THE FINAL PLAT
DAYBRAKE RIDGE ESTATES, PHASE 1

A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 26 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI

OWNER - DEVELOPER
LONE STAR DEVELOPMENT OF NIXA, LLC
DAVID M. EMERSON
2188 UNION CHAPLE ROAD, NIXA, MISSOURI 65714

FOR RECORDER'S USE ONLY

CERTIFICATE OF OWNERSHIP

I DAVID M. EMERSON, MANAGING MEMBER OF LONE STAR DEVELOPEMENT OF NIXA, LLC, HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT I 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 ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 24 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

(IF COVENANTS OR RESTRICTIONS ARE PROPOSED) RESTRICTIONS AND OR COVENANTS RECORDED IN BOOK _____ , PAGE _____ IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

_____ _____
DAVID M. EMERSON DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS _____ DAY OF _____ , 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. EMERSON, TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Graphic Scale
200' 0 100' 200' 400'
1" = 200'

N

BASIS FOR BEARINGS ARE GRID NORTH - MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 - CENTRAL ZONE DETERMINED BY GPS OBSERVATION

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 2, TWP. 26N, RNG. 22W
REF. DOC: #600-79806

N 88°31'58" W, 1329.42'
S 1°39'05" W 264.69'
N 89°15'56" W 84.36'
N 89°23'30" W 120.17'
N 89°16'24" W 140.13'
N 88°31'58" W 300.55'
S 1°24'33" W, 486.69'

FINAL PLAT DEVELOPMENT NOTES:

1. THE EASTERN SIDE OF THE SUBJECT PROPERTY AS DEPICTED HEREON DOES LIE IN A FEMA ESTABLISHED FLOOD HAZARD AREA (ZONE A) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #29043C0225C, EFFECTIVE DATE: DECEMBER 17, 2010. THIS IS AN AREA OF POTENTIAL 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED AT DATE OF SURVEY.
2. THE CURRENT ZONING IS "RR-1", RURAL RESIDENCE DISTRICT.
3. CLASSIFICATION OF SURVEY IS "RURAL".
4. WATER SERVICE PROVIDED BY PRIVATE WELLS.
5. ELECTRIC SERVICE PROVIDED BY EMPIRE DISTRICT ELECTRIC.
6. WASTEWATER DISPOSAL: PRIVATE SEPTIC SYSTEMS.
7. TOTAL NUMBER OF LOTS: 11
8. LARGEST LOT: LOT 23 (5.05 ACRES)
9. SMALLEST LOTS: 17, 19, 20 AND 21 (3.00 ACRES)
10. YARD SETBACKS ARE AS FOLLOWS: FRONT YARD - 40 FEET FROM ROAD RIGHT-OF-WAY (UNLESS NOTED), SIDE YARD - 25 FEET, REAR YARD - 50 FEET.
11. NO LOTS ARE TO BE DIRECTLY ACCESSED FROM RIVERDALE ROAD.

ONB BANK TRUST
REF: P.B. V, PG. 4291

S 33°06'39" E, 693.56'
S 33°06'39" E, 1185.81'

NE 1/4

POINT OF BEGINNING

ONB BANK TRUST
REF: P.B. V, PG. 4291

57.61'
323.29'
APPROXIMATE WESTERN LIMITS
ZONE "A" FLOOD HAZARD AREA
AS DEPICTED ON FLOOD INSURANCE
RATE MAP #29043C0225C, 12-17-2010

61.67 REMAINING ACRES
FOR FUTURE DEVELOPEMENT

100' TRANSMISSION LINE
EASEMENT D.B. 133, PG. 615

5.1'
7.1'
4.8'
NORTHWEST CORNER
SW QUARTER - NE QUARTER
SEC. 2, TWP. 26N, RNG. 22W
WIRE FENCE LINE
295.62'
50' X 250' ANCHOR ESMNT

N 84°33'28" E 50.00'
S 5°26'32" E 14.53'
N 67°22'18" E, 706.56'
648.95'
N 75°29'40" E, 435.77'
10' UTILITY ESMNT. @ ALONG R/W (TYPICAL)

NW 1/4

KAMO ELECTRIC COOP
D.B. 2012, PG. 4718

LONE STAR DRIVE (50' R/W)
S 5°26'32" E, 492.43'
40' BLD. S/B
N 5°26'32" W, 396.67'
466.84'

LOT 16
5.00 ACRES
462.80'
N 12°24'07" E, 870.32'
S 67°22'18" W, 500.51'

LOT 3
5.00 ACRES

LOT 18
5.00 ACRES

S 15°19'02" W 119.47'
S 19°13'35" W 33.67'
S 38°12'57" E 85.92'
S 43°01'10" E 110.21'
168.96'

LOT 17
3.00 ACRES
D=27°09'13" R=475.00' A=225.11'
D=27°09'13" R=525.00' A=248.81'
D=35°46'27" R=375.00' A=234.14'
S 86°49'18" E, 281.45'
18.55'
D=49°11'11" R=250.00' A=214.62'
S 57°24'15" W 60.00'
S 12°24'07" W, 631.73'

LOT 19
3.00 ACRES

AUTUMN WAY DRIVE (50' R/W)
S 86°49'18" E, 300.00'
40' BLD. S/B
S 47°55'15" E 355.55'
200.56'
N 88°48'58" E 44.90'
S 80°23'40" E 27.75'
N 85°51'50" E 50.40'
S 11°10'52" E 26.89'
D=31°47'03" R=300.00' A=166.42' CH=164.30' S 3°53'54" W

LOT 2
5.00 ACRES
326.74'
30' SITE TRIANGLE
9.95'
D=90°00'00" R=15.00' A=23.56'
D=35°46'27" R=325.00' A=202.92'
D=84°14'11" R=200.00' A=293.87'
D=37°40'32" R=250.00' A=164.39'
LOT 20
3.00 ACRES
D=63°28'33" R=15.00' A=16.66'
D=48°40'17" R=15.00' A=12.74'
60.00'
57.51'
D=26°23'55" R=335.00' A=154.35'
LOT 23
5.05 ACRES
D=48°17'44" R=55.00' A=46.36'
D=47°03'33" R=55.00' A=45.17'
S 88°25'42" W, 399.59'
43.97'
188.61'
S 20°07'42" W, 232.58'
RIVERDALE ROAD

N 79°55'34" E, 489.33'
N 1°37'18" E, 793.58'
S 32°29'55" E
N 55°36'48" E, 706.71'
D=11°13'57" R=625.00' A=122.53'
D=26°23'55" R=385.00' A=177.39'
N 1°37'39" E 228.44'
28.1'
LOT 1
5.03 ACRES
D=11°13'57" R=575.00' A=112.73'
D=55°39'34" R=200.00' A=194.29'
N 57°54'07" E, 471.29'
D=82°51'35" R=55.00' A=79.54'
D=111°25'15" R=55.00' A=106.96'
55' BLD. S/B ARC=155.08'
D=55°39'34" R=150.00' A=145.72'
D=25°12'18" R=200.00' A=87.98'
D=25°12'18" R=150.00' A=65.99'
S 72°41'33" W 28.66'
S 17°18'27" E 83.38'
16.7'
6.8'
6.8'
WIRE FENCELINE
N 89°42'40" W, 747.25'
SOUTHWEST CORNER
NORTHEAST QUARTER
SEC. 2, TWP. 26N, RNG. 22W
REF. DOC: #600-79812
F LYNN CROTTS
D.B. 2012, PG. 4718
LESLIE MABE
D.B. 346, PG. 3926
LOT 22
5.00 ACRES
LOT 21
3.00 ACRES
S 12°52'27" E, 423.60'
COMMON AREA
SEE "DETAIL"
5' DEDICATED FOR ADDITIONAL RIGHT-OF-WAY
D=29°37'48" R=430.00' A=222.37' CH=219.90' S 34°50'24" W
D=19°56'44" R=580.00' A=201.91' CH=200.89' S 59°40'06" W
A=111.21'
A=90.60'
91.34' S 49°57'12" W
133.75' S 67°17'30" W
199.88'
280.84'
N 12°44'46" W, 551.29'
S 72°41'33" W 153.82'
N 22°37'48" W, 280.84'
S 67°22'12" W, 484.05'
141.54'
ESTABLISHED R/W @ 20' FROM EXISTING CENTERLINE
100' ELECTRIC LINE R/W
EASEMENT D.B. 2007, PG. 20455

LEGEND
■ = FOUND LIMESTONE
○ = FOUND 1/2" REBAR
● = FOUND 5/8" REBAR
⬡ = FOUND 4" PIPE POST
◉ = SET PERMANENT REFERENCE MONUMENT
NOTE: SET 1/2" X 18" REBAR AT ALL OTHER LOT CORNERS AND CURVE RETURNS

S 72°41'33" W 28.66'
COMMON AREA 0.31 ACRES
N 72°41'33" E 153.92'
S 17°18'27" E, 122.22'
N 22°37'48" W, 280.84'
50.00'
LONE STAR DRIVE
COMMON AREA 1.08 ACRES
D=19°50'11" R=175.00' A=60.59'
D=19°50'11" R=125.00' A=43.28'
D=25°09'31" R=175.00' A=76.84'
D=25°09'31" R=125.00' A=54.89'
D=90°00'00" R=25.00' A=39.27'
N 12°44'46" W, 306.97'
S 22°37'48" E 50.00'
50.00'
46.63'
100.00'
N 67°22'12" E
S 67°22'12" W, 141.54'
COMMON AREA "DETAIL" (NOT TO SCALE)

DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 551.29 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 67°22'12" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 141.54 FEET TO THE POINT OF BEGINNING, BEING A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF NORTH 22°22'12" EAST, A CHORD DISTANCE OF 35.36 FEET; THENCE NORTH 22°37'48" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 76.84 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF NORTH 10°03'03" WEST, A CHORD DISTANCE OF 76.23 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 43.28 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF NORTH 7°23'22" WEST, A CHORD DISTANCE OF 43.06 FEET; THENCE NORTH 17°18'27" WEST, A DISTANCE OF 206.11 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 87.98 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF NORTH 4°42'18" WEST, A CHORD DISTANCE OF 87.98 FEET; TO POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 145.72 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF NORTH 19°55'56" WEST, A CHORD DISTANCE OF 140.05 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 112.73 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF NORTH 53°22'42" WEST, A CHORD DISTANCE OF 112.73 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 177.39 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF NORTH 45°47'43" WEST, A CHORD DISTANCE OF 175.82 FEET; THENCE NORTH 32°35'45" WEST, A DISTANCE OF 137.51 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.81 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF NORTH 19°01'09" WEST, A CHORD DISTANCE OF 246.49 FEET; THENCE NORTH 5°26'32" WEST, A DISTANCE OF 492.43 FEET; THENCE NORTH 84°33'28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 5°26'32" EAST, A DISTANCE OF 492.43 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 225.11 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF SOUTH 19°01'09" EAST, A CHORD DISTANCE OF 223.01 FEET; TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 77°35'45" EAST, A CHORD DISTANCE OF 21.21 FEET; THENCE NORTH 57°24'15" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 234.14 FEET, A CENTRAL ANGLE OF 35°46'27", ALONG A CHORD BEARING OF NORTH 75°17'28" EAST, A CHORD DISTANCE OF 230.36 FEET; THENCE SOUTH 86°49'18" EAST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 379.01 FEET, A CENTRAL ANGLE OF 86°51'43", ALONG A CHORD BEARING OF SOUTH 43°23'26" EAST, A CHORD DISTANCE OF 343.74 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 12.74 FEET, A CENTRAL ANGLE OF 48°40'17", ALONG A CHORD BEARING OF SOUTH 24°17'43" EAST, A CHORD DISTANCE OF 12.36 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, 278.03 FEET, A CENTRAL ANGLE OF 289°38'07", ALONG A CHORD BEARING OF NORTH 83°48'48" WEST, A CHORD DISTANCE OF 63.38 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 63°38'23", ALONG A CHORD BEARING OF NORTH 29°11'04" EAST, A CHORD DISTANCE OF 15.82 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 293.87 FEET, A CENTRAL ANGLE OF 84°11'11", ALONG A CHORD BEARING OF NORTH 44°43'43" WEST, A CHORD DISTANCE OF 268.14 FEET; THENCE NORTH 86°49'18" WEST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 202.92 FEET, A CENTRAL ANGLE OF 35°46'27", ALONG A CHORD BEARING OF SOUTH 75°17'28" WEST, A CHORD DISTANCE OF 199.64 FEET; THENCE SOUTH 57°24'15" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 12°24'15" WEST, A CHORD DISTANCE OF 21.21 FEET; THENCE SOUTH 32°35'45" EAST, A DISTANCE OF 57.51 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 154.35 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF SOUTH 45°47'43" EAST, A CHORD DISTANCE OF 152.99 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 122.53 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF SOUTH 53°22'42" EAST, A CHORD DISTANCE OF 122.33 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 194.29 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF SOUTH 19°55'56" EAST, A CHORD DISTANCE OF 186.74 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 65.99 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF SOUTH 4°42'18" EAST, A CHORD DISTANCE OF 65.46 FEET; THENCE SOUTH 17°18'27" EAST, A DISTANCE OF 206.11 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 60.59 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF SOUTH 7°23'22" EAST, A CHORD DISTANCE OF 60.28 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 54.89 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF SOUTH 10°03'03" EAST, A CHORD DISTANCE OF 54.45 FEET; THENCE SOUTH 22°37'48" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 67°37'48" EAST, A CHORD DISTANCE OF 35.36 FEET TO AN INTERSECTION WITH AFORESAID APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 67°22'12" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NIXA
FUTURE DEVELOPEMENT
NW 1/4
NE 1/4
SUBDIVISON SITE LOCATION
2
1
SW 1/4
SE 1/4
S. GREGG ROAD
RIVERDALE ROAD
MISSOURI STATE HIGHWAY 160
SITE LOCATION MAP
SCALE: 1 INCH = 2000 FEET
SECTION 2, TWP. 26N, RNG. 22W

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY FOR DEDICATION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 546.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°22'12" EAST, A DISTANCE OF 486.25 FEET; THENCE NORTH 67°17'30" EAST, A DISTANCE OF 130.88 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 200.17 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF NORTH 59°40'06" EAST, A CHORD DISTANCE OF 199.16 FEET; THENCE NORTH 49°57'12" EAST, A DISTANCE OF 91.34 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 219.78 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF NORTH 34°50'24" EAST, A CHORD DISTANCE OF 217.34 FEET; THENCE NORTH 20°07'42" EAST, A DISTANCE OF 232.56 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 295.00 FEET, AN ARC DISTANCE OF 163.65 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF NORTH 3°53'04" EAST, A CHORD DISTANCE OF 161.56 FEET; THENCE NORTH 11°10'56" WEST, A DISTANCE OF 27.58 FEET; THENCE NORTH 85°51'50" EAST, A DISTANCE OF 5.04 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES: THENCE SOUTH 11°10'52" EAST, A DISTANCE OF 26.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 166.42 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF SOUTH 3°53'54" WEST, A CHORD DISTANCE OF 164.30 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°07'42" WEST, A DISTANCE OF 232.58 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 222.37 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF SOUTH 34°50'24" WEST, A CHORD DISTANCE OF 219.90 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 49°57'12" WEST, A DISTANCE OF 91.34 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 201.91 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF SOUTH 59°40'06" WEST, A CHORD DISTANCE OF 200.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 67°17'30" WEST, A DISTANCE OF 133.75 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" THENCE SOUTH 67°22'12" WEST, A DISTANCE OF 484.05 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 12°44'46" WEST, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SOURCE OF TRACT DESCRIPTION: DEED BOOK 2017 AT PAGE 13123, CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF LANDS SURVEYED

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "GUNTER" AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 88°31'58" WEST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1329.42 FEET TO AN EXISTING IRON PIN WITH A CAP STAMPED "WLS LSC 370"; THENCE SOUTH 1°39'05" WEST, A DISTANCE OF 264.69 FEET TO AN EXISTING IRON PIN WITH A CAP STAMPED "WLS LSC 370"; THENCE NORTH 88°31'58" WEST, A DISTANCE OF 300.55 FEET TO A POINT ON AN EXISTING WIRE FENCE LINE; THENCE ALONG SAID EXISTING WIRE FENCE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE NORTH 89°16'24" WEST, A DISTANCE OF 140.13 FEET; THENCE NORTH 89°15'56" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 120.17 FEET; THENCE SOUTH 1°24'33" WEST, A DISTANCE OF 486.69 FEET; THENCE SOUTH 33°06'39" EAST, A DISTANCE OF 693.56 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "PLS 2427" FOR THE POINT OF BEGINNING; THENCE ALONG AN EXISTING WIRE FENCE FOR THE FOLLOWING NINE (9) DESCRIBED COURSES: THENCE SOUTH 33°06'39" EAST, A DISTANCE OF 492.25 FEET; THENCE SOUTH 15°19'02" WEST, A DISTANCE OF 119.47 FEET; THENCE SOUTH 19°13'35" WEST, A DISTANCE OF 33.67 FEET; THENCE SOUTH 38°12'57" EAST, A DISTANCE OF 85.92 FEET; THENCE SOUTH 43°10'10" EAST, A DISTANCE OF 110.21 FEET; THENCE SOUTH 47°35'15" EAST, A DISTANCE OF 355.55 FEET; THENCE NORTH 88°48'58" EAST, A DISTANCE OF 44.90 FEET; THENCE SOUTH 80°23'40" EAST, A DISTANCE OF 27.75 FEET; THENCE NORTH 85°51'50" EAST, A DISTANCE OF 50.40 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES: THENCE SOUTH 11°10'52" EAST, A DISTANCE OF 26.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 166.42 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF SOUTH 3°53'54" WEST, A CHORD DISTANCE OF 164.30 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°07'42" WEST, A DISTANCE OF 232.58 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 222.37 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF SOUTH 34°50'24" WEST, A CHORD DISTANCE OF 219.90 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 49°57'12" WEST, A DISTANCE OF 91.34 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 201.91 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF SOUTH 59°40'06" WEST, A CHORD DISTANCE OF 200.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 67°17'30" WEST, A DISTANCE OF 133.75 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 67°22'12" WEST, A DISTANCE OF 484.05 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 12°44'46" WEST, A DISTANCE OF 551.29 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD" AT THE SOUTHWEST CORNER OF AFORESAID NORTHEAST QUARTER; THENCE NORTH 1°37'39" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 228.44 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 1°37'18" EAST ALONG SAID WEST LINE A DISTANCE OF 793.58 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "PLS 2427"; THENCE NORTH 75°29'40" EAST, A DISTANCE OF 435.77 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "PLS 2427"; THENCE NORTH 84°33'28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 5°26'32" EAST, A DISTANCE OF 14.53 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "PLS 2427"; THENCE NORTH 67°22'18" EAST, A DISTANCE OF 706.56 FEET TO THE POINT OF BEGINNING, CONTAINING 51.81 TOTAL ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK E. GUNTER, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVE