

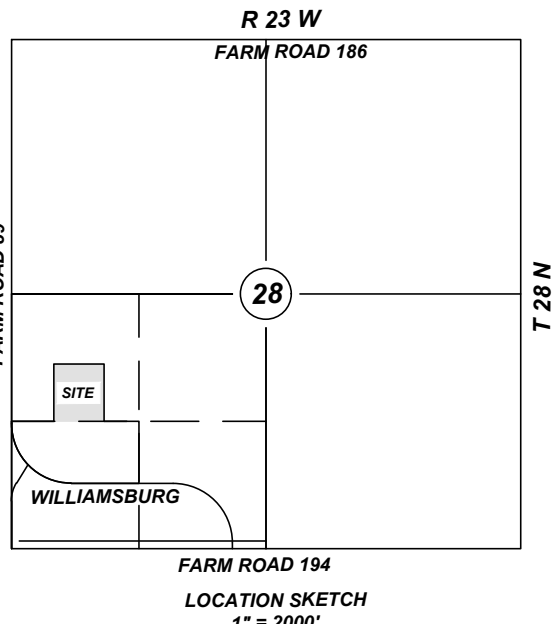
**LEGEND**

- 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

**OWNER/DEVELOPER**

**OLDE SAVANNAH LLC**  
3800 S FREMONT AVE  
SPRINGFIELD MO 65804

*FINAL PLAT*  
**OLDE SAVANNAH PHASE 3A**  
PART OF THE NW 1/4 AND SW 1/4  
OF THE SW 1/4  
SECTION 28, TOWNSHIP 28, RANGE 23  
GREENE COUNTY, MISSOURI



**GENERAL NOTES:**

- 1.- TOTAL AREA: 258,772 SQ FT = 5.94 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2.- TOTAL NUMBER OF LOTS: 18
- 3.- SMALLEST LOT: LOT 67 (7,500 SQ.FT.)
- 4.- LARGEST LOT: LOT 57 (8,456 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 22248-21
- 8.- BUILDING SETBACKS  
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 HABERSHAM ST, THE NORTH SIDE OF ABERCORN ST, AND THE WEST SIDE OF HOUSTON AVE.
- 13.- DRAINAGE EASEMENTS ON LOTS 61 AND 62, LOTS 63 AND 64, ARE CENTERED ON THE LOT LINE
- 14.- D.E. IS DRAINAGE EASEMENT ON LOT 56
- 15.- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

**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 )  
COUNTY OF GREENE )

ON THIS \_\_\_\_\_ 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 \_\_\_\_\_ COUNTY, MISSOURI.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST 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 SOUTH 88°46'21" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 430.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°06'27" EAST A DISTANCE OF 501.23 FEET; THENCE SOUTH 86°46'11" EAST A DISTANCE OF 514.64 FEET; THENCE SOUTH 01°07'29" WEST A DISTANCE OF 483.19 FEET; THENCE SOUTH 81°30'59" WEST A DISTANCE OF 84.31 FEET; THENCE NORTH 86°46'11" WEST A DISTANCE OF 390.03 FEET; THENCE NORTH 88°05'48" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 258,772 SQUARE FEET OR 5.94 ACRES

**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.

881728300245  
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 3A, 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:**

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

CITY PLANNER -

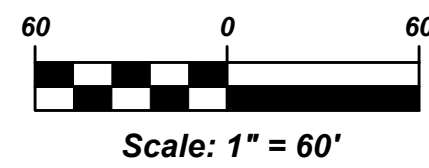
DATE

**OLDE SAVANNAH PHASE 1A**

**OLDE SAVANNAH PHASE 1B**

**OLDE SAVANNAH PHASE 2**

STEVEN MCELHANY ETAL  
BOOK 2779 PAGE 996



GRID NORTH MISSOURI STATE PLAN  
COORDINATE SYSTEM 1983: CHAD ZONE  
ELEVATIONS BASED ON  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
STATION: GR-86  
N: 142155.214 METERS  
E: 416163.687 METERS  
367.1 METERS

POINT OF BEGINNING

S88° 46' 21" E 430.11'

N88° 05' 48" W  
50.00'

N86° 46' 11" W 390.03'

S81° 30' 59" W  
84.31'

**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: FEBRUARY 10, 2022

SIGNATURE: \_\_\_\_\_ MO PLS NO. 002555

DATE: \_\_\_\_\_

**STORM WATER MINIMUM FINISHED FLOOR CHART**

LOT	MIN. FF
53	1286.00
54	1286.00
59	1286.00
60	1286.00
61	1286.00
62	1286.00

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.16	400.00	14.35	N86° 03' 25" E	99.90
C2	32.05	150.00	12.24	S85° 00' 14" W	31.99
C3	23.27	15.00	88.88	N42° 19' 52" W	21.00
C4	23.86	15.00	91.12	S47° 40' 08" W	21.42
C5	23.27	15.00	88.88	S42° 19' 52" E	21.00
C6	23.86	15.00	91.12	S47° 40' 08" W	21.42

POINT OF COMMENCING  
SW CORNER SW1/4  
SEC. 28, TWP. 28N, RNG. 23W

No.:	Revision:	Date:
<b>FINAL PLAT OF OLDE SAVANNAH PHASE 3A</b>		
SW1/4 SEC. 28, TWP. 28N, RNG. 23W CITY OF REPUBLIC, GREENE CO., MISSOURI		
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=60'
DATE 03-07-2022	DRAWN CJW	SHEET 1 OF 1 SHEETS
DWG 21051 PH 3A F.P.	CHECKED CJW	FILE NO. 21051

**JAMES A. VAUGHAN**  
NUMBER PLS-2555

Prepared by:

**CJW**  
CJW Transportation Consultants, L.L.C.  
5051 S. National Suite 7A Springfield, MO 65810  
Tel: 417.889.3400 Fax: 417.889.3402  
www.GoCJW.com