LOCATION MAP:

SECTION 7, TOWNSHIP 27, RANGE 21
SCALE: 1" = 2000'

BENCHMARK DATA

T.B.M. #1 – "□" CUT IN THE SOUTHWEST CORNER OF A CURB INLET LOCATED NEAR THE NORTHWEST CORNER OF LOT 5. ELEVATION = [illegible]

T.B.M. #2 – "□" CUT IN THE NORTHWEST CORNER OF A CURB INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT [illegible]. ELEVATION = [illegible]

LINE TABLE:

LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CH. BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LOT AREA TABLE (IN SQUARE FEET)

LOT	AREA
[illegible]	[illegible]

MIN. FINISHED FLOOR ELEVATION

LOT	ELEVATION	LOT	ELEVATION
[illegible]	[illegible]	[illegible]	[illegible]

NOTE: IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE MINIMUM FINISHED FLOOR ELEVATION FOR THE APPLICABLE LOT IS COMPLIED WITH, AS SUPPLIED IN THE ABOVE TABLE. THE ELEVATIONS ARE BASED ON THE BENCHMARK ELEVATIONS AS SHOWN ON THIS PLAT. [illegible]

COLLECTOR'S STATEMENT

I HEREBY CERTIFY ON THIS ______ DAY OF ______ 2005, THAT ALL TAXES [illegible] HAVE BEEN PAID.

______
TED NICHOLS – COUNTY COLLECTOR

BOARD OF ALDERMAN CERTIFICATE

I, CORALEE PATRICK, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE COLUMNS AT CENTURY PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE ______ DAY OF ______ 2005.

______ CORALEE PATRICK – CITY CLERK ______ DATE

CERT. OF MIN. FINISH FLOOR

I HEREBY STATE THAT THE MINIMUM FINISH FLOOR ELEVATIONS FOR THE LOTS AS SUPPLIED IN ABOVE TABLE, ARE IN COMPLIANCE WITH THE STORM WATER MANAGEMENT PLAN OF THE CITY OF NIXA, MISSOURI.

______ [illegible], P.E. ______ DATE

PLAT NOTES:

1. 5/8" IRON PINS CAPPED "LS 360" SET AT ALL LOT CORNERS (EXCEPT AS NOTED).
2. PROPERTY SHOWN HEREON DOES NOT LIE IN A F.E.M.A. IDENTIFIED FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. [illegible], EFFECTIVE [illegible].
3. LOTS 1-105 ARE ZONED R-1.
4. BUILDING SETBACKS: FRONT: 25' (EXCEPT AS NOTED), REAR: 20' (EXCEPT AS NOTED), SIDEYARD: 5' (EXCEPT AS NOTED).
5. LARGEST BUILDABLE LOT: LOT [illegible] SQ. FT. SMALLEST LOT: LOT [illegible] SQ. FT.
6. SURVEY SOURCE: [illegible]
7. STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, AS SHOWN.
8. THERE IS A 10.0' UTILITY AND DRAINAGE EASEMENT, ADJACENT AND PARALLEL WITH ALL RIGHT-OF-WAY LINES (EXCEPT AS NOTED).
9. OWNER(S) / DEVELOPER(S): P.G.H. INVESTMENTS, L.L.C.
10. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ONTO NORTH STREET [illegible]
11. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ONTO [illegible]
12. LOT 106/OPEN SPACE IS A UTILITY AND DRAINAGE EASEMENT FOR A DETENTION BASIN AND IS A NON-BUILDABLE LOT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. THERE IS AN EXISTING UTILITY EASEMENT, [illegible]

FINAL PLAT
THE COLUMNS AT CENTURY PARK

A RESIDENTIAL DEVELOPMENT IN NIXA, CHRISTIAN COUNTY, MISSOURI
OWNER / DEVELOPER: P.G.H. INVESTMENTS, L.L.C.

DESCRIPTION:

SOURCE OF DESCRIPTION: DEED BOOK [illegible]

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ALL OF LOT 239 IN "THE SPRINGS", A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: [illegible]

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, [illegible]

______ MEMBER, P.G.H. INVESTMENTS, L.L.C. ______ DATE ______ THOMAS S. [illegible], MEMBER, P.G.H. INVESTMENTS, L.L.C. ______ DATE

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF CHRISTIAN } S.S.

ON THE ______ DAY OF ______ IN 2005, BEFORE ME PERSONALLY APPEARED ______ KNOWN TO BE THE PERSONS WHO EXECUTED THE WITHIN PLAT IN BEHALF OF ______ AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

______ NOTARY PUBLIC ______ MY COMMISSION EXPIRES

CERTIFICATE OF COMPLIANCE WITH CODES:

I HEREBY STATE THAT ALL IMPROVEMENTS HAVE BEEN COMPLIED WITH IN ACCORDANCE TO THE LAND DEVELOPMENT CODE OF THE CITY OF NIXA, MISSOURI.

______ PRINCIPAL DESIGNER ______ DATE

PLANNING & ZONING COMMISSION:

I, TRAVIS COSSEY, PLANNER II OF THE BOARD OF PLANNING & ZONING, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE COLUMNS AT CENTURY PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF PLANNING & ZONING OF SAID CITY OF NIXA ON THE ______ DAY OF ______ 2005.

______ TRAVIS COSSEY – PLANNER II

IN THE RECORDER'S OFFICE:

STATE OF MISSOURI
COUNTY OF CHRISTIAN } S.S.

I, ______ RECORDER OF CHRISTIAN COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS AT ______ O'CLOCK AND ______ MIN. ______ M. ON THE ______ DAY OF ______ 2005 SUBMITTED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK ______ AT PAGE ______. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT OZARK, MISSOURI, THIS ______ DAY OF ______ 2005.

______ RECORDER ______ SECRETARY

DECLARATION BY SURVEYOR:

I HEREBY DECLARE TO P.G.H. INVESTMENTS, L.L.C. THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BASED ON INFORMATION PROVIDED BY: [illegible]

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. [illegible]

______ [illegible], MO. P.L.S. [illegible] ______ DATE

LEGEND

- ● = EXISTING IRON PIN FOUND, CAPPED "LS 360" (EXCEPT AS NOTED)
- □ = PERMANENT MON. SET [illegible]
- ■ = EXISTING PERMANENT MON. FOUND [illegible]
- ○ = IRON PIN SET [illegible] CAPPED "LS 360" (EXCEPT AS NOTED)
- ⊡ = CUT "□" IN CONCRETE
- U&D = UTILITY AND DRAINAGE
- L&S = LANDSCAPE AND SIGN
- BSL = BUILDING SETBACK LINE
- EIP = EXISTING IRON PIN
- (M) = MEASURED DATA
- (D) = DEED DATA
- (P) = PLATTED DATA
- ESMT. = EASEMENT
- UTIL. = UTILITY
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

SHAFFER & HINES
CONSULTING ENGINEERS · PROFESSIONAL LAND SURVEYORS
P.O. BOX 493, NIXA, MISSOURI, 65714
TEL: (417) 725-4663 · FAX: (417) 725-3230

PREPARED FOR:
P.G.H. INVESTMENTS, L.L.C.
[illegible] S. KANSAS AVENUE
SPRINGFIELD, MO 65807

JOB NO.:	04072	DISK NO.:	CD-2005
DATE:	12-15-2005	DRAWN BY:	RBW
CHECKED BY:	RDN	SCALE:	1" = 100'
CLASS OF PROPERTY:	URBAN	DRAWING NO.:	04072