

FINAL PLAT OF
O'CONNOR CROSSING
A SUBDIVISION IN SHANNON COUNTY, MISSOURI

VAR. = 0° WEST
MAGNETIC

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 "O'CONNOR CROSSING" 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 "O'CONNOR CROSSING" 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 "O'CONNOR CROSSING" 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

SURVEYOR'S NOTES:

1. 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.

REVISED 2/10/2021: COMBINED LOTS 36 & 37 INTO LOT 36, CHANGED LOT 38 TO 37. ELIMINATED 20' EASEMENT.

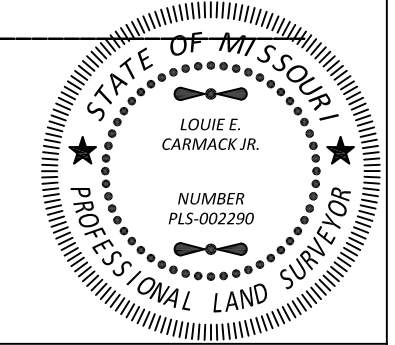
CARMACK SURVEYING, INC.
13071 HWY. 32
ROBY, MO. 65657
PH: 417-458-4798

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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 1/19/2021

LOUIE E. CARMACK JR.



SURVEY FOR CLASSIC COUNTRY

DRAWN	DATE	SHANNON COUNTY, MO.
RLS	01/19/21	SEC. 10 & 15
APPROVED	DATE	T26N, R4W
LEC	01/19/21	
SCALE	SHEET	PROJECT NO.
1" = 300'	1 OF 1	C-9010A-R

PROPERTY DESCRIPTION

All of the Southeast Quarter of the Southwest Quarter, and all of the Southwest Quarter of the Southeast Quarter of Section 10, and all of the West Half of the Northeast Quarter, and all of the East Half of the Northeast Quarter, and a part of the Northwest Quarter of the Northwest Quarter of Section 15, all in Township 26 North, Range 4 West of the 5th P.M., more particularly described as follows: Commencing at the Northwest corner of said Section 15 for the true place of beginning; thence S 88°51'03" E 1318.78 feet along the North line of said Section 15 to the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence N 01°30'43" E 1326.81 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence S 88°47'13" E 1316.67 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence S 89°18'52" E 1322.40 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence S 00°58'19" W 1311.94 feet along the East line of said Southwest Quarter of the Southeast Quarter to the Northeast corner of the West Half of the Northeast Quarter of said Section 15; thence S 00°47'02" W 2600.51 feet to the Southeast corner of said West Half of the Northeast Quarter; thence S 89°57'14" W 1326.81 feet to the Southeast corner of said East Half of the Northwest Quarter; thence S 89°37'43" W 1323.35 feet to the Southwest corner of said East Half of the Northwest Quarter; thence N 00°44'52" E 1319.93 feet to the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence N 89°18'00" W 1025.41 feet along the South line of said Northwest Quarter of the Northwest Quarter to a point which is S 89°18'00" E 295.50 feet from the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence N 00°50'00" E 295.50 feet parallel with the West line of said Section 15; thence N 89°18'00" W 295.50 feet parallel with the South line of said Northwest Quarter of the Northwest Quarter to the West line of said Section 15; thence N 00°50'00" E 1034.15 feet along said West line to the true place of beginning. Subject to all easements of record. Description as per Survey C-9010 made by Carmack Surveying, Inc.

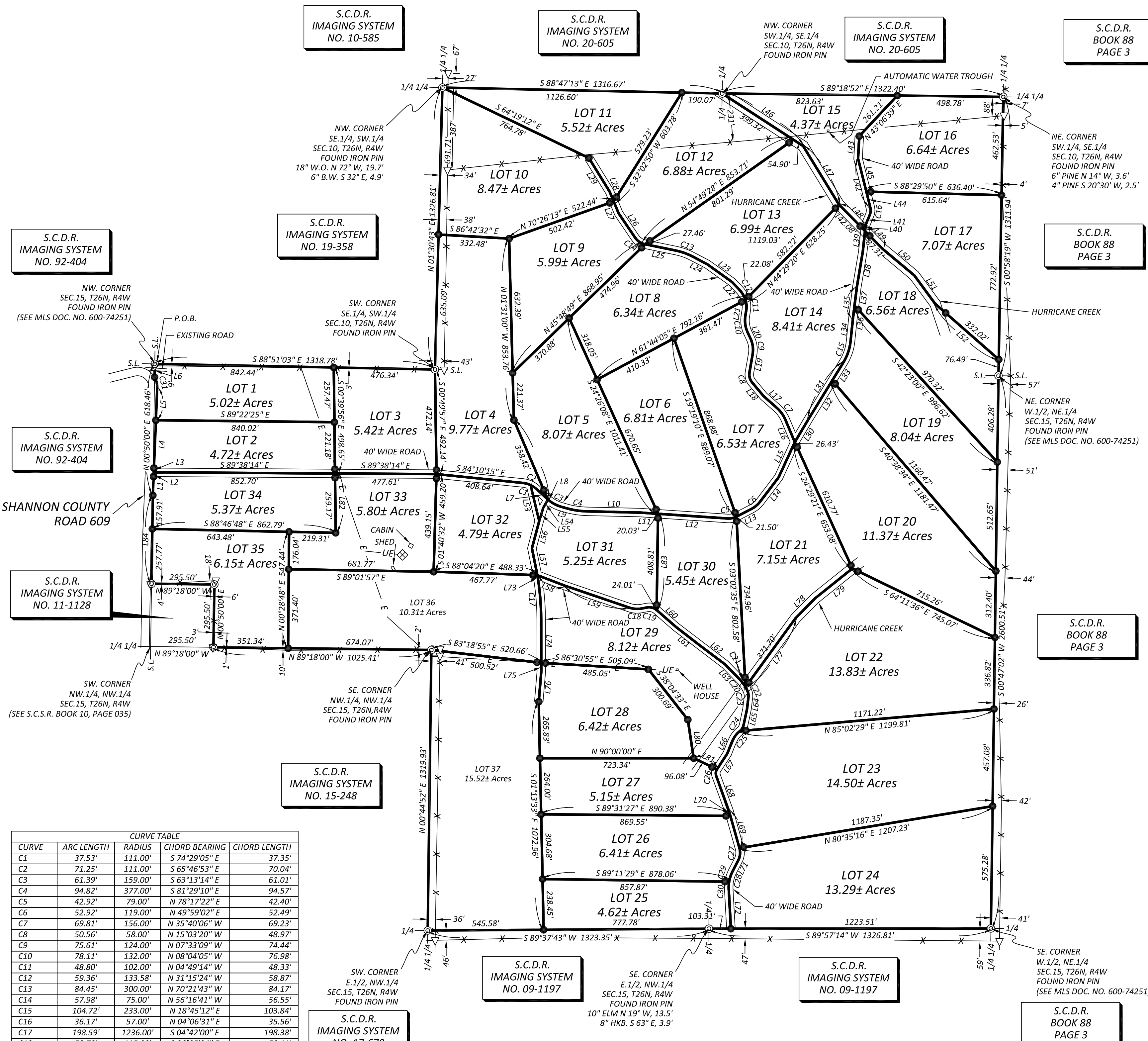
LINE	BEARING	DISTANCE
L1	N 02°18'56" E	88.36'
L2	N 02°18'56" E	20.01'
L3	N 02°18'56" E	20.01'
L4	N 02°18'56" E	225.14'
L5	N 02°18'56" E	152.82'
L6	N 00°56'00" E	62.24'
L7	S 47°23'30" E	73.37'
L8	S 52°09'37" E	10.14'
L9	S 74°16'50" E	27.51'
L10	S 88°41'29" E	248.88'
L11	S 86°08'43" E	87.10'
L12	S 86°08'43" E	327.94'
L13	N 62°43'28" E	80.07'
L14	N 37°14'36" E	144.32'
L15	N 24°41'18" E	181.79'
L16	N 22°50'52" W	114.01'
L17	N 48°39'00" W	82.53'
L18	N 40°01'36" W	84.33'
L19	N 09°54'56" E	86.57'
L20	N 25°01'14" W	32.57'
L21	N 08°53'05" E	28.83'
L22	N 43°59'16" W	47.23'
L23	N 54°23'10" W	142.88'
L24	N 62°17'50" W	77.90'
L25	N 78°25'36" W	147.36'
L26	N 34°07'47" W	137.87'
L27	N 22°30'02" W	60.54'
L28	N 23°30'02" W	49.34'
L29	N 31°40'04" W	186.37'
L30	N 30°40'44" E	128.23'
L31	N 31°37'45" E	311.70'
L32	N 31°37'45" E	211.26'
L33	N 31°37'45" E	100.44'
L34	N 05°52'39" E	107.59'
L35	N 07°07'11" E	147.61'
L36	N 07°07'11" E	61.88'
L37	N 07°07'11" E	85.73'
L38	N 09°30'19" E	171.07'
L39	N 06°06'52" E	97.68'
L40	N 06°06'52" E	28.72'
L41	N 22°17'10" E	50.83'
L42	N 14°04'08" W	236.27'

LINE	BEARING	DISTANCE
L43	N 03°02'44" E	106.13'
L44	N 14°04'08" W	76.40'
L45	N 14°04'08" W	159.87'
L46	S 57°00'58" E	454.22'
L47	S 31°28'12" E	322.80'
L48	S 44°35'58" E	174.38'
L49	S 44°35'58" E	119.61'
L50	S 50°04'53" E	192.60'
L51	S 36°22'31" E	166.07'
L52	S 48°48'21" E	397.60'
L53	S 13°33'26" E	174.11'
L54	S 29°47'40" W	45.01'
L55	S 16°50'39" W	64.56'
L56	S 14°56'45" W	132.74'
L57	S 11°24'47" E	128.99'
L58	S 69°07'00" E	138.10'
L59	S 71°11'56" E	320.80'
L60	S 48°54'02" E	121.04'
L61	S 52°13'10" E	140.69'
L62	S 53°06'22" E	150.09'
L63	S 44°17'10" E	97.70'
L64	S 06°52'16" W	56.20'
L65	S 12°09'13" W	76.75'
L66	S 22°33'14" W	71.55'
L67	S 33°17'12" W	88.48'
L68	S 20°02'22" E	175.51'
L69	S 15°44'06" E	182.33'
L70	S 15°44'06" E	24.72'
L71	S 27°27'07" W	57.05'
L72	S 03°05'54" E	186.12'
L73	S 09°18'11" E	10.51'
L74	S 00°05'50" E	204.21'
L75	S 00°05'50" E	40.89'
L76	S 04°45'04" W	142.56'
L77	N 36°00'06" E	398.73'
L78	N 44°32'04" E	132.06'
L79	N 51°16'42" E	225.26'
L80	S 08°41'06" E	183.43'
L81	S 64°25'11" E	121.21'
L82	S 00°39'56" E	279.17'
L83	S 00°52'04" W	452.86'
L84	N 00°50'00" E	415.69'

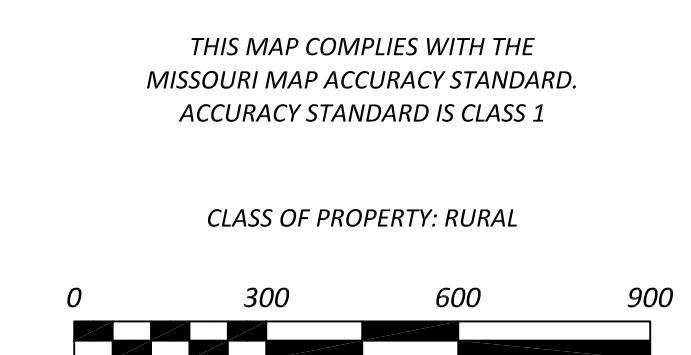
LEGEND

These standard symbols will be found in the drawing.

- E—E— OVER HEAD ELECTRIC LINE
- UE—UE— UNDERGROUND ELECTRIC
- X—X— FENCE LINE
- P.O.B. PLACE OF BEGINNING
- S.C.D.R. SHANNON COUNTY DEED RECORD
- S.C.S.R. SHANNON COUNTY SURVEY RECORD
- ◇ ELECTRIC BOX
- ▽ FENCE CORNER
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	37.53'	111.00'	S 74°29'05" E	37.35'
C2	71.25'	111.00'	S 65°46'53" E	70.04'
C3	61.39'	159.00'	S 63°13'14" E	61.01'
C4	94.82'	377.00'	S 81°29'10" E	94.57'
C5	42.92'	79.00'	N 78°17'22" E	42.40'
C6	52.92'	119.00'	N 49°53'02" E	52.49'
C7	69.81'	156.00'	N 35°40'06" W	69.23'
C8	50.56'	58.00'	N 15°03'20" W	48.97'
C9	75.61'	124.00'	N 07°33'09" W	74.44'
C10	78.11'	132.00'	N 08°04'05" W	76.98'
C11	48.80'	102.00'	N 04°49'14" W	48.33'
C12	59.36'	133.58'	N 31°15'24" W	58.87'
C13	84.45'	300.00'	N 70°21'43" W	84.17'
C14	57.98'	75.00'	N 56°16'41" W	56.55'
C15	104.72'	233.00'	N 18°45'12" E	103.84'
C16	36.17'	57.00'	N 04°06'31" E	35.56'
C17	198.59'	1236.00'	S 04°42'00" E	198.38'
C18	59.78'	115.00'	S 86°05'24" E	59.11'
C19	48.18'	53.00'	N 74°56'28" W	46.53'
C20	65.93'	184.00'	S 34°01'18" E	65.57'
C21	45.65'	184.00'	S 37°10'41" E	45.54'
C22	20.27'	184.00'	S 26°54'49" E	20.26'
C23	31.42'	58.77'	S 08°26'35" E	31.05'
C24	33.24'	48.00'	S 31°59'38" W	32.58'
C25	51.67'	112.10'	N 38°37'42" E	51.22'
C26	31.64'	34.00'	N 06°37'25" E	30.51'
C27	59.55'	79.00'	S 05°51'31" W	58.15'
C28	87.45'	164.00'	S 12°10'37" W	86.41'
C29	52.29'	164.00'	S 18°19'02" W	52.07'
C30	35.15'	164.00'	S 03°02'32" W	35.08'
C31	52.42'	93.00'	N 13°49'58" W	51.73'



THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1