

PRELIMINARY PLAT

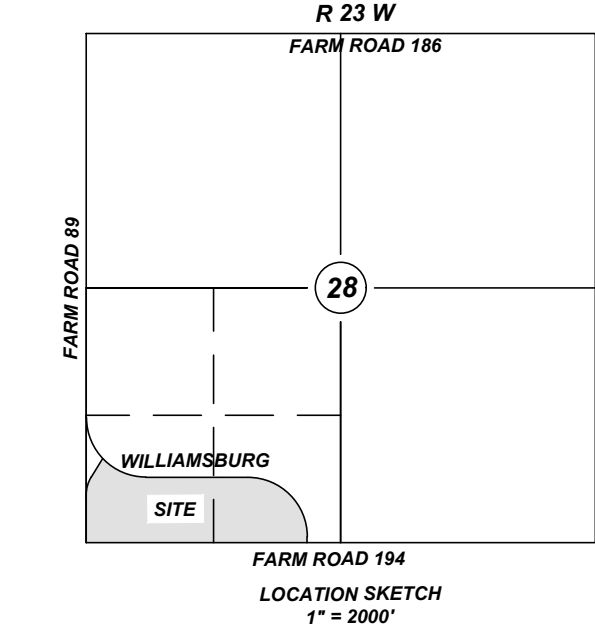
OLDE SAVANNAH PHASE 4

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

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:

BEGINNING 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 400.25 FEET TO A POINT ON THE EXISTING ROAD RIGHT OF WAY; THENCE SOUTH 87°53'30" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 40.00 FEET; THENCE NORTH 02°07'02" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 280.36 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 360.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 24°25'09" EAST, 273.33 FEET; THENCE NORTH 46°43'48" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 26.30 FEET TO THE SOUTHERLY RIGHT OF WAY OF WILLIAMSBURG WALK; THENCE NORTH 89°22'44" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 36.78 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 441.85 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 640.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 68°52'12" EAST, 433.13 FEET; 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°05'53" 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 88°50'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, THE GREENE/CHRISTIAN COUNTY LINE, A DISTANCE OF 1340.77 FEET TO THE POINT OF BEGINNING; EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED FOR PUBLIC ROADS. CONTAINING 1,286,304 SQUARE FEET OR 29.5 ACRES



SITE BENCHMARKS:

T.B.M. #1 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT THE NORTHWEST CORNER OF LOT 48 AND THE NORTHEAST CORNER OF LOT 49

N 461835.1690
E 1360199.5622
ELEV 1307.09

T.B.M. #2 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT FR 89 CONNECTOR

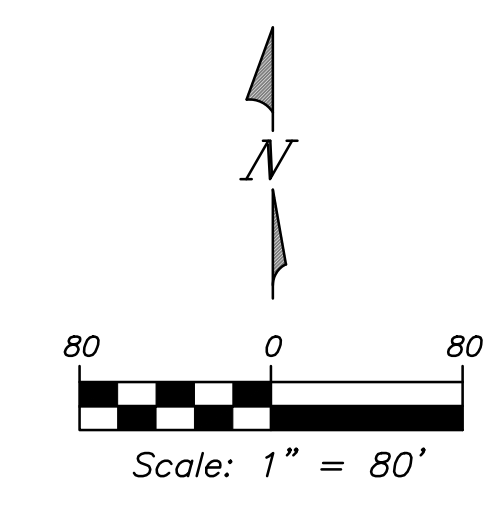
N 461990.789
E 1359758.7259
ELEV 1309.46

GENERAL NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY
2. THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
3. 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

Line #	Length	Direction
L1	19.80	N11° 20' 29.72"E
L2	4.26	S1° 09' 27.78"W
L3	16.86	N7° 37' 49.31"E
L4	29.85	S46° 39' 30.43"W
L5	30.21	S45° 47' 03.72"W
L6	70.07	N8° 44' 58.31"E
L7	29.85	S43° 38' 54.12"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.09	250.00	20.19	N78° 44' 53"W	87.63
C2	354.21	1015.00	19.99	S78° 39' 04"E	352.41
C3	96.47	150.00	36.85	N70° 13' 25"W	94.82
C4	95.67	150.00	36.54	S70° 04' 13"E	94.06
C5	43.79	150.00	16.73	N83° 17' 40"E	43.64
C6	267.11	765.00	20.01	S78° 38' 44"E	265.76
C7	462.16	435.00	60.87	N58° 11' 47"W	440.73
C8	75.71	150.00	28.92	N13° 18' 04"W	74.90
C9	25.35	150.00	9.68	S6° 30' 00"W	25.32
C10	14.47	150.00	5.53	S4° 52' 02"W	14.46



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
STATION: GR-86
N: 466387.5646
E: 1365363.6860
ELEV: 1204.40

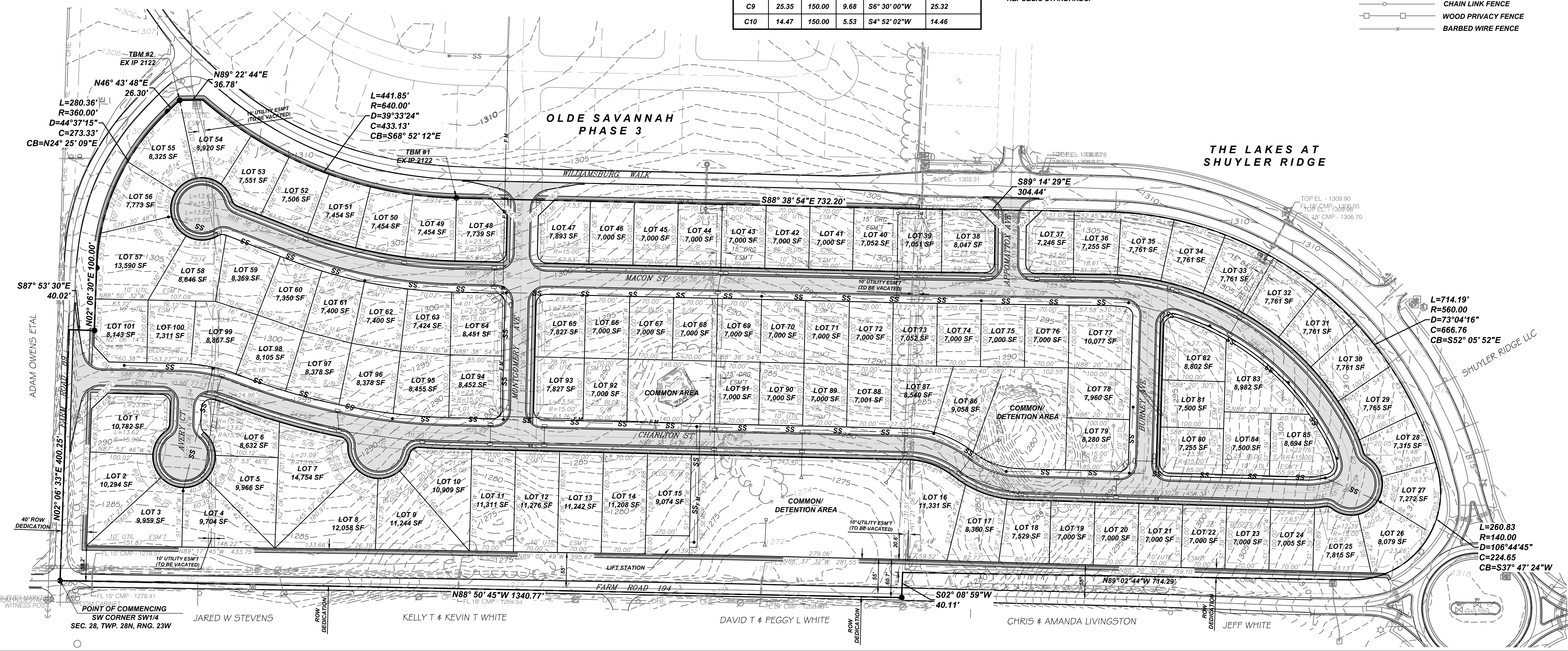
OWNER/DEVELOPER
OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

LEGEND

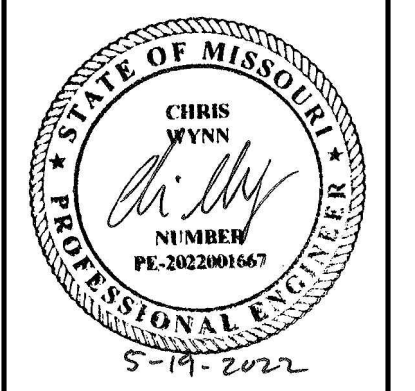
- IRON PIN SET CAPPED
- "LC 200708003"
- ▲ EXISTING IRON PIN
- △ EXISTING RIGHT-OF-WAY MARKER
- M MEASURED
- P PLATTED
- D DEEDED
- ⊕ ELECTRIC TRANSFORMER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS 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
- 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
- CL — CHAIN LINK FENCE
- WP — WOOD PRIVACY FENCE
- BW — BARBED WIRE FENCE

GENERAL NOTES:

1. TOTAL AREA - 29.5 ACRES
2. TOTAL NUMBER OF LOTS - 101
3. 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
4. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89, FARM ROAD 194, OR WILLIAMSBURG WALK
5. 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.
6. HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "GR-86"
7. ALL STREETS SHALL BE 50' RIGHT-OF-WAY.
8. DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. 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.
10. ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
11. BUILDING SETBACKS - FRONT YARD - 25' REAR YARD - 25' SIDE YARD - 6' SIDE YARD W/ STREET FRONTAGE - 15'
12. ALL SIDEWALKS AND SIDEWALK RAMPS WILL BE DESIGNED TO MEET CITY OF REPUBLIC STANDARDS.



Prepared by:
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Springfield, MO 65810
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Fax: 417-889-5402
www.cjwllc.com



OLDE SAVANNAH PHASE 4
 PRELIMINARY PLAT
 REPUBLIC, MISSOURI

No.:	Description:
SURVEY BY	CJW
DATE	05/19/22
DWG	21151 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=80'
SCALE VERT.	N/A

PRELIMINARY PLAT
SHEET NO. **01**
CJW No. 21151 OF 01

G:\21151 - Olde Savannah Phase 4\Design.dwg\Olde Savannah Phase 4 Pre-Plat.dwg - LAST SAVED: 5/23/2022 8:21:45 AM - PLOTTED: 5/23/2022 8:22:44 AM