# LEGEND EXISTING IRON PIN S/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" FARM ROAD 194 LOCATION SKETCH 1" = 2000' SCALE: 1" = 60' GRID NORTH MISSOURI STATE PLAN

LOT 75

8,920 SF

LOT 79 8,128 SF

N75° 25′ 56″W

7,551 SF

LOT 80

N69° 53′ 08″W

7,506 SF

LOT 81

7,273 SF

78.86'

THE HILLS OF

OLDE SAVANNAH

SECOND ADDITION

FARM ROAD 194

/N74° 40' 19"W

**LOT 72** 

7,454 SF

LOT 82

7,400 SF

N89° 22' 44"E

N46°43'48"E

L=280.36

R=360.00

C=273.33

D=44°37'18"

CB=N24° 25′ 09″E

49.57'

40.00"

N02°07'02"E

S87° 53′ 30″E

WEST LINE OF SW1/4 S 28, T 28 N, R 23 W 26.30'

7,773 SF

13,590 SF

POINT OF COMMENCING

SW CORNER SW1/4

SEC. 28, TWP. 28N, RNG. 23W

N88° 50′ 32″W 181.02′

POINT OF BEGINNING

LOT 76 8,325 SF COORDINATE SYSTEM 1983: CENTRAL ZONE

L=441.85

R=640.00

~D=39°33'24"

CB=S68° 52' 12"E

7,454 SF

LOT 84 7,400 SF

N79° 45' 01"W

L=17.65

R=790.00

C=17.65

-D=1°16'49"

S02° 37′ 55″W

CB=N88° 00' 30"W

C=433.13

7,454 SF

**LOT 83** 

7,400 SF

# FINAL PLAT THE HILLS AT OLDE SAVANNAH, FIRST ADDITION

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

### OWNER/DEVELOPER

OLDE SAVANNAH LLC 3800 S FREMONT AVE SPRINGFIELD MO 65804

### GENERAL NOTES:

- 1.- TOTAL AREA: 147,649 SQ FT = 3.39 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2.- TOTAL NUMBER OF LOTS: 15
- 3.- SMALLEST LOTS: LOT 81 (7,273 SQ.FT.) 4.- LARGEST LOT: LOT 78 (13,590 SQ.FT.)
- 5.- DATE PRELIMINARY PLAT APPROVED: JUNE 13, 2022
- 6.- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
  7.- SOURCE OF TITLE: BOOK 2021 PAGE 22890-21 AND BOOK 2022 PAGE 39227-22
- 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 DOES NOT LIE 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 MACON ST.
  13.- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR
- WILLIAMSBURG WALK

  14.- ALL CURVED LOT LINES WITHIN THE SUBDIVISION ARE CONCENTRIC WITH CENTERLINE OF
- ADJACENT STREETS.
- 15.- THE SURVEY SHOWN HEREIN IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

### **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.

881728300180 PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

H

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HQ

### 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. UPON THE RECORDING OF THIS PLAT, THE LAND HEREIN DESCRIBED SHALL BE KNOWN AS THE HILLS AT OLDE SAVANNAH, FIRST ADDITION

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE:

### ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI )

) SS COUNTY OF GREENE )

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2024, 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 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 THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 450.68 FEET; THENCE SOUTH 87°53'30" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FARM ROAD 89, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 02°07'02" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 49.57 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 THE SOUTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 36.78 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 441.85 FEET, ALONG THE SOUTH LINE OF 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 01°21'06" WEST, A DISTANCE OF 150 FEET; THENCE NORTHWESTERLY A DISTANCE OF 17.65 FEET ALONG A 790.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 88°00'30" WEST, 17.65 FEET; THENCE SOUTH 02°37'55" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 84°49.44" WEST, A DISTANCE OF 78.86 FEET; THENCE NORTH 79°45'01" WEST, A DISTANCE OF 78.86 FEET; THENCE NORTH 74°40'19" WEST, A DISTANCE OF 78.86 FEET; THENCE NORTH 69°53'08" WEST, A DISTANCE OF 76.09 FEET; THENCE NORTH 75°25'56" WEST, A DISTANCE OF 66.49 FEET; THENCE NORTH 88°50'32" WEST, A DISTANCE OF 181.02 FEET TO THE POINT OF BEGINNING; EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED.

CONTAINING 147,649 SQUARE FEET OR 3.39 ACRES

### APPROVAL BY THE CITY COUNCIL

I,\_\_\_\_\_\_\_, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE HILLS AT OLDE SAVANNAH, FIRST ADDITION, 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

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 \_\_\_\_\_, 2024, THE FINAL PLAT OF THE HILLS AT OLDE SAVANNAH, FIRST ADDITION, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -	DATE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	267.11	765.00	20.01	S78° 38′ 44″E	265.76
C2	13.62	15.00	52.02	S42° 37′ 57″E	13.16
C3	13.62	15.00	52.02	S85° 20′ 51″W	13.16
C4	247.87	50.00	284.04	S21° 21' 27"W	61.54

Line Table			
Line #	Length	Direction	
L1	152.23	N68° 38′ 33.21″W	

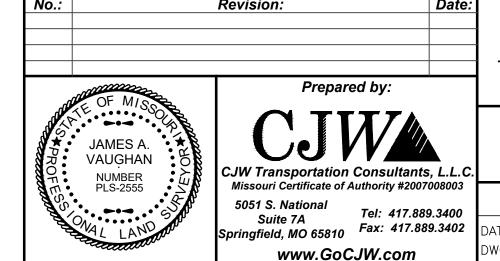
### SURVEYOR'S DECLARATION:

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 AND THAT THE PERMANENT MONUMENT 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 AND THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC

DATE PREPARED: MARCH 20th, 2024

SIGNATURE:	MO PLS NO. 255
_	

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



## FINAL PLAT THE HILLS AT OLDE SAVANNAH, FIRST ADDITION

SW1/4 SW1/4 SEC 28, T28N, R23W REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY BY CJW	DESIGN	CJW	SCALES	SHFFT_	1
27 /22 /222 /	DRAWN	CJW	HOR_1"=60'	OF1	SHEETS
	CHECKED_	CJW	VERT. N/A	FILE NO	21151