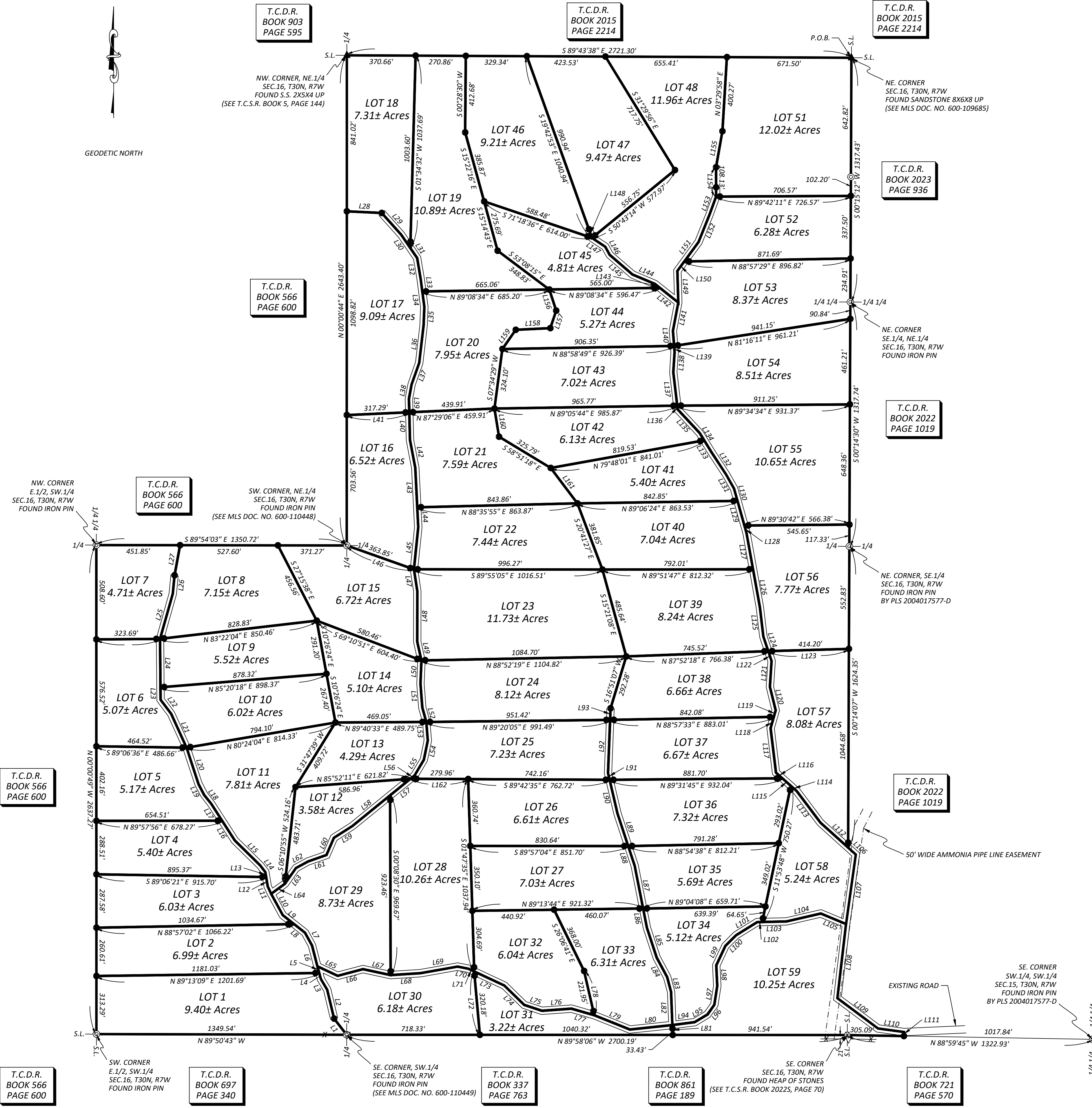


**FINAL PLAT OF
SLEEPY HOLLOW PHASE 1**
A SUBDIVISION IN TEXAS COUNTY, MISSOURI
SECTIONS 15 & 16, TOWNSHIP 30 NORTH, RANGE 7 WEST



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 "SLEEPY HOLLOW PHASE 1" A SUBDIVISION IN TEXAS 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 "SLEEPY HOLLOW PHASE 1" A SUBDIVISION IN TEXAS COUNTY, MISSOURI.

SCOTT WIGGINTON, PRESIDENT

ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED SCOTT WIGGINTON, 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 "SLEEPY HOLLOW PHASE 1" 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 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
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

A part of the Southwest Quarter of the Southwest Quarter of Section 15, and all of the East Half of the Southwest Quarter, and the Northeast Quarter, and a part of the Southeast Quarter of Section 16, Township 30 North, Range 7 West of the 5th P.M., described as follows: Commencing at the Northeast corner of said Section 16; thence S 00°15'12" W 1317.43 feet to the Northeast corner of the Southeast Quarter of said Section 16; thence S 00°14'30" W 1317.74 feet to the Northeast corner of said Southeast Quarter; thence S 00°14'07" W 1624.35 feet along the East line of said Southeast Quarter; thence S 47°56'10" E 55.95 feet; thence S 07°59'07" W 378.31 feet; thence S 06°38'36" W 402.83 feet; thence S 53°17'40" E 273.46 feet; thence S 82°13'13" E 140.95 feet; thence S 01°00'15" W 21.61 feet to the South line of said Section 16; thence N 88°59'45" W 305.09 feet along said South line to the Southeast corner of said Southwest Quarter of Section 16; thence N 89°50'43" W 1349.54 feet to the Southwest corner of said East Half of the Southwest Quarter; thence N 00°00'49" W 2637.27 feet to the Northwest corner of said East Half of the Southwest Quarter; thence S 89°54'03" E 1350.72 feet to the Southwest corner of said Northeast Quarter; thence N 89°54'03" E 2643.40 feet to the Northwest corner of said Northeast Quarter; thence S 89°43'38" E 2721.30 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10926 made by Carmack Surveying and Engineering.

LEGEND

These standard symbols will be found in the drawing.

- EXISTING EASEMENT LINE
- - - FENCE LINE
- P.O.B. PLACE OF BEGINNING
- T.C.D.R. TEXAS COUNTY DEED RECORD
- T.C.S.R. TEXAS COUNTY SURVEY RECORD
- ▲ FOUND SET STONE
- ▽ FENCE CORNER
- ⊙ FOUND IRON PIN
- ⊕ FOUND HEAP OF STONES
- SET 1/2" REBAR

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

CLASS OF PROPERTY: RURAL



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.
2. PARENT DEED RECORDED IN TEXAS COUNTY DEED RECORD BOOK 2024 AT PAGE 2256, IN THE RECORDER'S OFFICE OF TEXAS COUNTY, MISSOURI.
3. ALL ROADS ARE 40 FOOT WIDE.

LINE	BEARING	DISTANCE
L1	N 37°51'24" W	110.34'
L2	N 13°26'19" W	160.14'
L3	N 30°40'51" W	66.82'
L4	N 15°16'40" W	34.17'
L5	N 15°16'40" W	37.23'
L6	N 14°24'34" W	115.93'
L7	N 28°44'50" W	78.54'
L8	N 51°42'30" W	75.39'
L9	N 51°42'30" W	77.47'
L10	N 28°35'19" W	131.09'
L11	N 24°59'07" W	44.09'
L12	N 09°22'30" W	51.37'
L13	N 09°22'30" W	26.82'
L14	N 37°26'10" W	46.02'
L15	N 45°36'29" W	191.47'
L16	N 32°42'10" W	126.27'
L17	N 32°42'10" W	108.65'
L18	N 37°33'14" W	63.23'
L19	N 27°36'24" W	64.88'
L20	N 18°16'50" W	205.51'
L21	N 24°28'49" W	200.47'
L22	N 36°58'28" W	95.27'
L23	N 00°28'08" W	67.19'
L24	N 00°28'08" W	261.17'
L25	N 15°45'33" E	252.66'
L26	N 05°25'56" E	100.35'
L27	N 10°28'24" E	164.67'
L28	S 87°14'14" E	188.39'
L29	S 41°52'42" E	157.43'
L30	S 34°21'13" E	86.90'
L31	S 34°21'13" E	65.55'
L32	S 09°31'09" E	115.07'
L33	S 07°25'53" E	67.19'
L34	S 07°25'53" E	84.06'
L35	S 02°17'45" W	98.36'
L36	S 06°36'13" W	204.85'
L37	S 19°27'16" W	123.26'
L38	S 10°30'38" W	79.44'
L39	S 01°30'00" E	72.32'
L40	S 01°30'00" E	150.00'
L41	N 87°29'06" E	337.30'
L42	S 34°21'13" E	151.84'
L43	S 02°51'56" E	214.22'
L44	S 02°51'56" E	108.23'
L45	S 05°53'40" W	227.75'
L46	S 70°28'14" E	384.43'
L47	S 08°48'53" E	119.01'
L48	S 00°05'05" W	271.84'
L49	S 12°30'22" E	104.55'
L50	S 02°21'28" W	125.52'
L51	S 04°22'19" E	128.51'
L52	S 15°18'03" E	81.09'
L53	S 04°47'14" E	100.33'
L54	S 11°38'26" W	106.17'

LINE	BEARING	DISTANCE
L55	S 30°41'03" W	97.52'
L56	S 50°51'51" W	29.12'
L57	S 50°51'51" W	141.00'
L58	S 50°51'51" W	263.13'
L59	S 57°26'41" W	117.86'
L60	S 23°28'32" W	101.03'
L61	S 70°43'01" W	104.80'
L62	S 61°26'54" W	74.60'
L63	S 35°00'13" W	103.12'
L64	S 53°48'42" W	92.28'
L65	S 64°51'01" E	121.03'
L66	N 75°06'12" E	141.15'
L67	S 77°48'40" E	152.31'
L68	N 86°23'16" E	161.37'
L69	N 79°54'33" E	203.40'
L70	S 78°59'44" E	58.63'
L71	S 64°57'37" E	35.36'
L72	S 05°05'13" E	343.30'
L73	S 64°57'37" E	179.31'
L74	S 45°43'42" E	149.70'
L75	S 71°39'24" E	100.93'
L76	N 85°51'48" E	159.48'
L77	S 73°52'42" E	127.93'
L78	S 12°56'12" E	244.83'
L79	S 68°11'43" E	207.00'
L80	N 84°01'34" E	46.18'
L81	S 02°11'13" E	53.47'
L82	N 02°11'13" W	178.53'
L83	N 14°58'53" W	82.80'
L84	N 28°12'40" W	118.49'
L85	N 18°09'41" W	170.03'
L86	N 11°10'10" W	105.67'
L87	N 11°10'10" W	235.32'
L88	N 18°14'06" W	111.54'
L89	N 18°14'06" W	185.93'
L90	N 13°06'20" W	185.66'
L91	N 13°06'20" W	37.33'
L92	N 02°13'25" E	287.03'
L93	N 02°13'25" E	62.33'
L94	N 82°34'23" E	121.10'
L95	N 58°45'09" E	80.43'
L96	N 35°37'08" E	64.25'
L97	N 08°57'53" E	102.22'
L98	N 02°47'56" W	111.49'
L99	N 25°10'36" E	116.06'
L100	N 45°07'30" E	81.27'
L101	N 58°06'49" E	134.10'
L102	N 88°37'31" E	26.78'
L103	N 88°37'31" E	131.05'
L104	N 07°00'24" E	190.01'
L105	S 67°24'13" E	147.53'
L106	S 08°11'30" E	55.95'
L107	S 07°59'07" W	378.31'
L108	S 06°38'36" W	402.83'

LINE	BEARING	DISTANCE
L109	S 53°17'40" E	273.46'
L110	S 82°13'13" E	140.95'
L111	S 01°00'15" W	21.61'
L112	N 47°56'10" W	201.17'
L113	N 36°56'20" W	212.92'
L114	N 48°23'46" W	42.01'
L115	N 48°23'46" W	60.82'
L116	N 48°23'46" W	46.35'
L117	N 06°56'09" W	241.37'
L118	N 15°48'58" E	63.58'
L119	N 15°48'58" E	37.13'
L120	N 13°53'39" W	130.05'
L121	N 03°47'01" E	139.39'
L122	N 18°35'43" W	56.32'
L123	N 88°22'50" E	435.12'
L124	N 18°35'43" W	83.04'
L125	N 06°44'41" W	159.70'
L126	N 10°13'12" W	207.79'
L127	N 10°13'12" W	198.71'
L128	N 15°39'40" W	41.83'
L129	N 15°39'40" W	138.04'
L130	N 15°39'40" W	68.95'
L131	N 29°35'48" W	87.38'
L132	N 33°13'01" W	142.05'
L133	N 31°32'34" W	76.53'
L134	N 31°32'34" W	46.18'
L135	N 42°58'33" W	174.36'
L136	N 06°41'58" W	20.16'
L137	N 06°41'58" W	181.39'
L138	N 03°43'40" E	108.88'
L139	N 04°37'24" W	33.51'
L140	N 04°37'24" W	81.63'
L141	N 10°47'14" E	155.27'
L142	N 51°24'28" W	126.81'
L143	N 51°24'28" W	34.05'
L144	N 67°16'57" W	131.77'
L145	N 49°06'22" W	162.48'
L146	N 02°13'25" E	49.52'
L147	N 56°21'14" W	85.99'
L148	N 19°42'53" W	50.00'
L149	N 01°36'59" E	170.75'
L150	N 36°12'04" E	62.91'
L151	N 36°12'04" E	330.31'
L152	N 21°50'12" E	159.15'
L153	N 20°02'26" E	103.42'
L154	N 00°07'05" W	158.13'
L155	N 09°59'46" E	197.32'
L156	S 17°56'45" E	119.68'
L157	S 18°26'55" W	99.47'
L158	S 87°14'36" W	186.86'
L159	S 34°50'53" W	125.93'
L160	S 08°11'30" E	153.79'
L161	S 37°00'06" E	239.12'
L162	S 89°42'35" E	311.45'

CARMACK SURVEYING AND ENGINEERING
12071 HWY. 92
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: 3/5/2025
LOUIE E. CARMACK JR.

**SURVEY FOR
CLASSIC COUNTRY LAND, LLC**

DRAWN RLS	DATE 03/05/25	TEXAS COUNTY, MO.
APPROVED LEB	DATE 03/05/25	SEC. 15 & 16 T30N, R7W
SCALE 1" = 300'	SHEET 1 OF 1	PROJECT NO. C-10926