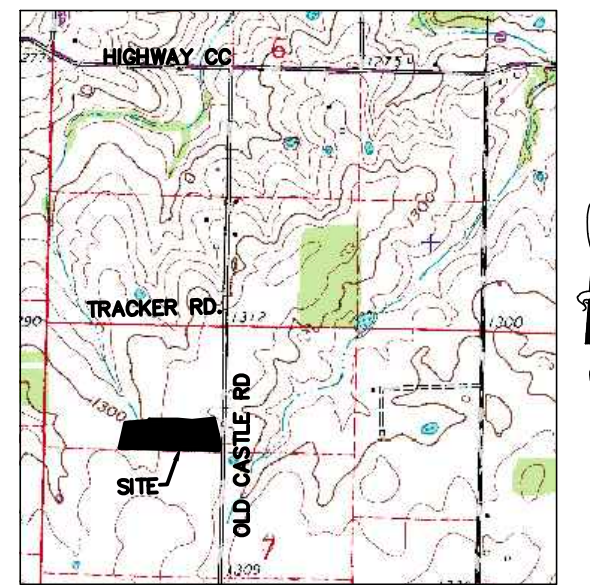


LOCATION MAP:

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



LEGEND:

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

LINE TABLE:

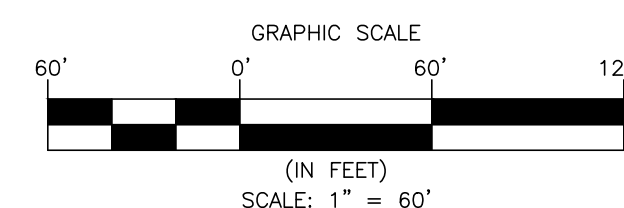
LINE	LENGTH	BEARING
L1	21.21'	N45°00'00"W
L2	21.21'	S30°51'14"W
L3	21.21'	N59°08'35"W
L4	20.61'	N80°14'34"W
L5	50.00'	N86°11'03"E

# FINAL PLAT

## THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 3

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

BEING A PART OF THE N1/2 OF THE NW.FRAC.1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST  
OWNER/DEVELOPER: CC LAND PARTNERS, LLC



BEARINGS AND DISTANCES GIVEN IN THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ALL DISTANCES ARE GIVEN IN METERS. MONUMENTS AND BENCHMARKS WERE ESTABLISHED FROM THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS AND BENCHMARKS. DATE OF ADJUSTMENT: 2/04. SITE GRID FACTOR: 0.999933612

CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDED \_\_\_\_\_ DATE \_\_\_\_\_

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 QUARTER (NW.FRAC.1/4) ALL IN 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 THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7; THENCE N88°29'36"W 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 SAID 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 "L.C. 383" AT THE SOUTHEAST CORNER OF SAID N1/2 OF THE NW.FRAC.1/4 OF SECTION 7; THENCE N88°21'49"W ALONG THE SOUTH LINE OF SAID N1/2 OF THE NW.FRAC.1/4, A DISTANCE OF 40.00 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 7 IN OLD CASTLE ESTATES PHASE 2, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, FOR A POINT OF BEGINNING; THENCE N88°21'49"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1041.38 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 N132°47'E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 269.37 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 41 IN THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE ALONG THE SOUTHERLY LINE OF SAID THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1 THE FOLLOWING THREE (3) COURSES: 1) THENCE N86°11'03"E, A DISTANCE OF 253.71 FEET TO AN EXISTING IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF ROCKINGHAM AVENUE; 2) THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, CENTRAL ANGLE OF 02°30'02", A CHORD BEARING OF N04°58'32"W, AN ARC LENGTH OF 14.18 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 20 IN SAID THE VILLAGES OF ROUNDWOOD AT WICKLOW PHASE 1; 3) THENCE S89°50'01"E, A DISTANCE OF 293.17 FEET TO AN EXISTING IRON PIN; THENCE S84°02'30"E, ALONG THE SOUTHERLY LINE OF SAID THE VILLAGES OF ROUNDWOOD AT WICKLOW PHASE 1 AND THE SOUTHERLY LINE OF SAID THE VILLAGES OF ROUNDWOOD AT WICKLOW PHASE 2, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, A DISTANCE OF 149.94 FEET TO AN EXISTING IRON PIN; THENCE N84°03'07"E, ALONG THE SOUTHERLY LINE OF SAID THE VILLAGES OF ROUNDWOOD AT WICKLOW PHASE 2, A DISTANCE OF 231.15 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 58 IN SAID THE VILLAGES OF ROUNDWOOD AT WICKLOW PHASE 2; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF OLD CASTLE ROAD THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 031°30'9", A CHORD BEARING OF S12°32'11"E, AN ARC LENGTH OF 30.34 FEET TO AN EXISTING IRON PIN; 2) THENCE S14°08'48"E, A DISTANCE OF 142.94 FEET TO AN EXISTING IRON PIN; 3) THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 155°12'27", A CHORD BEARING OF S06°13'02"E, AN ARC LENGTH OF 127.31 FEET TO AN EXISTING IRON PIN; 4) THENCE S01°42'41"W, A DISTANCE OF 35.91 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6,808 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 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 PAT O'REILLY KNOWN TO BE THE PERSONS WHO EXECUTED THE WITHIN PLAT IN BEHALF OF CC LAND PARTNERS, LLC, A MISSOURI CORPORATION, AND I ACKNOWLEDGE 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 \_\_\_\_\_

TED NICHOLS - COUNTY COLLECTOR

**COLLECTOR'S STATEMENT:**  
I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT ALL TAXES OWED ON PARCEL # \_\_\_\_\_ HAVE BEEN PAID.

**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: 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 ANY OTHER PERSON 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 \_\_\_\_\_

**NOTES:**

- LOTS 70-90 ARE ZONED AS R-1
- LARGEST LOT = LOT 88 (20,415 SQ.FT.)
- SMALLEST LOT = LOT 86 (9,445 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. 29043C0060C AND 29043C0070C, 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'
- ALL LOT CORNERS SHALL BE PINNED WITH 5/8" IRON PINS WITH PLASTIC CAPS STAMPED "L.C. 383" UNLESS NOTED OTHERWISE.
- SOURCE OF SURVEY: FINAL PLAT OF THE VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 2; FINAL PLAT OF COPPER LEAF; FINAL PLAT OF FARMERS FIELD; FINAL PLAT OF THE VILLAGES 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 OLD CASTLE ESTATES PHASE 3; FINAL PLAT OF OLD CASTLE ESTATES PHASE 2; FINAL PLAT OF ASHFORD AT WICKLOW PHASE 1; FINAL PLAT OF OLD CASTLE ESTATES PHASE 2; FINAL PLAT OF WICKLOW SCHOOL.
- 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 77-78 ONTO OLD CASTLE ROAD.

**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 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 \_\_\_\_\_

**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 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

**STATE PLANE COORDINATES:**

CORNER	NORTHING	EASTING
CH-22	135546.715	429352.960
A	136462.7404	431159.6457
B	136471.8044	430842.3827
C	136551.6518	430861.4733
D	136556.7978	430938.6270
E	136561.1040	430938.2521
F	136560.8445	431027.6053
G	136556.1007	431073.0581
H	136553.4011	431143.1295
I	136554.3755	431145.1365
J	136512.1304	431155.7838
K	136473.6793	431159.9726

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: 2/04 SITE GRID FACTOR: 0.999933612 1 METER = 3.28083333

**CURVE TABLE:**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	325.00'	14.18'	7.09'	14.18'	2'30"02"	N04°58'32"E
C2	540.00'	30.34'	15.17'	30.34'	3'13"09"	S12°32'11"E
C3	460.00'	127.31'	64.07'	126.91'	155°12'27"	S06°13'02"E
C4	325.00'	35.31'	17.67'	35.30'	6°13'33"	N03°08'48"W
C5	625.00'	72.07'	36.08'	72.03'	6°38'25"	N88°14'17"W
C6	625.00'	34.36'	17.19'	34.36'	3'09"00"	N81°49'04"W
C7	475.00'	25.95'	12.98'	25.95'	3'07"50"	S81°48'29"E
C8	475.00'	94.19'	47.25'	94.03'	11°21'39"	S89°03'14"E
C9	475.00'	78.03'	39.10'	77.94'	9°24'42"	N80°33'35"E
C10	525.00'	40.88'	20.45'	40.87'	4°27'42"	N78°03'05"E
C11	525.00'	84.67'	42.43'	84.57'	9°14'24"	N84°56'08"E
C12	525.00'	84.17'	42.18'	84.08'	9°11'10"	S85°51'05"E
C13	525.00'	9.30'	4.65'	9.30'	1°00'55"	S80°45'02"E
C14	575.00'	54.65'	27.34'	54.62'	5°26'42"	N82°57'56"W
C15	575.00'	43.27'	21.65'	43.26'	4°18'43"	N87°50'38"W
C16	15.00'	13.62'	7.32'	13.16'	52°01'12"	S63°59'24"W
C17	50.00'	64.74'	37.81'	60.31'	74°11'20"	N75°04'28"E
C18	50.00'	52.91'	29.23'	50.47'	60°37'42"	S37°31'01"E
C19	50.00'	51.68'	28.42'	49.41'	59°13'22"	S22°24'31"W
C20	15.00'	13.62'	7.32'	13.16'	52°01'12"	N28°00'36"E
C21	275.00'	17.80'	8.90'	17.80'	3°42'32"	N01°51'16"W
C22	300.00'	19.47'	9.74'	19.46'	3°43'04"	N01°51'32"W
C23	600.00'	102.18'	51.21'	102.05'	9°45'26"	N85°07'17"W
C24	500.00'	208.59'	105.84'	207.08'	23°54'11"	N87°48'20"E
C25	460.00'	126.14'	63.47'	125.74'	15°42'41"	S06°08'59"E

**PRELIMINARY**

DATE: \_\_\_\_\_

REVISION / ISSUE

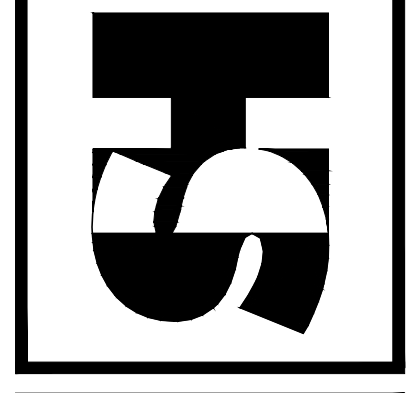
NO. \_\_\_\_\_

**PRELIMINARY**

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

**SHAFER & HINES**  
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS  
DRE CERTIFIED COMPANY  
P.O. Box 492, Nixa, Missouri, 65714  
Tel: (417) 725-4663 - Fax: (417) 725-5230  
Email: shane@shafferhines.com

SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D



**CC LAND PARTNERS, LLC**  
5607 S. NATIONAL AVE. SUITE 7B  
SPRINGFIELD, MISSOURI 65810

PREPARED FOR:

DATE: 09-24-2018

DRAWN BY: BIM

CHECKED BY: SIM

CLASS OF PROPERTY: URBAN

DRAWING: 01FN0028.DWG

SCALE: 1"=60'

JOB NO. 150028

SHEET 1 OF 1