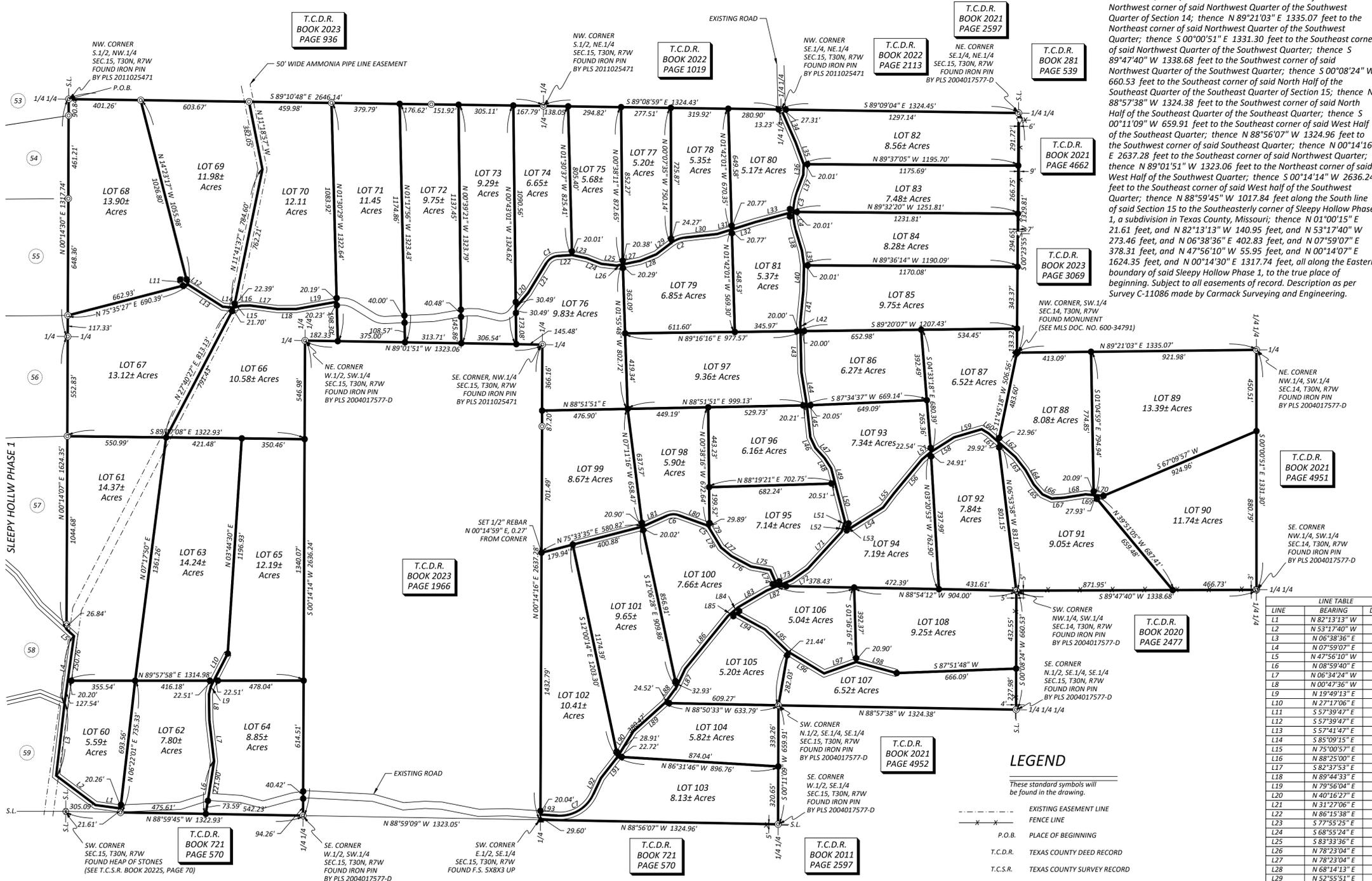


FINAL PLAT OF
SLEEPY HOLLOW PHASE 2
 A SUBDIVISION IN TEXAS COUNTY, MISSOURI
 SECTIONS 14, 15, AND 15, TOWNSHIP 30 NORTH, RANGE 7 WEST

GEODETIC NORTH



SLEEPY HOLLOW PHASE 1

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



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	79.40'	83.00'	N 88°51'22" E	76.40'
C2	83.54'	155.00'	N 68°22'18" E	82.54'
C3	119.24'	347.00'	S 10°45'22" W	118.66'
C4	108.14'	347.00'	S 08°00'58" E	107.70'
C5	34.82'	51.00'	N 50°39'43" W	34.15'
C6	68.77'	90.00'	S 87°53'21" W	67.11'
C7	246.56'	206.00'	S 59°37'17" W	232.10'

PROPERTY DESCRIPTION

All of the Northwest Quarter of the Southwest Quarter of Section 14, and all of the North Half of the Southeast Quarter of the Southeast Quarter, and all of the Northeast Quarter of the Southeast Quarter, and all of the West Half of the Southeast Quarter, and all of the South Half of the Northeast Quarter, and all of the South Half of the Northwest Quarter, and a part of the West Half of the Southwest Quarter of Section 15, and a part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 30 North, Range 7 West of the 5th P.M., described as follows: Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section 15; thence S 89°10'48" E 2646.14 feet to the Northwest corner of said South Half of the Northeast Quarter; thence S 89°08'59" E 1324.43 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 15; thence S 89°09'04" E 1324.45 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence S 00°23'55" W 1329.81 feet to the Northwest corner of said Northwest Quarter of the Southwest Quarter of Section 14; thence N 89°21'03" E 1335.07 feet to the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence S 00°00'51" E 1331.30 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence S 89°47'40" W 1338.68 feet to the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence S 00°08'24" W 660.53 feet to the Southeast corner of said North Half of the Southeast Quarter of the Southeast Quarter of Section 15; thence N 88°57'38" W 1324.38 feet to the Southwest corner of said North Half of the Southeast Quarter of the Southeast Quarter; thence S 00°11'09" W 659.91 feet to the Southeast corner of said West Half of the Southeast Quarter; thence N 88°56'07" W 1324.96 feet to the Southwest corner of said Southeast Quarter; thence N 00°14'16" E 2637.28 feet to the Southeast corner of said Northwest Quarter; thence N 89°01'51" W 1323.06 feet to the Northeast corner of said West Half of the Southwest Quarter; thence S 00°14'14" W 2636.24 feet to the Southeast corner of said West half of the Southwest Quarter; thence N 88°59'45" W 1017.84 feet along the South line of said Section 15 to the Southeast corner of Sleepy Hollow Phase 1, a subdivision in Texas County, Missouri; thence N 01°00'15" E 21.61 feet, and N 82°13'13" W 140.95 feet, and N 53°17'40" W 273.46 feet, and N 06°38'36" E 402.83 feet, and N 07°59'07" E 378.31 feet, and N 47°56'10" W 55.95 feet, and N 00°14'07" E 1624.35 feet, and N 00°14'30" E 1317.74 feet, all along the Easterly boundary of said Sleepy Hollow Phase 1, to the true place of beginning. Subject to all easements of record. Description as per Survey C-11086 made by Carmack Surveying and Engineering.

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 2" 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 2" 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 2" 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 _____, TEXAS, 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

T.C.D.R. BOOK 2021 PAGE 4951

LINE	BEARING	DISTANCE
L40	S 01°19'43" W	141.29'
L41	S 05°40'46" W	176.51'
L42	S 01°15'03" E	48.70'
L43	S 01°15'03" E	227.75'
L44	S 09°26'23" E	186.55'
L45	S 06°16'37" E	177.80'
L46	S 25°20'28" E	66.37'
L47	S 42°05'17" E	75.11'
L48	S 33°16'48" E	68.54'
L49	S 14°33'23" E	86.55'
L50	S 14°33'23" E	217.18'
L51	S 17°29'31" W	27.31'
L52	S 17°29'31" W	33.37'
L53	S 77°44'53" E	44.03'
L54	N 57°47'14" E	210.67'
L55	N 37°28'26" E	100.30'
L56	N 39°45'34" E	243.13'
L57	N 50°03'07" E	64.81'
L58	N 57°56'45" E	152.78'
L59	N 73°35'25" E	160.26'
L60	S 58°45'52" E	44.38'
L61	S 48°50'38" E	73.17'
L62	S 48°50'38" E	125.21'
L63	S 37°59'07" E	92.78'
L64	S 29°33'29" E	92.46'
L65	S 41°33'28" E	73.03'
L66	S 65°32'30" E	56.63'
L67	N 86°09'34" E	68.23'
L68	N 81°18'17" E	122.01'
L69	S 85°35'11" E	46.07'
L70	S 85°35'11" E	54.69'
L71	S 42°32'38" W	278.36'
L72	S 54°53'26" W	109.11'
L73	S 67°28'07" W	87.72'
L74	N 23°43'11" W	97.29'
L75	N 79°42'51" W	109.26'
L76	N 61°58'33" W	124.12'
L77	N 50°50'51" W	74.61'
L78	N 31°06'11" W	96.83'
L79	N 31°06'11" W	26.46'
L80	N 70°13'14" W	153.46'
L81	S 65°59'56" W	149.23'
L82	S 67°28'07" W	63.64'
L83	S 59°41'36" W	185.65'
L84	S 49°28'39" W	37.83'
L85	S 49°28'39" W	35.83'
L86	S 39°06'51" W	378.59'
L87	S 25°16'50" W	110.57'
L88	S 36°29'23" W	111.39'
L89	S 48°10'44" W	235.19'
L90	S 31°46'03" W	165.79'
L91	S 38°10'07" W	150.33'
L92	S 25°20'00" W	101.32'
L93	N 86°05'26" W	94.27'
L94	S 61°13'23" E	204.76'
L95	S 46°12'22" E	176.13'
L96	S 58°56'21" E	235.76'
L97	N 70°29'30" E	189.98'
L98	S 74°43'52" E	233.83'

T.C.D.R. BOOK 2020 PAGE 2477

LINE	BEARING	DISTANCE
L1	N 82°13'13" W	140.95'
L2	N 53°17'40" W	273.46'
L3	N 06°38'36" E	402.83'
L4	N 07°59'07" E	378.31'
L5	N 47°56'10" W	55.95'
L6	N 08°59'40" E	295.49'
L7	N 06°34'24" W	232.05'
L8	N 00°47'36" W	142.00'
L9	N 19°49'13" E	79.74'
L10	N 27°17'06" E	169.17'
L11	S 57°39'47" E	50.00'
L12	S 57°39'47" E	53.60'
L13	S 57°41'47" E	177.38'
L14	S 85°09'15" E	62.17'
L15	N 75°00'57" E	41.58'
L16	N 88°25'00" E	49.53'
L17	S 82°37'53" E	155.13'
L18	N 89°44'33" E	104.61'
L19	N 79°56'04" E	228.42'
L20	N 40°16'27" E	106.37'
L21	N 31°27'06" E	194.14'
L22	N 86°15'38" E	78.25'
L23	S 77°55'25" E	83.32'
L24	S 68°55'24" E	88.09'
L25	S 83°33'36" E	85.98'
L26	N 78°23'04" E	34.33'
L27	N 78°23'04" E	99.25'
L28	N 68°14'13" E	95.96'
L29	N 52°55'51" E	104.14'
L30	N 83°48'45" E	181.07'
L31	N 72°40'22" E	85.26'
L32	N 72°40'22" E	136.42'
L33	N 74°58'42" E	220.15'
L34	S 24°09'26" E	201.38'
L35	S 20°16'33" E	127.53'
L36	S 02°15'11" W	59.02'
L37	S 02°15'11" W	95.17'
L38	S 16°56'37" E	113.53'
L39	S 08°05'45" E	82.06'

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.
- PARENT DEED RECORDED IN TEXAS COUNTY DEED RECORD BOOK 2024 AT PAGE 3730, IN THE RECORDER'S OFFICE OF TEXAS COUNTY, MISSOURI.
- ALL ROADS ARE 40 FOOT WIDE.

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. 5/28/2025

DATE FIELD WORK COMPLETED: 5/28/2025
 LOUIE E. CARMACK JR.

SURVEY FOR
CLASSIC COUNTRY LAND, LLC

DRAWN	DATE	TEXAS COUNTY, MO.
RLS	06/03/25	SEC.14 & 15
APPROVED	DATE	T30N, R7W
LEC	06/03/25	
SCALE	SHEET	PROJECT NO.
1" = 300'	1 OF 1	C-11086

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 MONUMENT
 - ▲ FOUND SET STONE
 - ▽ FENCE CORNER
 - ⊙ FOUND IRON PIN
 - ⊕ FOUND HEAP OF STONES
 - SET 1/2" REBAR