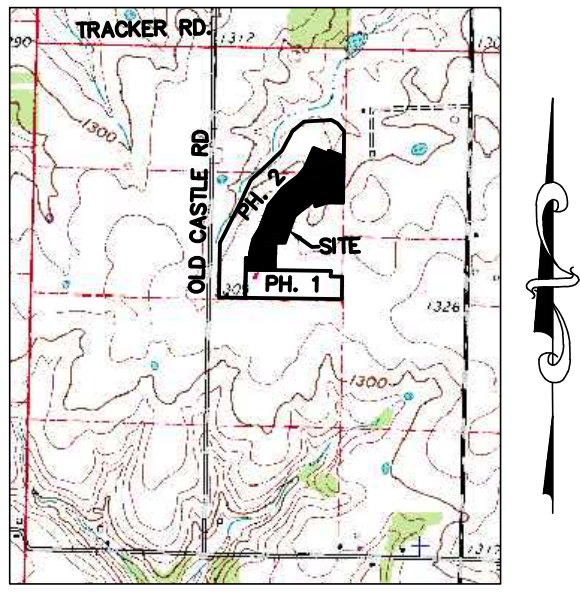


LOCATION MAP:
SECTIONS 7, TOWNSHIP 27 NORTH, RANGE 21 WEST
SCALE: 1" = 2000'



LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
o = 5/8" IRON PIN SET, CAPPED TO 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")
= 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

CURVE TABLE:

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA, CHORD BEARING. Lists curve data for lots C1 through C82.

STATE PLANE COORDINATES:

Table with columns: ALL COORDINATES ARE IN METERS, CORNER, NORTHING, EASTING. Lists coordinates for corners CH-22 through BB.

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.

LOT AREA TABLE:

Table with columns: LOT NO., AREA (SQ.FT.). Lists lot numbers 78 through 115 and their corresponding areas.

MINIMUM FINISHED FLOOR ELEVATION:

Table with columns: LOT, ELEVATION. Lists lot numbers 99 through 106 and their minimum finished floor elevations.

NOTES: 1.) IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE MINIMUM FINISHED FLOOR ELEVATION FOR THE APPLICABLE LOT IS COMPLIED WITH AS SUPPLIED IN THE ABOVE TABLE. THE ELEVATIONS ARE BASED ON THE BENCHMARK ELEVATIONS AS SHOWN ON THIS PLAT. THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR STORM WATER PURPOSES ONLY. THE FLOOR ELEVATIONS DO NOT TAKE INTO ACCOUNT THE FLOOR ELEVATION NECESSARY TO UTILIZE THE SANITARY SEWER.

CERTIFICATE OF MINIMUM FINISH FLOOR

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. SHAFER & HINES, INC. DATE

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 3 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 3 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 78-115 ARE ZONED AS R-1
2. LARGEST LOT = LOT 99 (15,789 SQ.FT.)
3. SMALLEST LOT = LOT 89 (8,768 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 FINISHED 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 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 PHASE 1; THE FINAL PLAT OF THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2
8. REFER TO SHAFER & HINES, INC. SURVEY, JOB NO. 130076, DATED 01-30-2015, FOR ADDITIONAL BOUNDARY AND SECTION BREAKDOWN INFORMATION NOT SHOWN HEREON.

FINAL PLAT

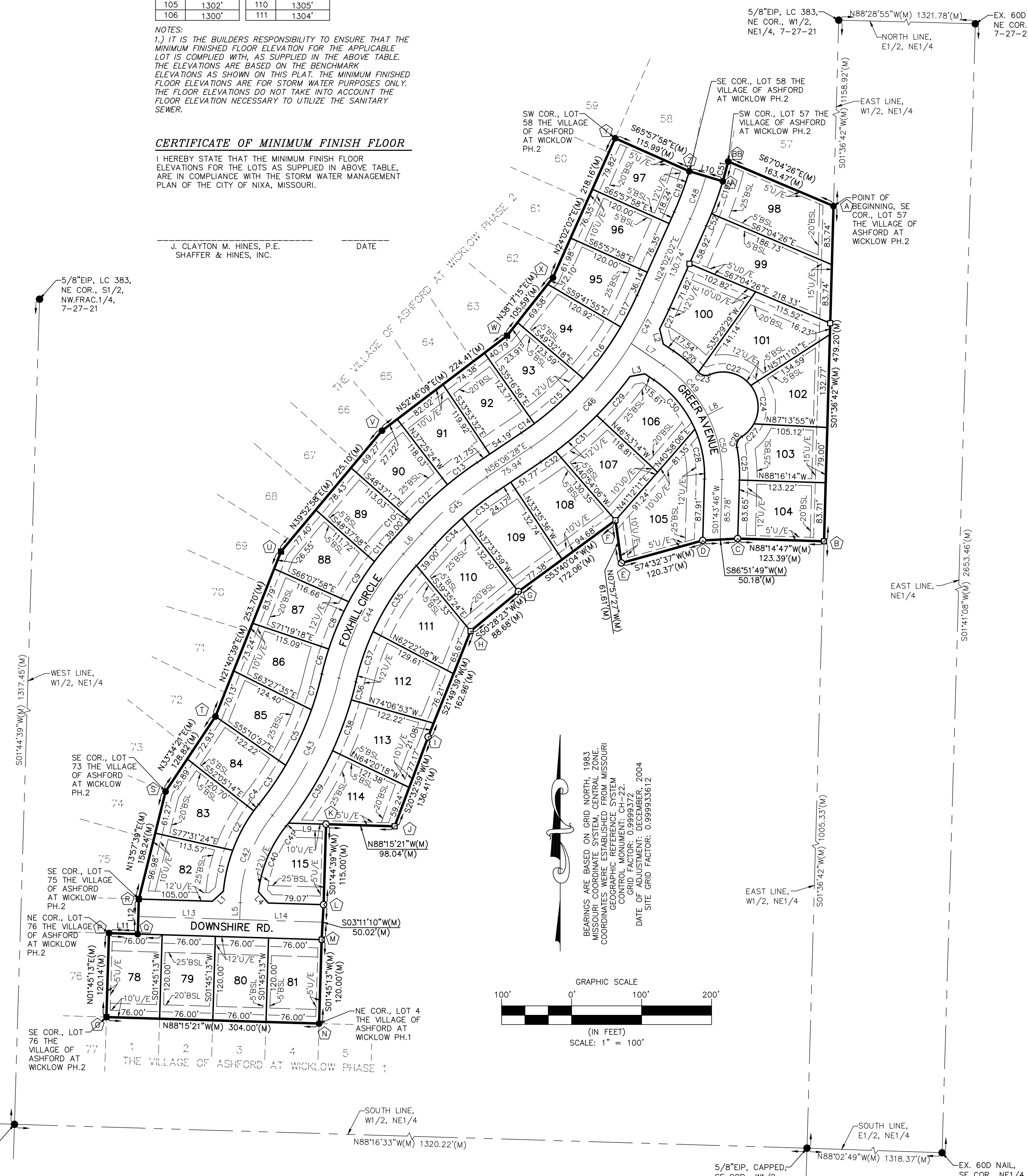
THE VILLAGE OF ASHFORD AT WICKLOW PHASE 3

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

LINE TABLE:

Table with columns: LINE, LENGTH, BEARING. Lists line data for lots L1 through L14.



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 NORTH-EAST 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 600 NAIL AT THE NORTHEAST CORNER OF SAID NE1/4; A DISTANCE 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 1158.92 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 57 IN THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI FOR A POINT OF BEGINNING; THENCE S01°36'42"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 479.20 FEET TO AN IRON PIN SET; THENCE N88°14'47"W, A DISTANCE OF 123.39 FEET TO AN IRON PIN SET; THENCE S86°51'49"W, A DISTANCE OF 50.18 FEET TO AN IRON PIN SET; THENCE S74°32'37"W, A DISTANCE OF 120.00 FEET TO AN IRON PIN SET; THENCE N07°57'27"W, A DISTANCE OF 61.61 FEET TO AN IRON PIN SET; THENCE S53°40'04"W, A DISTANCE OF 172.06 FEET TO AN IRON PIN SET; THENCE S50°28'23"W, A DISTANCE OF 88.69 FEET TO AN IRON PIN SET; THENCE S21°43'39"W, A DISTANCE OF 162.96 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 57 IN SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 1, A DISTANCE OF 304.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 76 IN SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2; THENCE ALONG THE EASTERLY LINE OF SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2 THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N01°45'13"E, A DISTANCE OF 120.14 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 76; 2) THENCE S88°15'21"E, A DISTANCE OF 41.19 FEET TO AN EXISTING IRON PIN; 3) THENCE N01°44'39"E, A DISTANCE OF 50.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 76; 4) THENCE N13°37'39"E, A DISTANCE OF 158.24 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 73 IN SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2; 5) THENCE N33°34'21"E, A DISTANCE OF 128.82 FEET TO AN EXISTING IRON PIN; 6) THENCE N21°40'39"E, A DISTANCE OF 253.70 FEET TO AN EXISTING IRON PIN; 7) THENCE N39°52'58"E, A DISTANCE OF 225.10 FEET TO AN EXISTING IRON PIN; 8) THENCE N57°48'09"E, A DISTANCE OF 224.41 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 58 IN SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2; 12) THENCE S73°24'55"E, A DISTANCE OF 50.00 FEET TO AN EXISTING IRON PIN; 13) THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 0°31'13.7", A CHORD BEARING OF N14°59'16", AN ARC LENGTH OF 29.28 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 57 IN SAID THE VILLAGE OF ASHFORD AT WICKLOW PHASE 2; 14) THENCE S67°04'26"E, A DISTANCE OF 163.47 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11,307 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

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 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 AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, AND DISCOVERED OR SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE AREA OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL 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 DATE

ACKNOWLEDGEMENT:

STATE OF MISSOURI s.s. COUNTY OF CHRISTIAN)

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 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:

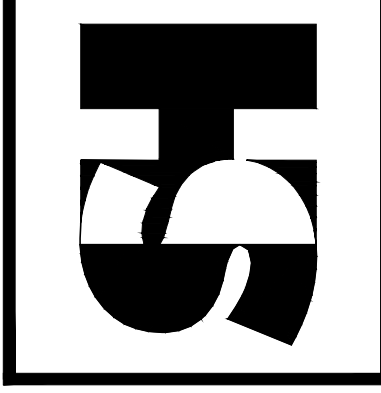
I HEREBY DECLARE TO CC LAND PARTNERS LLC THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY SURVEYS PUBLISHED BY THE MISSOURI DEPARTMENT OF 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 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. #005019223 DATE

Table with columns: DATE, REVISION / ISSUE, NO.

SHAFER & HINES CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS. P.O. Box 493, Nixa, Missouri, 65714. Tel: (417) 725-4663 - Fax: (417) 725-5230. Email: shane@shafferhines.com



PREPARED FOR: CC LAND PARTNERS LLC P.O. BOX 44248 SPRINGFIELD, MISSOURI 65814

Table with columns: DATE, DRAWN BY, CHECKED BY, CLASS OF PROPERTY, DRAWING, SCALE, JOB NO.

170002 SHEET 1 OF 1