

REPLAT  
**ALL OF LOTS 1 - 28**  
**HOFFMAN HILLS PHASE I**  
 PART OF THE E 1/2 OF THE NW 1/4  
 SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST  
 CITY OF WILLARD, GREENE COUNTY, MISSOURI

**DEVELOPMENT NOTES**  
 Total Area: 405,953± sf - 9.31± acres  
 Total Number of Lots: 39  
 Smallest Lot: Lot 8: 7,890± sf - 0.181± ac  
 Largest Lot: Lot 39: 17,136± sf - 0.393± ac  
 Property Owner: Hoffman Hills Development, LLC  
 Source of Title: Book 2021, Page 016106-21  
 Plat Book AAA, Page 905  
 Current Zoning: PD 2020-108  
 Front Yard Setback: 25 feet  
 Rear Yard Setback: 25 feet  
 Side Yard Setback: 7 feet except when adjacent to a street R/W, in which case the setback shall be 15 feet

**BOUNDARY DESCRIPTION**  
 All of Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, and 28B, of the Final Plat of Hoffmans Hills Phase I, recorded in Plat Book AAA at Page 905, in the City of Willard, Greene County, Missouri.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 Stuart M. Stenger, Manager of Hoffman Hills Development, LLC, hereby certify that I am the Manager of the property described hereon, which property is within the jurisdiction of the City of Willard, Missouri, that I freely adopt this plan of subdivision.

Hoffman Hills Development, LLC  
 Stuart M. Stenger, Manager of Hoffman Hills Development, LLC  
 Date: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
 STATE OF MISSOURI  
 COUNTY OF GREENE SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Hoffman Hills Development, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION**  
 I hereby certify that the subdivision as shown on this survey has been approved by the City of Willard, Missouri Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Valorie Simpson, Executive Secretary  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN**  
 I, Janice Gargus, City Clerk of Willard, Greene County, Missouri, hereby certify that the subdivision shown on this survey was accepted and approved by the Board of Aldermen of the City of Willard, by Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Janice Gargus, City Clerk  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

**RECORDER'S CERTIFICATE**  
 I, Cheryl Dawson-Spaunking, Recorder of Greene County do hereby certify that the within instrument of writing was on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 AD at \_\_\_\_\_ o'clock \_\_\_\_\_ Min \_\_\_\_\_ M duly filed for record and is recorded in the records in this office in Book \_\_\_\_\_ at Page \_\_\_\_\_. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Springfield, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CERTIFICATE OF SURVEY AND ACCURACY**  
 Know all men by these presents:  
 That I, David D. Drumm, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated April 29, 2025, and signed by David D. Drumm, PLS 2017017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2017017958, in accordance with the current Missouri Standards For Urban Property Boundary Surveys and the Subdivision Regulations of Willard, Greene County, Missouri.

David D. Drumm, MO PLS 2017017958  
 Olsson, Inc., MO LC 366  
 ddrumm@olsson.com  
 Date: 04/30/2025

**LINE TABLE**

#	Direction	Length
L1	S02°07'14"W	24.13'
L2	S87°57'59"E	45.02'
L3	N47°19'39"E	35.54'
L4	N42°55'22"W	35.33'
L5	N47°07'21"E	35.35'
L6	S42°52'39"E	35.36'
L7	S47°02'57"W	35.40'
L8	S42°41'40"E	35.15'
L9	N32°08'16"E	20.73'
L10	N43°51'57"W	35.59'
L11	S01°30'47"W	26.35'
L12	S19°58'30"W	30.12'
L13	S31°23'42"W	7.89'
L14	S31°23'42"W	20.49'
L15	S38°32'09"W	18.60'
L16	S87°01'54"W	22.64'
L17	S05°04'16"W	21.41'
L18	S46°45'05"W	35.50'

**CURVE TABLE**

#	Radius	Length	Delta	Chord	Ch. Bearing
C1	600.0'	102.63'	9°48'00"	102.50'	S02°54'38"E
C2	600.0'	134.90'	12°52'55"	134.61'	S01°22'11"E
C3	1500.0'	77.24'	2°57'02"	77.24'	S03°35'45"W
C4	475.0'	68.89'	8°18'33"	68.82'	N87°52'45"E
C5	490.0'	110.36'	12°54'14"	110.12'	S89°49'25"E
C6	600.0'	288.85'	27°34'58"	286.06'	N82°50'13"E
C7	275.0'	275.09'	57°18'54"	263.77'	N40°23'18"E
C8	290.0'	120.08'	23°43'26"	119.22'	N23°35'33"E
C9	150.0'	90.84'	34°41'58"	89.46'	N18°06'17"E
C10	625.0'	184.43'	1°41'21"	184.43'	N06°57'58"W
C11	575.0'	7.64'	0°45'39"	7.64'	N04°41'27"E
C12	1525.0'	2.62'	0°05'54"	2.62'	N05°01'19"E
C13	500.0'	22.07'	2°31'46"	22.07'	S84°59'21"W
C14	625.0'	13.28'	1°13'03"	13.28'	N83°58'49"W
C15	300.0'	38.03'	7°15'47"	38.00'	S65°24'51"W
C16	300.0'	20.01'	3°49'21"	20.01'	N45°30'35"E
C17	300.0'	29.69'	5°40'15"	29.68'	S14°33'58"W
C18	265.0'	38.36'	8°17'36"	38.32'	S15°52'38"W
C19	125.0'	19.96'	9°08'50"	19.93'	N05°19'44"E
C20	315.0'	34.85'	6°20'18"	34.83'	N32°17'07"E
C21	315.0'	25.17'	4°34'39"	25.16'	N14°01'10"E
C22	250.0'	22.16'	5°04'47"	22.16'	N68°30'21"E
C23	575.0'	36.30'	3°37'00"	36.29'	S85°10'48"E
C24	625.0'	4.27'	0°23'30"	4.27'	S07°36'54"E
C25	575.0'	32.17'	3°12'19"	32.16'	S00°23'13"W

- NOTES**
- All street rights-of-way, drainage, sanitary sewer and utility easements are existing and shown on Hoffman Hills Phase I (Plat Book AAA, Page 905).
  - Part of Lots 1-9 and Lots 12-28 as shown hereon are subject to an electric easement in Book 2022 at Page 034205-22 which is blanket in nature and cannot be accurately plotted.
  - Centerline bearing of street is same as adjacent right-of-way line.
  - No plantings or obstructions other than mail boxes permitted within the limits of any right-of-way or drainage easement.
  - No fences or obstructions to be built within drainage easements.
  - No structures are to be built between right-of-way line and building setback line.
  - Detached accessory structures must be located in compliance with the Conditional Covenants and Restrictions and the zoning regulations for the district.
  - Rear yard setbacks are shown for residential structures only. Detached accessory structures may be located closer to property lines in compliance with the Conditional Covenants and Restrictions and the zoning regulations and outside of easements.
  - Where no symbol is shown, lot corner pins are 1/2" x 18" rebar with plastic cap marked "Olsson LC 366"; permanent monuments are 5/8" x 24" with aluminum cap marked "Olsson LC 366".
  - All of the property contained in this replat is a part of approved Planned Development District No. 2020-108

**PREPARED FOR**  
 Hoffman Hills Development, LLC  
 5051 S. National Ave. Bldg 5-100  
 Springfield, MO 65810

**PREPARED BY**  
 Olsson, Inc.  
 550 St. Louis Street  
 Springfield, MO 65806

- LEGEND**
- Existing Monument (As Noted)
  - Ex. 5/8" x 24" Rebar w/Alum. Cap, "LC 366"
  - BSL Building Setback Line
  - D/E Platted Drainage Easement (Plat Book AAA, Page 905)
  - SS/E Platted Sanitary Sewer Easement (Plat Book AAA, Page 905)
  - U/E Platted Utility Easement (Plat Book AAA, Page 905)



**LOCATION MAP**  
 Scale: 1"=2000'

**LEGEND**

- Existing Monument (As Noted)
- Ex. 5/8" x 24" Rebar w/Alum. Cap, "LC 366"
- BSL Building Setback Line
- D/E Platted Drainage Easement (Plat Book AAA, Page 905)
- SS/E Platted Sanitary Sewer Easement (Plat Book AAA, Page 905)
- U/E Platted Utility Easement (Plat Book AAA, Page 905)

**SCALE IN FEET**  
 0' 30' 60' 120'

**BASIS OF BEARINGS**  
 Grid North based on Missouri State Plane Coordinate System 1983 by use of MODOT continuously operating GNSS RTK Network Central Zone

**olsson**  
 Olsson, Inc. - Survey Missouri Certificate of Authority #LC366  
 549 S. St. Louis Street  
 Springfield, MO 65806  
 TEL: 417.860.8802  
 www.olsson.com

STATE OF MISSOURI  
 PROFESSIONAL LAND SURVEYOR  
 DAVID D. DRUMM  
 NUMBER PLS-2007017958  
 EXPIRES 04-29-2028  
 Digitally signed by David D. Drumm  
 Date: 2025.04.30 14:10:03-0500'

REVISIONS

BY	REVISIONS DESCRIPTION	DATE

REV. NO.

2024

REPLAT OF LOTS 1 - 28  
 FINAL PLAT OF HOFFMAN HILLS PHASE I  
 PART OF THE E 1/2 OF THE NW 1/4, SECTION 36, T-30-N, R-23-W  
 WILLARD, GREENE COUNTY, MISSOURI  
 WILLARD, MISSOURI

drawn by: CDA  
 surveyed by: BP  
 checked by: DDD  
 approved by: DDD  
 project no.: 020-2824  
 drawing no.: V RPLT 020-2824  
 date: 04.29.2025

**SHEET**  
 1 of 1