

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.94	200.00	15.74	N78° 53' 58" W	54.77
C2	54.94	200.00	15.74	S78° 53' 58" E	54.77
C3	207.16	200.00	59.35	N63° 33' 22" E	198.03
C4	203.28	200.00	58.23	S62° 59' 58" W	194.64
C5	42.44	150.00	16.21	S11° 20' 06" W	42.29
C6	48.40	160.00	17.33	S10° 46' 26" W	48.21
C7	108.81	150.00	41.56	N65° 59' 19" W	106.44
C8	50.46	150.00	19.27	S83° 35' 36" W	50.22
C9	44.95	150.00	17.17	S82° 32' 25" W	44.78
C10	20.97	150.00	8.01	S2° 40' 42" E	20.95

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

OWNER
 STEVEN GEORGE McELHANEY
 6204 S. FARM ROAD 89
 REPUBLIC MO 65738

DEVELOPER
 OLDE SAVANNAH LLC
 3800 S FREMONT AVE
 SPRINGFIELD MO 65804

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



PROPERTY DESCRIPTION

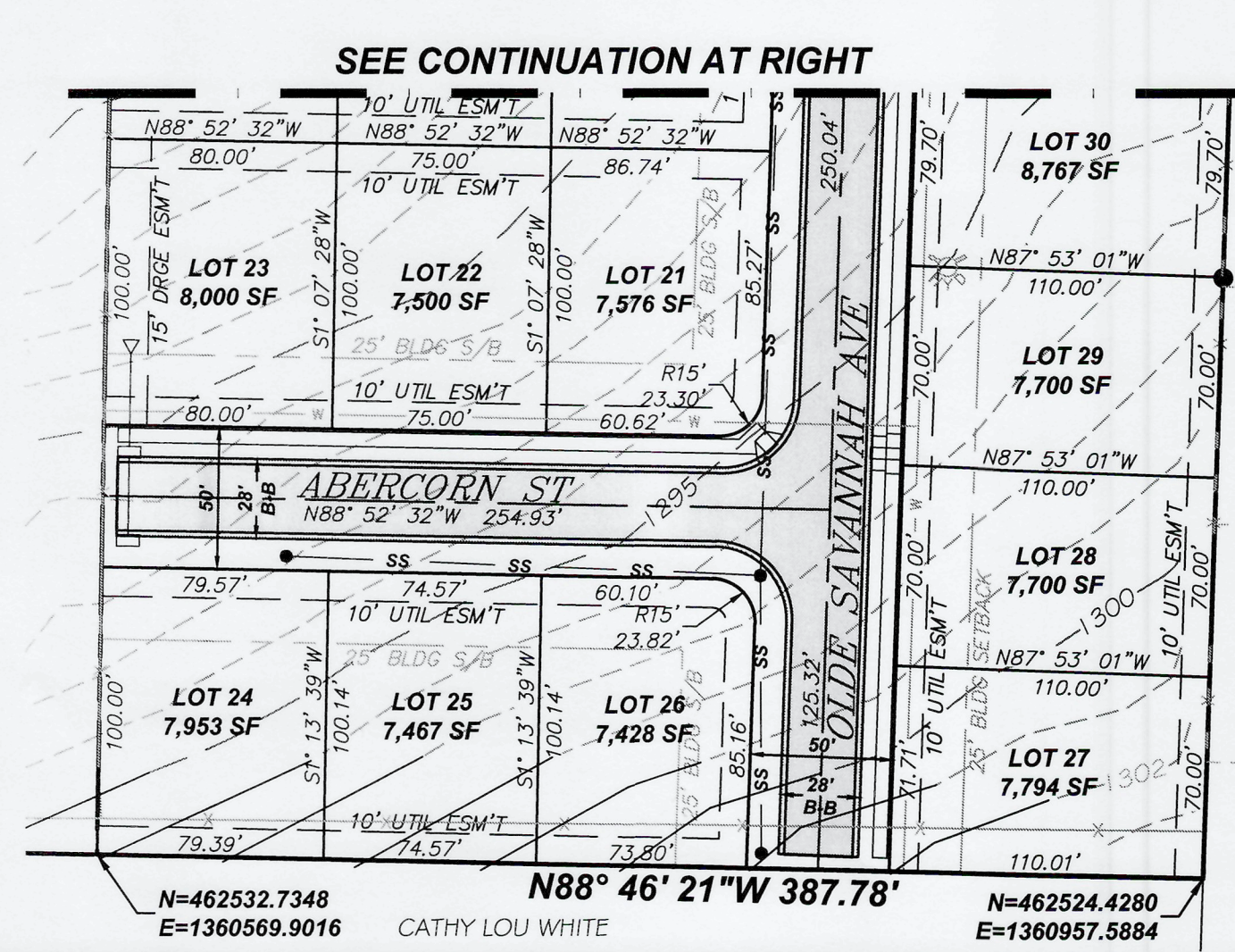
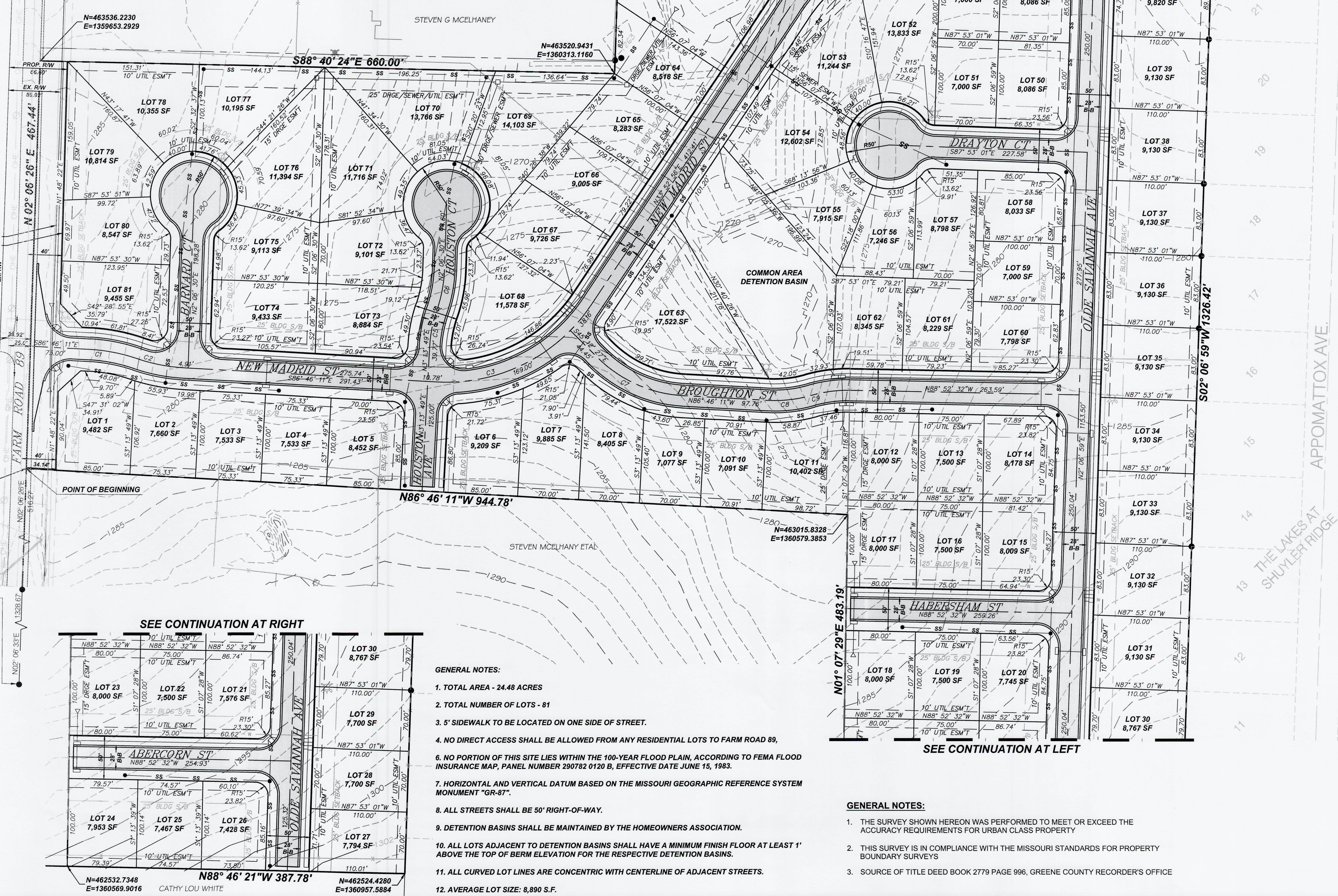
A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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; THENCE NORTH 02°06'26" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°06'26" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 487.44 FEET; THENCE SOUTH 88°40'24" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 660.00 FEET; THENCE NORTH 02°06'26" EAST, A DISTANCE OF 345.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°40'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 680.95 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°06'59" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK ZZ AT PAGE 279 GREENE COUNTY RECORDER'S OFFICE, A DISTANCE OF 1438.42 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°46'21" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 387.78 FEET; THENCE NORTH 01°07'29" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 483.19 FEET; THENCE NORTH 86°46'11" WEST, A DISTANCE OF 944.79 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, EX. RW LINE PROP. RW LINE CONTAINING 1,066,470 SQ FT OR 24.48 ACRES EXCLUDING RIGHT OF WAY.

LEGEND

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- △ EXISTING RIGHT-OF-WAY MARKER MEASURED
- PLATTED DEEDED
- W WATER LINE
- 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
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- 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



- GENERAL NOTES:**
- TOTAL AREA - 24.48 ACRES
 - TOTAL NUMBER OF LOTS - 81
 - 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-87".
 - ALL STREETS SHALL BE 50' RIGHT-OF-WAY.
 - DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS ADJACENT TO DETENTION BASINS SHALL HAVE A MINIMUM FINISH FLOOR AT LEAST 1' ABOVE THE TOP OF BERM ELEVATION FOR THE RESPECTIVE DETENTION BASINS.
 - ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
 - AVERAGE LOT SIZE: 8,890 S.F.

- 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
 - SOURCE OF TITLE DEED BOOK 2779 PAGE 996, GREENE COUNTY RECORDER'S OFFICE

Prepared by:
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OLDE SAVANNAH
 PRELIMINARY PLAT
 REPUBLIC, MISSOURI

Date:	
No.:	Description:
SURVEY BY	CJW
DATE	04/15/20
DWG	19122 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=60'
SCALE VERT.	N/A
PRELIMINARY PLAT	
SHEET NO.	01
CJW NO. 19122	OF 01

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