

FINAL PLAT OF BORGSMANN'S HOLLOW PHASE THREE A SUBDIVISION IN SHANNON COUNTY, MISSOURI

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 THREE" 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 THREE" 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 THREE" 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:

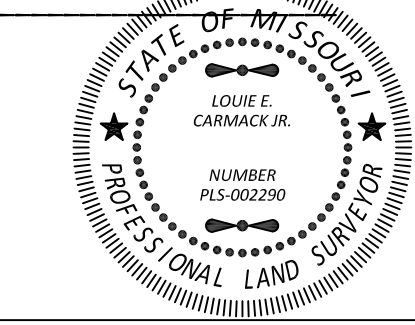
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CARMACK SURVEYING, INC.
12071 HWY. 32
ROBY, MO. 65557
PH: 417-458-4798

SURVEYOR'S CERTIFICATION

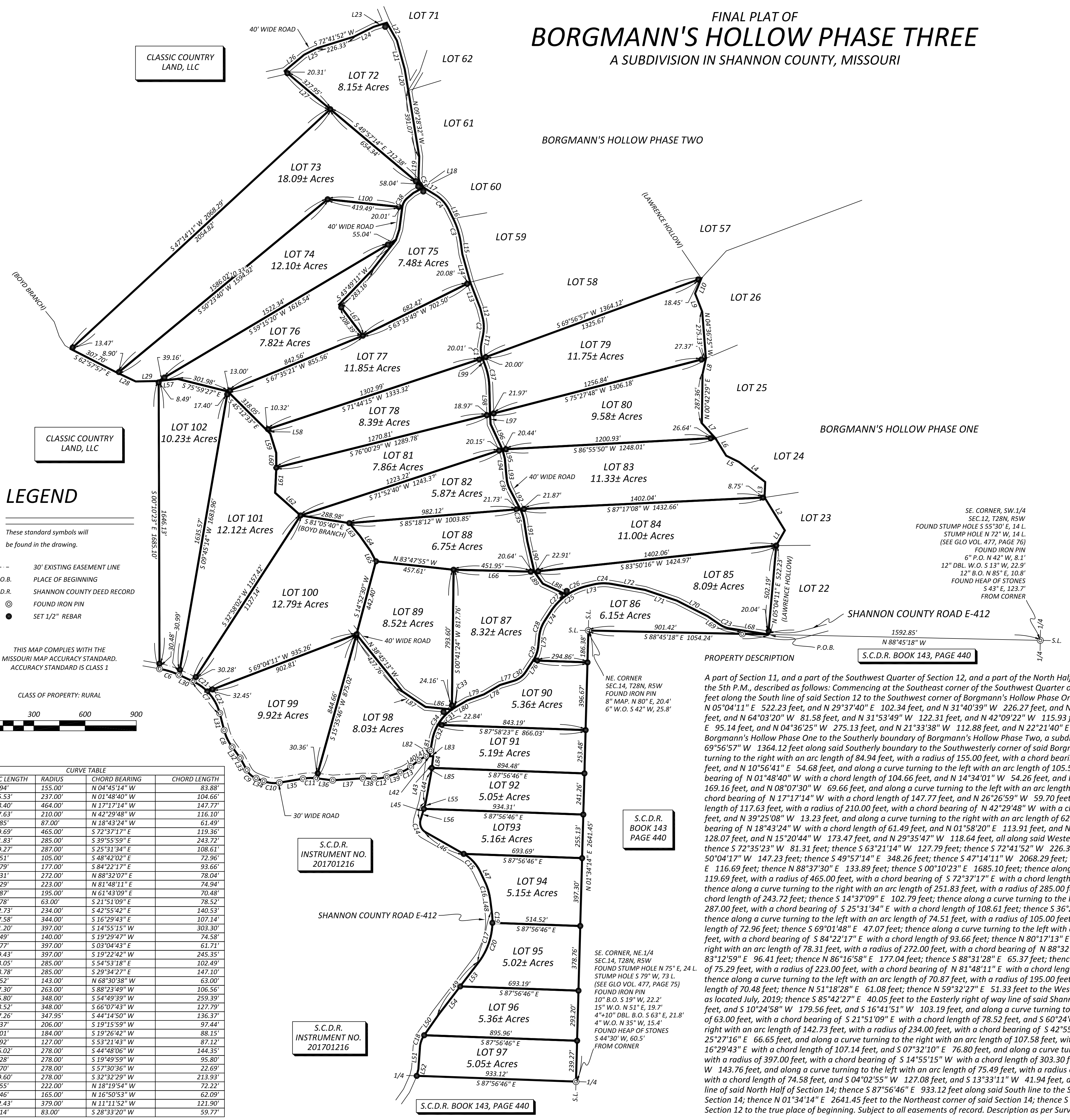
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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	07/10/19	SEC. 11, 12, & 14
APPROVED	DATE	T28N, R5W
LEC	07/10/19	PROJECT NO.
SCALE	SHEET	C-8657B
1" = 300'	1 OF 1	

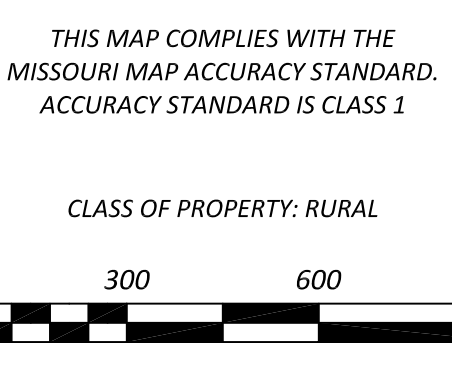


VAR. = 0° WEST MAGNETIC

LINE	BEARING	DISTANCE
L1	N 29°37'40" E	102.34'
L2	N 31°40'39" W	226.27'
L3	N 02°19'15" E	90.97'
L4	N 52°43'26" W	194.56'
L5	N 64°03'20" W	81.58'
L6	N 31°53'49" W	122.31'
L7	N 42°09'22" W	115.93'
L8	N 12°10'34" E	95.14'
L9	N 21°33'38" W	112.88'
L10	N 22°21'40" E	96.01'
L11	N 10°56'41" E	54.68'
L12	N 14°34'01" W	54.26'
L13	N 21°09'35" W	161.69'
L14	N 15°40'25" W	169.16'
L15	N 08°07'50" W	69.66'
L16	N 26°26'59" W	59.70'
L17	N 58°32'37" W	81.48'
L18	N 39°25'08" W	13.23'
L19	N 01°58'20" E	113.91'
L20	N 09°33'33" W	128.07'
L21	N 15°20'44" W	173.47'
L22	N 29°35'47" W	118.64'
L23	S 72°35'23" W	81.31'
L24	S 63°21'14" W	127.79'
L25	S 63°07'47" W	86.08'
L26	S 50°04'17" W	147.23'
L27	S 49°57'14" E	348.26'
L28	S 64°47'34" E	116.69'
L29	N 88°37'30" E	133.89'
L30	S 65°14'50" E	90.43'
L31	S 14°37'09" E	102.79'
L32	S 36°25'58" E	79.26'
L33	S 28°22'17" E	80.57'
L34	S 69°01'48" E	47.07'
L35	N 80°17'13" E	139.60'
L36	S 83°11'59" E	76.80'
L37	N 86°16'58" E	177.04'
L38	S 88°31'28" E	65.37'
L39	N 72°07'49" E	82.49'
L40	N 51°18'28" E	61.08'
L41	N 59°32'27" E	51.33'
L42	S 85°42'27" E	40.05'
L43	S 07°01'38" W	96.85'
L44	S 10°24'58" W	179.56'
L45	S 16°41'51" W	103.19'
L46	S 60°24'09" E	256.94'
L47	S 25°27'16" E	66.65'
L48	S 07°32'10" E	76.80'
L49	S 37°23'39" W	388.53'
L50	S 34°56'39" W	143.76'
L51	S 04°02'55" W	127.08'
L52	S 13°33'11" W	41.94'
L53	S 37°23'39" W	177.14'
L54	S 37°23'39" W	211.39'
L55	S 16°41'51" W	36.50'
L56	S 16°41'51" W	66.69'
L57	N 83°51'30" E	111.95'
L58	S 45°12'33" E	32.77'
L59	S 17°14'21" E	118.64'
L60	S 00°14'21" E	85.80'
L61	S 02°37'20" W	147.84'
L62	S 48°20'53" E	199.31'
L63	S 39°49'45" E	95.06'
L64	S 34°58'24" E	112.18'
L65	S 27°25'53" E	66.10'
L66	N 88°36'57" W	472.59'
L67	S 37°18'13" E	228.63'
L68	N 81°14'06" W	228.15'
L69	N 55°47'10" W	87.12'
L70	N 63°06'18" W	201.34'
L71	N 71°23'38" W	197.29'
L72	N 79°54'53" W	197.69'
L73	S 76°42'32" W	39.58'
L74	S 32°56'47" W	64.96'
L75	S 05°35'11" W	56.80'
L76	S 33°18'13" W	81.01'
L77	S 73°25'13" W	84.40'
L78	S 59°29'16" W	107.75'
L79	S 70°14'08" W	104.91'
L80	S 59°50'57" W	81.14'
L81	S 09°54'42" W	60.26'
L82	S 07°01'38" W	34.24'
L83	S 88°25'46" E	20.09'
L84	S 07°01'38" W	68.46'
L85	S 07°01'38" W	28.39'
L86	N 84°32'26" W	155.28'
L87	N 56°12'59" W	164.01'
L88	N 65°10'51" W	156.06'
L89	N 35°22'04" W	85.94'
L90	N 12°54'56" W	183.35'
L91	N 08°58'12" W	120.85'
L92	N 27°41'36" W	130.60'
L93	N 06°00'10" W	48.31'
L94	N 04°43'08" W	72.02'
L95	N 15°02'17" W	56.32'
L96	N 25°00'59" W	163.03'
L97	N 03°22'30" W	57.62'
L98	N 01°26'34" W	164.92'
L99	N 20°27'08" W	46.66'
L100	N 83°58'02" W	439.49'

LEGEND

- These standard symbols will be found in the drawing.
- 30' EXISTING EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- S.C.D.R. SHANNON COUNTY DEED RECORD
- FOUND IRON PIN
- ⊙ SET 1/2" REBAR



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	84.94'	155.00'	N 04°45'14" W	83.88'
C2	105.53'	237.00'	N 01°48'40" W	104.66'
C3	148.40'	464.00'	N 17°17'14" W	147.77'
C4	117.63'	210.00'	N 42°29'48" W	116.10'
C5	62.85'	87.00'	N 18°43'24" W	61.49'
C6	119.69'	465.00'	S 72°37'17" E	119.36'
C7	251.83'	285.00'	S 39°55'59" E	243.72'
C8	109.27'	287.00'	S 25°31'34" E	108.61'
C9	74.51'	105.00'	S 48°42'02" E	72.96'
C10	94.79'	177.00'	S 84°22'17" E	93.66'
C11	78.31'	272.00'	N 88°32'07" E	78.04'
C12	75.29'	223.00'	N 81°48'11" E	74.94'
C13	70.87'	195.00'	N 61°43'09" E	70.48'
C14	84.78'	63.00'	S 21°51'09" E	78.52'
C15	142.73'	234.00'	S 42°55'42" E	140.53'
C16	107.58'	344.00'	S 16°29'43" E	107.14'
C17	311.20'	397.00'	S 14°55'15" W	303.30'
C18	75.49'	140.00'	S 19°29'47" W	74.58'
C19	61.77'	397.00'	S 05°04'43" E	61.71'
C20	249.43'	397.00'	S 19°22'42" W	245.35'
C21	103.05'	285.00'	S 54°53'18" E	102.49'
C22	148.78'	285.00'	S 29°34'27" E	147.10'
C23	63.52'	143.00'	N 68°30'38" W	63.00'
C24	107.30'	263.00'	S 88°23'49" W	106.56'
C25	265.80'	348.00'	S 54°49'39" W	259.39'
C26	128.52'	348.00'	S 66°07'43" W	127.79'
C27	137.26'	347.95'	S 44°14'50" W	136.37'
C28	98.37'	206.00'	S 19°15'59" W	97.44'
C29	89.01'	184.00'	S 19°26'42" W	88.15'
C30	88.92'	127.00'	S 53°21'43" W	87.12'
C31	146.02'	278.00'	S 44°48'06" W	144.35'
C32	96.28'	278.00'	S 19°49'59" W	95.80'
C33	22.70'	278.00'	S 57°30'36" W	22.69'
C34	219.60'	278.00'	S 32°32'29" W	213.93'
C35	72.55'	222.00'	N 18°19'54" W	72.22'
C36	62.46'	165.00'	N 16°50'53" W	62.09'
C37	122.43'	379.00'	N 11°11'52" W	121.90'
C38	61.14'	83.00'	S 28°33'20" W	59.77'

PROPERTY DESCRIPTION

A part of Section 11, and a part of the Southwest Quarter of Section 12, and a part of the North Half of Section 14, 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; thence N 88°45'18" W 1592.85 feet along the South line of said Section 12 to the Southwest corner of Borgmann's Hollow Phase One, a subdivision in Shannon County, Missouri; thence N 05°04'11" E 522.23 feet, and N 29°37'40" E 102.34 feet, and N 31°40'39" W 226.27 feet, and N 02°19'15" E 90.97 feet, and N 52°43'26" W 194.56 feet, and N 64°03'20" W 81.58 feet, and N 31°53'49" W 122.31 feet, and N 42°09'22" W 115.93 feet, and N 00°42'29" E 287.36 feet, and N 12°10'34" E 95.14 feet, and N 04°36'25" W 275.13 feet, and N 21°33'38" W 112.88 feet, and N 22°21'40" E 96.01 feet, all along the Westerly boundary of said Borgmann's Hollow Phase One to the Southerly boundary of Borgmann's Hollow Phase Two, a subdivision in Shannon County, Missouri; thence S 69°56'57" W 1364.12 feet along said Southerly boundary to the Southwesterly corner of said Borgmann's Hollow Phase Two; thence along a curve turning to the right with an arc length of 84.94 feet, with a radius of 155.00 feet, with a chord bearing of N 04°45'14" W with a chord length of 83.88 feet, and N 10°56'41" E 54.68 feet, and along a curve turning to the left with an arc length of 105.53 feet, with a radius of 237.00 feet, with a chord bearing of N 01°48'40" W with a chord length of 104.66 feet, and N 14°34'01" W 54.26 feet, and N 21°09'35" W 161.69 feet, and N 15°40'25" W 169.16 feet, and N 08°07'50" W 69.66 feet, and along a curve turning to the left with an arc length of 148.40 feet, with a radius of 464.00 feet, with a chord bearing of N 17°17'14" W with a chord length of 147.77 feet, and N 26°26'59" W 59.70 feet, and along a curve turning to the left with an arc length of 117.63 feet, with a radius of 210.00 feet, with a chord bearing of S 72°37'17" E with a chord length of 119.36 feet, and S 65°14'50" E 90.43 feet, and N 88°36'57" W 472.59 feet, and N 04°36'25" W 275.13 feet, and N 21°33'38" W 112.88 feet, and N 09°33'33" W 112.88 feet, and N 15°20'44" W 173.47 feet, and N 29°35'47" W 118.64 feet, all along said Westerly boundary of Borgmann's Hollow Phase Two; thence S 72°35'23" W 81.31 feet; thence S 63°21'14" W 127.79 feet; thence S 47°14'11" W 2068.29 feet; thence S 62°57'57" E 307.70 feet; thence S 64°47'34" E 116.69 feet; thence N 88°37'30" E 133.89 feet; thence S 00°10'23" E 1685.10 feet; thence along a curve turning to the right with an arc length of 119.69 feet, with a radius of 465.00 feet, with a chord bearing of S 72°37'17" E with a chord length of 119.36 feet; thence S 65°14'50" E 90.43 feet; thence along a curve turning to the right with an arc length of 251.83 feet, with a radius of 285.00 feet, with a chord bearing of S 39°55'59" E with a chord length of 243.72 feet; thence S 25°31'34" E 108.61 feet; thence S 48°42'02" E 72.96 feet; thence along a curve turning to the right with an arc length of 109.27 feet, with a radius of 287.00 feet, with a chord bearing of S 25°31'34" E with a chord length of 108.61 feet; thence S 36°25'58" E 79.26 feet; thence S 28°22'17" E 80.57 feet; thence along a curve turning to the left with an arc length of 74.51 feet, with a radius of 105.00 feet, with a chord bearing of S 48°42'02" E with a chord length of 72.96 feet; thence S 69°01'48" E 47.07 feet; thence along a curve turning to the left with an arc length of 94.79 feet, with a radius of 177.00 feet, with a chord bearing of S 84°22'17" E with a chord length of 93.66 feet; thence N 80°17'13" E 139.60 feet; thence along a curve turning to the right with an arc length of 78.31 feet, with a radius of 272.00 feet, with a chord bearing of N 88°32'07" E with a chord length of 78.04 feet; thence S 83°12'59" E 96.41 feet; thence N 86°16'58" E 177.04 feet; thence S 88°31'28" E 65.37 feet; thence along a curve turning to the left with an arc length of 75.29 feet, with a radius of 223.00 feet, with a chord bearing of N 81°48'11" E with a chord length of 74.94 feet; thence along a curve turning to the left with an arc length of 70.87 feet, with a radius of 195.00 feet, with a chord bearing of N 61°43'09" E with a chord length of 70.48 feet; thence N 51°18'28" E 61.08 feet; thence N 59°32'27" E 51.33 feet to the Westerly right of way line of Shannon County Road E-412, as located July 2019; thence S 85°42'27" E 40.05 feet to the Easterly right of way line of said Shannon County Road E-412; thence S 07°01'38" W 96.85 feet, and S 10°24'58" W 179.56 feet, and S 16°41'51" W 103.19 feet, and along a curve turning to the left with an arc length of 84.78 feet, with a radius of 63.00 feet, with a chord bearing of S 21°51'09" E with a chord length of 78.52 feet, and S 60°24'09" E 256.94 feet, and along a curve turning to the right with an arc length of 142.73 feet, with a radius of 234.00 feet, with a chord bearing of S 42°55'42" E with a chord length of 140.53 feet, and S 25°27'16" E 66.65 feet, and along a curve turning to the right with an arc length of 107.58 feet, with a radius of 344.00 feet, with a chord bearing of S 16°29'43" E with a chord length of 107.14 feet, and S 07°32'10" E 76.80 feet, and along a curve turning to the right with an arc length of 311.20 feet, with a radius of 397.00 feet, with a chord bearing of S 14°55'15" W with a chord length of 303.30 feet, and S 37°23'39" W 388.53 feet, and S 34°56'39" W 143.76 feet, and along a curve turning to the left with an arc length of 75.49 feet, with a radius of 140.00 feet, with a chord bearing of S 19°29'47" W with a chord length of 74.58 feet, and S 04°02'55" W 127.08 feet, and S 13°33'11" W 41.94 feet, all along said Easterly right of way line to the South line of said North Half of Section 14; thence S 87°56'46" E 933.12 feet along said South line to the Southeast corner of the Northeast Quarter of said Section 14; thence N 01°34'14" E 2641.45 feet to the Northeast corner of said Section 14; thence S 88°45'18" E 1054.24 feet along the South line of said Section 12 to the true place of beginning. Subject to all easements of record. Description as per Survey C-8657B made by Carmack Surveying, Inc.

S.C.D.R. INSTRUMENT NO. 201701216

S.C.D.R. BOOK 143 PAGE 440

S.C.D.R. INSTRUMENT NO. 201701216

S.C.D.R. BOOK 143, PAGE 440