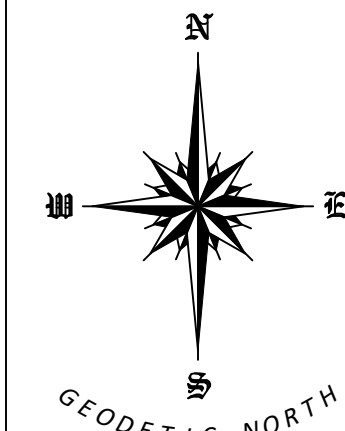




FINAL PLAT OF
WINDY RIDGE
A SUBDIVISION IN TEXAS COUNTY, MISSOURI

County of Texas

SECTION 15
TOWNSHIP 30 NORTH
RANGE 7 WEST

State of Missouri

DEDICATION

WHEREAS CCL MARKETING CORPORATION, A TEXAS CORPORATION, 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 " WINDY RIDGE " A SUBDIVISION IN TEXAS COUNTY, MISSOURI;

NOW THEREFORE CLL MARKETING CORPORATION, A TEXAS CORPORATION, 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 " WINDY RIDGE " A SUBDIVISION IN TEXAS COUNTY, MISSOURI.

SCOTT WIGGINGTON, OWNER CCL MARKETING CORPORATION, A TEXAS CORPORATION

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED SCOTT WIGGINGTON, OWNER CCL MARKETING CORPORATION, A TEXAS CORPORATION; 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 " WINDY RIDGE " A SUBDIVISION IN TEXAS COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED.

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

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

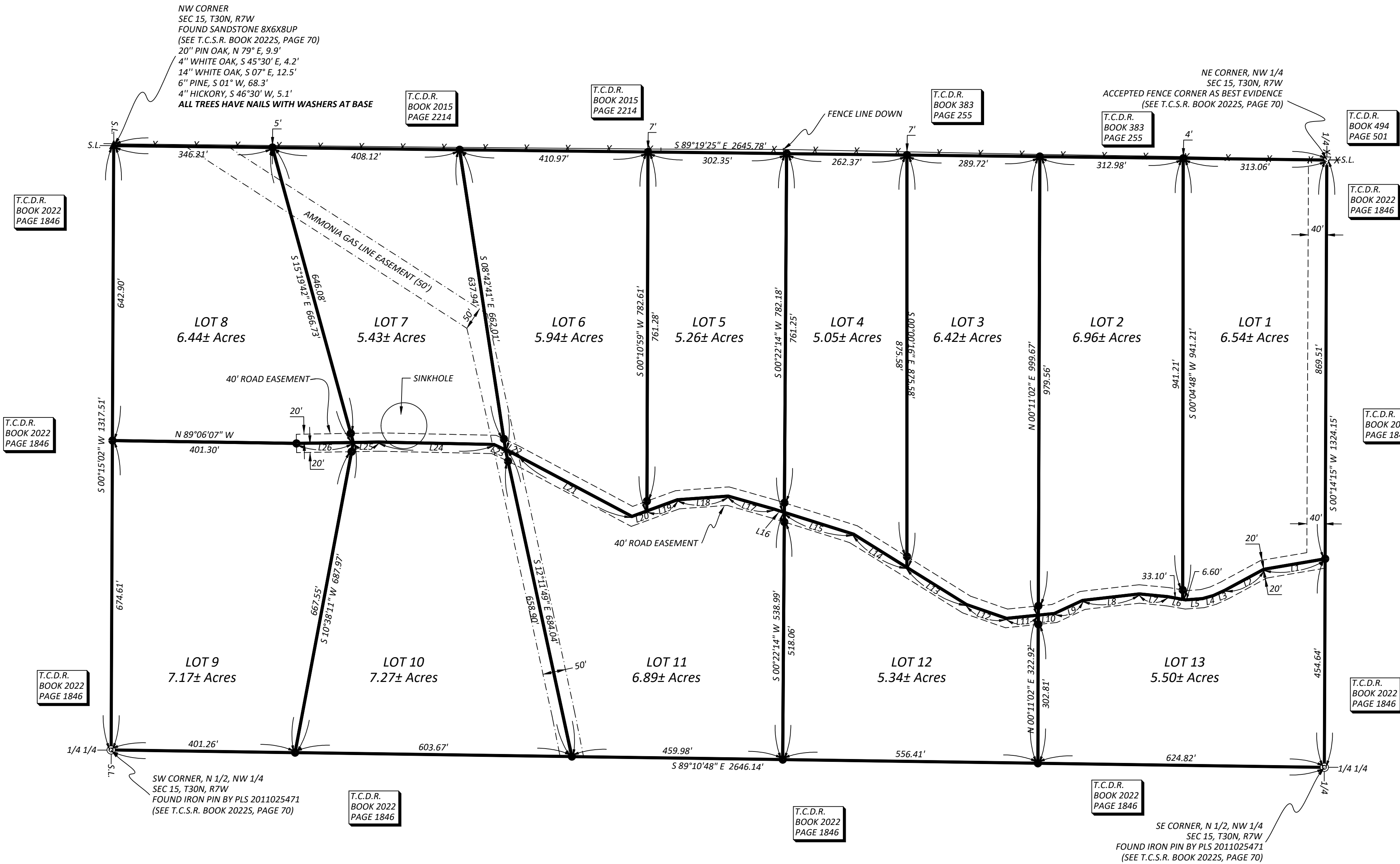
COUNTY TAX RELEASE

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
TEXAS 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
TEXAS COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST, TEXAS COUNTY, MISSOURI, CONTAINING 80.25 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-4384, DATED MAY 10TH, 2022, BY CM ARCHER GROUP, P.C.

PROPERTY IS ALSO GRANTED EASEMENT ACCESS AS DEEDED IN TEXAS COUNTY DEED RECORD BOOK 2023, PAGE 936, IN THE RECORDER'S OFFICE OF TEXAS COUNTY, MISSOURI

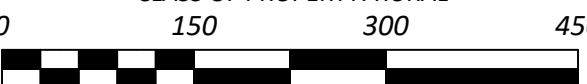
LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- ⊙ FOUND IRON PIN
- ▲ FOUND SET STONE
- ▽ FENCE CORNER

- X — X — FENCE LINE
- - - - - ROAD EASEMENT LINE
- - - - - AMMONIA GAS LINE EASEMENT
- - - - - T.C.D.R. TEXAS COUNTY DEED RECORD
- - - - - T.C.S.R. TEXAS COUNTY SURVEY RECORD

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1 CLASS OF PROPERTY: RURAL



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°20'30\"	135.93'
L2	S 61°39'07\"	95.94'
L3	S 65°05'57\"	27.81'
L4	S 74°12'46\"	24.82'
L5	S 85°53'21\"	36.83'
L6	N 80°01'49\"	39.70'
L7	N 84°30'14\"	62.29'
L8	S 83°30'59\"	124.41'
L9	S 65°08'48\"	67.74'
L10	S 84°05'54\"	35.34'
L11	S 84°05'54\"	69.77'
L12	N 70°47'29\"	92.12'
L13	N 58°08'12\"	153.09'
L14	N 58°08'12\"	137.29'
L15	N 72°29'35\"	158.20'
L16	N 72°29'35\"	23.27'
L17	N 74°09'57\"	104.04'
L18	S 85°56'59\"	111.10'
L19	S 69°53'16\"	70.99'
L20	S 69°53'16\"	34.55'
L21	N 64°04'22\"	289.91'
L22	N 64°53'17\"	21.63'
L23	N 64°53'17\"	28.03'
L24	N 88°48'36\"	251.38'
L25	S 89°02'09\"	55.41'
L26	S 89°02'09\"	124.01'

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.
- DEED RECORDED IN TEXAS COUNTY DEED RECORD BOOK 2023, PAGE 936 IN THE RECORDER'S OFFICE OF TEXAS COUNTY, MISSOURI

CARMACK SURVEYING AND ENGINEERING, INC.
12071 HWY. 32
ROBY, MO. 66557
PH: 417-458-4798

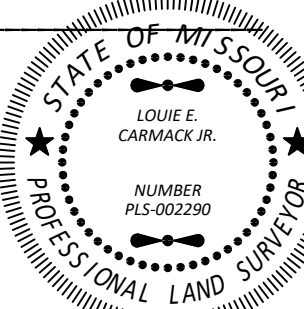
SURVEYOR'S CERTIFICATION

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: 01/29/2023

LOUIE E. CARMACK JR.



SURVEY FOR CCL MARKETING CORPORATION

DRAWN JCC	DATE 01/30/2024	TEXAS COUNTY, MISSOURI SECTION 15
APPROVED LEC	DATE 01/30/2024	TOWNSHIP 30 NORTH RANGE 7 WEST
SCALE 1\"=150'	SHEET 1 OF 1	PROJECT NO. C-10400