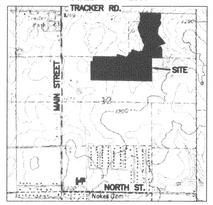
# FINAL PLAT
# COPPER LEAF SUBDIVISION
## A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF PART OF LOT 1, COPPER LEAF
IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

OWNER/DEVELOPER: COPPER LEAF, LLC

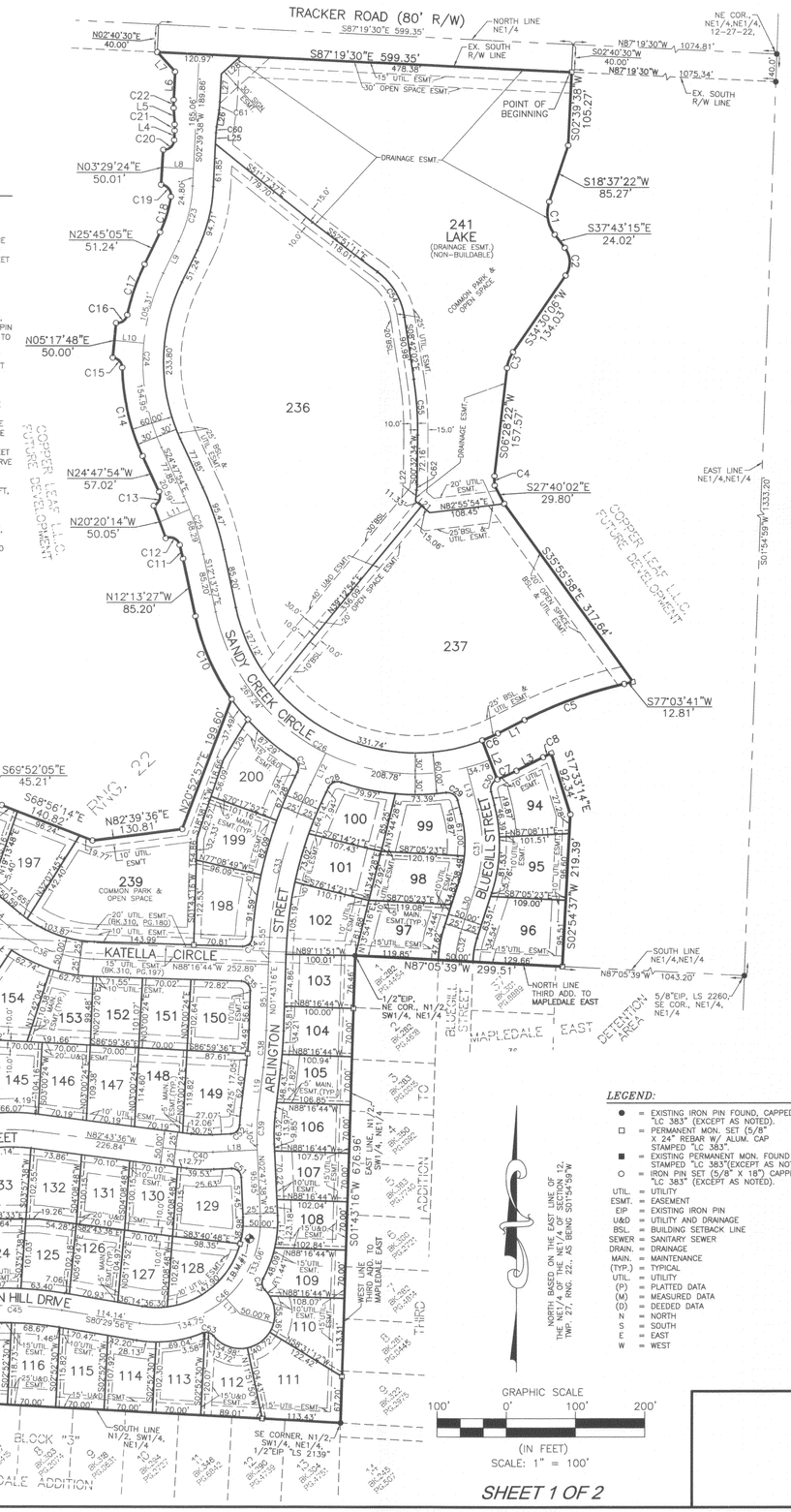
### LOCATION MAP:
SECTION 12, TOWNSHIP 27 NORTH, RANGE 22 WEST
SCALE: 1" = 2000'

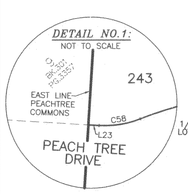


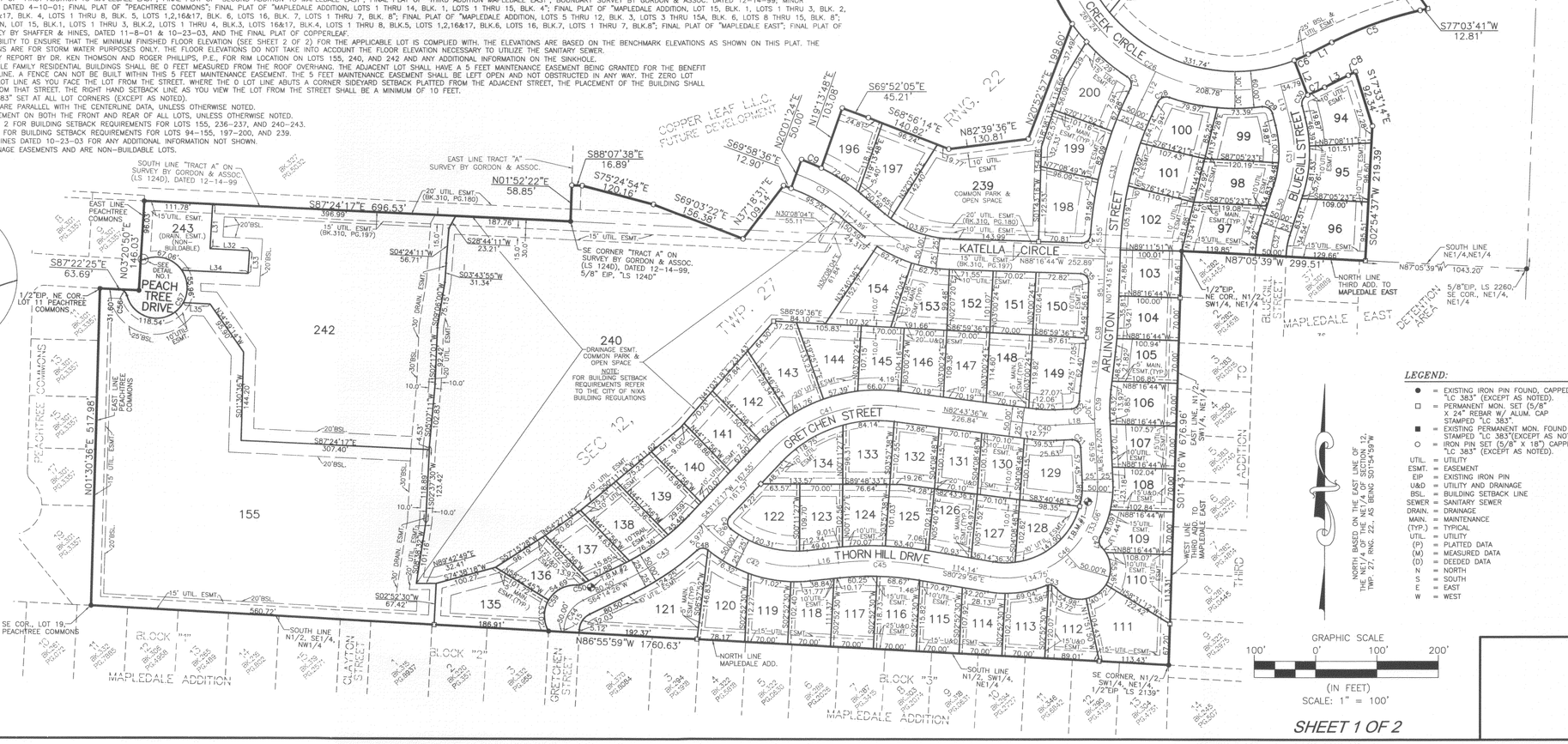

### DESCRIPTION:
SOURCE OF DESCRIPTION: FINAL PLAT COPPER LEAF, BOOK 355 PAGE 3617, BOOK 339 PAGE 7522, AND TITLE COMMITMENT BY HOGAN LAND TITLE CO. FILE #0109292 AND TITLE COMMITMENT BY FIDELITY TITLE AGENCY FILE #2002120363.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF LOT 1 IN COPPER LEAF, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING A PART OF THE NORTHWEST QUARTER (NW1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NE1/4 OF THE SAID NE1/4; THENCE S01°54'59"W, ALONG THE EAST LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 40.00 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF TRACKER ROAD; THENCE N87°19'30"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL WITH THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 1075.34 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE S02°39'38"W, A DISTANCE OF 105.27 FEET TO AN IRON PIN SET; THENCE S18°37'22"W, A DISTANCE OF 85.27 FEET TO AN IRON PIN SET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 56°20'37", A CHORD BEARING OF S09°32'56"E, AN ARC LENGTH OF 50.15 FEET TO AN IRON PIN SET; THENCE S37°43'15"E, A DISTANCE OF 24.02 FEET TO AN IRON PIN SET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 72°13'20", A CHORD BEARING OF S01°36'35"E, AN ARC LENGTH OF 42.86 FEET TO AN IRON PIN SET; THENCE S34°30'05"W, A DISTANCE OF 134.03 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 28°01'44", A CHORD BEARING OF S20°29'14"W, AN ARC LENGTH OF 24.95 FEET TO AN IRON PIN SET; THENCE S06°28'22"W, A DISTANCE OF 157.57 FEET TO AN IRON PIN SET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 15°29'04", A CHORD BEARING OF S01°16'10"E, AN ARC LENGTH OF 13.78 FEET TO AN IRON PIN SET; THENCE S27°40'02"E, A DISTANCE OF 29.80 FEET TO AN IRON PIN SET; THENCE S35°55'58"E, A DISTANCE OF 317.64 FEET TO AN IRON PIN SET; THENCE S77°03'41"W, A DISTANCE OF 12.81 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 13°50'41", A CHORD BEARING OF S70°08'20"W, AN ARC LENGTH OF 153.44 FEET TO AN IRON PIN SET; THENCE S63°13'00"W, A DISTANCE OF 43.08 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 05°20'57", A CHORD BEARING OF S65°53'28"W, AN ARC LENGTH OF 24.74 FEET TO AN IRON PIN SET; THENCE S21°28'03"E, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05°20'57", A CHORD BEARING OF N65°53'28"E, AN ARC LENGTH OF 30.34 FEET TO AN IRON PIN SET; THENCE N63°13'00"E, A DISTANCE OF 43.08 FEET TO AN IRON PIN SET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 01°18'50", A CHORD BEARING OF N63°52'25"E, AN ARC LENGTH OF 13.19 FEET TO AN IRON PIN SET; THENCE S17°33'14"E, A DISTANCE OF 92.34 FEET TO AN IRON PIN SET; THENCE S02°54'37"W, A DISTANCE OF 219.39 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE SAID NE1/4 OF THE NE1/4; THENCE N87°05'39"W, ALONG SAID SOUTH LINE, A DISTANCE OF 299.51 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID NE1/4; THENCE S01°43'16"W, ALONG THE EAST LINE OF SAID N1/2 OF THE SW1/4 OF THE NE1/4, A DISTANCE OF 676.96 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID N1/2 OF THE SW1/4 OF THE NE1/4 AND ITS EXTENSION, A DISTANCE OF 1760.63 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 19 IN PEACHTREE COMMONS, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°30'36"E (N02°29'56"E PLAT), ALONG THE EAST LINE OF SAID PEACHTREE COMMONS, A DISTANCE OF 517.98 FEET (518.21' PLAT) TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 11 IN SAID PEACHTREE COMMONS ON THE SOUTH RIGHT-OF-WAY LINE OF PEACH TREE DRIVE; THENCE S87°22'25"E (S86°23'05"E PLAT), ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.69 FEET TO AN EXISTING IRON PIN; THENCE N03°20'50"E (N04°20'10"E PLAT), ALONG THE SAID EAST LINE OF PEACHTREE COMMONS, A DISTANCE OF 146.03 FEET TO AN EXISTING IRON PIN ON THE SOUTH LINE OF TRACT "A" AS SURVEYED BY GORDON AND ASSOCIATES ON 12-14-99; THENCE S87°24'17"E (N89°54'14"E DEED), A DISTANCE OF 696.53 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N01°52'22"E (N00°49'48"W DEED), ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 58.85 FEET TO AN IRON PIN SET; THENCE S88°07'38"E, A DISTANCE OF 120.16 FEET TO AN IRON PIN SET; THENCE S69°03'22"E, A DISTANCE OF 156.38 FEET TO AN IRON PIN SET; THENCE N37°18'31"E, A DISTANCE OF 109.14 FEET TO AN IRON PIN SET; THENCE N20°01'24"E, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°11'02", A CHORD BEARING OF S66°53'05"E, AN ARC LENGTH OF 35.08 FEET TO AN IRON PIN SET; THENCE N19°13'48"E, A DISTANCE OF 103.08 FEET TO AN IRON PIN SET; THENCE S69°52'05"E, A DISTANCE OF 45.21 FEET TO AN IRON PIN SET; THENCE S68°56'14"E, A DISTANCE OF 140.82 FEET TO AN IRON PIN SET; THENCE N82°39'36"E, A DISTANCE OF 130.81 FEET TO AN IRON PIN SET; THENCE N20°25'57"E, A DISTANCE OF 199.60 FEET TO AN IRON PIN SET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 23°08'59", A CHORD BEARING OF N23°47'56"W, AN ARC LENGTH OF 131.31 FEET TO AN IRON PIN SET; THENCE N12°13'27"W, A DISTANCE OF 85.20 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 03°07'59", A CHORD BEARING OF N13°47'26"W, AN ARC LENGTH OF 20.51 FEET TO AN IRON PIN SET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 97°29'04", A CHORD BEARING OF N64°05'57"W, AN ARC LENGTH OF 25.52 FEET TO AN IRON PIN SET; THENCE N20°20'14"W, A DISTANCE OF 50.05 FEET TO AN IRON PIN SET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°48'00", A CHORD BEARING OF N21°06'56"E, AN ARC LENGTH OF 24.03 FEET TO AN IRON PIN SET; THENCE N24°47'54"W, A DISTANCE OF 57.02 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 23°20'20", A CHORD BEARING OF N13°07'44"W, AN ARC LENGTH OF 132.39 FEET TO AN IRON PIN SET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°14'37", A CHORD BEARING OF N43°04'53"W, AN ARC LENGTH OF 21.79 FEET TO AN IRON PIN SET; THENCE N05°17'48"E, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°14'37", A CHORD BEARING OF N53°40'30"E, AN ARC LENGTH OF 21.79 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°41'54", A CHORD BEARING OF N18°54'08"E, AN ARC LENGTH OF 77.70 FEET TO AN IRON PIN SET; THENCE N25°45'05"E, A DISTANCE OF 51.24 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 17°38'19", A CHORD BEARING OF N16°55'55"E, AN ARC LENGTH OF 53.87 FEET TO AN IRON PIN SET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 95°27'07", A CHORD BEARING OF N39°36'48"W, AN ARC LENGTH OF 24.99 FEET TO AN IRON PIN SET; THENCE N03°29'24"E, A DISTANCE OF 50.01 FEET TO AN IRON PIN SET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N47°39'38"E, AN ARC LENGTH OF 23.56 FEET TO AN IRON PIN SET; THENCE N02°39'38"E, A DISTANCE OF 13.53 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.50 FEET, A CENTRAL ANGLE OF 05°54'58", A CHORD BEARING OF N00°17'51"W, AN ARC LENGTH OF 8.83 FEET TO AN IRON PIN SET; THENCE N03°15'19"W, A DISTANCE OF 23.62 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 114.50 FEET, A CENTRAL ANGLE OF 05°54'58", A CHORD BEARING OF N00°17'51"W, AN ARC LENGTH OF 11.82 FEET TO AN IRON PIN SET; THENCE N02°39'38"E, A DISTANCE OF 40.44 FEET TO AN IRON PIN SET; THENCE N42°20'22"W, A DISTANCE OF 38.18 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TRACKER ROAD; THENCE S87°19'30"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL WITH THE NORTH LINE OF SAID NE1/4, A DISTANCE OF 599.35 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 44.734 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

### NOTES:
1.) THIS PLAT CONSISTS OF TWO SHEETS, SHEET 1 OF 2 AND SHEET 2 OF 2. SHEET 1 OF 1 CONTAINS THE PLAT DRAWING, CERTIFICATIONS, DESCRIPTION, AND NOTES, ETC. SHEET 2 OF 2 CONTAINS THE LINE TABLE, CURVE TABLE, BUILDING SETBACK INFORMATION, MINIMUM FINISHED FLOOR INFORMATION, ETC.
2.) SITE IS CURRENTLY ZONED AS COPPER LEAF, P.U.D.. (REFER TO THE PLANNED UNIT DEVELOPMENT FOR COPPER LEAF IN THE CITY OF NIXA, MO, DATED JANUARY 21, 2004, FOR LAND USE REGULATIONS.)
3.) PROPERTY SHOWN HEREON DOES NOT LIE IN A F.E.M.A IDENTIFIED FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO.: 290847-0003 A, EFFECTIVE APRIL 19, 1983.
4.) OWNER / DEVELOPER: COPPER LEAF, L.L.C.
5.) SOURCE OF SURVEY: FINAL PLAT OF "FIRST ADDITION TO MAPLEDALE EAST"; FINAL PLAT OF "SECOND ADDITION TO MAPLEDALE EAST"; FINAL PLAT OF "THIRD ADDITION MAPLEDALE EAST"; BOUNDARY SURVEY BY GORDON & ASSOC. DATED 12-14-99; MINOR SUBDIVISION BY SHAFFER & HINES, DATED 4-10-01; FINAL PLAT OF "PEACHTREE COMMONS"; FINAL PLAT OF "MAPLEDALE ADDITION, LOTS 1 THRU 14, BLK. 1, LOTS 1 THRU 15, BLK. 4"; FINAL PLAT OF "MAPLEDALE ADDITION, LOT 15, BLK. 1, LOTS 1 THRU 3, BLK. 2, LOTS 1 THRU 4, BLK. 3, LOTS 16&17, BLK. 4, LOTS 1 THRU 8, BLK. 5, LOTS 1,2,16&17, BLK. 6, LOTS 16, BLK. 7, LOTS 1 THRU 7, BLK. 8"; FINAL PLAT OF "MAPLEDALE ADDITION, LOTS 5 THRU 12, BLK. 3, LOTS 3 THRU 15A, BLK. 6, LOTS 8 THRU 15, BLK. 8"; FINAL PLAT OF "MAPLEDALE ADDITION, LOT 15, BLK.1, LOTS 1 THRU 3, BLK.2, LOTS 1 THRU 4, BLK.3, LOTS 16&17, BLK.4, LOTS 1 THRU 8, BLK.5, LOTS 1,2,16&17, BLK.6, LOTS 16, BLK.7, LOTS 1 THRU 7, BLK.8"; FINAL PLAT OF "MAPLEDALE EAST"; FINAL PLAT OF "FARMERS FIELD"; BOUNDARY SURVEY BY SHAFFER & HINES, DATED 11-8-01 & 10-23-03, AND THE FINAL PLAT OF COPPERLEAF.
6.) IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE MINIMUM FINISHED FLOOR ELEVATION (SEE SHEET 2 OF 2) FOR THE APPLICABLE LOT IS COMPLIED WITH. THE ELEVATIONS ARE BASED ON THE BENCHMARK ELEVATIONS AS SHOWN ON THIS PLAT. THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR STORM WATER PURPOSES ONLY. THE FLOOR ELEVATIONS DO NOT TAKE INTO ACCOUNT THE FLOOR ELEVATION NECESSARY TO UTILIZE THE SANITARY SEWER.
7.) REFER TO THE SINKHOLE STUDY REPORT BY DR. KEN THOMSON AND ROGER PHILLIPS, P.E., FOR RIM LOCATION ON LOTS 155, 240, AND 242 AND ANY ADDITIONAL INFORMATION ON THE SINKHOLE.
8.) SIDE YARD SETBACKS FOR SINGLE FAMILY RESIDENTIAL BUILDINGS SHALL BE 0 FEET MEASURED FROM THE ROOF OVERHANG. THE ADJACENT LOT SHALL HAVE A 5 FEET MAINTENANCE EASEMENT BEING GRANTED FOR THE BENEFIT OF THE LOT PLACED ON THE LOT LINE. A FENCE CAN NOT BE BUILT WITHIN THIS 5 FEET MAINTENANCE EASEMENT. THE 5 FEET MAINTENANCE EASEMENT SHALL BE LEFT OPEN AND NOT OBSTRUCTED IN ANY WAY. THE ZERO LOT LINE SHALL ALWAYS BE THE LEFT LOT LINE AS YOU FACE THE LOT FROM THE STREET. WHERE THE 0 LOT LINE ABUTS A CORNER SIDEYARD SETBACK PLATTED FROM THE ADJACENT STREET, THE PLACEMENT OF THE BUILDING SHALL BE GOVERNED BY THE SETBACK FROM THAT STREET. THE RIGHT HAND SETBACK LINE AS YOU VIEW THE LOT FROM THE STREET SHALL BE A MINIMUM OF 10 FEET.
9.) 5/8" IRON PINS CAPPED "LC 383" SET AT ALL LOT CORNERS (EXCEPT AS NOTED).
10.) STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, UNLESS OTHERWISE NOTED.
11.) THERE IS A 10.0' UTILITY EASEMENT ON BOTH THE FRONT AND REAR OF ALL LOTS, UNLESS OTHERWISE NOTED.
12.) SEE DRAWING ON SHEET 1 OF 2 FOR BUILDING SETBACK REQUIREMENTS FOR LOTS 155, 236-237, AND 240-243.
13.) SEE TABLE ON SHEET 2 OF 2 FOR BUILDING SETBACK REQUIREMENTS FOR LOTS 94-155, 197-200, AND 239.
14.) SEE SURVEY BY SHAFFER & HINES DATED 10-23-03 FOR ANY ADDITIONAL INFORMATION NOT SHOWN.
15.) LOTS 241 AND 243 ARE DRAINAGE EASEMENTS AND ARE NON-BUILDABLE LOTS.




### LEGEND:
- ● = EXISTING IRON PIN FOUND, CAPPED "LC 383" (EXCEPT AS NOTED).
- □ = PERMANENT MON. SET (5/8" X 24" REBAR W/ ALUM. CAP STAMPED "LC 383".
- ■ = EXISTING PERMANENT MON. FOUND STAMPED "LC 383"(EXCEPT AS NOTED).
- ○ = IRON PIN SET (5/8" X 18") CAPPED "LC 383" (EXCEPT AS NOTED).

UTIL. = UTILITY
ESMT. = EASEMENT
EIP = EXISTING IRON PIN
U&D = UTILITY AND DRAINAGE
BSL. = BUILDING SETBACK LINE
SEWER = SANITARY SEWER
DRAIN. = DRAINAGE
MAIN. = MAINTENANCE
(TYP.) = TYPICAL
UTIL. = UTILITY
(P) = PLATTED DATA
(M) = MEASURED DATA
(D) = DEEDED DATA
N = NORTH
S = SOUTH
E = EAST
W = WEST

### 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, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE NIXA BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

_____ _____
RICHARD B. SHORT, MANAGING MEMBER DATE
COPPER LEAF, L.L.C.

### ACKNOWLEDGMENT:
STATE OF MISSOURI }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2005, BEFORE ME PERSONALLY APPEARED RICHARD B. SHORT, MANAGING MEMBER, KNOWN TO BE THE PERSONS WHO EXECUTED THE WITHIN PLAT IN BEHALF OF COPPER LEAF, L.L.C., AND KNOWLEDGE 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 _____, _____ COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

### 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 COPPER LEAF SUBDIVISION 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

### BOARD OF ALDERMAN CERTIFICATE:
I, CORALEE PATRICK, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF COPPER LEAF SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE _____ DAY OF _____, 2005.

_____ _____
CORALEE PATRICK – CITY CLERK DATE

### COLLECTOR'S STATEMENT:
I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2005, THAT ALL TAXES OWED ON PARCEL # _____ HAVE BEEN PAID.

_____
TED NICHOLS – COUNTY COLLECTOR

### 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

### 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.

_____ _____
ROGER D. PHILLIPS, P.E. DATE
PHILLIPS ENGINEERING, INC.

### 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.

_____ _____
GARY SHAFFER, P.E. DATE
SHAFFER & HINES, INC.

### DECLARATION BY SURVEYOR:
I HEREBY DECLARE TO COPPER LEAF, L.L.C. THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, 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: RICHARD B. SHORT

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

_____
RODDY G. NEFF, MO. P.L.S. #2671


ENGINEERING AND DRAFTING PROVIDED BY:
PHILLIPS ENGINEERING, INC.
426 S. JEFFERSON AVE.
SUITE 201
SPRINGFIELD, MISSOURI 65806
PHONE (417) 862-5000
FAX (417) 862-5000

SURVEYING AND DRAFTING PROVIDED BY:
SHAFFER & HINES INC.
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
P.O. BOX 493, NIXA, MISSOURI, 65714
TEL: (417) 725-4663 - FAX: (417) 725-5230
EMAIL: m@shafferhines.com


PREPARED FOR:
*COPPER LEAF, LLC*
*P.O. BOX 4582*
*SPRINGFIELD, MO 65808*

| | | | |
|---|---|---|---|
| JOB NO.: | 047901 | DISK NO.: | CD-2005 |
| DATE: | 06-09-2005 | DRAWN BY: | RBW, SLM |
| CHECKED BY: | RGN | SCALE | 1" = 100' |
| CLASS OF PROPERTY: | URBAN | DRAWING NO.: | 047901 |

*SHEET 1 OF 2*