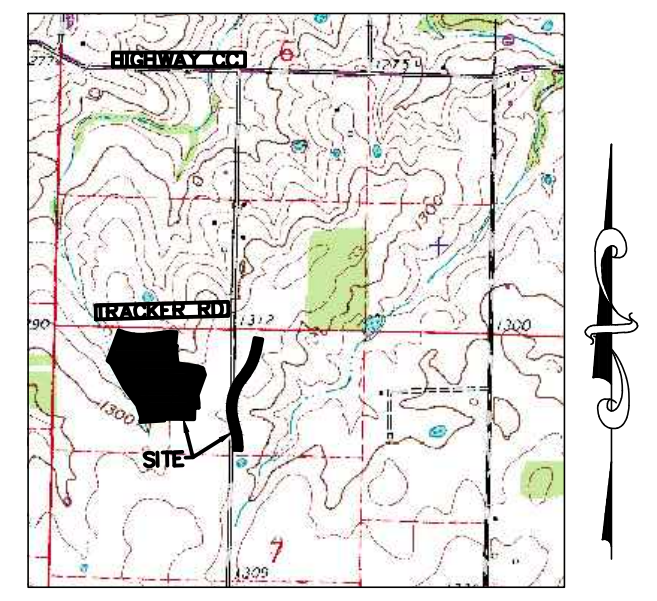


**LOCATION MAP:**  
SECTIONS 6 & 7, TOWNSHIP 27 NORTH, RANGE 21 WEST  
SCALE: 1" = 2000'



- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
  - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
  - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
  - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
  - (M) = MEASURED DATA
  - (D) = PLATTED DATA
  - (D) = DEEDED DATA
  - BSL = BUILDING SETBACK LINE
  - DRWN = DRAINAGE
  - SEWER = SANITARY SEWER
  - UTIL. = UTILITY
  - ESMT. = EASEMENT
  - N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST

# FINAL PLAT

## THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1

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

BEING A PART OF THE NE1/4 AND THE NW.FRAC.1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST  
OWNER/DEVELOPER: CC LAND PARTNERS, LLC

**SHEET 1 OF 2**

**LINE TABLE:**

LINE	LENGTH	BEARING
L1	20.85'	N23°43'11"W
L2	35.51'	N66°16'49"E
L3	53.30'	N12°33'03"W
L4	39.17'	S05°26'55"E
L5	25.00'	N86°43'05"E
L6	21.10'	N76°52'52"E

**CURVE TABLE:**

CURVE	RADIUS (P)	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	590.00'(P)	322.25'(M)	165.25'(M)	318.26'(M)	317°39'(M)	S82°30'39"E(M)
C2	510.00'(P)	135.12'(M)	67.96'(M)	134.73'(M)	157°04'9"(M)	N89°25'56"E(M)
C3	325.00'	18.74'	9.37'	18.73'	03°18'11"	S80°39'56"E
C4	325.00'	14.18'	7.09'	14.18'	02°00'02"	S04°58'32"E
C5	590.00'	23.04'	11.52'	23.04'	02°14'16"	N82°57'39"E
C6	150.00'	23.07'	14.52'	20.87'	88°08'11"	N54°05'23"W
C7	150.00'	18.70'	7.85'	18.69'	05°59'43"	S13°01'09"E
C8	150.00'	23.04'	14.52'	20.87'	11°10'28"	S21°31'44"E
C9	50.00'	20.02'	10.14'	19.88'	22°56'19"	N15°38'19"W
C10	275.00'	32.33'	16.18'	32.31'	08°44'10"	N00°48'04"W
C11	275.00'	112.99'	57.30'	112.19'	23°22'25"	N1°23'14"E
C12	325.00'	10.35'	5.18'	10.35'	01°49'30"	S25°11'41"W
C13	150.00'	24.22'	15.67'	21.67'	92°30'39"	N70°32'15"E
C14	125.00'	4.03'	2.01'	4.02'	01°50'36"	S62°17'07"E
C15	125.00'	138.89'	78.29'	138.21'	64°07'20"	S29°19'09"E
C16	75.00'	48.26'	25.00'	47.43'	36°52'12"	S21°11'36"W
C17	50.00'	59.98'	34.19'	56.45'	68°44'07"	N05°15'39"E
C18	50.00'	49.20'	28.80'	47.50'	62°27'58"	N57°17'54"W
C19	50.00'	48.98'	26.66'	47.04'	56°07'35"	S66°26'50"W
C20	50.00'	60.36'	34.47'	56.76'	63°09'49"	S07°48'08"W
C21	50.00'	2.91'	1.45'	2.91'	03°19'55"	S33°28'44"E
C22	75.00'	48.26'	25.00'	47.43'	36°52'12"	N15°40'35"W
C23	175.00'	14.71'	7.36'	14.70'	04°48'57"	S00°21'02"W
C24	175.00'	68.77'	34.84'	68.33'	22°31'01"	S1°18'57"E
C25	175.00'	65.18'	38.49'	64.48'	24°48'49"	S3°32'46"E
C26	175.00'	42.22'	21.21'	42.12'	13°49'21"	S56°17'44"E
C27	150.00'	19.32'	11.26'	18.01'	73°47'36"	N26°18'37"W
C28	325.00'	89.71'	44.89'	89.71'	03°54'29"	N13°23'23"W
C29	325.00'	15.27'	7.63'	15.27'	02°41'29"	S06°29'10"W
C30	325.00'	60.06'	30.12'	59.98'	10°35'20"	S17°07'35"E
C31	325.00'	30.06'	15.04'	30.06'	05°17'56"	S21°24'13"E
C32	275.00'	96.05'	48.52'	95.56'	20°00'39"	N13°24'51"W
C33	325.00'	80.89'	40.65'	80.68'	14°15'37"	N12°21'21"W
C34	150.00'	22.94'	14.39'	20.77'	67°58'12"	S23°19'56"W
C35	275.00'	77.76'	39.14'	77.50'	18°10'08"	S23°15'05"W
C36	275.00'	34.73'	17.39'	34.71'	07°14'09"	S86°58'13"W
C37	150.00'	23.56'	15.00'	21.21'	90°00'00"	S44°24'43"E
C38	275.00'	42.02'	21.05'	41.98'	08°45'15"	S04°37'55"W
C39	75.00'	29.74'	10.44'	29.61'	15°50'13"	S17°19'49"W
C40	75.00'	27.53'	13.92'	27.37'	10°10'40"	S35°41'54"W
C41	50.00'	35.72'	18.66'	34.97'	40°56'12"	N25°44'39"E
C42	275.00'	50.05'	27.35'	47.98'	67°20'58"	N23°23'32"W
C43	50.00'	50.05'	27.35'	47.98'	67°21'02"	N80°44'56"W
C44	50.00'	49.99'	27.31'	47.94'	57°17'17"	S41°55'55"W
C45	50.00'	35.62'	18.60'	34.84'	40°48'56"	S07°07'11"E
C46	75.00'	50.05'	27.35'	47.98'	67°20'58"	N17°16'17"W
C47	75.00'	8.32'	4.17'	8.32'	06°21'28"	N06°09'49"E
C48	325.00'	49.66'	24.88'	49.61'	08°45'15"	S04°37'55"W
C49	150.00'	43.56'	24.78'	43.31'	21°21'21"	N45°33'17"E
C50	325.00'	42.96'	21.51'	42.93'	07°34'26"	S86°48'04"W
C51	325.00'	90.63'	45.61'	90.33'	16°56'38"	S75°01'32"W
C52	150.00'	23.26'	14.80'	21.07'	89°14'36"	S66°20'29"E
C53	275.00'	23.61'	11.82'	23.61'	11°45'17"	S21°19'32"E
C54	275.00'	79.48'	40.02'	79.20'	16°33'31"	S10°31'08"E
C55	275.00'	94.31'	47.62'	93.85'	19°38'56"	S07°35'06"W
C56	275.00'	41.75'	20.91'	41.71'	08°41'53"	S21°15'30"W
C57	325.00'	42.62'	21.34'	42.59'	07°30'50"	N22°21'01"E
C58	325.00'	71.60'	35.95'	71.46'	12°37'23"	N12°16'55"W
C59	150.00'	21.79'	13.33'	19.93'	83°14'37"	S47°35'32"W
C60	275.00'	16.30'	28.35'	56.40'	114°6'19"	N84°54'00"W
C61	325.00'	48.04'	24.06'	47.99'	08°28'08"	N86°33'05"W
C62	150.00'	25.92'	17.10'	25.55'	97°29'14"	S42°02'33"E
C63	325.00'	43.78'	22.05'	43.62'	16°43'22"	N01°39'37"W
C64	150.00'	25.24'	16.78'	25.36'	96°23'57"	S38°10'41"W
C65	510.00'	94.75'	47.51'	94.61'	10°36'40"	N88°18'00"W
C66	300.00'	48.26'	25.00'	47.43'	36°52'12"	N15°40'35"W
C67	300.00'	61.64'	30.93'	61.53'	11°46'19"	N84°54'00"W
C68	300.00'	140.81'	71.73'	139.52'	26°33'36"	N12°39'38"E
C69	300.00'	51.62'	25.87'	51.55'	09°21'28"	S21°10'42"W
C70	150.00'	172.07'	87.35'	171.50'	02°14'16"	N82°57'39"E
C71	300.00'	209.28'	109.10'	205.06'	39°58'09"	S03°44'07"E
C72	300.00'	104.73'	52.30'	104.20'	20°00'07"	N13°43'08"W
C73	300.00'	127.88'	63.94'	126.32'	02°14'16"	N82°57'39"E
C74	300.00'	45.84'	22.96'	45.79'	08°45'15"	S04°37'55"W
C75	590.00'	40.01'	20.01'	40.00'	03°53'08"	S68°48'24"E
C76	590.00'	125.78'	63.12'	125.52'	12°14'45"	S76°51'21"E
C77	590.00'	133.44'	67.00'	133.15'	12°57'30"	S89°26'28"E

**STATE PLATE COORDINATES:**

CORNER	NORTHING	EASTING
CH-22	135546.715	429352.960
A	136551.6519	430861.4737
B	136566.6530	430950.0676
C	136604.4429	430852.5543
D	136644.7233	430821.9550
E	136660.0845	430810.5560
F	136737.5844	430769.2948
G	136746.8564	430759.3452
H	136842.2049	430793.7213
I	136829.5622	430889.8928
J	136836.1724	430936.0042
K	136836.5794	430977.0641
L	136794.0058	430973.3667
M	136793.0797	430979.0008
N	136778.1200	430976.0967
O	136738.3513	430980.3594
P	136728.2146	431046.0343
Q	136722.5848	431060.5201
R	136701.8691	431068.1860
S	136636.9017	431044.7596
T	136611.8451	431047.3090
U	136596.6068	431047.1526
V	136586.7414	431034.0432
W	136560.2117	431033.6682
Z	136560.8445	431027.6053
Y	136561.1040	430938.2521
X	136556.7978	430938.6270

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 USING MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-22. GRID FACTOR: 0.999372 DATE OF ADJUSTMENT: 2004 SITE GRID FACTOR: 0.99933612 1 METER = 3.28083333

**BENCHMARK DATA:**

- B.M. #1 - G.R.S. MONUMENT CH-22 LOCATED ON THE EAST SIDE OF MAIN STREET AT THE NIXA JUNIOR HIGH SCHOOL. ELEVATION: 1296.55
- B.M. #1 - "D" CUT IN THE NORTHEAST CORNER OF A CURB INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 10. ELEVATION:
- B.M. #1 - "D" CUT IN THE NORTHEAST CORNER OF A CURB INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 15. ELEVATION:

**NOTES:**

- LOTS 1-41 ARE ZONED AS R-1
- LARGEST LOT = LOT 41 (53,226 SQ.FT.)
- SMALLEST LOT = LOT 37 (8,645 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 PANELS NO. 29043C000C AND 29043C000D, 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'.
- LOT 41 IS A UTILITY AND DRAINAGE EASEMENT.
- LOT 41 IS A COMMON AREA LOT THAT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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 WOODBRIDGE AT WICKLOW; FINAL PLAT OF COPPER LEAF SUBDIVISION; FINAL PLAT OF THE SPRINGS II 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.



**CERTIFICATE OF MINIMUM FINISH FLOOR**

MINIMUM FINISHED FLOOR ELEVATION:

LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION
9	1283	13	1286	18	1297
10	1282	14	1290.5	19	1298
11	1282	16	1292.5	40	1293.5
12	1283.5	17	1294		

I HEREBY STATE THAT THE MINIMUM FINISH FLOOR ELEVATIONS FOR THE LOTS AS SUPPLIED IN ABOVE TABLE, ARE IN COMPLIANCE WITH THE STORM WATER MANAGEMENT PLAN OF THE CITY OF NIXA, MISSOURI.

J. CLAYTON M. HINES, P.E. DATE  
SHAFFER & HINES, INC.

**DESCRIPTION:**

SOURCE OF DESCRIPTION: BOOK 2009 AT PAGE 17201

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW.FRAC.1/4) OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 600 NAIL AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7; THENCE S88°29'36"E ALONG THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 2632.85 FEET TO THE NORTHWEST CORNER OF SAID NE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7; THENCE S01°52'35"W ALONG THE EAST LINE OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7, A DISTANCE OF 1320.76 FEET TO AN EXISTING IRON PIN CAPPED "LC 383" AT THE SOUTHEAST CORNER OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7; THENCE N88°21'49"W (N88°22'48"W PLAT) ALONG THE SOUTH LINE OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7, A DISTANCE OF 268.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 1 IN WICKLOW SCHOOL, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES: 1) THENCE N13°26'47"E, A DISTANCE OF 268.00 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; 2) THENCE CONTINUING N13°26'47"E, A DISTANCE OF 50.71 FEET TO AN EXISTING IRON PIN; 3) THENCE N18°20'06"W, A DISTANCE OF 130.52 FEET TO AN EXISTING IRON PIN; 4) THENCE N37°13'21"W, A DISTANCE OF 165.97 FEET TO AN EXISTING IRON PIN; 5) THENCE N30°34'40"W, A DISTANCE OF 62.76 FEET TO AN EXISTING IRON PIN SET FOR A POINT OF BEGINNING; 6) THENCE CONTINUING N13°26'47"E, A DISTANCE OF 50.71 FEET TO AN EXISTING IRON PIN; 7) THENCE N50°17'44"W, A DISTANCE OF 46.70 FEET TO AN EXISTING IRON PIN; 8) THENCE N20°19'00"E, A DISTANCE OF 334.30 FEET TO AN EXISTING IRON PIN SET; THENCE N88°29'36"E ALONG THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 2632.85 FEET TO THE NORTHWEST CORNER OF SAID NE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7; THENCE S01°52'35"W ALONG THE EAST LINE OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7, A DISTANCE OF 1320.76 FEET TO AN EXISTING IRON PIN CAPPED "LC 383" AT THE SOUTHEAST CORNER OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7; THENCE N88°21'49"W (N88°22'48"W PLAT) ALONG THE SOUTH LINE OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7, A DISTANCE OF 268.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 1 IN WICKLOW SCHOOL, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES: 1) THENCE N13°26'47"E, A DISTANCE OF 268.00 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; 2) THENCE CONTINUING N13°26'47"E, A DISTANCE OF 50.71 FEET TO AN EXISTING IRON PIN; 3) THENCE N18°20'06"W, A DIST