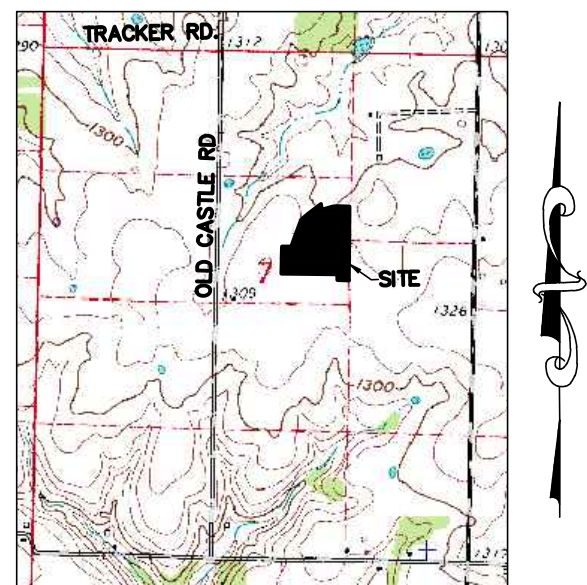


LOCATION MAP:  
SECTIONS 7, TOWNSHIP 27 NORTH, RANGE 21 WEST  
SCALE: 1" = 2000'



- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
  - = 5/8" IRON PIN SET, CAPPED (EXCEPT AS NOTED)
  - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
  - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP STAMPED "LC 383")
  - = MEASURED DATA
  - = PLATTED DATA
  - = DEEDED DATA
  - = BUILDING SETBACK LINE
  - = UTILITY EASEMENT
  - = UTILITY AND DRAINAGE EASEMENT
  - = NORTH
  - = SOUTH
  - = EAST
  - = WEST

**STATE PLANE COORDINATES:**

CORNER ( )	NORTHING	EASTING
CH-22	135546.715	429352.960
A	136355.221	431570.4251
B	136120.6323	431563.8240
C	136121.7490	431527.3470
D	136139.7443	431527.8980
E	136145.1448	431350.5492
F	136181.7013	431351.8684
G	136196.9216	431352.5156
H	136231.9551	431353.5825
I	136231.0457	431383.4481
J	136269.9757	431398.0418
K	136315.0827	431416.5090
L	136333.2844	431437.3563
M	136364.3535	431479.6021
N	136345.7577	431482.2015
O	136355.5351	431517.5624
P	136356.3719	431532.8336

**LINE TABLE:**

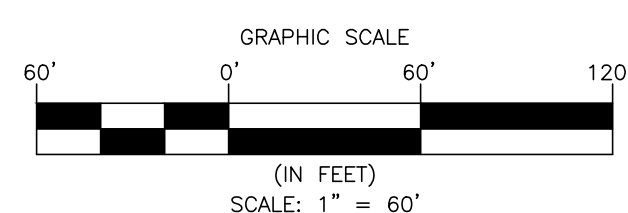
LINE	LENGTH	BEARING
L1	20.94'	S46°00'45"W
L2	21.22'	S43°15'46"E
L3	21.21'	S46°44'14"W
L4	21.21'	S43°15'04"E
L5	25.00'	N01°44'39"E

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-22. GRID FACTOR: 0.9999372. DATE OF ADJUSTMENT: DECEMBER, 2004. SITE GRID FACTOR: 0.999933612. 1 METER = 3.280833333.

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-22. GRID FACTOR: 0.9999372. DATE OF ADJUSTMENT: DECEMBER, 2004. SITE GRID FACTOR: 0.999933612.

**CURVE TABLE:**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	275.00'	40.21'	20.14'	40.18'	08°22'41"	S02°27'35"E
C2	225.00'	19.71'	9.86'	19.70'	05°01'10"	N04°08'20"W
C3	50.00'	16.79'	8.48'	16.71'	19°14'35"	S79°26'38"E
C4	50.00'	52.36'	28.87'	50.00'	60°00'04"	S39°49'19"E
C5	50.00'	52.36'	28.87'	50.00'	59°59'59"	S20°10'43"W
C6	50.00'	52.36'	28.87'	50.00'	59°59'59"	S80°10'40"W
C7	50.00'	50.81'	27.84'	48.65'	58°13'16"	N40°42'45"W
C8	15.00'	20.07'	11.86'	18.60'	76°39'11"	S49°55'42"E
C9	225.00'	32.90'	16.48'	32.87'	08°22'41"	S02°27'35"E
C10	275.00'	40.33'	20.20'	40.29'	08°24'08"	N02°28'51"W
C11	250.00'	36.56'	18.31'	36.52'	02°22'41"	S02°27'35"E
C12	250.00'	36.66'	18.36'	36.63'	08°24'08"	N02°28'51"W

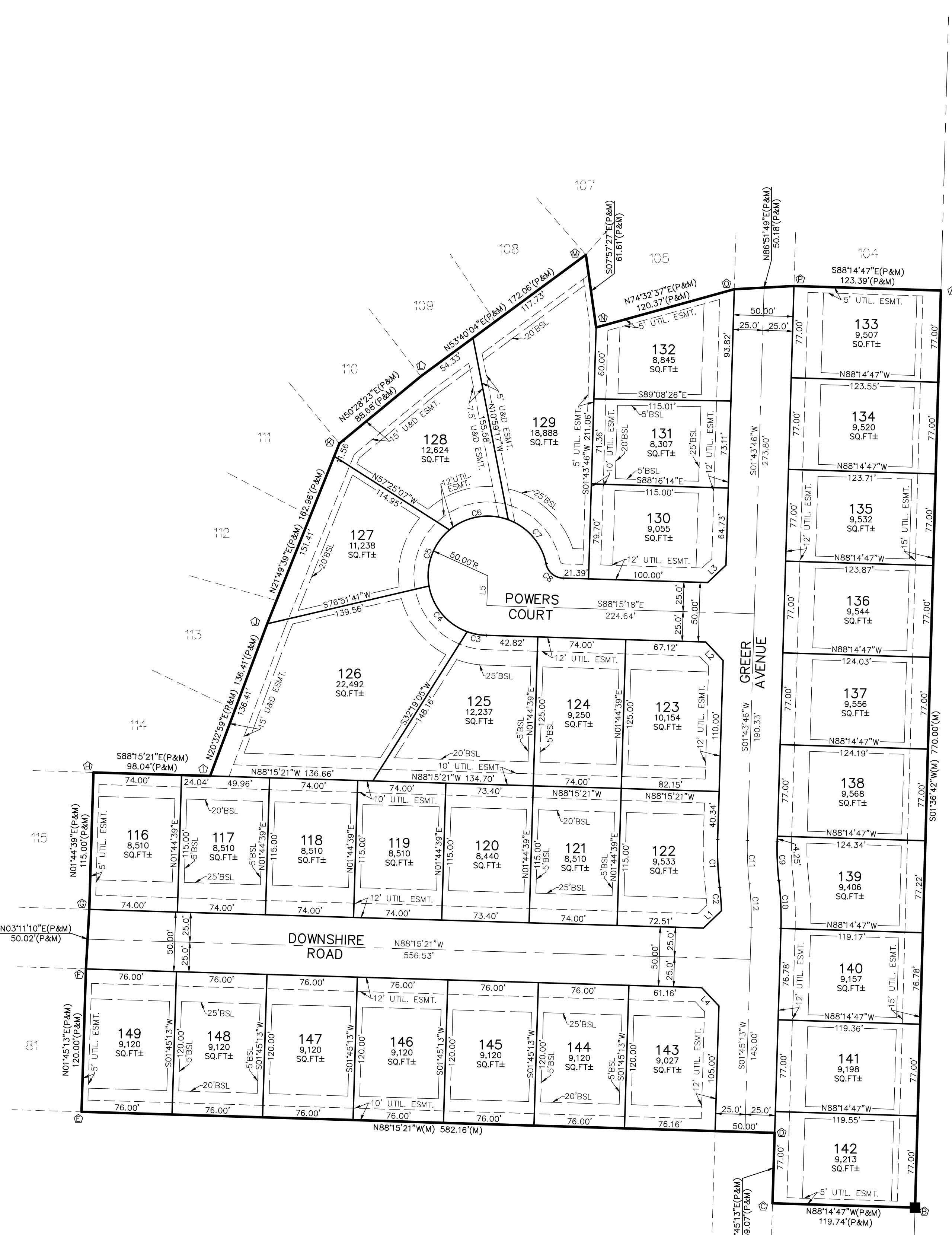


# EXHIBIT DRAWING

## THE VILLAGE OF ASHFORD AT WICKLOW PHASE 4

### A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE W1/2 OF THE NE1/4 SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST  
OWNER/DEVELOPER: CC LAND PARTNERS, LLC



**COLLECTOR'S STATEMENT:**

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT ALL TAXES OWED ON PARCEL # \_\_\_\_\_ HAVE BEEN PAID.

TED NICHOLS - COUNTY COLLECTOR

**PLANNING & ZONING COMMISSION:**

I, TRAVIS COSSEY, DEVELOPMENT DEPARTMENT DIRECTOR OF THE BOARD OF PLANNING & ZONING, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE VILLAGE OF ASHFORD AT WICKLOW PHASE 4 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF PLANNING & ZONING OF SAID CITY OF NIXA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TRAVIS COSSEY - PLANNING & ZONING DIRECTOR

**CITY COUNCIL CERTIFICATE:**

I, CINDY ROBBINS, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE VILLAGE OF ASHFORD AT WICKLOW PHASE 4 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CINDY ROBBINS - CITY CLERK

**NOTES:**

- LOTS 116-149 ARE ZONED AS R-1
- LARGEST LOT = LOT 126 (22,492 SQ.FT.)
- SMALLEST LOT = LOT 131 (8,307 SQ.FT.)
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0070C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010.
- R-1 BUILDING SETBACKS, UNLESS NOTED OTHERWISE: FRONT SETBACK = 25', REAR SETBACK = 20', SIDE SETBACK WITH STREET FRONTAGE = 12', SIDE SETBACK = 5'
- ALL LOT CORNERS SHALL BE PINNED WITH 5/8" IRON PINS WITH PLASTIC CAPS STAMPED "LC 383" UNLESS NOTED OTHERWISE.
- SOURCE OF SURVEY: FINAL PLAT OF COPPER LEAF; FINAL PLAT OF FARMERS FIELD; FINAL PLAT OF THE VILLAGE OF WOODENBRIDGE AT WICKLOW; FINAL PLAT OF COPPER LEAF SUBDIVISION; FINAL PLAT OF THE SPRINGS 1ST ADDITION; FINAL PLAT OF SUMMERHILL AT WICKLOW; FINAL PLAT OF HIGHLAND RIDGE EAST; FINAL PLAT OF PARK HILL PLACE; SURVEY BY SHAFER & HINES, INC. DATED 09-17-01; FINAL PLAT OF FIRST ADDITION TO MAPLEDALE EAST; FINAL PLAT OF SECOND ADDITION TO MAPLEDALE EAST; AND THE FINAL PLAT OF MAPLEWOOD HILLS; FINAL PLAT OF WICKLOW SCHOOL; FINAL PLAT OF THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1, FINAL PLAT OF THE VILLAGE OF ASHFORD AT WICKLOW PHASES 1, 2, AND 3.
- REFER TO SHAFER & HINES, INC. SURVEY, JOB NO. 130076, DATED 01-30-2015, FOR ADDITIONAL BOUNDARY AND SECTION BREAKDOWN INFORMATION NOT SHOWN HEREON.

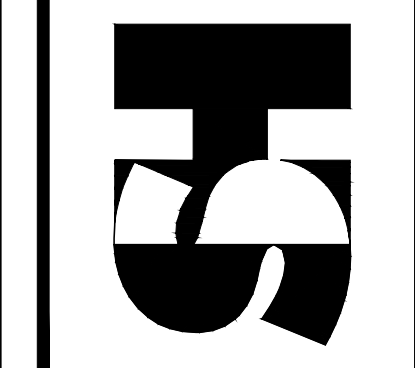
CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER DEPUTY

NO.	REVISION / ISSUE	DATE

SHANE L. MACHIN - LAND SURVEYOR  
MO P.L.S. - 2005019223

**SHAFER & HINES**  
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS  
D.B.C. CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri, 65714  
Tel: (417) 725-4665 - Fax: (417) 725-5230  
Email: shane@shafershines.com  
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-385-D



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE NIXA BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

PAT O'REILLY, MEMBER  
CC LAND PARTNERS, L.L.C. DATE

**ACKNOWLEDGEMENT:**

STATE OF MISSOURI ) S.S.  
COUNTY OF CHRISTIAN )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND KNOWLEDGE TO ME THAT THEY IN BEHALF OF \_\_\_\_\_ AND KNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

**DECLARATION BY SURVEYOR:**

I HEREBY DECLARE TO CC LAND PARTNERS, LLC, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BASED ON INFORMATION PROVIDED BY: JULIE TOBASH  
MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

SHANE L. MACHIN, MO P.L.S. #2005019223 DATE

PREPARED FOR:  
**CC LAND PARTNERS, LLC**  
P.O. BOX 4248  
SPRINGFIELD, MISSOURI 65814

DATE:	09-24-2018
DRAWN BY:	BW
CHECKED BY:	SLM
CLASS OF PROPERTY:	URBAN
DRAWING:	01FN0027
SCALE:	1"=60'
JOB NO.	

170027  
SHEET  
1 OF 1