R 23 W FARM ROAD 186 SITE

LOCATION SKETCH

GENERAL NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY

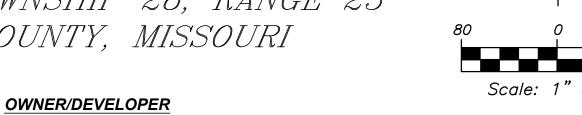
THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS

- 3. SOURCE OF TITLE BOOK 2021 PAGE 45858-21
- 4. LOT NUMBERS BEGIN AT 69 PER THE CITY OF REPUBLIC

FINAL PLAT

OLDE SAVANNAH PHASE 3B

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



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

LEGEND

- (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

SPACE RESERVED FOR GREENE COUNTY RECORDER

Length Radius Delta Chord Direction Chord Length

479.72

30.50

32.49

12.01

18.01

21.35

12.32

15.52

Curve Table

| 150.00 | 16.23 | S83° 06' 49"W

| 150.00 | 22.95 | S10° 14' 50"E

150.00 | 15.00 | N9° 36′ 27″E

15.00 | 47.20 | S75° 26' 24"E

15.00 | 73.77 | \$38° 06' 49"W

15.00 | 88.88 | S42° 19' 52"E

15.00 | 91.12 | S47° 40' 08"W

23.79 | 15.00 | 90.89 | N43° 19' 41"W | 21.38

15.00 | 89.11 | S46° 40' 19"W

15.00 | 90.89 | N43° 19' 40"W

15.00 | 89.11 | N46° 40' 19"E

15.00 | 48.27 | N27° 19' 10"W

20.54 | 15.00 | 78.46 | N49° 24' 59"W | 18.97

| 15.04 | 90.49 | S43° 15' 58"E

| 15.00 | 59.24 | N46° 44' 02"E

15.00 | 62.32 | N33° 16' 06"E

Parcel Line Table

S16° 07' 26"E

23.36 | 15.00 | 89.24 | N46° 44' 02"E

25.36 | 15.00 | 96.86 | \$42° 55' 20"W

23.36 | 15.00 | 89.24 | N46° 44' 02"E

23.76 | 15.00 | 90.76 | \$43° 15' 58"E

12.70 | 15.00 | 48.50 | S11° 10' 41"E

12.74 | 15.00 | 48.68 | N75° 29' 56"W

N42° 19' 36"W

S47° 40' 24"W

5.24 | 150.00 | 2.00 | N87° 46' 16"W

5.24 | 150.00 | 2.00 | \$87° 46' 16"E

508.12 | 435.00 | 66.93 | S55° 11' 06"E

30.56 | 150.00 | 11.67 | N4° 29' 02"W

32.56 | 150.00 | 12.44 | S4° 06' 06"E

23.33 | 15.00 | 89.12 | N46° 40' 03"E

23.79 | 15.00 | 90.88 | N43° 19' 57"W

15.00 91.11

C5

C11

C19

C22

C25

C28

C29

C30

C33

16.32

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 NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'21" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 390.11 FEET TO THE SOUTHWEST CORNER OF OLDE SAVANNAH PHASE 3A; THENCE SOUTH 88°05'48" EAST, ALONG THE SOUTH LINE OF SAID OLDE SAVANNAH PHASE 3A, A DISTANCE OF 50.00 FEET; THENCE SOUTH 86°46'11" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 390.03 FEET; THENCE NORTH 81°30'59" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 84.31 FEET TO THE SOUTHWEST CORNER OF OLDE SAVANNAH PHASE 2; THENCE SOUTH 88°46'21" EAST, ALONG THE SOUTH LINE OF SAID OLDE SAVANNAH PHASE 2, A DISTANCE OF 387.78 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°06'39" WEST, ALONG SAID EAST LINE, A DISTANCE OF 627.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WILLIAMSBURG WALK: THENCE NORTH 88°38'54" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE 733.26 FEET; THENCE NORTHWESTERLY A DISTANCE OF 887.04 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 43°16'12" WEST, 797.17 FEET; THENCE NORTH 02°06'29' EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING

CONTAINING 741,020 SQUARE FEET OR 17.01 ACRES

SURVEYOR'S DECLARATION: 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 THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS, AND THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, MISSOURI. DATE PREPARED: MAY 10, 2022 MO PLS NO. 002555 SIGNATURE:

APPROVAL BY THE CITY COUNCIL:

. CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF OLDE SAVANNAH PHASE 3B, 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 _____, 2022.

CITY CLERK		
DATE	-	

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE DAY OF _, 2022, THE FINAL PLAT OF OLDE SAVANNAH PHASE 3B, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

		Ma i) avelala es
CITY PL	ANNER -	DATE		

Prepared by: VAUGHAN NUMBER PLS-2555 L.L.C. 5051 S. National Tel: 417.889.3400 ingfield, MO 65810 Fax: 417.889.340 www.GoCJW.com

Line # | Length | Direction | 32.29 | N75° 00' 00.00"E 36.65 N1° 13' 38.86"E 38.93 N76° 21' 05.88"E 18.14 | S17° 06′ 26.97″W 35.37 N47° 29' 17.86"E 29.73 N46° 40' 02.95"E 29.97 N43° 19' 57.12"W 29.69 N42° 19' 36.01"W 30.00 N47° 40′ 23.99″E 40.34 N55° 39' 12.69"W

FINAL PLAT OF **OLDE SAVANNAH SUBDIVISION PHASE 3B**

29.98 N43° 19' 41.03"W

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

	SURVEY BY CJW DATE 05-10-2022 DWG 21051 FINAL PLAT	DESIGN CJW DRAWN NMD CHECKED JTS	SCALES HOR_1"=80' VERT. N/A	SHEET 1 OF 1 SHEETS FILE 21051
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- 3.- SMALLEST LOT: LOTS 87, 88, 114, 115, 118, 119, 122, 123, 126, 127, 130, 131 (7,000 SQ.FT.) 4.- LARGEST LOT: LOT 110 (13,620 SQ.FT.)
- 5.- DATE PRELIMINARY PLAT APPROVED: JULY 20, 2021 6.- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- 7.- SOURCE OF TITLE: BOOK 2021 PAGE 45858-21 8.- BUILDING SETBACKS

POINT OF COMMENCING

SW CORNER SW1/4

SEC. 28, TWP. 28N, RNG. 23W

STORM WATER MINIMUM

FINISHED FLOOR CHART

LINEAR FEET OF STREET AND SIDEWALKS

STREETS - 3,880 LF

SIDEWALKS - 6,215 LF

MIN. FF

1308.50

1308.50

LOT

- FRONT YARD 25'
- REAR YARD 25'
- SIDE YARD 6'
- SIDE YARD W/ STREET FRONTAGE 15' UNLESS OTHERWISE NOTED 9. - ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, 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)
- 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 PRICE ST, THE SOUTH SIDE OF PERRY ST, THE WEST SIDE OF HOUSTON AVE, THE EAST SIDE OF MONTGOMERY AVE, THE EAST SIDE OF WHITAKER AVE. AND THE EAST SIDE OF OLDE SAVANNAH AVE.
- 13.- DRAINAGE EASEMENTS ON LOTS 73 AND 74 ARE CENTERED ON THE LOT LINE 14.- D.E. IS DRAINAGE EASEMENT ON LOTS 104-106, 113, 120, 121, 129
- 15.- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND
- MAINTAINED BY A HOMEOWNER'S ASSOCIATION 16.- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR WILLIAMSBURG WALK

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

DATE:

COUNTY OF GREENE) DAY OF 2022, 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

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.

COUNTY COLLECTION OFFICIAL

881728300179 PARCEL NUMBER

DATE