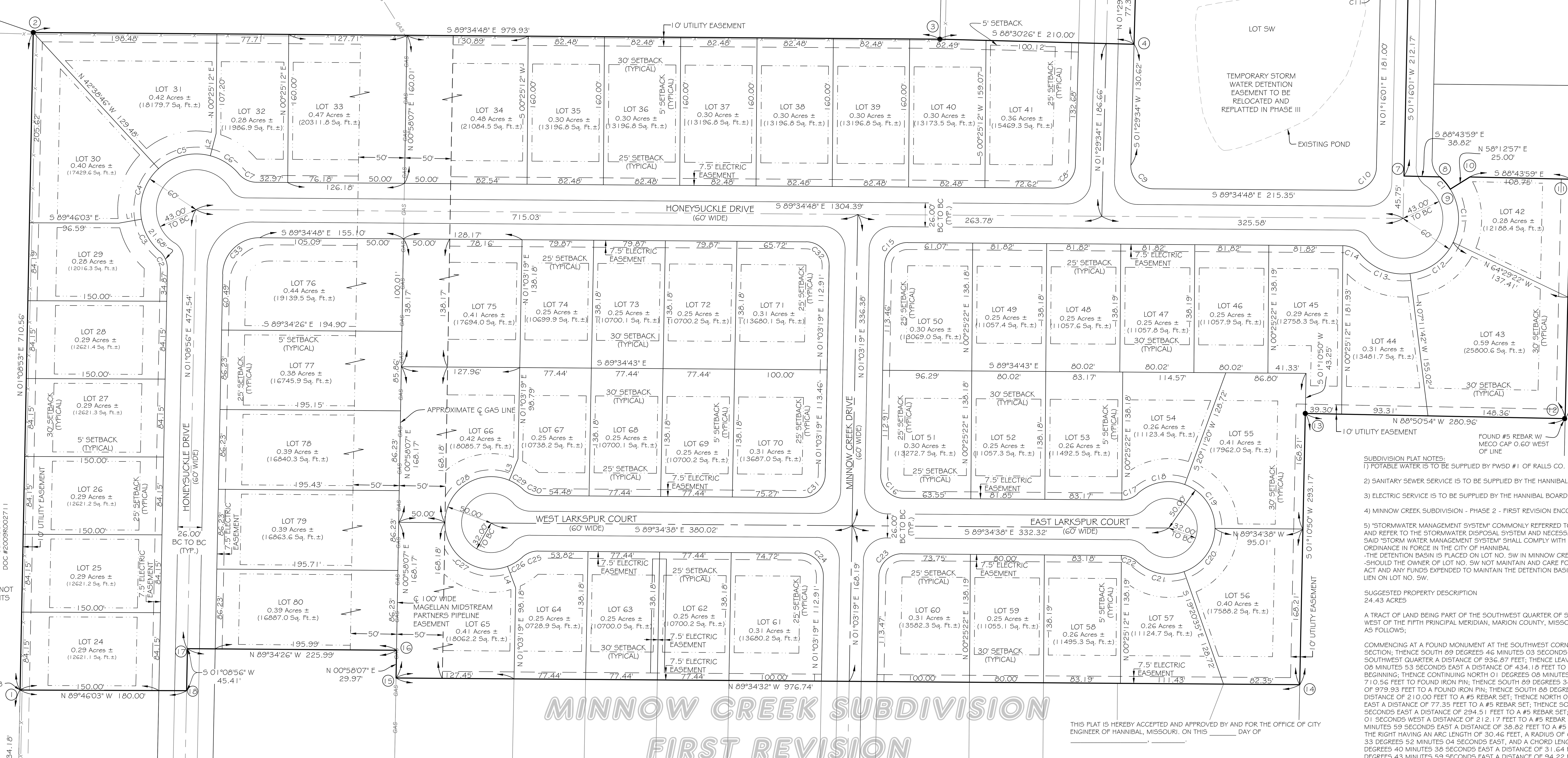
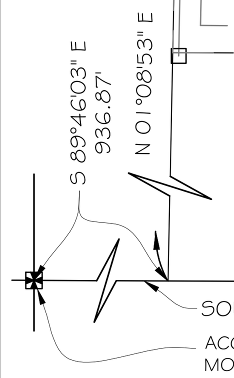
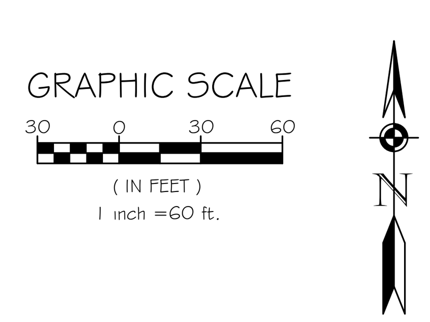
MINNOW CREEK SUBDIVISION - PHASE 2
FIRST REVISION

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





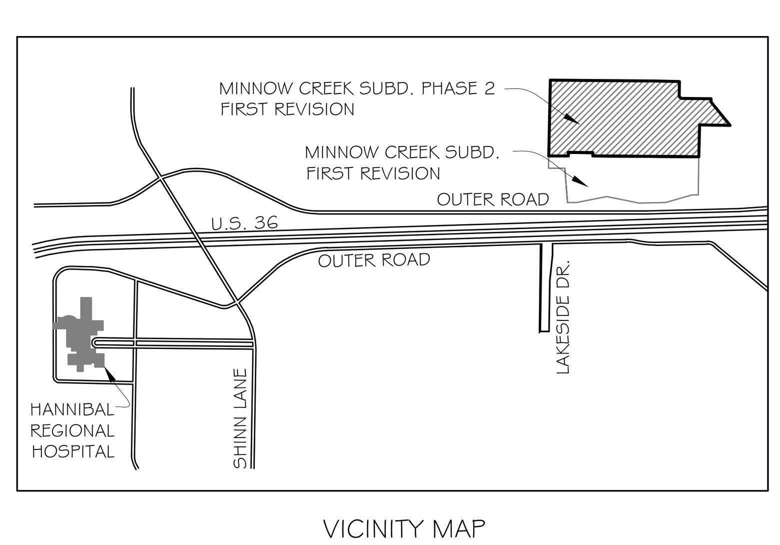
Legend
- ○ #5x30" REBAR SET
- ● IRON PIN/PIPE FOUND
- MONUMENT
- TPOB TRUE POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (PR) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD



POINT	NORTHING	EASTING
1	1414986.49	558267.88
2	1415696.90	558282.12
3	1415689.72	559262.02
4	1415684.25	559471.95
5	1415761.57	559473.96
6	1415753.90	559768.37
7	1415541.78	559763.68
8	1415540.92	559802.49
9	1415515.90	559819.29
10	1415526.37	559849.14
11	1415524.29	559943.34
12	1415279.74	559937.93
13	1415285.38	559657.02
14	1414992.27	559650.98
15	1414999.51	558674.27
16	1415029.48	558674.78
17	1415031.16	558448.80
18	1414985.76	558447.89

LINE	BEARING	DISTANCE
L1	N 80°03'34" E	25.00'
L2	N 14°38'55" E	25.00'
L3	S 22°43'43" W	25.00'
L4	N 20°37'05" W	25.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.41'	60.00'	16°37'44"	S 40°05'55" E	17.35'
C2	21.68'	25.00'	49°40'47"	N 23°41'28" W	21.00'
C3	40.41'	60.00'	38°35'25"	S 29°14'09" E	39.65'
C4	60.00'	60.00'	57°17'41"	S 18°42'24" W	57.53'
C5	60.00'	60.00'	57°17'41"	S 76°00'05" W	57.53'
C6	37.12'	60.00'	35°27'04"	N 57°37'33" W	36.53'
C7	21.68'	25.00'	49°40'47"	S 64°44'25" E	21.00'
C8	38.80'	25.00'	88°55'38"	N 45°57'23" E	35.02'
C9	39.74'	25.00'	91°04'22"	S 44°02'37" E	35.68'
C10	38.90'	25.00'	89°09'11"	N 45°50'36" E	35.09'
C11	60.00'	60.00'	57°17'41"	S 03°08'13" E	57.53'
C12	60.00'	60.00'	57°17'41"	S 54°09'28" W	57.53'
C13	60.00'	60.00'	57°17'41"	S 68°32'51" E	57.53'
C14	21.68'	25.00'	49°40'47"	N 64°44'25" W	21.00'
C15	38.99'	25.00'	89°21'53"	S 45°44'15" W	35.16'
C16	39.55'	25.00'	90°38'00"	S 44°15'41" E	35.55'
C17	18.69'	25.00'	42°49'40"	N 69°00'29" E	18.26'
C18	54.62'	50.00'	62°35'41"	S 78°53'29" W	51.95'
C19	61.29'	50.00'	70°14'02"	N 34°41'39" W	57.52'
C20	61.29'	50.00'	70°14'02"	N 35°32'24" E	57.52'
C21	54.63'	50.00'	62°36'15"	S 78°02'28" E	51.95'
C22	18.69'	25.00'	42°50'20"	N 68°09'31" W	18.26'
C23	38.99'	25.00'	89°22'00"	S 45°44'19" W	35.16'
C24	39.55'	25.00'	90°37'59"	N 44°15'41" W	35.55'
C25	18.69'	25.00'	42°49'41"	S 69°00'29" W	18.26'
C26	19.01'	50.00'	21°47'16"	N 58°29'17" E	18.90'
C27	96.90'	50.00'	111°02'28"	S 55°05'51" E	82.43'
C28	98.01'	50.00'	112°18'21"	S 56°34'33" W	83.05'
C29	17.91'	50.00'	20°31'39"	N 57°00'27" W	17.82'
C30	18.69'	25.00'	42°50'00"	S 68°09'37" E	18.26'
C31	38.99'	25.00'	89°22'03"	N 45°44'21" E	35.16'
C32	39.55'	25.00'	90°38'07"	N 44°15'45" W	35.55'
C33	62.32'	40.00'	89°16'16"	N 45°47'04" E	56.21'



VICINITY MAP
NOT TO SCALE

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

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

RECORDER'S USE ONLY

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. #2017R0017685

5) CLASS OF SURVEY: RURAL

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

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

8) THIS PLAT IS A FIRST REVISION OF MINNOW CREEK SUBDIVISION PHASE 2 RECORDED IN PLAT BOOK 9, PAGE 172.

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 - PHASE 2 - FIRST REVISION ENCOMPASSES 24.43 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. SW IN MINNOW CREEK SUBDIVISION - PHASE 2.
-SHOULD THE OWNER OF LOT NO. SW 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. SW.

SUGGESTED PROPERTY DESCRIPTION
24.43 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 936.87 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 434.18 FEET TO A #5 REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 710.56 FEET TO FOUND IRON PIN; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 979.93 FEET TO A FOUND IRON PIN; THENCE SOUTH 88 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 210.00 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 29 MINUTES 34 SECONDS EAST A DISTANCE OF 77.35 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 294.51 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 212.17 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 43 MINUTES 59 SECONDS EAST A DISTANCE OF 38.82 FEET TO A #5 REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 30.46 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 30.14 FEET; THENCE NORTH 70 DEGREES 40 MINUTES 38 SECONDS EAST A DISTANCE OF 31.64 FEET TO A #5 REBAR; THENCE SOUTH 88 DEGREES 43 MINUTES 59 SECONDS EAST A DISTANCE OF 94.22 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 244.61 FEET TO A #5 REBAR SET; THENCE NORTH 88 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 280.96 FEET TO A FOUND IRON PIN; THENCE SOUTH 01 DEGREES 10 MINUTES 50 SECONDS WEST A DISTANCE OF 293.17 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 976.74 FEET TO A #5 REBAR SET; THENCE NORTH 00 DEGREES 58 MINUTES 07 SECONDS EAST A DISTANCE OF 29.97 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 34 MINUTES 26 SECONDS WEST A DISTANCE OF 225.99 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 45.41 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 24.43 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 24 THROUGH 80 & LOT SW 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 - PHASE 2 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:____________________

MINNOW CREEK SUBDIVISION - PHASE 2
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 ph2 2019
PROJECT NO.
17-0004
SHEET NO.
C-1.004