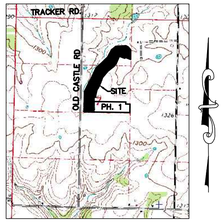
FINAL PLAT
THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

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

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 "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
- BSL = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- U&D/E = UTILITY AND DRAINAGE EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

LOT AREA TABLE:

LOT NO.	AREA (SQ.FT.)
26	9,756
27	13,826
28	15,112
29	11,172
30	10,875
31	11,738
32	14,087
33	11,577
34	10,271
35	10,013
36	10,138
37	10,564
38	8,617
39	8,505
40	9,093
41	10,127
42	9,642
43	9,248
44	9,734
45	9,780
46	10,817
47	9,940
48	8,745
49	23,933
50	10,700
51	10,381
52	9,998
53	9,198
54	12,208
55	16,073
56	11,649
57	14,074
58	12,627
59	13,374
60	9,136
61	9,204
62	10,315
63	10,428
64	9,047
65	9,749
66	9,827
67	9,853
68	10,220
69	10,069
70	9,791
71	10,040
72	9,781
73	10,166
74	9,738
75	12,710
76	9,344
77	9,341

STATE PLANE COORDINATES:

ALL COORDINATES ARE IN METERS		
CORNER	NORTHING	EASTING
CH-22	135546.715	429352.960
A	–	–
B	–	–
C	–	–
D	–	–
E	–	–
F	–	–
G	–	–
H	–	–
I	–	–
J	–	–
K	–	–
L	–	–
M	–	–
N	–	–
O	–	–
P	–	–
Q	–	–
R	–	–
S	–	–
T	–	–
U	–	–
V	–	–
W	–	–
X	–	–
Y	–	–
Z	–	–
AA	–	–

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 = 3.28083333

LINE TABLE:

LINE	LENGTH	BEARING
L1	21.21'	S46°44'39"W
L2	21.21'	N43°15'21"W
L3	21.68'	N46°44'39"E
L4	21.21'	N43°15'21"W
L5	26.82'	S24°02'02"W
L6	21.58'	S42°16'12"E
L7	21.21'	N46°44'39"E
L8	21.21'	N43°15'21"W
L9	24.17'	S1°44'39"W
L10	39.00'	S41°56'01"W
L11	75.94'	S56°06'28"W
L12	44.97'	N88°14'47"W
L13	25.00'	S49°25'36"W
L14	13.37'	N47°41'31"E
L15	12.43'	N28°26'50"E
L16	78.79'	N88°15'21"W
L17	102.71'	N88°15'21"W
L18	145.00'	N88°15'21"W

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 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

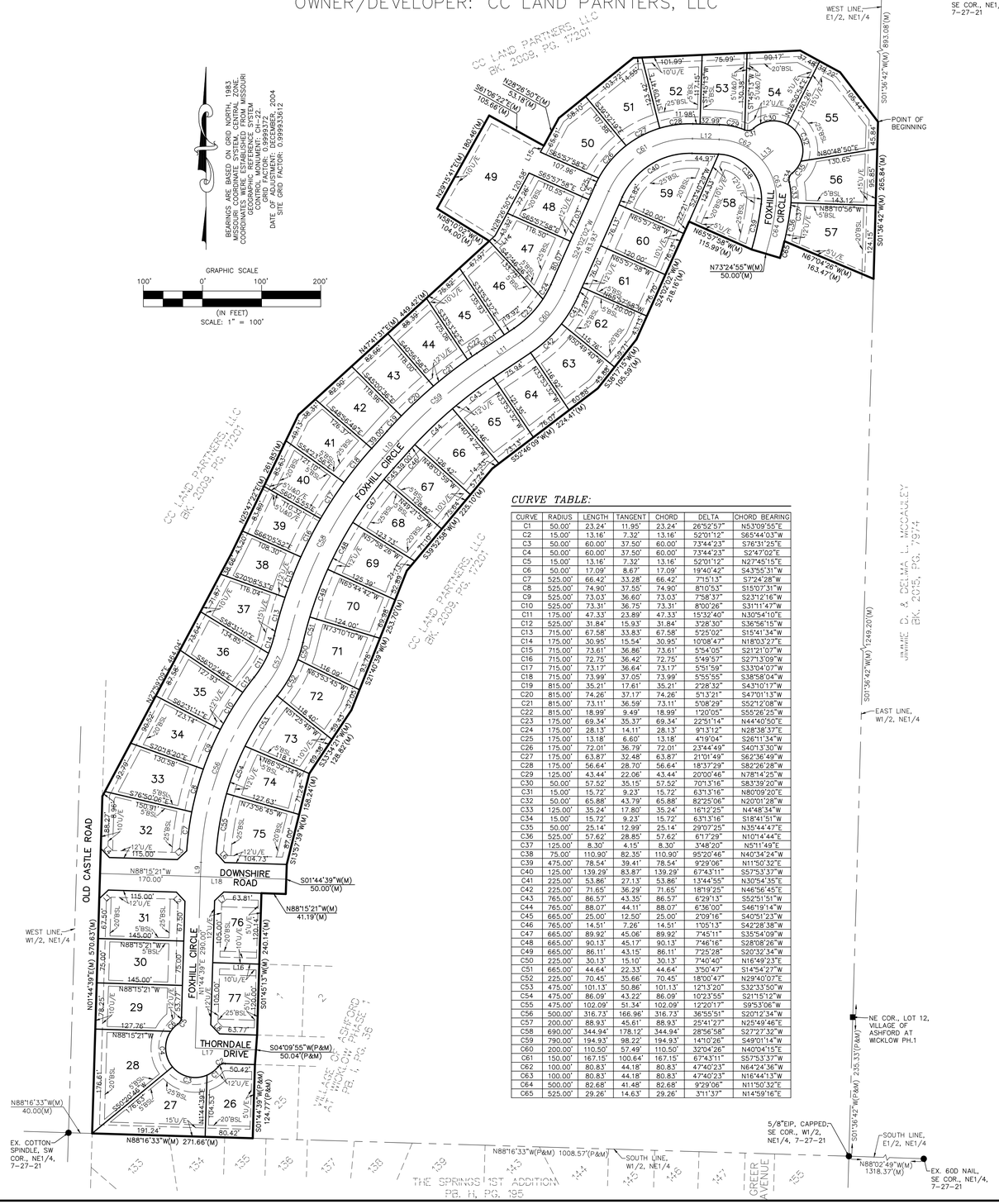
CITY COUNCIL CERTIFICATE:

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 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE _____ DAY OF _____, 20__.

_____ _____
CINDY ROBBINS – CITY CLERK DATE

NOTES:

1. LOTS 26–77 ARE ZONED AS R–1
2. LARGEST LOT = LOT 55 (16,073 SQ.FT.)
3. SMALLEST LOT = LOT 49 (4,363 SQ.FT.)
4. 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.
5. R–1 BUILDING SETBACKS ,UNLESS NOTED OTHERWISE: FRONT SETBACK = 25', REAR SETBACK = 20', SIDE SETBACK WITH STREET FRONTAGE = 12', SIDE SETBACK = 5'
6. ALL LOT CORNERS SHALL BE PINNED WITH 5/8" IRON PINS WITH PLASTIC CAPS STAMPED "LC 383" UNLESS NOTED OTHERWISE.
7. SOURCE OF SURVEY: FINAL PLAT OF COPPER LEAF; FINAL PLAT OF FARMERS FIELD; FINAL PLAT THE VILLAGE OF WOODENBRIDGE AT WICKLIVSE; 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 SHAFFER & 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 PHASE 1.
8. REFER TO SHAFFER & HINES, INC. SURVEY, JOB NO. 130076, DATED 01–30–2015, FOR ADDITIONAL BOUNDARY AND SECTION BREAKDOWN INFORMATION NOT SHOWN HEREON.
9. NO VEHICULAR ACCESS SHALL BE PERMITTED FROM LOTS 28–32 ONTO OLD CASTLE ROAD.
10. LOT 49 IS A NON BUILDABLE LOT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	50.00'	23.24'	11.95'	23.24'	26°52'57"	N5°39'55"E
C2	15.00'	13.16'	7.32'	13.16'	52°01'12"	S65°44'03"W
C3	50.00'	60.00'	37.50'	60.00'	73°44'23"	S76°31'25"E
C4	50.00'	60.00'	37.50'	60.00'	73°44'23"	S2°47'02"E
C5	15.00'	13.16'	7.32'	13.16'	52°01'12"	N27°45'15"E
C6	50.00'	17.09'	8.67'	17.09'	19°40'42"	S43°55'31"W
C7	525.00'	66.42'	33.28'	66.42'	7°15'13"	S7°24'28"W
C8	525.00'	74.90'	37.55'	74.90'	8°10'53"	S15°07'31"W
C9	525.00'	73.03'	36.60'	73.03'	7°58'37"	S23°12'16"W
C10	525.00'	73.31'	36.75'	73.31'	8°00'26"	S31°11'47"W
C11	175.00'	47.33'	23.89'	47.33'	15°32'40"	N30°54'10"E
C12	525.00'	31.84'	15.93'	31.84'	3°28'30"	S36°56'15"W
C13	715.00'	67.58'	33.83'	67.58'	5°25'02"	S15°41'34"W
C14	175.00'	30.95'	15.54'	30.95'	10°08'47"	N18°03'27"E
C15	715.00'	73.61'	36.86'	73.61'	5°54'05"	S21°21'07"W
C16	715.00'	72.75'	36.42'	72.75'	5°49'57"	S27°13'09"W
C17	715.00'	73.17'	36.64'	73.17'	5°51'59"	S33°04'07"W
C18	715.00'	73.99'	37.05'	73.99'	5°55'55"	S38°58'04"W
C19	815.00'	35.21'	17.61'	35.21'	2°28'32"	S43°10'17"W
C20	815.00'	74.26'	37.17'	74.26'	5°13'21"	S47°01'13"W
C21	815.00'	73.11'	36.59'	73.11'	5°08'29"	S52°12'08"W
C22	815.00'	18.99'	9.49'	18.99'	1°20'05"	S55°26'25"W
C23	175.00'	69.34'	35.37'	69.34'	22°51'14"	N44°40'50"E
C24	175.00'	28.13'	14.11'	28.13'	9°13'12"	N28°38'37"E
C25	175.00'	13.18'	6.60'	13.18'	4°19'04"	S26°11'34"W
C26	175.00'	72.01'	36.79'	72.01'	23°44'49"	S40°13'30"W
C27	175.00'	63.87'	32.48'	63.87'	21°01'49"	S62°36'49"W
C28	175.00'	56.64'	28.70'	56.64'	18°37'29"	S82°26'28"W
C29	125.00'	43.44'	22.06'	43.44'	20°00'46"	N78°14'25"W
C30	50.00'	57.52'	35.15'	57.52'	70°13'16"	S83°39'20"W
C31	15.00'	15.72'	9.23'	15.72'	63°13'16"	N80°09'20"E
C32	50.00'	65.88'	43.79'	65.88'	82°25'06"	N20°01'28"W
C33	125.00'	35.24'	17.80'	35.24'	16°12'25"	N4°48'34"W
C34	15.00'	15.72'	9.23'	15.72'	63°13'16"	S18°41'51"W
C35	50.00'	25.14'	12.99'	25.14'	29°07'25"	N35°44'47"E
C36	525.00'	57.62'	28.85'	57.62'	6°17'29"	N10°14'44"E
C37	125.00'	8.30'	4.15'	8.30'	3°48'20"	N5°11'49"E
C38	75.00'	110.90'	82.35'	110.90'	95°20'46"	N40°34'24"W
C39	475.00'	78.54'	39.41'	78.54'	9°29'06"	N11°50'32"E
C40	125.00'	139.29'	83.87'	139.29'	67°43'11"	S57°53'37"W
C41	225.00'	53.86'	27.13'	53.86'	13°44'55"	N30°54'35"E
C42	225.00'	71.65'	36.29'	71.65'	18°19'25"	N46°56'45"E
C43	765.00'	86.57'	43.35'	86.57'	6°29'13"	S52°51'51"W
C44	765.00'	88.07'	44.11'	88.07'	6°36'00"	S46°19'14"W
C45	665.00'	25.00'	12.50'	25.00'	2°09'16"	S40°51'23"W
C46	765.00'	14.51'	7.26'	14.51'	1°05'13"	S42°28'38"W
C47	665.00'	89.92'	45.06'	89.92'	7°45'11"	S35°54'09"W
C48	665.00'	90.13'	45.17'	90.13'	7°46'16"	S28°08'26"W
C49	665.00'	86.11'	43.15'	86.11'	7°25'28"	S20°32'34"W
C50	225.00'	30.13'	15.10'	30.13'	7°40'40"	N16°49'23"E
C51	665.00'	44.64'	22.33'	44.64'	3°50'47"	S14°54'27"W
C52	225.00'	70.45'	35.66'	70.45'	18°00'47"	N29°40'07"E
C53	475.00'	101.13'	50.86'	101.13'	12°13'20"	S32°33'50"W
C54	475.00'	86.09'	43.22'	86.09'	10°23'55"	S21°15'12"W
C55	475.00'	102.09'	51.34'	102.09'	12°20'17"	S9°53'06"W
C56	500.00'	316.73'	166.96'	316.73'	36°55'51"	S20°12'34"W
C57	200.00'	88.93'	45.61'	88.93'	25°41'27"	N25°49'46"E
C58	690.00'	344.94'	178.12'	344.94'	28°56'58"	S27°27'32"W
C59	790.00'	194.93'	98.22'	194.93'	14°10'26"	S49°01'14"W
C60	200.00'	110.50'	57.49'	110.50'	32°04'26"	N40°04'15"E
C61	150.00'	167.15'	100.64'	167.15'	67°43'11"	S57°53'37"W
C62	100.00'	80.83'	44.18'	80.83'	47°40'23"	N64°24'36"W
C63	100.00'	80.83'	44.18'	80.83'	47°40'23"	N16°44'13"W
C64	500.00'	82.68'	41.48'	82.68'	9°29'06"	N11°50'32"E
C65	525.00'	29.26'	14.63'	29.26'	3°11'37"	N14°59'16"E

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 WEST ONE–HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 60D NAIL AT THE NORTHEAST CORNER OF SAID NE1/4; THENCE N88°28'55"W, ALONG THE NORTH LINE OF THE EAST ONE–HALF (E1/2) OF SAID NE1/4, A DISTANCE OF 1321.78 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID W1/2 OF THE NE1/4; THENCE S01°36'42"W, ALONG THE EAST LINE OF SAID W1/2 OF THE NE1/4, A DISTANCE OF 893.08 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE CONTINUING S01°36'42"W, ALONG SAID EAST LINE, A DISTANCE OF

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 DATE
CC LAND PARTNERS, L.L.C

ACKNOWLEDGEMENT:

STATE OF MISSOURI }
COUNTY OF CHRISTIAN } S.S.

ON THE _____ DAY OF _____ OF, 20___, BEFORE ME PERSONALLY APPEARED _____ 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 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

NO.	REVISION / ISSUE	DATE

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

SHAFFER & HINES
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-5230
Email: shane@shafferhines.com
SHAFFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D

PREPARED FOR:
CC LAND PARTNERS LLC
P.O. BOX 14248
SPRINGFIELD, MISSOURI 65814

DATE:	12-15-2016
DRAWN BY:	BW
CHECKED BY:	SLM
CLASS OF PROPERTY:	URBAN
DRAWING:	01FIN0007
SCALE:	1"=100'
JOB NO.	160007
SHEET	1 OF 1