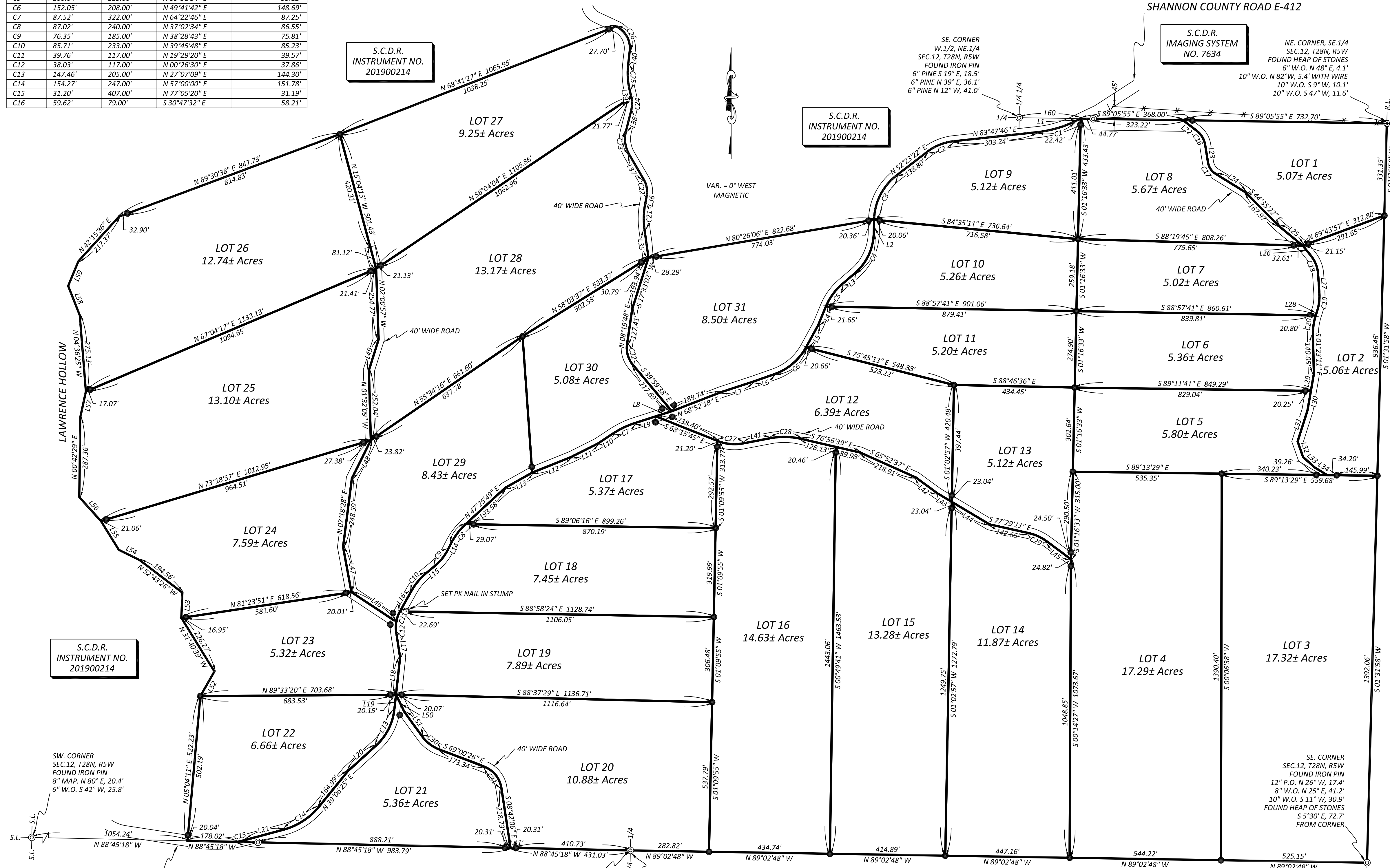


# FINAL PLAT OF BORGSMANN'S HOLLOW PHASE ONE

A SUBDIVISION IN SHANNON COUNTY, MISSOURI

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	140.03'	413.00'	N 74°04'59" E	139.36'
C2	104.15'	190.00'	N 68°05'34" E	102.85'
C3	184.73'	207.00'	N 26°49'27" E	178.66'
C4	164.41'	196.00'	N 25°17'21" E	159.63'
C5	100.04'	213.00'	N 35°51'54" E	99.12'
C6	152.05'	208.00'	N 49°41'42" E	148.69'
C7	87.52'	322.00'	N 64°22'46" E	87.25'
C8	87.02'	240.00'	N 37°02'34" E	86.55'
C9	76.35'	185.00'	N 38°28'43" E	75.81'
C10	85.71'	233.00'	N 39°45'48" E	85.23'
C11	39.76'	117.00'	N 19°39'20" E	39.57'
C12	38.03'	117.00'	N 00°26'30" E	37.86'
C13	147.46'	205.00'	N 27°07'09" E	144.30'
C14	154.27'	247.00'	N 57°00'00" E	151.78'
C15	31.20'	407.00'	N 77°05'20" E	31.19'
C16	59.62'	79.00'	S 30°47'32" E	58.21'



**DEDICATION**

WHEREAS CLASSIC COUNTRY LAND, LLC, ARE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO BLOCKS AND LOTS, IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "BORGSMANN'S HOLLOW PHASE ONE" A SUBDIVISION IN SHANNON COUNTY, MISSOURI;

NOW THEREFORE CLASSIC COUNTRY LAND, LLC, DO DEDICATE TO THE PUBLIC USE, FOREVER THE STREET AND EASEMENTS SHOWN ON THIS PLAT AND THAT THE DESCRIBED PREMISES SHALL BE KNOWN AS AND NAMED "BORGSMANN'S HOLLOW PHASE ONE" A SUBDIVISION IN SHANNON COUNTY, MISSOURI.

LORI MURPHY, OFFICE MANAGER

**ACKNOWLEDGEMENT**  
STATE OF MISSOURI S.S.  
COUNTY OF SHANNON

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED LORI MURPHY, REPRESENTING CLASSIC COUNTRY LAND, LLC; TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "BORGSMANN'S HOLLOW PHASE ONE" A SUBDIVISION IN SHANNON COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY TAX RELEASE**  
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20\_\_\_\_ AND ALL PRIOR YEARS.

COLLECTOR OF REVENUE  
SHANNON COUNTY, MISSOURI

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, PLAT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_.

RECORDER OF DEEDS  
SHANNON COUNTY, MISSOURI

### LEGEND

- These standard symbols will be found in the drawing.
- X — FENCE LINE
  - P.O.B. PLACE OF BEGINNING
  - S.C.D.R. SHANNON COUNTY DEED RECORD
  - ▽ FENCE CORNER
  - ⊙ FOUND IRON PIN
  - ⊕ FOUND HEAP OF STONES
  - SET 1/2" REBAR
  - ⊞ SET PK NAIL
- THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1.
- CLASS OF PROPERTY: RURAL
- 0 200 400 600

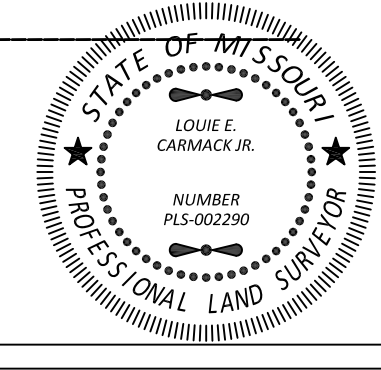
- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - PARENT DEED RECORDED IN SHANNON COUNTY DEED RECORD INSTRUMENT NO. 201900214, IN THE RECORDER'S OFFICE OF SHANNON COUNTY, MISSOURI.

**CARMACK SURVEYING, INC.**  
12071 HWY. 32  
ROCKY, MO. 65657  
PH: 417-458-4798

**SURVEYOR'S CERTIFICATION**  
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.  
DATE FIELD WORK COMPLETED: 6/18/2019

LOUIE E. CARMACK JR.



**SURVEY FOR  
CLASSIC COUNTRY LAND, LLC**

DRAWN	DATE	SHANNON COUNTY, MO.
RLS	06/25/19	SEC. 12
APPROVED	DATE	T28N, R5W
LEC	06/25/19	
SCALE	SHEET	PROJECT NO.
1" = 200'	1 OF 1	C-8657

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C17	51.49'	60.00'	S 33°45'21" E	49.92'
C18	74.48'	120.00'	S 21°26'25" E	73.29'
C19	63.23'	169.00'	S 07°03'32" W	62.87'
C20	70.91'	212.00'	S 08°11'45" W	70.58'
C21	95.08'	286.00'	S 01°33'47" W	94.64'
C22	62.76'	87.00'	S 09°34'39" E	61.40'
C23	86.99'	112.00'	S 07°59'32" E	84.82'
C24	48.93'	102.00'	S 00°30'58" W	48.46'
C25	91.49'	265.00'	S 03°20'07" E	91.03'
C26	107.54'	86.00'	S 29°16'09" E	100.67'
C27	95.02'	167.00'	S 84°33'47" E	93.75'
C28	112.72'	270.00'	S 88°54'14" E	111.90'
C29	74.73'	178.00'	S 65°27'33" E	74.18'
C30	80.49'	140.00'	S 52°32'16" E	79.39'
C31	101.04'	96.00'	S 38°51'16" E	96.44'
C32	79.28'	94.00'	S 15°49'55" E	76.95'

LINE	BEARING	DISTANCE
L1	N 64°22'12" E	23.88'
L2	N 01°15'32" E	48.09'
L3	N 49°19'10" E	60.68'
L4	N 22°24'38" E	71.42'
L5	N 28°45'10" E	92.15'
L6	N 70°38'15" E	81.57'
L7	N 71°49'33" E	121.10'
L8	N 72°09'57" E	60.44'
L9	N 72°09'57" E	79.21'
L10	N 56°35'35" E	66.42'
L11	N 63°23'41" E	106.49'
L12	N 68°04'27" E	150.57'
L13	N 60°41'24" E	111.37'
L14	N 26°39'19" E	23.93'
L15	N 50°18'07" E	39.54'
L16	N 29°13'29" E	83.84'
L17	N 06°52'11" E	75.22'
L18	N 06°11'22" E	135.19'
L19	N 06°30'42" E	55.03'
L20	N 47°43'36" E	136.34'

LINE	BEARING	DISTANCE
L21	N 74°53'35" E	142.06'
L22	S 52°24'40" E	62.64'
L23	S 59°10'39" E	64.19'
L24	S 58°20'17" E	126.37'
L25	S 50°30'04" E	113.30'
L26	S 39°13'13" E	45.33'
L27	S 03°39'36" E	68.90'
L28	S 17°46'41" W	17.51'
L29	S 09°54'23" W	62.23'
L30	S 09°54'23" W	71.26'
L31	S 17°39'23" W	117.26'
L32	S 19°23'33" W	59.56'
L33	S 48°10'08" E	55.99'
L34	S 58°36'10" E	52.89'
L35	S 07°57'38" E	101.92'
L36	S 11°05'13" W	25.87'
L37	S 30°14'31" E	104.04'
L38	S 14°15'37" W	76.53'
L39	S 13°13'32" E	26.41'
L40	S 06°33'18" W	50.16'

LINE	BEARING	DISTANCE
L41	N 79°08'11" E	97.49'
L42	S 53°46'41" E	96.81'
L43	S 59°10'39" E	59.91'
L44	S 59°10'39" E	158.16'
L45	S 53°25'55" E	106.75'
L46	N 56°31'30" W	193.17'
L47	N 10°28'52" W	165.51'
L48	N 26°23'02" E	153.20'
L49	N 17°30'58" E	115.71'
L50	S 25°49'53" E	69.89'
L51	S 36°04'05" E	106.75'
L52	N 29°37'40" E	102.34'
L53	N 02°19'15" E	90.97'
L54	N 64°03'20" W	81.58'
L55	N 31°53'49" W	122.31'
L56	N 42°09'22" W	115.93'
L57	N 12°10'34" E	95.14'
L58	N 21°33'38" W	112.88'
L59	N 22°21'40" E	96.01'
L60	S 89°05'55" E	221.20'

**PROPERTY DESCRIPTION**

A part of Section 12, Township 28 North, Range 5 West of the 5th P.M., described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 12 for the true place of beginning; thence N 88°45'18" W 1592.84 feet along the South line of said Southwest Quarter; thence N 05°04'11" E 522.23 feet; thence N 29°37'40" E 102.34 feet; thence N 31°40'39" W 226.27 feet; thence N 02°19'15" E 90.97 feet; thence N 52°43'26" W 194.56 feet; thence N 64°03'20" W 81.58 feet; thence N 31°53'49" W 122.31 feet; thence N 42°09'22" W 115.93 feet; thence N 00°42'29" E 287.36 feet; thence N 12°10'34" E 95.14 feet; thence N 04°36'25" W 275.13 feet; thence N 21°33'38" W 112.88 feet; thence N 22°21'40" E 96.01 feet; thence N 42°15'36" E 217.37 feet; thence N 69°30'38" E 847.73 feet; thence N 68°41'27" E 1065.95 feet; thence along a curve turning to the right with an arc length of 107.54 feet, with a radius of 86.00 feet, with a chord bearing of S 29°16'09" E with a chord length of 100.67 feet; thence S 06°33'18" W 50.16 feet; thence along a curve turning to the left with an arc length of 91.49 feet, with a radius of 265.00 feet, with a chord bearing of S 03°20'07" E with a chord length of 91.03 feet; thence S 13°13'32" E 26.41 feet; thence along a curve turning to the right with an arc length of 48.93 feet, with a radius of 102.00 feet, with a chord bearing of S 00°30'58" W with a chord length of 48.46 feet; thence S 14°15'27" W 76.53 feet; thence along a curve turning to the left with an arc length of 86.99 feet, with a radius of 112.00 feet, with a chord bearing of S 09°34'39" E with a chord length of 61.40 feet; thence S 11°05'13" W 25.87 feet; thence along a curve turning to the left with an arc length of 95.08 feet, with a radius of 286.00 feet, with a chord bearing of S 01°33'47" W with a chord length of 94.64 feet; thence S 07°57'38" E 101.92 feet; thence N 80°26'06" E 822.68 feet; thence along a curve turning to the right with an arc length of 184.73 feet, with a radius of 207.00 feet, with a chord bearing of N 26°49'27" E with a chord length of 178.66 feet; thence N 52°23'22" E 138.80 feet; thence along a curve turning to the right with an arc length of 104.15 feet, with a radius of 190.00 feet, with a chord bearing of N 68°05'34" E with a chord length of 102.85 feet; thence N 83°47'46" E 303.24 feet; thence along a curve turning to the left with an arc length of 140.03 feet, with a radius of 413.00 feet, with a chord bearing of N 74°04'59" E with a chord length of 139.36 feet; thence N 64°22'12" E 23.88 feet to the North line of the Southeast Quarter of said Section 12; thence S 89°05'55" E 1100.70 feet along said North line to the Northeast corner of said Southeast Quarter; thence S 01°31'58" W 2659.87 feet to the Southeast corner of said Section 12; thence N 89°02'48" W 2648.98 feet along the South line of said Southeast Quarter to the true place of beginning. Subject to all easements of record. Description as per Survey C-8657 made by Carmack Surveying, Inc.