FINAL PLAT
OF
OLDE SAVANNAH PHASE 1B

A SUBDIVISION IN
REPUBLIC, GREENE COUNTY, MISSOURI
BEING A PART OF THE NW 1/4 OF THE SW 1/4
SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

STORM WATER MINIMUM FINISHED FLOOR CHART

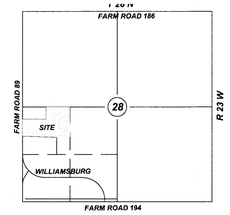
LOT	MIN. FF
7	1278.00
8	1278.00
23	1262.50
24	1262.50
31	1274.50
32	1274.50
39	1274.50
40	1274.50
41	1262.50

80 0 80
Scale: 1" = 80'

GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON
MISSOURI GEOGRPAHIC REFERENCE SYSTEM
STATION: GR-87A
N: 466761.79 (142269.279 METERS)
E: 1352304.24 (412183.157 METERS)

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"
- M MEASURED
- P PLATTED
- D DEEDED



LOCATION SKETCH
1" = 2000'

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; THENCE SOUTH 86°46'11" EAST, ALONG THE SOUTH LINE OF OLDE SAVANNAH PHASE 1A, A DISTANCE OF 345.15 FEET TO THE SOUTHEAST CORNER OF SAID OLDE SAVANNAH PHASE 1A FOR THE POINT OF BEGINNING; THENCE NORTH 03°13'49" EAST, ALONG THE EAST LINE OF SAID OLDE SAVANNAH PHASE 1A, A DISTANCE OF 150.00 FEET; THENCE NORTH 86°46'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF20.94 FEET; THENCE NORTH 02°06'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 328.31 FEET TO THE NORTH-EAST CORNER OF SAID OLDE SAVANNAH PHASE 1A; THENCE SOUTH 88°40'24" EAST A DISTANCE OF 332.89 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, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK ZZ AT PAGE 279 GREENE COUNTY RECORDERS OFFICE, A DISTANCE OF 787.73 FEET; THENCE NORTH 87°53'01" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 02°06'59" WEST, A DISTANCE OF 40.69 FEET; THENCE NORTH 88°52'32" WEST, A DISTANCE OF 236.42 FEET; THENCE SOUTH 01°07'29" WEST, A DISTANCE OF 16.81 FEET; THENCE NORTH 86°46'11" WEST, A DISTANCE OF 599.64 FEET TO THE POINT OF BEGINNING, CONTAINING 718,082 SQUARE FEET OR 16.5 ACRES. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

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.

_____
MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

_____
DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 2021, 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: _____

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.

881728300175
PARCEL NUMBER

_____
COUNTY COLLECTION OFFICIAL

_____
DATE

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 1B, 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 _____, 2021.

_____
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 _____, 2021, THE FINAL PLAT OF OLDE SAVANNAH PHASE 1B, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

_____
CITY PLANNER - DATE

GENERAL NOTES:

1.- TOTAL AREA: 718,082 SQ.FT = 16.5 ACRES
2.- TOTAL NUMBER OF LOTS: 50
3.- SMALLEST LOT: LOTS 25, 28 & 36 (7,000 SQ.FT.)
4.- LARGEST LOT: LOT 46 (14,103 SQ.FT.)
5.- DATE PRELIMINARY PLAT APPROVED: MAY 19, 2020
6.- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
7.- SOURCE OF TITLE: BOOK 2020 PAGE 17080-20
8.- BUILDING SETBACKS -
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15'
9. - ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN 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 NEW MADRID ST, THE EAST SIDE OF HOUSTON AVE/CT, THE NORTH SIDE OF BROUGHTON ST, THE EAST SIDE OF WHITAKER AVE, THE EAST SIDE OF OLDE SAVANNAH AVE AND THE NORTH SIDE OF DRAYTON CT
13.- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	207.16	200.00	59.35	N63° 33' 22"E	198.03
C2	203.28	200.00	58.23	S62° 59' 58"W	194.64
C3	42.44	150.00	16.21	S11° 20' 06"W	42.29
C4	48.40	160.00	17.33	S10° 46' 26"W	48.21
C5	108.81	150.00	41.56	N65° 59' 19"W	106.44
C6	50.46	150.00	19.27	S83° 35' 36"W	50.22
C7	44.95	150.00	17.17	S82° 32' 25"W	44.78
C8	20.97	150.00	8.01	S2° 40' 42"E	20.95
C9	23.54	15.00	89.93	N48° 15' 52"E	21.20
C10	13.62	15.00	52.02	N23° 54' 06"W	13.16
C11	13.62	15.00	52.02	S28° 07' 06"W	13.16
C12	26.74	15.00	102.12	S46° 13' 45"E	23.34
C13	23.56	15.00	90.00	N41° 46' 11"W	21.21

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	21.72	15.00	82.98	S44° 43' 10"W	19.87
C15	21.05	15.00	80.41	N85° 24' 38"W	19.36
C16	19.87	14.94	76.19	S2° 45' 42"E	18.43
C17	23.82	15.00	90.99	N43° 22' 47"W	21.40
C18	23.30	15.00	89.01	N46° 37' 13"E	21.03
C19	19.09	15.00	72.92	N37° 47' 04"E	17.83
C20	23.36	15.00	89.21	S43° 16' 43"E	21.07
C21	23.56	15.00	90.00	N42° 53' 01"W	21.21
C22	23.56	15.00	90.00	S47° 06' 59"W	21.21
C23	23.56	15.00	90.00	N47° 06' 59"E	21.21
C24	13.62	15.00	52.02	S61° 52' 25"E	13.16
C25	13.62	15.00	52.02	S66° 06' 23"W	13.16
C26	23.56	15.00	90.00	N42° 53' 01"W	21.21

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 PREPARED BY CJW DATED APRIL 20, 2020 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS 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 AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

DATE PREPARED: MAY 19, 2021

SIGNATURE: _____ MO PLS NO. 002555

DATE: May 25, 2021

No.:	Revision:	Date:

STATE OF MISSOURI — JAMES A. VAUGHAN — NUMBER PLS-2555 — 5-25-21 — PROFESSIONAL LAND SURVEYOR

Prepared by:

CJW
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FINAL PLAT OF
OLDE SAVANNAH SUBDIVISION PHASE 1B

SW1/4 SEC. 28, TWP. 28N, RNG. 23W
CITY OF REPUBLIC, GREENE CO., MISSOURI

SURVEY BY CJW	DESIGN CJW	SCALES	SHEET 1
DATE 04-27-2021	DRAWN CJW	HOR. 1"=80'	OF 1 SHEETS
DWG 19122 FINAL PLAT	CHECKED CJW	VERT. N/A	FILE NO. 19122