FINAL PLAT OF
CROSSROADS
A SUBDIVISION IN DOUGLAS COUNTY, MISSOURI

DEDICATION

WHEREAS JIPT4, 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 "CROSSROADS" A SUBDIVISION IN DOUGLAS 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 "CROSSROADS" A SUBDIVISION IN DOUGLAS COUNTY, MISSOURI.

_____
RAFAEL PARKER, PRESIDENT

ACKNOWLEDGEMENT)
STATE OF MISSOURI) S.S.
COUNTY OF DOUGLAS)

ON THIS _____DAY OF_____20___, BEFORE ME PERSONALLY APPEARED RAFAEL PARKER, REPRESENTING JIPT4, 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 "CROSSROADS" A SUBDIVISION IN DOUGLAS 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:_____

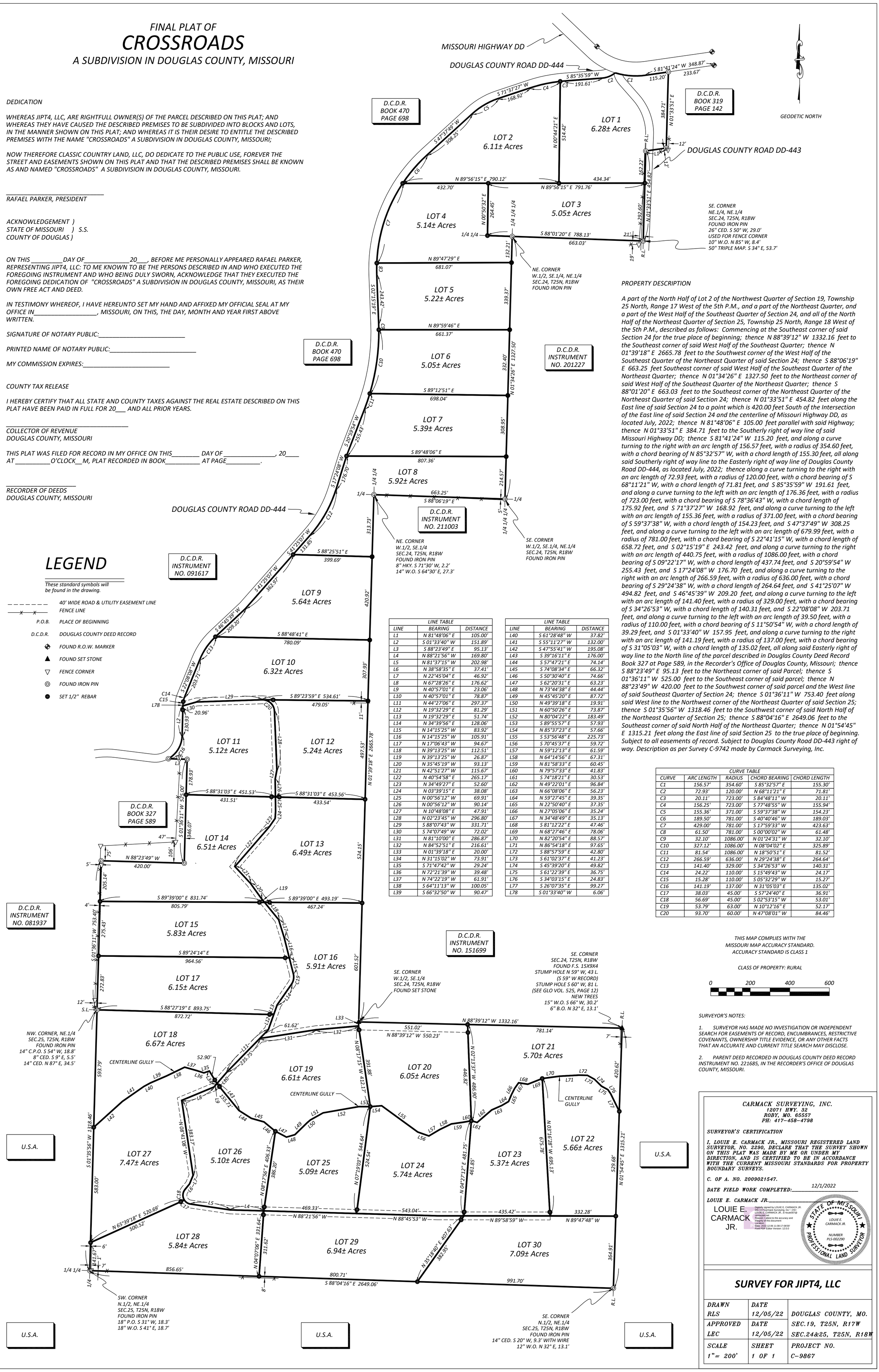
COUNTY TAX RELEASE

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
DOUGLAS 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
DOUGLAS COUNTY, MISSOURI



LEGEND

These standard symbols will be found in the drawing.

- 40' WIDE ROAD & UTILITY EASEMENT LINE
- FENCE LINE
- P.O.B. PLACE OF BEGINNING
- D.C.D.R. DOUGLAS COUNTY DEED RECORD
- FOUND R.O.W. MARKER
- FOUND SET STONE
- FENCE CORNER
- FOUND IRON PIN
- SET 1/2" REBAR

PROPERTY DESCRIPTION

A part of the North Half of Lot 2 of the Northwest Quarter of Section 19, Township 25 North, Range 17 West of the 5th P.M., and a part of the Northeast Quarter, and a part of the West Half of the Southeast Quarter of Section 24, and all of the North Half of the Northeast Quarter of Section 25, Township 25 North, Range 18 West of the 5th P.M., described as follows: Commencing at the Southeast corner of said Section 24 for the true place of beginning; thence N 88°39'12" W 1332.16 feet to the Southeast corner of said West Half of the Southeast Quarter; thence N 01°39'18" E 2665.78 feet to the Southwest corner of the West Half of the Southeast Quarter of the Northeast Quarter of said Section 24; thence S 88°06'19" E 663.25 feet Southeast corner of said West Half of the Southeast Quarter of the Northeast Quarter; thence N 01°34'26" E 1327.50 feet to the Northeast corner of said West Half of the Southeast Quarter of the Northeast Quarter; thence S 88°01'20" E 663.03 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 24; thence N 01°33'51" E 454.82 feet along the East line of said Section 24 to a point which is 420.00 feet South of the Intersection of the East line of said Section 24 and the centerline of Missouri Highway DD, as located July, 2022; thence N 81°48'06" E 105.00 feet parallel with said Highway; thence N 01°33'51" E 384.71 feet to the Southerly right of way line of said Missouri Highway DD; thence S 81°41'24" W 115.20 feet, and along a curve turning to the right with an arc length of 156.57 feet, with a radius of 354.60 feet, with a chord bearing of N 85°32'57" W, with a chord length of 155.30 feet, all along said Southerly right of way line to the Easterly right of way line of Douglas County Road DD-444, as located July, 2022; thence along a curve turning to the right with an arc length of 72.93 feet, with a radius of 120.00 feet, with a chord bearing of S 68°11'21" W, with a chord length of 71.81 feet, and S 85°35'59" W 191.61 feet, and along a curve turning to the left with an arc length of 176.36 feet, with a radius of 723.00 feet, with a chord bearing of S 78°36'43" W, with a chord length of 175.92 feet, and S 71°37'27" W 168.92 feet, and along a curve turning to the left with an arc length of 155.36 feet, with a radius of 371.00 feet, with a chord bearing of S 59°37'38" W, with a chord length of 154.23 feet, and S 47°37'49" W 308.25 feet, and along a curve turning to the left with an arc length of 679.99 feet, with a radius of 781.00 feet, with a chord bearing of S 22°41'15" W, with a chord length of 658.72 feet, and S 02°15'19" E 243.42 feet, and along a curve turning to the right with an arc length of 440.75 feet, with a radius of 1086.00 feet, with a chord bearing of S 09°22'17" W, with a chord length of 437.74 feet, and S 20°59'54" W 255.43 feet, and S 17°24'08" W 176.70 feet, and along a curve turning to the right with an arc length of 266.59 feet, with a radius of 636.00 feet, with a chord bearing of S 29°24'38" W, with a chord length of 264.64 feet, and S 41°25'07" W 494.82 feet, and S 46°45'39" W 209.20 feet, and along a curve turning to the left with an arc length of 141.40 feet, with a radius of 329.00 feet, with a chord bearing of S 34°26'53" W, with a chord length of 140.31 feet, and S 22°08'08" W 203.71 feet, and along a curve turning to the left with an arc length of 39.50 feet, with a radius of 110.00 feet, with a chord bearing of S 11°50'54" W, with a chord length of 39.29 feet, and S 01°33'40" W 157.95 feet, and along a curve turning to the right with an arc length of 141.19 feet, with a radius of 137.00 feet, with a chord bearing of S 31°05'03" W, with a chord length of 135.02 feet, all along said Easterly right of way line to the North line of the parcel described in Douglas County Deed Record Book 327 at Page 589, in the Recorder's Office of Douglas County, Missouri; thence S 88°23'49" E 95.13 feet to the Northeast corner of said Parcel; thence S 01°36'11" W 525.00 feet to the Southeast corner of said parcel; thence N 88°23'49" W 420.00 feet to the Southwest corner of said parcel and the West line of said Southeast Quarter of Section 24; thence S 01°36'11" W 753.40 feet along said West line to the Northwest corner of the Northeast Quarter of said Section 25; thence S 01°35'56" W 1318.46 feet to the Southwest corner of said North Half of the Northeast Quarter of Section 25; thence S 88°04'16" E 2649.06 feet to the Southeast corner of said North Half of the Northeast Quarter; thence N 01°54'45" E 1315.21 feet along the East line of said Section 25 to the true place of beginning. Subject to all easements of record. Subject to Douglas County Road DD-443 right of way. Description as per Survey C-9742 made by Carmack Surveying, Inc.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°48'06" E	105.00'
L2	S 01°33'40" W	151.89'
L3	S 88°23'49" E	95.13'
L4	N 88°21'56" W	169.80'
L5	N 81°37'15" W	202.98'
L6	N 38°58'35" E	37.41'
L7	N 22°45'04" E	46.92'
L8	N 67°28'26" E	176.62'
L9	N 40°57'01" E	23.06'
L10	N 40°57'01" E	78.87'
L11	N 44°27'06" E	297.37'
L12	N 19°32'29" E	81.29'
L13	N 19°32'29" E	51.74'
L14	N 34°39'56" E	128.06'
L15	N 14°15'25" W	83.92'
L16	N 14°15'25" W	105.91'
L17	N 17°06'43" W	94.67'
L18	N 39°13'25" W	112.51'
L19	N 39°13'25" W	26.87'
L20	N 35°45'19" W	93.13'
L21	N 42°51'27" W	115.67'
L22	N 40°54'58" E	265.17'
L23	N 34°49'27" E	52.60'
L24	N 03°39'15" E	38.08'
L25	N 00°56'12" W	69.91'
L26	N 00°56'12" W	90.14'
L27	N 10°48'08" E	47.91'
L28	N 02°23'45" W	296.80'
L29	S 88°07'43" W	331.71'
L30	S 74°07'49" W	72.02'
L31	N 81°10'00" E	286.87'
L32	N 84°52'51" E	216.61'
L33	N 01°39'18" E	20.00'
L34	N 31°15'02" W	73.91'
L35	S 71°47'42" W	29.24'
L36	N 72°21'39" W	39.48'
L37	N 74°22'19" W	61.91'
L38	S 64°11'13" W	100.05'
L39	S 66°32'50" W	90.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L40	S 61°28'48" W	37.82'
L41	S 55°11'27" W	132.00'
L42	S 47°55'41" W	195.08'
L43	S 39°16'11" E	176.00'
L44	S 57°47'21" E	74.14'
L45	S 74°08'34" E	66.32'
L46	S 50°30'40" E	74.66'
L47	S 62°20'31" E	63.23'
L48	N 73°44'38" E	44.44'
L49	N 45°45'20" E	87.72'
L50	N 49°39'18" E	19.91'
L51	N 60°50'26" E	73.87'
L52	N 80°04'22" E	183.49'
L53	S 89°55'57" E	57.93'
L54	N 85°37'23" E	57.66'
L55	S 53°56'48" E	225.73'
L56	S 70°45'37" E	59.72'
L57	N 59°12'13" E	61.59'
L58	N 64°14'56" E	67.31'
L59	N 81°58'33" E	60.45'
L60	N 79°57'33" E	41.83'
L61	S 74°18'21" E	30.53'
L62	N 49°22'01" E	96.84'
L63	N 66°08'06" E	56.23'
L64	N 59°27'45" E	39.35'
L65	N 22°50'40" E	37.35'
L66	N 27°05'06" E	35.24'
L67	N 34°48'49" E	35.13'
L68	S 81°12'22" E	47.46'
L69	N 68°27'46" E	78.06'
L70	N 82°20'54" E	88.57'
L71	N 86°54'18" E	97.65'
L72	S 88°57'59" E	42.80'
L73	S 61°02'37" E	41.23'
L74	S 45°39'20" E	49.82'
L75	S 61°22'39" E	36.75'
L76	S 34°03'15" E	24.83'
L77	S 26°07'35" E	99.27'
L78	S 01°33'40" W	6.06'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	156.57'	354.60'	S 85°32'57" E	155.30'
C2	72.93'	120.00'	N 68°11'21" E	71.81'
C3	20.11'	723.00'	S 84°48'11" W	20.11'
C4	156.25'	723.00'	S 77°48'55" W	155.94'
C5	155.36'	371.00'	S 59°37'38" W	154.23'
C6	189.50'	781.00'	S 40°40'46" W	189.03'
C7	429.00'	781.00'	S 17°59'33" W	423.63'
C8	61.50'	781.00'	S 00°00'02" W	61.48'
C9	32.10'	1086.00'	N 01°24'31" W	32.10'
C10	327.12'	1086.00'	N 08°04'02" E	325.89'
C11	81.54'	1086.00'	N 18°50'51" E	81.52'
C12	266.59'	636.00'	N 29°24'38" E	264.64'
C13	141.40'	329.00'	S 34°26'53" W	140.31'
C14	24.22'	110.00'	S 15°49'43" W	24.17'
C15	15.28'	110.00'	S 05°32'29" W	15.27'
C16	141.19'	137.00'	N 31°05'03" E	135.02'
C17	38.03'	45.00'	S 57°24'40" E	36.91'
C18	56.69'	45.00'	S 02°53'15" W	53.01'
C19	53.79'	63.00'	N 10°12'16" E	52.17'
C20	93.70'	60.00'	N 47°08'01" W	84.46'

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

CLASS OF PROPERTY: RURAL

0 200 400 600

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 DOUGLAS COUNTY DEED RECORD INSTRUMENT NO. 221685, IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, MISSOURI.

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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 12/1/2022

LOUIE E. CARMACK JR.

LOUIE E. CARMACK JR.

Digitally signed by LOUIE E. CARMACK JR.
DN: C=US,O=Carmack Surveying, Inc.,T, CN=LOUIE E. CARMACK JR., E=louie007@centurytel.net
Reason: I attest to the accuracy and integrity of this document
Location:
Date: 2022.12.06 11:08:17-06'00'
Foxit PDF Editor Version: 12.0.0

STATE OF MISSOURI
LOUIE E. CARMACK JR.
NUMBER PLS-002290
PROFESSIONAL LAND SURVEYOR

SURVEY FOR JIPT4, LLC

DRAWN RLS	DATE 12/05/22	DOUGLAS COUNTY, MO.
APPROVED LEC	DATE 12/05/22	SEC.19, T25N, R17W SEC.24&25, T25N, R18W
SCALE 1"= 200'	SHEET 1 OF 1	PROJECT NO. C-9867