

APPENDIX A

Greene County Subdivision Regulations

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS:

**THAT I, _____, DO HEREBY DECLARE THAT THIS
PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL
SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY
_____, DATED _____ AND SIGNED
BY _____, L.S. NO. _____, AND THAT THE
CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED
UNDER THE PERSONAL SUPERVISION OF _____,
L.S. NO. _____, IN ACCORDANCE WITH THE CURRENT "MISSOURI
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AND THE
SUBDIVISION REGULATIONS OF GREENE COUNTY, MISSOURI.**

(NAME)

(MO. L.S. NO.)

(DATE)

***Please note - the above Surveyor's Declaration was submitted by the Ozark
Chapter of MARLS.***

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

**Approved this _____ day of _____,
_____ by the Planning Board of Greene County, Missouri.**

Kent D. Morris, AICP, Executive Secretary

DEDICATION

Said land has been subdivided as shown hereon. All streets, easements, and

access limitations are relinquished and dedicated to the public.

In witness whereof, _____, and
_____, (husband and wife/corporate officer/(?)) sole
owners of the property described hereon, has caused this plat to be signed this
_____ day of _____, _____.

(Signature) - Print name underneath line

(Signature) - print name underneath line

(Title - if appropriate)

(Title - if appropriate)

(Seal of Corporation) (If no seal - add words NO SEAL adjacent to signatures)

ACKNOWLEDGMENT

STATE OF MISSOURI)

SS

COUNTY OF GREENE)

On this _____ day of _____, _____, before me
personally appeared _____, and _____,
to me known, who duly sworn, did say that they are the president and secretary
respectively of _____ corporation, a _____ (Missouri?) _____
Corporation, and that the seal to be affixed to the foregoing instrument is the
corporate seal of said corporation, and that the foregoing instrument was signed
and sealed on behalf of said corporation by authority of its Board of Directors,
and that said _____ and _____
acknowledge said instrument to be the free act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my
office in Springfield, Greene County, Missouri, on the day and date first above
written.

NOTARY PUBLIC _____ (SEAL)
(Signature)

PRINT NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Consulting firm signature block showing (at a minimum) name of company,
address, and phone number.

FINISHED FLOOR ELEVATION TABLE

| Lot number | Sanitary Sewer | Stormwater |
|------------|----------------|------------|
| | | |
| | | |

etc.

Development Notes

| | | |
|--|-------------------------|--|
| Total Area | (square footage/acres) | |
| Total number of lots | (_____) | |
| Smallest lot | (#_____/square footage) | |
| Largest lot | (#_____/square footage) | |
| Preliminary plat name | (_____) | |
| Preliminary plat approved | (date) | |
| (If replat include date of final plat recording) | (date) | |
| Current Zoning (If mixed zoning - label which lots are in which district) | (R-1/R-2/etc) | |
| Source of Title | (Book and Page) | |
| | | |

EXAMPLES OF NOTES:

- 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.
- Residential Structure Setbacks
 - Front - 30 feet
 - Side - 6 feet
 - Side (street intersection lot) adjacent to street - 15 feet
 - Rear - 25 feet
 - Or as shown when greater than minimum established by Zoning Regulations
- Detached accessory structures must be located in compliance with the zoning regulations for the district.
- Direct access to _____ from lot(s) _____ - _____ inclusive is prohibited.
- Maintenance of any area referred to as an (utility) easement, drainage easement or detention area is the responsibility of the property owner.
- Sidewalks to be constructed on the _____ side of _____ ;
 _____ of _____ ;
 _____ of _____ ; etc.
- As indicted on FEMA Firm Panel _____ of _____, the above described parcel does not lie within a flood hazard area.
- Lot corner pins are _____ (size) _____ (material) with _____ (type caps) _____ marked _____ (surveyors name & number).

• **LEGEND** (example)

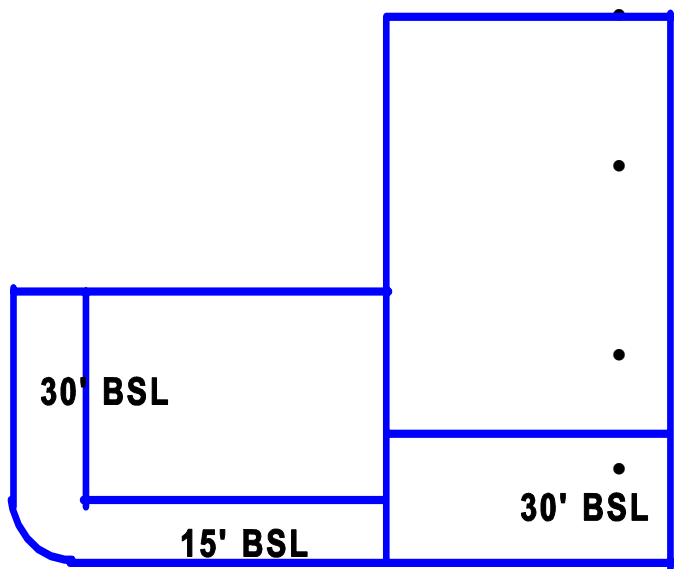
LS _____ 5/8" iron pin set 

Pin Found 

Permanent Monument 

Building Setback Line = Bldg S/B line or BSL

- Rear yard setbacks are shown for residential structures only. Detached accessory structures may be located closer to property lines in compliance with the Zoning Regulations and outside of easements.
- (If streets are private)
 In addition to other easements shown or described, all areas designated as street right-of-way shall be dedicated as utility easements.



(If streets are private)

Maintenance of private streets are the responsibility of the Homeowner's Association.

(If common area)

Maintenance of any area(s) designated as common area is the responsibility of the Homeowner's Association.

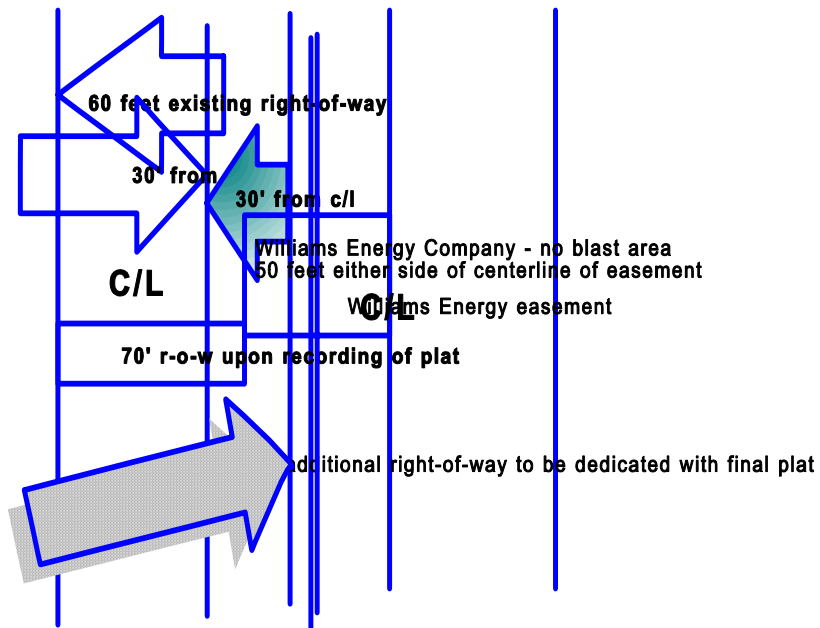
Centerline bearing of street is same as adjacent lot line.

Side lot lines with bearing are parallel with the side lot lines of adjacent lots.

No building permits will be issued on lots ____, ____, etcetera (designated by Stormwater Engineer) until storm drainage improvements are completed and approved by the County.

- **Benchmarks**
City Benchmark No. D-30 @ Parkhill & Farm Road 182, City of Springfield aluminum plate cemented into top of concrete curb one (1) foot south of south end of radius at southeast corner of intersection. Elevation = 1241.87.
- The lots on this plat are subject to the terms of a Security Agreement. This agreement gives the County the right to withhold building permits if the required public improvements are not completed within 6 months following the date the plat is recorded.

Corner lot with side yard abutting front yard on adjacent lot



RIGHT-OF-WAY LABELING (EXAMPLE)