST, 666.76 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 260.83 FEET; ALONG SAID RIGHT OF WAY AND ALONG A 140.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 37°48'38" WEST, 224.71 FEET TO THE APPARENT NORTH RIGHT OF WAY OF FARM ROAD 194, ALSO KNOWN AS COUNTY LINE ROAD; THENCE NORTH 89°02'44" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 714.29 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 02°08'59" WEST, ALONG THE SAID QUARTER SECTION LINE, A DISTANCE OF 40.11 FEET TO THE SOUTH OF SAID SECTION 28; THENCE NORTH 88°50'45" WEST, ALONG SAID SOUTH LINE, BEING THE GREENE/CHRISTIAN COUNTY LINE, A DISTANCE OF 690.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 879,047.7 SQUARE FEET OR 20.2 ACRES

No.:	Revision:	Date:	FINAL PLAT THE HILLS OF OLDE SAVANNAH	
Prepared by: CJW CJW Transportation Consultants, L.L.C. 5051 S. National Suite 74 Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402 www.GoCJW.com			SW1/4 SW1/4 SEC 28, T28N, R23W REPUBLIC, GREENE COUNTY, MISSOURI	
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=80'	SHEET. 1 OF 1 SHEETS	
DATE 06/25/2023	DRAWN CJW	VERT. N/A	FILE NO. 21151	
DWG.	CHECKED CJW			