

# **APPENDIX**

## **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 (date)  
final plat recording

Current Zoning (R-1/R-2/etc)  
(If mixed zoning - label  
which lots are in which  
district)

Source of Title (Book and Page)

## EXAMPLES OF NOTES:

1. No plantings or obstructions other than mail boxes permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line.
4. **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
5. Detached accessory structures must be located in compliance with the zoning regulations for the district.
6. Direct access to \_\_\_\_\_ from lot(s) \_\_\_\_\_ - \_\_\_\_\_ inclusive is prohibited.
7. Maintenance of any area referred to as an (utility) easement, drainage easement or detention area is the responsibility of the property owner.
8. Sidewalks to be constructed on the \_\_\_\_\_ side of \_\_\_\_\_ ;  
\_\_\_\_\_ of \_\_\_\_\_ ;  
\_\_\_\_\_ of \_\_\_\_\_ ; etc.
9. As indicted on FEMA Firm Panel \_\_\_\_\_ of \_\_\_\_\_, the above described parcel does not lie within a flood hazard area.
10. Lot corner pins are \_\_\_\_\_ (size) \_\_\_\_\_ (material) with \_\_\_\_\_ (type caps) \_\_\_\_\_ marked \_\_\_\_\_ (surveyors name & number).

## 11. LEGEND (example)

LS \_\_\_\_\_ 5/8" iron pin set      ●

Pin Found      ○

Permanent Monument      ⊕

**Building Setback Line = Bldg S/B line or BSL**

12. **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.**
13. **(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.**
14. **(If streets are private)  
Maintenance of private streets are the responsibility of the Homeowner's Association.**
15. **(If common area)  
Maintenance of any area(s) designated as common area is the responsibility of the Homeowner's Association.**
16. **Centerline bearing of street is same as adjacent lot line.**
17. **Side lot lines with bearing are parallel with the side lot lines of adjacent lots.**
18. **No building permits will be issued on lots \_\_\_\_, \_\_\_\_, etcetera (designated by Stormwater Engineer) until storm drainage improvements are completed and approved by the County.**
19. **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.**
20. **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.**