



REPLAT
ALL OF LOTS 1 - 28
HOFFMAN HILLS PHASE I
PART OF THE E½ OF THE NW¼
SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST
CITY OF WILLARD, GREENE COUNTY, MISSOURI

DEVELOPMENT NOTES
Total Area: 405,953± sf - 9.319± 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 Pag 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

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

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

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.

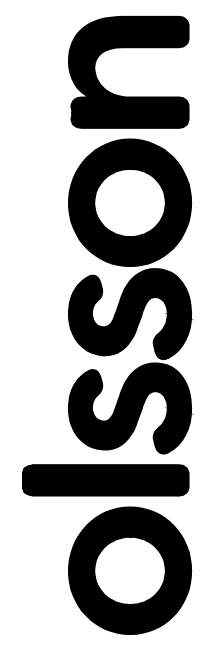
CERTIFICATE OF SURVEY AND ACCURACY
Know all men by these presents:
That I, David D. Drumm, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated April 29, 2025, and signed by David D. Drumm, PLS 2017017958, 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

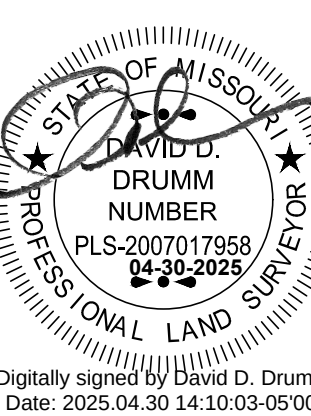
LINE TABLE		
#	Direction	Length
L1	S02°07'14"W	24.13'
L2	S87°57'59"E	45.02'
L3	N47°19'39"E	35.54'
L4	N42°55'22"W	35.33'
L5	N47°07'21"E	35.35'
L6	S42°52'39"E	35.36'
L7	S47°02'57"W	35.40'
L8	S42°41'40"E	35.15'
L9	N32°08'16"E	20.73'
L10	N43°51'57"W	35.59'
L11	S01°30'47"W	26.35'
L12	S19°58'30"W	30.12'
L13	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	600.00'	102.63'	9°48'00"	102.50'	S02°54'38"E
C2	600.00'	134.90'	12°52'55"	134.61'	S01°22'11"E
C3	1500.00'	77.24'	2°57'02"	77.24'	S03°35'45"W
C4	475.00'	68.89'	8°18'33"	68.82'	N87°52'45"E
C5	490.00'	110.36'	12°54'14"	110.12'	S89°49'25"E
C6	600.00'	288.85'	27°34'58"	286.06'	N82°50'13"E
C7	275.00'	275.09'	57°18'54"	263.77'	N40°23'18"E
C8	290.00'	120.08'	23°43'26"	119.22'	N23°35'33"E
C9	150.00'	90.84'	34°41'58"	89.46'	N18°06'17"E
C10	625.00'	18.43'	1°41'21"	18.43'	N06°57'58"W
C11	575.00'	7.64'	0°45'39"	7.64'	N04°41'27"E
C12	1525.00'	2.62'	0°05'54"	2.62'	N05°01'19"E
C13	500.00'	22.07'	2°31'46"	22.07'	S84°59'21"W
C14	625.00'	13.28'	1°13'03"	13.28'	N83°58'49"W
C15	300.00'	38.03'	7°15'47"	38.00'	S65°24'51"W
C16	300.00'	20.01'	3°49'21"	20.01'	N45°30'35"E
C17	300.00'	29.69'	5°40'15"	29.68'	S14°33'58"W
C18	265.00'	38.36'	8°17'36"	38.32'	S15°52'38"W
C19	125.00'	19.96'	9°08'50"	19.93'	N05°19'44"E
C20	315.00'	34.85'	6°20'18"	34.83'	N32°17'07"E
C21	315.00'	25.17'	4°34'39"	25.16'	N14°01'10"E
C22	250.00'	22.16'	5°04'47"	22.16'	N66°30'21"E
C23	575.00'	36.30'	3°37'00"	36.29'	S85°10'48"E
C24	625.00'	4.27'	0°23'30"	4.27'	S07°36'54"E
C25	575.00'	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



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



STATE OF MISSOURI
DAVID D. DRUMM
NUMBER
PLS-2007017958
04-30-2025
PROFESSIONAL LAND SURVEYOR
Digitally signed by David D. Drumm
Date: 2025.04.30 14:10:03-0500

BY	REVISIONS DESCRIPTION	DATE	REV. NO.

REPLAT OF LOTS 1 - 28 FINAL PLAT OF HOFFMAN HILLS PHASE I	PART OF THE E½ OF THE NW¼, SECTION 36, T-30-N, R-23-W WILLARD, GREENE COUNTY, MISSOURI	2024
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drawn by: CDA	checked by: DDD	approved by: DDD	project no.: 020-2824
drawing no.: V RPLT 020-2824	date: 04.29.2025		

SHEET	1 of 1
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