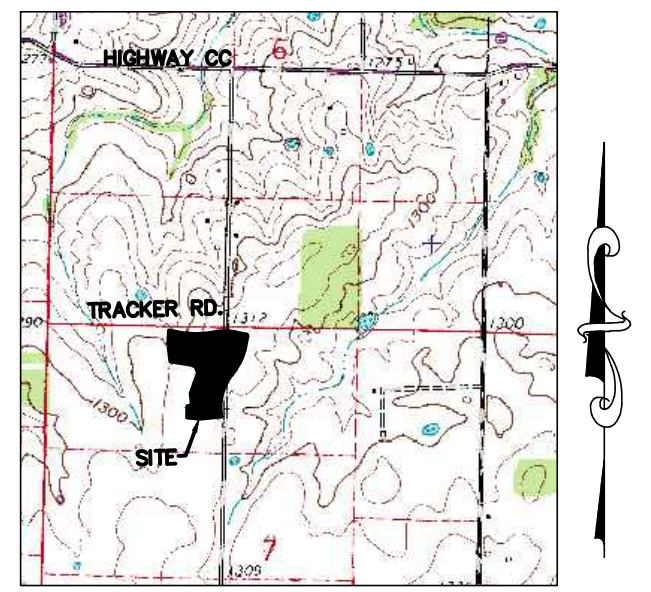


LOCATION MAP:
SECTIONS 6 & 7, TOWNSHIP 27 NORTH, RANGE 21 WEST
SCALE: 1" = 2000'



- 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 STAMPED "LC 383")
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - (D) = DEEDED DATA
 - B.S.L. = BUILDING SETBACK LINE
 - DRAIN. = DRAINAGE
 - SEWER = SANITARY SEWER
 - UTIL. = UTILITY
 - ESMT. = EASEMENT
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	590.00'	88.52'	34.30'	68.48'	6°39'14"	S83°10'37"E
C2	175.00'	20.61'	10.32'	20.60'	6°44'53"	S82°23'16"E
C3	580.00'	78.73'	39.42'	78.67'	7°38'44"	N89°40'24"E
C4	225.00'	22.84'	11.43'	22.83'	5°48'59"	N82°51'13"W
C5	590.00'	49.48'	24.75'	49.46'	4°48'17"	N83°26'54"E
C6	225.00'	69.37'	34.96'	69.10'	17°39'25"	N71°06'47"W
C7	225.00'	76.87'	38.81'	76.89'	18°34'26"	N62°39'37"W
C8	510.00'	94.86'	47.57'	94.72'	10°39'25"	S86°22'28"W
C9	50.00'	53.54'	29.66'	51.02'	61°21'04"	S36°08'55"W
C10	15.00'	13.62'	7.32'	13.16'	52°01'12"	N31°28'59"E
C11	510.00'	87.39'	43.80'	87.28'	9°49'04"	N83°23'18"W
C12	50.00'	64.35'	37.50'	60.00'	73°44'23"	N76°18'21"W
C13	460.00'	23.44'	11.72'	23.44'	2°55'11"	N12°59'03"E
C14	50.00'	64.35'	37.50'	60.00'	73°44'23"	N76°18'21"W
C15	460.00'	186.49'	94.55'	185.22'	2°31'44"	N26°03'30"E
C16	15.00'	13.62'	7.32'	13.16'	52°01'12"	S83°20'12"W
C17	50.00'	55.83'	38.51'	61.02'	75°12'34"	N71°54'31"E
C18	225.00'	51.54'	25.88'	51.43'	13°07'27"	N15°44'41"W
C19	225.00'	68.87'	34.71'	68.60'	17°32'16"	N00°24'50"W
C20	540.00'	108.05'	54.21'	107.87'	11°27'54"	S31°56'25"W
C21	225.00'	50.00'	25.11'	49.92'	12°44'15"	N19°43'26"E
C22	540.00'	82.34'	41.25'	82.26'	8°44'11"	S21°50'23"W
C23	540.00'	79.75'	39.95'	79.68'	8°27'43"	S13°14'26"W
C24	540.00'	132.45'	66.51'	132.02'	14°02'32"	S01°59'18"W
C25	175.00'	48.15'	24.23'	48.00'	15°45'57"	N28°58'32"E
C26	540.00'	55.55'	27.80'	55.52'	5°33'38"	S07°38'47"E
C27	175.00'	67.00'	33.92'	66.59'	21°56'11"	N47°49'36"E
C28	175.00'	67.19'	34.02'	66.78'	21°59'57"	N69°47'39"E
C29	175.00'	29.92'	14.99'	29.88'	9°47'40"	N85°41'28"E
C30	125.00'	151.62'	86.71'	142.49'	69°29'44"	N55°50'25"E
C31	175.00'	113.47'	58.81'	111.49'	37°08'57"	N02°31'05"E
C32	175.00'	125.75'	65.73'	123.06'	41°10'13"	N36°38'30"W
C33	175.00'	87.16'	44.50'	86.26'	28°32'06"	N71°29'40"W
C34	225.00'	6.89'	3.45'	6.89'	11°45'19"	S84°53'03"E
C35	225.00'	19.61'	9.81'	19.60'	4°59'34"	S81°30'37"E
C36	200.00'	23.55'	11.79'	23.54'	6°44'53"	S82°23'16"E
C37	200.00'	185.90'	100.27'	179.28'	53°15'18"	N59°08'04"W
C38	200.00'	101.03'	50.52'	101.03'	180°00'00"	N/A
C39	150.00'	181.94'	104.05'	170.99'	69°29'44"	N55°50'25"E
C40	590.00'(P)	186.73'(P)	99.28'(M)	195.81'(M)	19°06'17"(P)	S89°24'07"E(M)
C41	510.00'(P)	182.25'(P)	92.11'(M)	181.28'(M)	20°28'30"(P)	N88°43'00"W(M)
C42	510.00'(P)	182.25'(P)	15.00'(P)	21.21'(P)	20°28'29"(P)	N89°59'33"(P)
C43	460.00'(P)	209.93'(P)	106.83'(M)	208.12'(M)	26°08'54"(P)	N24°35'55"E(P)
C44	460.00'(P)	209.93'(P)	106.83'(M)	208.12'(M)	26°08'54"(P)	N24°35'55"E(M)
C45	325.00'(P)	18.74'(P)	9.37'(P)	18.73'(P)	318°11'(P)	N80°39'56"W(P)
C46	510.00'(M)	27.84'(M)	13.92'(M)	27.84'(M)	307°40'(M)	N81°24'50"W(M)

LINE TABLE:

LINE	LENGTH	BEARING
L1	22.69'	N81°39'06"W
L2	22.69'	N16°38'17"E

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 ROUNDWOOD AT WICKLOW PHASE 2 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 & DEVELOPMENT DIRECTOR

COLLECTOR'S STATEMENT:

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

TED NICHOLS - COUNTY COLLECTOR

CITY COUNCIL CERTIFICATE:

I, CINDY ROBBINS, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 2 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 42-69 ARE ZONED AS R-1
- LARGEST LOT = LOT 58 (22,635 SQ.FT.)
- SMALLEST LOT = LOT 68 (9,487 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. 290430060C AND 290430070C, WHICH BECAME 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 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; FINAL PLAT OF MAPLEWOOD HILLS; FINAL PLAT OF WICKLOW SCHOOL; FINAL PLAT OF THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1; FINAL PLAT OF HTE VILLAGE OF ASHFORD AT WICKLOW PHASE 1.
- REFER TO SHAFER & HINES, INC. SURVEY, JOB NO. 130076, DATED 01-30-2015, FOR ADDITIONAL BOUNDARY AND SECTION BREAKDOWN INFORMATION NOT SHOWN HEREON.
- VEHICULAR ACCESS SHALL NOT BE PERMITTED FROM LOTS 50-58 ONTO OLD CASTLE ROAD.
- VEHICULAR ACCESS SHALL NOT BE PERMITTED FROM LOTS 42-50 ONTO TRACKER ROAD.

FINAL PLAT

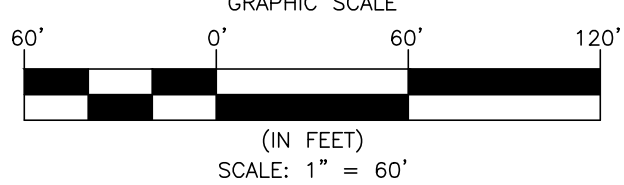
THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 2

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



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: 0.999372
DATE OF ADJUSTMENT: 2004
SITE GRID FACTOR: 0.99933612



CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER _____ DEPUTY _____

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 FRACTIONAL QUARTER (NW.FRAC.1/4) OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, LLC

ACKNOWLEDGEMENT:
STATE OF MISSOURI,) S.S.
COUNTY OF CHRISTIAN,
ON THE _____ DAY OF _____ OF 20____, BEFORE ME PERSONALLY APPEARED _____ AND _____ KNOWN TO BE THE PERSONS WHO EXECUTED THE WITHIN PLAT IN BEHALF OF _____ AND KNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HEREUNTO 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 HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT JOINT STANDARDS FOR PRACTICE 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 PAT O'REILLY.

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.

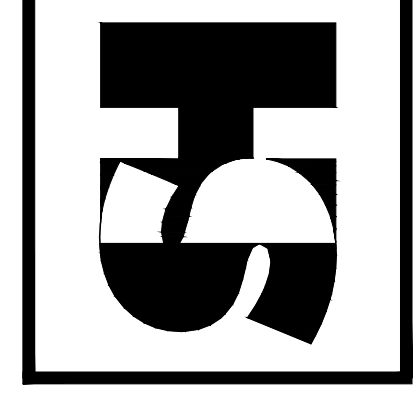


SHANE L. MACHIN, MO P.L.S. #2005019223

NO.	REVISION / ISSUE	DATE

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

SHAFER & HINES
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 • Fax: (417) 725-5930
Email: shane@shafferhines.com
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-385-D



PREPARED FOR:
CC LAND PARTNERS, LLC
5901 S. NATIONAL AVE. SUITE 7B
SPRINGFIELD, MISSOURI 65810

DATE: 12-21-2016
DRAWN BY: BW
CHECKED BY: SIM
CLASS OF PROPERTY: URBAN
DRAWING: 01FN0015.DWG
SCALE: 1"=60'
JOB NO.:
150015
SHEET 1 OF 1