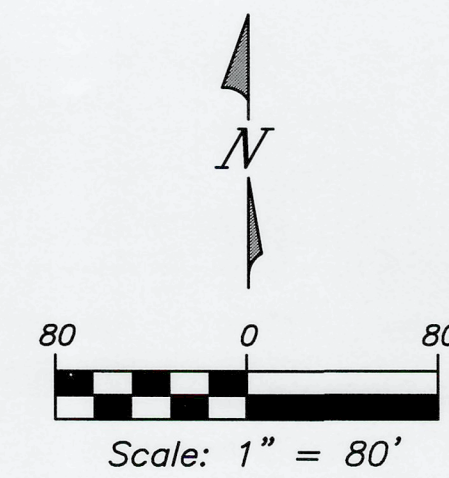


**FINAL PLAT**  
**OLDE SAVANNAH PHASE 3B**  
 PART OF THE SW 1/4 OF THE SW 1/4 OF  
 SECTION 28, TOWNSHIP 28, RANGE 23  
 GREENE COUNTY, MISSOURI

**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



GRID NORTH MISSOURI STATE PLAN  
 COORDINATE SYSTEM 1983: CENTRAL ZONE  
 STATION: GR-88  
 N: 466387.5646  
 E: 1365363.6960  
 ELEV: 1204.40

SPACE RESERVED FOR GREENE COUNTY RECORDER

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

**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 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 NORTH WESTERLY 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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	42.48	150.00	16.23	S83° 06' 49"W	42.34
C2	5.24	150.00	2.00	N87° 46' 16"W	5.24
C3	5.24	150.00	2.00	S87° 46' 16"E	5.24
C4	60.08	150.00	22.95	S10° 14' 50"E	59.68
C5	508.12	435.00	66.93	S55° 11' 06"E	479.72
C6	39.27	150.00	15.00	N83° 51' 06"E	39.16
C7	30.56	150.00	11.67	N4° 29' 02"W	30.50
C8	32.56	150.00	12.44	S4° 06' 06"E	32.49
C9	39.27	150.00	15.00	N9° 36' 59"E	39.16
C10	39.27	150.00	15.00	N9° 36' 27"E	39.16
C11	12.36	15.00	47.20	S75° 26' 24"E	12.01
C12	19.31	15.00	73.77	S38° 06' 49"W	18.01
C13	23.33	15.00	89.12	N48° 40' 03"E	21.05
C14	23.79	15.00	90.88	N43° 19' 57"W	21.38
C15	23.27	15.00	88.88	S42° 19' 52"E	21.00
C16	23.86	15.00	91.12	S47° 40' 08"W	21.42
C17	23.27	15.00	88.89	N42° 19' 36"W	21.01
C18	23.85	15.00	91.11	S47° 40' 24"W	21.42
C19	23.79	15.00	90.89	N43° 19' 41"W	21.38
C20	23.33	15.00	89.11	S46° 40' 19"W	21.05
C21	23.79	15.00	90.89	N43° 19' 40"W	21.38
C22	23.33	15.00	89.11	N46° 40' 19"E	21.05
C23	12.64	15.00	48.27	N27° 19' 10"W	12.27
C24	23.36	15.00	89.24	N46° 44' 02"E	21.07
C25	20.54	15.00	78.46	N49° 24' 59"W	18.97
C26	23.75	15.00	90.49	S43° 15' 58"E	21.35
C27	25.36	15.00	96.86	S42° 55' 20"W	22.44
C28	23.36	15.00	89.24	N46° 44' 02"E	21.07
C29	23.76	15.00	90.76	S43° 15' 58"E	21.35
C30	12.70	15.00	48.50	S11° 10' 41"E	12.32
C31	15.51	15.00	59.24	N46° 44' 02"E	14.83
C32	12.74	15.00	48.68	N75° 29' 56"W	12.36
C33	16.32	15.00	62.32	N33° 16' 06"E	15.52
C34	11.75	15.00	44.90	S16° 07' 26"E	11.46

**SURVEYORS 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, 2022 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

SIGNATURE: *[Signature]* MO PLS NO. 002555

DATE: 05/11/2022

**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 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:**

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 -

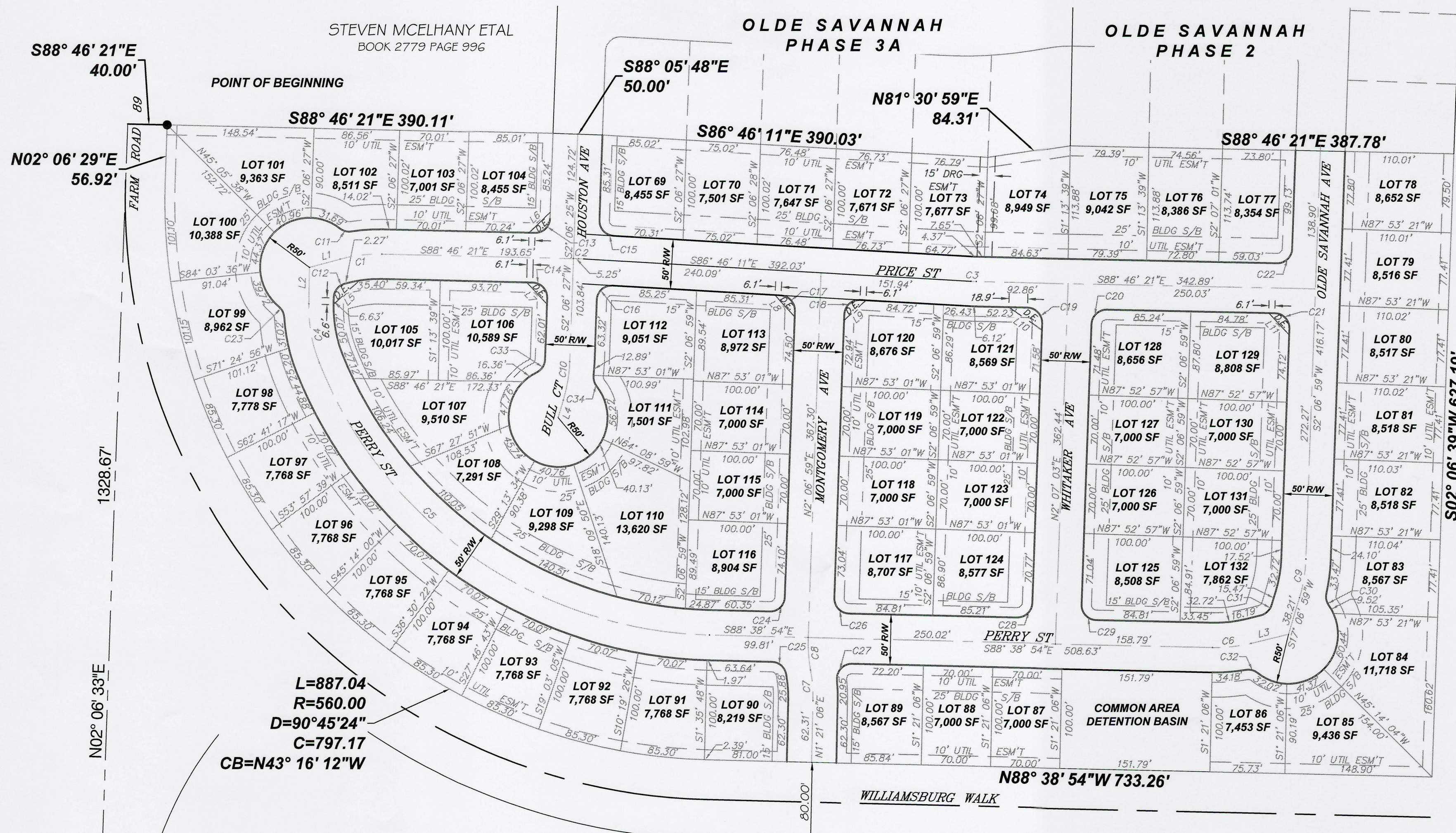
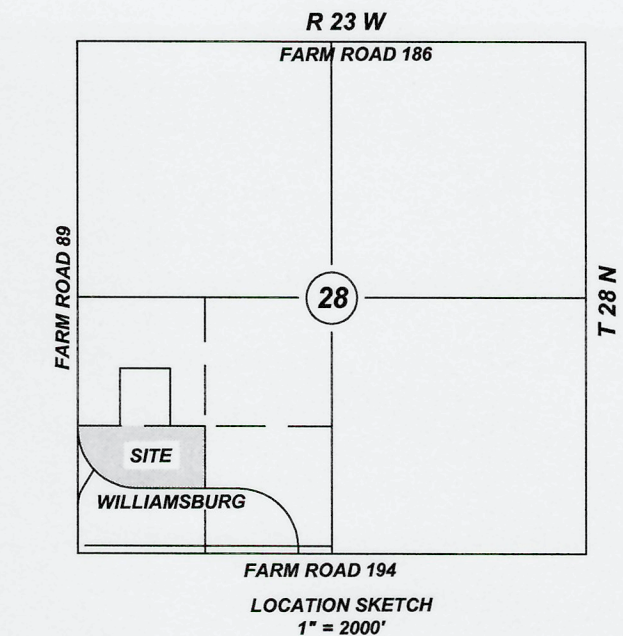
DATE

No.:	Revision:	Date:
Prepared by: <b>CJW</b> 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		

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

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. 21051
DATE 05-10-2022	DRAWN NMD	CHECKED JTS	



**GENERAL NOTES:**

1. TOTAL AREA: 741,020 SQ FT = 17.01 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
2. TOTAL NUMBER OF LOTS: 63
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 (13,820 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  
 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:

**ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY**

STATE OF MISSOURI )  
 ) SS  
 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: \_\_\_\_\_

**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.

881728300179  
 PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

**STORM WATER MINIMUM FINISHED FLOOR CHART**

LOT	MIN. FF
86	1308.50
87	1308.50