

FINAL PLAT OF OLDE SAVANNAH PHASE 1A

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
1	1285.00
2	1285.00

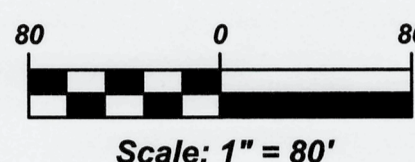
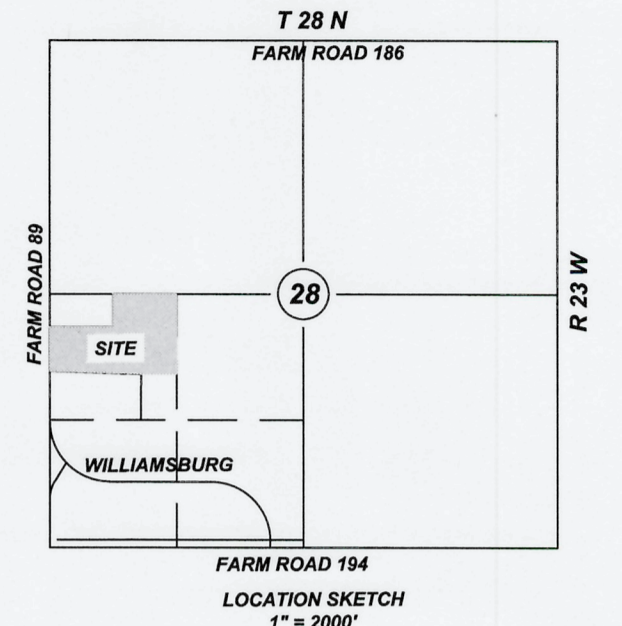
MATTHEW C ROBB

EDWARD E SIEGER ETAL TR.
BOOK 2005 PAGE 17214-05

GENERAL NOTES:

- TOTAL AREA: 157,598 SQ FT = 3.62 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- TOTAL NUMBER OF LOTS: 12
- SMALLEST LOT: LOTS 3 & 4 (7,533 SQ.FT.)
- LARGEST LOT: LOT 7 (11,394 SQ.FT.)
- DATE PRELIMINARY PLAT APPROVED: MAY 19, 2020
- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- SOURCE OF TITLE: BOOK 2020 PAGE 17080-20
- BUILDING SETBACKS
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15' UNLESS OTHERWISE NOTED
- 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)
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
- SIDEWALK WILL BE ON THE NORTH SIDE OF NEW MADRID ST, THE EAST SIDE OF BARNARD CT
- NO DIRECT ACCESS TO FARM ROAD 89 FROM ANY LOT

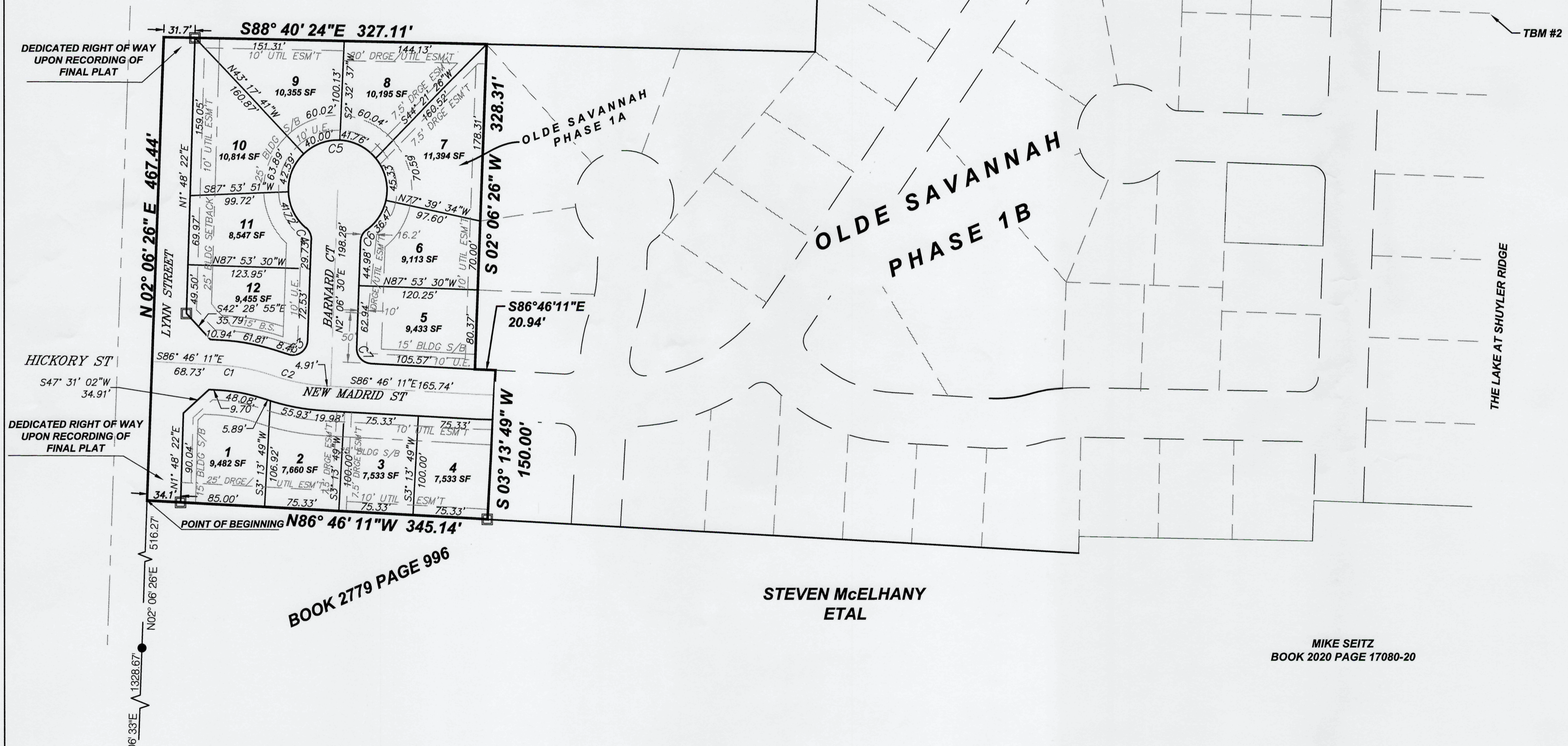
SPACE RESERVED FOR GREENE COUNTY RECORDER



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON
MISSOURI GEOGRAPHIC 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
- STEVEN McELHANEY
BOOK 2250 PAGE 271



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.

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.

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

881728300175
PARCEL NUMBER

DATE:

COUNTY COLLECTION OFFICIAL

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

DATE

APPROVAL BY THE CITY COUNCIL:

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.

_____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF OLDE SAVANNAH PHASE 1A, 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.

NOTARY PUBLIC: _____

CITY CLERK

MY COMMISSION EXPIRES: _____

DATE

DRAINAGE/Common Area Note:

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

CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.

_____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2021, THE FINAL PLAT OF OLDE SAVANNAH PHASE 1A, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER - _____

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

DATE PREPARED: APRIL 11, 2021

SIGNATURE: _____ MO PLS NO. 002555

DATE: Apr 21 2021

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.94	200.00	15.74	N78° 53' 58"W	54.77
C2	54.94	200.00	15.74	S78° 53' 58"E	54.77
C3	27.26	15.00	104.11	N54° 09' 49"E	23.66
C4	13.62	15.00	52.02	N23° 54' 06"W	13.16
C5	247.87	50.00	284.04	N87° 53' 30"W	61.54
C6	13.62	15.00	52.02	S28° 07' 06"W	13.16
C7	23.27	15.00	88.88	S42° 19' 51"E	21.00

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER 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°08'33" EAST, ALONG THE WEST LINE OF SAID SOUTH-WEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTH-WEST CORNER OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER; THENCE NORTH 02°08'26" EAST, ALONG THE WEST LINE OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER, A DISTANCE OF 516.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°06'26" EAST, CONTINUING ALONG THE WEST LINE OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER, A DISTANCE OF 467.47 FEET; THENCE SOUTH 88°40'24" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 327.11 FEET; THENCE SOUTH 02°06'26" WEST A DISTANCE OF 328.31 FEET; THENCE SOUTH 86°46'11" EAST A DISTANCE OF 20.94 FEET; THENCE SOUTH 03°13'49" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 86°46'11" WEST A DISTANCE OF 345.14 FEET TO THE POINT OF BEGINNING, CONTAINING 157,598 SQUARE FEET OR 3.62 ACRES, EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

No.:	Revision:	Date:

Prepared by:
CJW
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**FINAL PLAT OF
OLDE SAVANNAH SUBDIVISION PHASE 1A**

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

SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=80' VERT. N/A	SHEET 1 OF 1 SHEETS FILE NO. 19122
DATE 04-12-2021 DWG 19122 FINAL PLAT	DRAWN CJW CHECKED CJW		