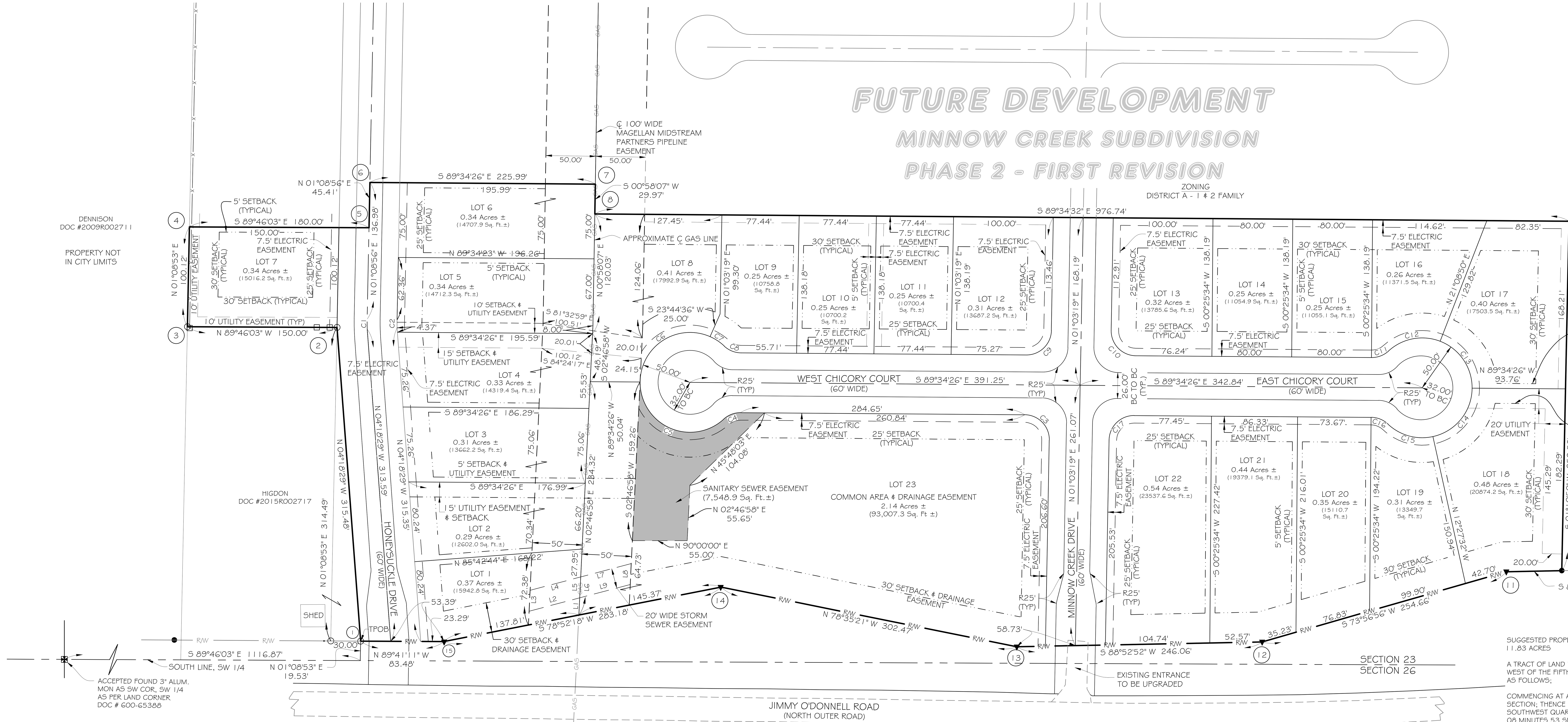
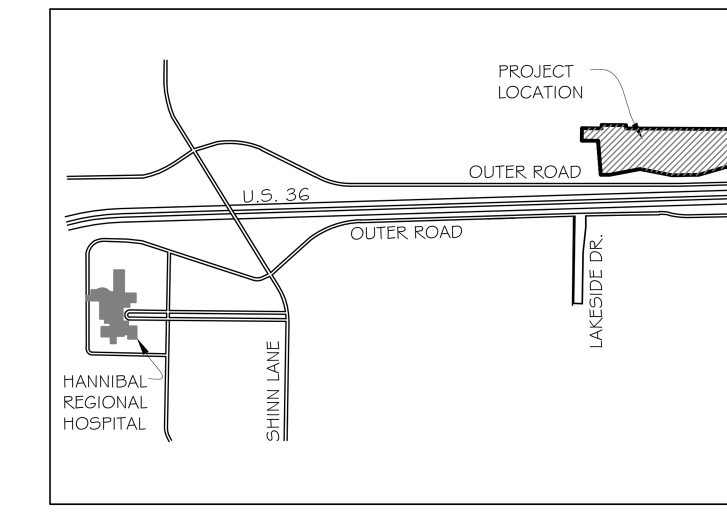
MINNOW CREEK SUBDIVISION
FIRST REVISION

BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 57 NORTH, RANGE 5 WEST OF THE
FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch =60 ft.

Legend
- ○ #5x30" REBAR SET
- ● IRON PIN/PIPE FOUND
- MONUMENT
- ▼ RIGHT-OF-WAY MARKER
- □ POST
- TPOB TRUE POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (PR) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD
- —x— FENCE
- —R/W— RIGHT-OF-WAY

POINT	NORTHING	EASTING
1	1414571.19	558439.57
2	1414885.78	558415.88
3	1414886.39	558265.88
4	1414986.49	558267.88
5	1414985.76	558447.89
6	1415031.16	558448.80
7	1415029.48	558674.78
8	1414999.51	558674.27
9	1414992.27	559650.98
10	1414641.85	559643.76
11	1414640.77	559588.15
12	1414570.36	559343.42
13	1414565.55	559097.41
14	1414625.39	558800.91
15	1414570.74	558523.06

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.47'	200.00'	2°59'58"	N 00°21'04" W	10.47'
C2	8.28'	170.00'	2°47'29"	N 00°14'49" W	8.28'
C3	39.54'	25.00'	90°37'45"	N 44°15'33" W	35.55'
C4	18.69'	25.00'	42°50'00"	S 69°00'34" W	18.26'
C5	115.92'	50.00'	132°50'00"	S 65°59'26" E	91.65'
C6	98.89'	50.00'	113°19'02"	S 57°05'05" W	83.54'
C7	17.03'	50.00'	19°30'59"	S 56°29'55" E	16.95'
C8	18.69'	25.00'	42°50'00"	S 68°09'26" E	18.26'
C9	39.00'	25.00'	89°22'15"	N 45°44'27" E	35.16'
C10	39.54'	25.00'	90°37'45"	S 44°15'33" E	35.55'
C11	18.69'	25.00'	42°50'00"	N 69°00'34" E	18.26'
C12	55.46'	50.00'	63°33'16"	S 79°22'12" W	52.66'
C13	60.46'	50.00'	69°16'45"	S 34°12'48" E	56.84'
C14	67.30'	50.00'	77°06'54"	N 38°59'01" E	62.33'
C15	48.62'	50.00'	55°43'06"	S 74°35'58" E	46.73'
C16	18.69'	25.00'	42°50'00"	N 68°09'26" W	18.26'
C17	39.00'	25.00'	89°22'15"	S 45°44'27" W	35.16'

LINE	BEARING	DISTANCE
L1	N 02°46'58" E	17.26'
L2	S 75°11'40" W	52.45'
L3	N 02°46'58" E	20.98'
L4	N 75°11'40" E	52.45'
L5	S 02°46'58" W	20.98'
L6	N 02°46'58" E	20.98'
L7	N 75°11'40" E	52.45'
L8	S 02°46'58" W	20.98'
L9	S 75°11'40" W	52.45'

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING JANUARY 2019, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

NORMAN D. ELLERBROCK,
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921
MISSOURI CERTIFICATE OF AUTHORITY #2010035243

SUBDIVISION PLAT NOTES:
1) POTABLE WATER IS TO BE SUPPLIED BY PWSD #1 OF RALLS CO.

2) SANITARY SEWER SERVICE IS TO BE SUPPLIED BY THE HANNIBAL BOARD OF PUBLIC WORKS.

3) ELECTRIC SERVICE IS TO BE SUPPLIED BY THE HANNIBAL BOARD OF PUBLIC WORKS.

4) MINNOW CREEK SUBDIVISION - FIRST REVISION ENCOMPASSES 11.83 ACRES±.

5) "STORMWATER MANAGEMENT SYSTEM" COMMONLY REFERRED TO AS DETENTION BASIN SHALL MEAN AND REFER TO THE STORMWATER DISPOSAL SYSTEM AND NECESSARY COMPONENTS OF THE SYSTEM. SAID "STORM WATER MANAGEMENT SYSTEM" SHALL COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE IN FORCE IN THE CITY OF HANNIBAL
-THE DETENTION BASIN IS PLACED ON LOT NO. 23.
-SHOULD THE OWNER OF LOT NO. 23 NOT MAINTAIN AND CARE FOR THE DETENTION BASIN, THE CITY MAY ACT AND ANY FUNDS EXPENDED TO MAINTAIN THE DETENTION BASIN MAY BE RECOVERED BY PLACING A LIEN ON LOT NO. 23.

SURVEYORS NOTES:
1) THE PROFESSIONAL LAND 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. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

3) BASIS OF BEARINGS IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE.

4) PARENT TRACT RECORDED IN DOC. #2017R001768

5) CLASS OF SURVEY: RURAL

6) ALL LOT CORNERS WILL BE SET A THE COMPLETION OF CONSTRUCTION.

7) CURRENT ZONING: DISTRICT A - 1 & 2 FAMILY

8) THIS PLAT IS A FIRST REVISION OF MINNOW CREEK SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 171.

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE OFFICE OF CITY ENGINEER OF HANNIBAL, MISSOURI. ON THIS _______ DAY OF ____________________, _________.

CITY OF HANNIBAL ENGINEER

THIS PLAT AND EASEMENTS SHOWN HEREON ARE APPROVED BY THE HANNIBAL BOARD OF PUBLIC WORKS

GENERAL MANAGER - BPW

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE PLANNING COMMISSION OF THE CITY OF HANNIBAL, MISSOURI ON THIS _______ DAY OF ____________________, _________.

CHAIRMAN - PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR OF _______ AND PRIOR YEARS, HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREON.

CITY COLLECTOR - HANNIBAL, MISSOURI

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR OF _______ AND PRIOR YEARS, HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREON.

COUNTY COLLECTOR - MARION COUNTY, MISSOURI

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE OFFICE OF CITY OF HANNIBAL, MISSOURI. ON THIS _______ DAY OF ____________________, _________.

MAYOR
CITY OF HANNIBAL

ATTESTED BY THE CLERK
CITY OF HANNIBAL

SUGGESTED PROPERTY DESCRIPTION
11.83 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 57 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1116.87 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 19.53 FEET TO A #5 REBAR SET ON THE NORTHERLY RIGHT-OF-WAY OF U.S. ROUTE 36 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 18 MINUTES 29 SECONDS WEST A DISTANCE OF 315.48 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS WEST A DISTANCE OF 150.00 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 100.12 FEET TO A #5 REBAR SET; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST A DISTANCE OF 180.00 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 08 MINUTES 56 SECONDS EAST A DISTANCE OF 45.41 FEET TO A #5 REBAR SET; THENCE SOUTH 89 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 225.99 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 29.97 FEET TO A #5 REBAR SET; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST A DISTANCE OF 976.74 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 10 MINUTES 50 SECONDS WEST A DISTANCE OF 350.50 FEET TO A FOUND IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF U.S. ROUTE 36; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES SOUTH 88 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE OF 55.62 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 73 DEGREES 56 MINUTES 56 SECONDS WEST A DISTANCE OF 254.66 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE OF 246.06 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 78 DEGREES 35 MINUTES 21 SECONDS WEST A DISTANCE OF 302.47 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 78 DEGREES 52 MINUTES 18 SECONDS WEST A DISTANCE OF 283.18 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 83.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.83 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AS PLATTED, AND HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND SUBDIVIDED INTO LOTS 1 THROUGH 22 FOR THE PURPOSE OF CONVEYING THE SAME, AND ITS STREETS BY NAME AS SHOWN ON SAID PLAT; AND SAID TRACT OF LAND AS SO SUBDIVIDED SHALL HENCEFORTH BE KNOWN AS MINNOW CREEK SUBDIVISION- FIRST REVISION, AND SAID SUBDIVISION SHALL BE SUBJECT TO THE RESTRICTIONS AND COVENANTS, IF ANY, AND THE STREETS AND EASEMENT AREAS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF HANNIBAL FOREVER.

I (WE), THE UNDERSIGNED, HAVING CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND PLATTED TO MEET THE CITY OF HANNIBAL SUBDIVISION REQUIREMENTS. SAID PROPERTY SHALL BE SUBJECT TO RESTRICTIONS AND COVENANTS, IF ANY AND THE ZONING RESTRICTIONS OF THE CITY OF HANNIBAL CITY CODE CHAPTER 32 THAT APPLY TO THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY.

LISA BALL - OWNER
BALL INVESTMENTS GROUP, LLC

CARL BALL - OWNER
BALL INVESTMENTS GROUP, LLC

STATE OF MISSOURI)
COUNTY OF MARION)

ON THIS ________ DAY OF ____________________, ________ BEFORE ME APPEARED LISA BALL & CARL BALL, OWNERS OF BALL INVESTMENTS GROUP, LLC, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE/HE EXECUTED THE SAME AS HER/HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:______________________

RECORDER'S USE ONLY

MINNOW CREEK SUBDIVISION
FIRST REVISION
SEC. 23, T57N, R5W, 5TH PM
MARION COUNTY, MISSOURI

NO.	DATE	REVISION DESCRIPTION	BY

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO. 63401
573-406-5533
MISSOURI CERTIFICATE OF AUTHORITY #2010035243

BOUNDARY SURVEY
PREPARED FOR:
BALL INVESTMENTS GROUP, LLC

DRAWN	CHECKED
PWS	NDE

FIELD - KLB/RLL
FD BK - MO #5
PG - 35
DRAWING NAME
170004 ph1 2019
PROJECT NO.
17-0004
SHEET NO.
C-1.003