

T-500 Slide 5407.A

Recording Date/Time: 04/03/2025 at 12:15:25 PM Instr #: 2025L03560

COURTHOUSE CHRISTIAN COUNTY MISSOURI



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 21 WEST IN THE CITY OF OZARK, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S87°23'10"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S87*22'57"E ALONG SAID NORTH LINE 1298.58 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF TOWN & COUNTRY PLACE, A RECORDED SUBDIVISION IN THE CITY OF OZARK, CHRISTIAN COUNTY, MISSOURI; THENCE S86'35'43"E ALONG THE SOUTH LINE OF SAID TOWN & COUNTRY PLACE, 445.45 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF NORTH 25th STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: S01'40'10"W, 74.70 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60"11"51". A RADIUS OF 220.00 FEET AND A CHORD OF 220.66 FEET BEARING S31"36"42"W. AN ARC DISTANCE OF 231.14 FEET TO AN EXISTING IRON PIN; S61°45'01"W, 151.60 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48'05'42", A RADIUS OF 230.00 FEET AND A CHORD OF 187.45 FEET BEARING \$37*39'34"W, AN ARC DISTANCE OF 193.07 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79'50'02". A RADIUS OF 15.00 FEET AND A CHORD OF 19.25 FEET BEARING \$53'20'37"W. AN ARC DISTANCE OF 20.90 FEET TO AN EXISTING IRON PIN; N86"16'39"W, 4.01 FEET TO AN EXISTING IRON PIN; S03"23'56"W, 59.81 FEET TO AN EXISTING IRON PIN; SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°04'38", A RADIUS OF 15.00 FEET AND A CHORD OF 21.41 FEET BEARING S41"39'20"E, AN ARC DISTANCE OF 23.84 FEET TO AN EXISTING IRON PIN; AND S03"18'21"W, 309.96 FEET TO AN EXISTING IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N86'41'51"W, 413.71 FEET TO AN EXISTING IRON PIN; THENCE SO3"18'02"W. 359.92 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 14 THE FOLLOWING THREE (3) COURSES: N86°42'43"W, 294.59 FEET TO AN EXISTING IRON PIN; WESTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02'50'37", A RADIUS OF 10389.26 FEET AND A CHORD OF 515.57 FEET BEARING N88'07'29"W, AN ARC DISTANCE OF 515.62 FEET TO AN EXISTING IRON PIN; AND N58'39'57"W, 157.01 FEET TO AN EXISTING IRON PIN; THENCE NO1'20'55"E, 1185.27 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT CHRISTIAN COUNTY, MISSOURI IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT ON BEHALF OF SAID OWNER, WE FREELY ADOPT THIS FINAL PLAN OF SUBDIVISION. STREET RIGHT OF WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF OZARK FOR THE USES INDICATED, EXCEPT THOSE DESIGNATED AS "PRIVATE" WHICH ARE RESERVED FOR USE BY CHRISTIAN COUNTY. ALL AREAS IDENTIFIED AS COMMON AREA, DETENTION AREA, AND DEDICATED FOR PUBLIC USE SHALL BE OWNED AND MAINTAINED BY CHRISTIAN COUNTY, MISSOURI. ALL FACILITIES WITHIN AREAS DESIGNATED AS DRAINAGE EASEMENT AND PRIVATE SANITARY SEWER EASEMENT SHALL BE MAINTAINED BY CHRISTIAN COUNTY, MISSOURI. THE FINAL PLAT WILL BE EXECUTED AND FILED AT THE OFFICE OF THE COUNTY RECORDER AS REQUIRED BY STATUTES OF THE STATE OF MISSOURI.

bhany williams commission -ynn Morris (PRINT NAME/TITLE) (PRINT NAME/TITLE)

ACKNOWLEDGEMENT

STATE OF MISSOURI COUNTY OF CHRISTIAN)

THE CITY OF OZARK, MISSOURI.

220.66

187.45'

19.25'

21.41'

515.57

243.76

156.94'

18.30'

21.90'

52.70'

49.38'

42.94'

41.56'

200.35

42.25'

51.04'

__ IN THE YEAR 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF CHRISTIAN COUNTY, MISSOURI AND

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM OF OFFICE EXPIRESDASUT/2028

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION APPROVED THIS 3rd DAY OF App.

CERTIFICATE OF APPROVAL BY THE OZARK BOARD OF ALDERMEN

20 25BY THE PLANNING AND ZONING COMMISSION OF

DON L. CURRENCE, MAYOR

2025 BY THE BOARD OF ALDERMEN OF

SURVEYOR'S DECLARATION

CHANDRA HODGES, CITY CLERK

HEREBY DECLARE THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED AND THE PLAT PREPARED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16).

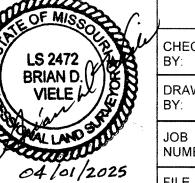
BRIAN D. VIELE, PLS LS-2472

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

DATE REVISED: 04/01/2025 QATE PREPARED: 02/07/2025

FINAL PLAT COUNTY GOVERNMENT PLAZA

> CITY OF OZARK CHRISTIAN COUNTY, MISSOURI



CHECKED NUMBER: 3817.11

NAME:



Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 200701367

4. TOTAL NUMBER OF LOTS: 6

- PLAT OF SURVEY FOR THE CHRISTIAN COUNTY COMMISSION PREPARED BY WHITE LAND SURVEYING, LLC

— MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS FOR STATE ROUTE 14, JOB NO. J8P05881,

COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983,

CENTRAL ZONE (2004 ADJUSTMENT). COORDINATES WERE ESTABLISHED BY GPS SURVEY USING MO GRS STATION

FILED IN SURVEY RECORD BOOK V, PAGE 4514, CHRISTIAN COUNTY RECORDER'S OFFICE

8. ALL BOUNDARY BEARINGS AND DISTANCES SHOWN HEREON ARE THOSE AS MEASURED BY SURVEY.

STATE PLANE COORDINATES

CH-12 (N: 133620.652, E: 435155.846).

GRID FACTOR: 0.9999317 1 METER = 3.28083333 FEET

- 5. SMALLEST LOT: LOT 4 (63,232 SQ. FT.); LARGEST LOT: LOT 1 (899,427 SQ. FT.)
- 6. NO FENCES, STRUCTURES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY, DRAINAGE EASEMENT OR DETENTION AREA.
- 7. NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING SETBACK LINE. NO STRUCTURES ARE TO BE BUILT WITHIN ANY EASEMENT.
- 8. ALL AREAS IDENTIFIED AS "COMMON AREA". "DETENTION AREA". AND "DEDICATED FOR PUBLIC USE" SHALL BE OWNED AND MAINTAINED BY CHRISTIAN COUNTY, MISSOURI. FACILITIES WITHIN ALL AREAS IDENTIFIED AS "DRAINAGE EASEMENT" AND "SANITARY SEWER EASEMENT (PRIVATE)" SHALL BE MAINTAINED BY CHRISTIAN COUNTY, MISSOURI.
- 9. RESTRICTIVE COVENANTS FOR THE SUBDIVISION WILL BE FILED AT THE CHRISTIAN COUNTY RECORDER'S OFFICE.
- 10. SANITARY SEWER GRINDER PUMPS AND FORCE MAINS ARE TO REMAIN PRIVATE AND ARE THE RESPONSIBILITY OF THE LOT OWNERS.

 CORVE NO.	DELIA ANGLE	IVADIOS	LENGIN	CHOND BEAR
C1	060°11'51"	220.00'	231.14'	S31°36'42"\
C2	048°05'42"	230.00'	193.07'	S37°39'34"\
C3	079°50'02"	15.00'	20.90'	S53°20'37"\
C4	091°04'38"	15.00'	23.84'	S41°39'20"
C5	002°50'37"	10389.26'	515.62'	N88°07'29"\
C6	083°48'07"	182.50'	266.93'	S43°29'20"\
C7	083°48'07"	117.50'	171.86'	N43°29'20"
C8	075°12'09"	15.00'	19.69'	S51°55'26"\
C9	093°46'51"	15.00'	24.55'	N43°35'04"\
C10	002°55'29"	1032.50'	52.71'	S88°03'46"\
C11	002°55'29"	967.50'	49.39'	N88°03'46"
C12	001°12'37"	2032.50'	42.94'	S85°59'42"\
C13	001°12'37"	1967.50'	41.56'	N85°59'42"
C14	083°48'07"	150.00'	219.39'	N43°29'20"
C15	001°12'37"	2000.00'	42.25'	N85°59'42"
C16	002°55'29"	1000.00'	51.05'	N88°03'46"
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11. LOT OWNERS SHALL COMPLY WITH BUFFER YARD REQUIREMENTS PER OZARK CITY CODE, 'GENERAL STANDARDS—BUFFER YARD'.

45.75' N89°31'30"E

Line # Length

L3

59.81'

Direction

S03°23'56"W

4.01' N86°16'39"W

42.19' S46°54'42"W

42.86' N42°49'35"W

53.52' S89°31'30''W

42.69' | S89°31'30''W