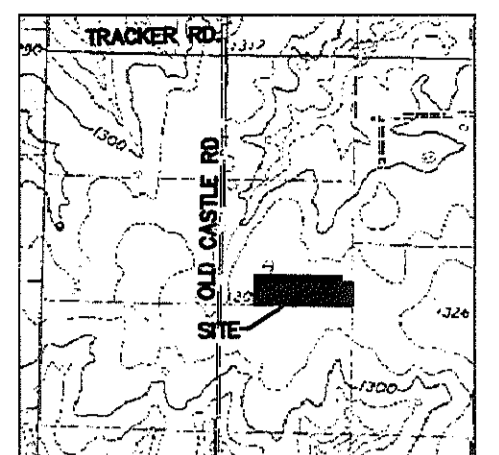


LOCATION MAP:
SECTIONS 7, TOWNSHIP 27 NORTH, RANGE 21 WEST
SCALE: 1" = 2000'



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")
- = MEASURED DATA
- = PLATTED DATA
- = DEEDED DATA
- = BUILDING SETBACK LINE
- = DRAINAGE
- = SANITARY SEWER
- = UTILITY
- = EASEMENT
- = NORTH
- = SOUTH
- = EAST
- = WEST

PRELIMINARY

FINAL PLAT

THE VILLAGE OF ASHFORD 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

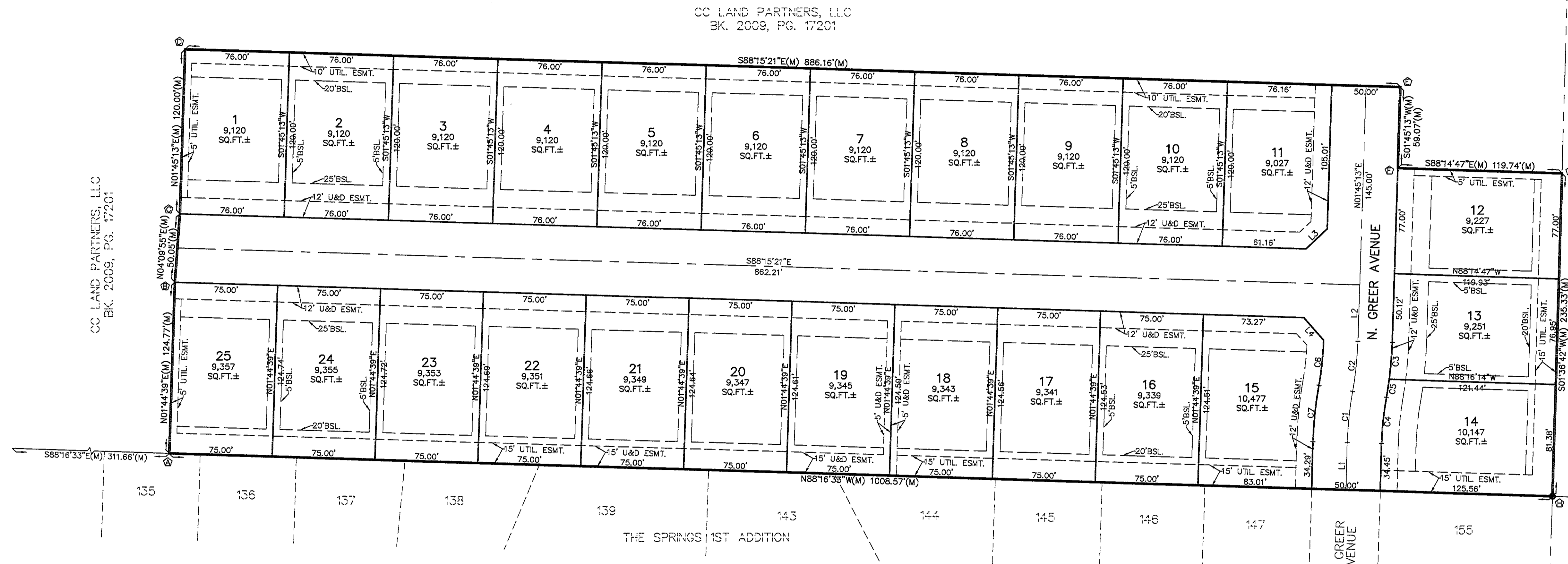
CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	250.00'	37.54'	18.80'	37.50'	08°36'08"	N05°51'00"E
C2	250.00'	36.84'	18.35'	36.81'	08°23'51"	N04°33'29"E
C3	275.00'	28.92'	13.47'	28.91'	05°36'43"	N04°33'29"E
C4	225.00'	33.78'	16.92'	33.75'	08°36'08"	N05°51'00"E
C5	275.00'	13.38'	6.69'	13.38'	02°47'16"	N08°45'25"E
C6	225.00'	32.98'	16.59'	32.95'	08°23'51"	S05°51'00"W
C7	275.00'	41.29'	20.68'	41.25'	08°36'08"	S05°51'00"W

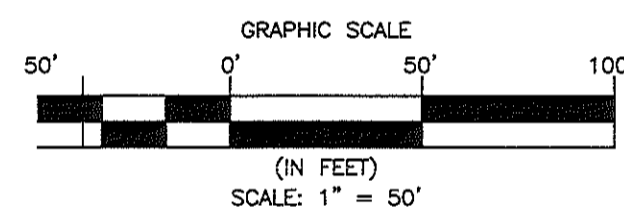
STATE PLANE COORDINATES:

CORNER	NORTHING	EASTING
CH-22	135546.715	429352.960
A	-	-
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-

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: 0.999935612
1 METER = 3.28083333



BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. 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: 0.999935612



PRELIMINARY

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2009 AT PAGE 17201
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE

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
DATE

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

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 1 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

IN THE RECORDER'S OFFICE:

STATE OF MISSOURI } s.s.
COUNTY OF CHRISTIAN }
I, _____ RECORDER OF CHRISTIAN COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS AT _____ O'CLOCK AND _____ MIN. _____ ON THE _____ DAY OF _____, 20____, SUBMITTED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK _____ AT PAGE _____ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT OZARK, MISSOURI, THIS _____ DAY OF _____, 20____.

RECORDER SECRETARY

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 ASHFORD AT WICKLOW PHASE 1 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE _____ DAY OF _____, 20____.

CINDY ROBBINS - CITY CLERK

BENCHMARK DATA:

- B.M. - G.R.S. MONUMENT CH-22 LOCATED ON THE EAST SIDE OF MAIN STREET AT THE NIXA JUNIOR HIGH SCHOOL. ELEVATION: 1298.55
- T.B.M. #1 - "C". ELEVATION:
- T.B.M. #2 - "C". ELEVATION:

NOTES:

1. LOTS 1-41 ARE ZONED AS R-1
2. LARGEST LOT = LOT 41 (53,226 SQ.FT.)
3. SMALLEST LOT = LOT 37 (8,645 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 PANELS NO. 29043C0060C AND 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. LOT 41 IS A UTILITY AND DRAINAGE EASEMENT.
7. LOT 41 IS A COMMON AREA LOT THAT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. ALL LOT CORNERS SHALL BE PINNED WITH 5/8" IRON PINS WITH PLASTIC CAPS STAMPED "LC 383" UNLESS NOTED OTHERWISE.
9. 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 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.
10. REFER TO SHAFER & HINES, INC. SURVEY, JOB NO. 130076, DATED 01-30-2015, FOR ADDITIONAL BOUNDARY AND SECTION BREAKDOWN INFORMATION NOT SHOWN HEREON.
11. ORDINANCE ALLOWING FOR THE VACATION OF A ROAD EASEMENT KNOWN AS MAPLES ROAD WITHIN THE CITY OF NIXA, MISSOURI, AS DESCRIBED IN BOOK 2006 AT PAGE 18099 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

LINE TABLE:

LINE	LENGTH	BEARING
L1	34.29'	N01°32'56"E
L2	41.18'	N01°35'13"E
L3	21.22'	S46°44'58"W
L4	22.07'	S41°04'32"E

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 HEREON, 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

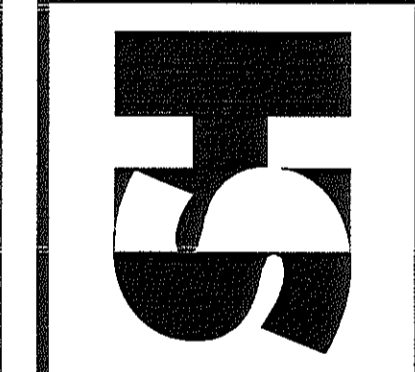
MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE 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

SHAFER & HINES
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
DRE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-9230
Email: shane@shafferhines.com
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D



PREPARED FOR:
CC LAND PARTNERS LLC
P.O. BOX 14248
SPRINGFIELD, MISSOURI 65914

DATE: 05-09-2016
DRAWN BY: BW
CHECKED BY: SUM
CLASS OF PROPERTY: URBAN
DRAWING: 01FND006
SCALE: 1"=50'
JOB NO.

160006
SHEET
1 OF 1