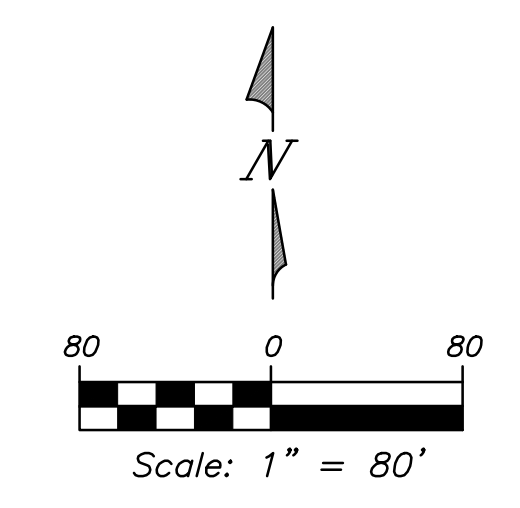


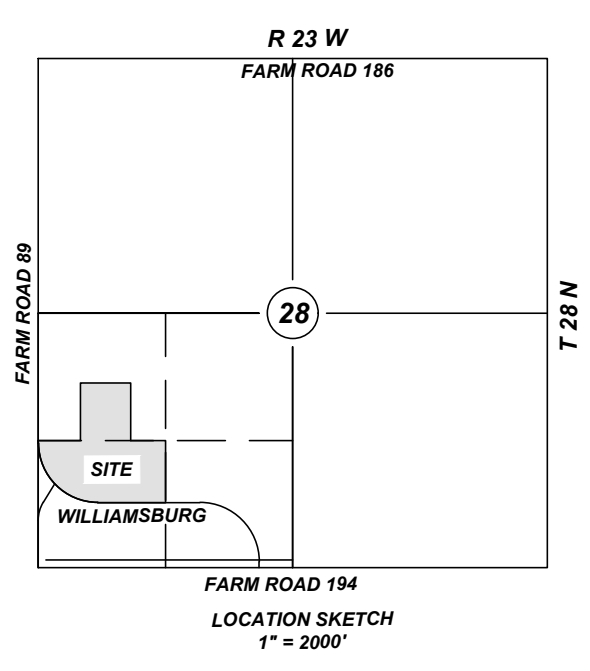
PRELIMINARY PLAT
OLDE SAVANNAH PHASE 3
 PART OF THE NW 1/4 OF THE SW 1/4 OF
 SECTION 28, TOWNSHIP 28, RANGE 23
 GREENE COUNTY, MISSOURI



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

SITE BENCHMARKS:
 T.B.M. #1 - IRON PIN MARKED 2122 LOCATED AT THE NORTHWEST CORNER OF LOTS 50 AND 51
 N 462552.3454'
 E 1359657.0647'
 ELEV 1296.68
 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

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



PROPERTY DESCRIPTION

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

COMMENCING AT THE SOUTH-WEST CORNER OF SAID SOUTH-WEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTH-WEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTH-WEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'21" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 390.11 FEET; 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 TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 387.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 279; THENCE SOUTH 02°06'39" WEST, ALONG THE WEST LINE OF SAID LAKES AT SHUYLER RIDGE, 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. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 CONTAINING 999,776 SQUARE FEET OR 22.95 ACRES

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
- 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



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	42.48	150.00	16.23	S83° 06' 49"W	42.34
C4	5.24	150.00	2.00	N87° 46' 16"W	5.24
C5	5.24	150.00	2.00	S87° 46' 16"E	5.24
C6	39.27	150.00	15.00	N9° 36' 27"E	39.16
C7	60.08	150.00	22.95	S10° 14' 50"E	59.68
C8	508.12	435.00	66.93	S55° 11' 06"E	479.72
C9	39.27	150.00	15.00	N83° 51' 06"E	39.16
C10	30.56	150.00	11.67	N4° 29' 02"W	30.50
C11	32.56	150.00	12.44	S4° 06' 06"E	32.49
C12	39.27	150.00	15.00	N9° 36' 59"E	39.16

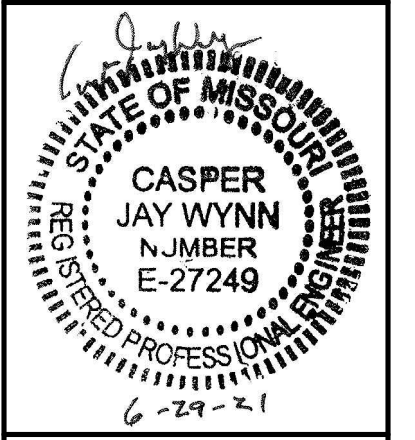
Parcel Line Table

Line #	Length	Direction
L1	5.25	N88° 46' 21.14"W
L2	32.29	N75° 00' 00.00"E
L3	36.65	S1° 13' 38.86"W
L4	38.93	N76° 11' 05.88"E
L5	18.14	S17° 06' 26.97"W
L6	103.53	N1° 21' 05.88"E
L7	38.21	N17° 06' 59.07"E
L8	29.97	S43° 19' 41.03"E
L9	29.69	S42° 19' 36.01"E
L10	29.73	S46° 40' 02.95"W
L11	29.97	S43° 19' 57.12"E
L12	35.37	N47° 19' 17.86"E
L13	30.00	N47° 40' 02.94"E
L14	30.00	N47° 40' 23.99"E

- GENERAL NOTES:**
- TOTAL AREA - 22.95 ACRES
 - TOTAL NUMBER OF LOTS - 82
 - 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
 - NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR WILLIAMSBURG WALK
 - 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-86".
 - 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.
 - BUILDING SETBACKS -
 FRONT YARD - 25'
 REAR YARD - 25'
 SIDE YARD - 6'
 SIDE YARD W/ STREET FRONTAGE - 15'

- 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
 - 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

Prepared by:
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OLDE SAVANNAH PHASE 3
 PRELIMINARY PLAT
 REPUBLIC, MISSOURI

No. Description:

DATE	05/07/21
DWG	20151 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=80'
SCALE VERT.	N/A

PRELIMINARY PLAT
 SHEET NO.
01
 CJW No. 21051 OF 01