

# THE TRACTS AT CAVE HOLLOW, A SUBDIVISION IN SECTIONS 35 & 36, T 22 N, R 14 W AND SECTION 1, T 21 N, R 14 W OF THE FIFTH PRINCIPLE MERIDIAN, OZARK COUNTY, MISSOURI

## OWNER' CERTIFICATE

I CERTIFY THAT INSTANTACRES.COM INC. (DEVELOPER), IS THE OWNER OF "THE TRACTS AT CAVE HOLLOW", THE PROPERTY PLATTED HEREON, THAT DEVELOPER ADOPTS THE PLAN OF SUBDIVISION SHOWN ON THE PLAT AND DEDICATES THE UTILITY EASEMENT SHOWN ON THE PLAT TO USE BY ENTITIES PROVIDING THE ELECTRIC TELECOMMUNICATIONS SERVICES AND DEDICATES THE ROADS AS PRIVATE ROADS FOR THE USE OF OWNERS OF LOTS AND THEIR GUESTS AND INVITEES, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. NO DEDICATION IS MADE HEREBY OF ANY PART OF THE REAL ESTATE SHOWN ON THE PLAT FOR PUBLIC USE AND NO MAINTENANCE OF THE ROADS BY ANY GOVERNMENTAL ENTITY SHALL OCCUR EXCEPT AFTER DEDICATION OF THE ROAD TO THE PUBLIC AND ACCEPTANCE OF THE MAINTENANCE RESPONSIBILITY FOR THE ROAD HAS BEEN CONFIRMED BY THE ORDINANCE OF THE GOVERNMENTAL ENTITY ACCEPTING MAINTENANCE RESPONSIBILITY.

INSTANTACRES.COM, INC.

BY: \_\_\_\_\_

STATE OF MISSOURI, COUNTY OF OZARK

ACKNOWLEDGMENT:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, BEFORE ME, PERSONALLY APPEARED ZACH JOHNSON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE OR SHE IS THE PRESIDENT OF INSTANTACRES.COM, INC., A MINNESOTA CORPORATION (THE "CORPORATION"), AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF THE CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION AND THAT THE CORPORATION HAS NO SEAL.

## LEGEND

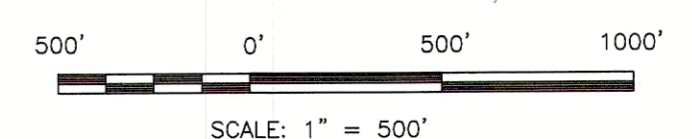
- SURVEYED BOUNDARY
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION ONLY (NO MONUMENT)
- SET 5/8" X 24" REBAR W/ PLASTIC I.D. CAP
- SET 5/8" X 24" REBAR W/ ALUM. I.D. CAP
- ROAD R/W LINE AND UTILITY EASEMENT (100' R/W)
- ROAD CENTERLINE
- TRACT DESIGNATION

## SURVEYOR'S NOTES

- 1) THIS ORIGINAL BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF ZACHARY JOHNSON TO SUBDIVIDE A TRACT INTO 98 PARCELS, SAID TRACT BEING CONVEYED TO INSTANTACRES.COM RECORD AS INST. #20201430 OF THE OZARK COUNTY, MISSOURI DEED RECORDS.
- 2) THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF SURVEYOR.
- 3) EXCEPT AS SPECIALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) ONLY THE RECORDS DELINEATED ON THIS PLAT WERE PROVIDED THIS SURVEYOR. RECORD DOCUMENTS OTHER THAN THOSE SHOWN HEREON MAY AFFECT THIS TRACT.

## CERTIFICATION

I, ROLAN NORSWORTHY, HEREBY CERTIFY THIS PLAT TO BE A TRUE RECORD OF A SURVEY MADE OF THE MY DESCRIBED AND/OR REFERENCED PROPERTY UNDER MY SUPERVISION AND THAT SAID SURVEY AND THIS PLAT MEETS THE REQUIREMENTS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



## ACREAGE TABLE

TRACT #1	12.900 ACRES±	TRACT #51	8.959 ACRES±
TRACT #2	5.719 ACRES±	TRACT #52	7.523 ACRES±
TRACT #3	5.121 ACRES±	TRACT #53	13.479 ACRES±
TRACT #4	6.072 ACRES±	TRACT #54	5.844 ACRES±
TRACT #5	12.703 ACRES±	TRACT #55	11.435 ACRES±
TRACT #6	5.893 ACRES±	TRACT #56	8.604 ACRES±
TRACT #7	6.611 ACRES±	TRACT #57	6.952 ACRES±
TRACT #8	6.587 ACRES±	TRACT #58	7.288 ACRES±
TRACT #9	16.840 ACRES±	TRACT #59	7.890 ACRES±
TRACT #10	6.760 ACRES±	TRACT #60	7.760 ACRES±
TRACT #11	5.004 ACRES±	TRACT #61	6.956 ACRES±
TRACT #12	5.018 ACRES±	TRACT #62	8.439 ACRES±
TRACT #13	5.737 ACRES±	TRACT #63	7.144 ACRES±
TRACT #14	5.073 ACRES±	TRACT #64	15.108 ACRES±
TRACT #15	9.867 ACRES±	TRACT #65	25.006 ACRES±
TRACT #16	11.856 ACRES±	TRACT #66	17.822 ACRES±
TRACT #17	10.177 ACRES±	TRACT #67	19.354 ACRES±
TRACT #18	12.998 ACRES±	TRACT #68	13.875 ACRES±
TRACT #19	13.266 ACRES±	TRACT #69	9.989 ACRES±
TRACT #20	6.916 ACRES±	TRACT #70	12.587 ACRES±
TRACT #21	5.871 ACRES±	TRACT #71	13.351 ACRES±
TRACT #22	5.854 ACRES±	TRACT #72	15.494 ACRES±
TRACT #23	13.673 ACRES±	TRACT #73	13.452 ACRES±
TRACT #24	13.372 ACRES±	TRACT #74	14.519 ACRES±
TRACT #25	10.868 ACRES±	TRACT #75	15.551 ACRES±
TRACT #26	10.721 ACRES±	TRACT #76	19.306 ACRES±
TRACT #27	10.634 ACRES±	TRACT #77	16.359 ACRES±
TRACT #28	10.888 ACRES±	TRACT #78	12.086 ACRES±
TRACT #29	12.096 ACRES±	TRACT #79	39.673 ACRES±
TRACT #30	12.959 ACRES±	TRACT #80	35.429 ACRES±
TRACT #31	5.881 ACRES±	TRACT #81	5.182 ACRES±
TRACT #32	6.933 ACRES±	TRACT #82	5.592 ACRES±
TRACT #33	6.786 ACRES±	TRACT #83	6.896 ACRES±
TRACT #34	6.991 ACRES±	TRACT #84	7.846 ACRES±
TRACT #35	8.821 ACRES±	TRACT #85	7.362 ACRES±
TRACT #36	5.043 ACRES±	TRACT #86	4.845 ACRES±
TRACT #37	5.349 ACRES±	TRACT #87	6.033 ACRES±
TRACT #38	5.035 ACRES±	TRACT #88	5.459 ACRES±
TRACT #39	6.512 ACRES±	TRACT #89	6.424 ACRES±
TRACT #40	8.822 ACRES±	TRACT #90	5.839 ACRES±
TRACT #41	8.242 ACRES±	TRACT #91	5.229 ACRES±
TRACT #42	5.035 ACRES±	TRACT #92	5.001 ACRES±
TRACT #43	6.226 ACRES±	TRACT #93	5.260 ACRES±
TRACT #44	7.282 ACRES±	TRACT #94	19.817 ACRES±
TRACT #45	6.661 ACRES±	TRACT #95	18.493 ACRES±
TRACT #46	8.061 ACRES±		
TRACT #47	8.061 ACRES±		
TRACT #48	8.061 ACRES±		
TRACT #49	8.061 ACRES±		
TRACT #50	8.061 ACRES±		

## CURVE TABLE

C1	CH = N007°34'56"W	CH D=207.29'	D=211.65'
C2	CH = N332°23'03"W	CH D=48.02'	D=48.02'
C3	CH = N400°27'45"W	CH D=36.50'	D=36.50'
C4	CH = N67°35'25"E	CH D=275.53'	D=275.53'
C5	CH = N446°25'41"E	CH D=110.14'	D=110.14'
C6	CH = N304°43'37"E	CH D=109.64'	D=109.64'
C7	CH = N59°57'08"E	CH D=266.36'	D=266.36'
C8	CH = N83°49'26"E	CH D=96.36'	D=96.36'
C9	CH = S79°19'54"E	CH D=428.61'	D=428.61'
C10	CH = S79°56'09"E	CH D=101.46'	D=101.46'
C11	CH = S24°53'04"E	CH D=130.45'	D=130.45'
C12	CH = S10°54'00"W	CH D=54.37'	D=54.37'
C13	CH = S53°00'17"E	CH D=117.43'	D=117.43'
C14	CH = S49°47'45"E	CH D=126.30'	D=126.30'

## LINE TABLE

L1	N05°31'12"E	207.26'	L41	N30°42'53"E	47.15'	L81	N77°38'05"E	105.63'	L121	N35°24'52"E	91.71'	L161	N75°22'24"E	135.58'	L201	N30°34'49"E	115.93'	L241	N66°46'55"E	127.73'	L281	N08°38'27"W	40.86'	L321	N15°55'32"W	200.62'	L361	S57°36'33"E	15.27'	L401	S07°53'23"E	83.61'
L2	N13°19'04"E	213.18'	L42	N30°46'50"E	90.27'	L82	N50°57'56"E	180.20'	L122	N50°57'56"E	29.02'	L162	N72°27'33"E	183.54'	L202	N36°43'59"E	71.18'	L242	N61°50'35"E	147.32'	L282	N01°47'21"E	68.69'	L322	N09°04'58"W	138.35'	L362	S57°36'33"E	31.25'	L402	S57°47'59"E	75.51'
L3	N17°19'08"E	116.83'	L43	N65°51'03"E	41.93'	L83	N69°16'13"E	130.79'	L123	N50°57'56"E	165.40'	L163	N65°20'57"E	97.87'	L203	N56°52'25"E	100.30'	L243	N56°52'25"E	100.30'	L283	N08°53'10"E	132.51'	L323	N18°35'35"W	149.86'	L363	S89°05'31"E	67.96'	L403	S84°46'25"E	108.91'
L4	N23°13'23"E	158.85'	L44	N38°24'50"E	84.35'	L84	N77°21'55"E	231.00'	L124	N50°57'56"E	67.53'	L164	N58°36'48"E	148.27'	L204	N53°03'33"E	136.68'	L244	N51°05'54"E	200.13'	L284	N02°19'51"E	104.02'	L324	N02°19'51"E	104.02'	L364	N69°45'28"E	166.88'	L404	S71°38'20"E	149.40'
L5	N22°40'50"E	252.42'	L45	N70°34'50"E	27.76'	L85	N61°33'52"E	128.84'	L125	N51°21'57"E	262.56'	L165	N54°21'55"E	295.95'	L205	N31°01'04"E	184.33'	L245	N25°03'48"E	101.13'	L285	N26°55'36"E	20.01'	L325	N02°19'51"E	21.94'	L365	S80°57'27"E	54.69'	L405	S79°36'18"E	75.02'
L6	N22°40'50"E	166.41'	L46	N55°36'09"E	77.45'	L86	N64°40'18"E	77.57'	L126	N63°21'47"E	70.69'	L166	N53°01'23"E	73.60'	L206	N28°35'48"E	89.46'	L246	N40°16'15"E	50.60'	L286	N14°25'36"E	68.05'	L326	N12°37'43"E	15.25'	L366	S45°35'14"E	110.14'	L406	S56°41'48"E	77.90'
L7	N42°42'46"E	30.56'	L47	N39°39'17"E	67.50'	L87	N58°38'14"E	83.70'	L127	N63°35'52"E	152.89'	L167	N52°09'01"E	348.35'	L207	N38°22'22"E	96.14'	L247	N40°16'15"E	146.59'	L287	N18°47'59"W	146.59'	L327	N12°37'43"E	44.81'	L367	N89°35'06"E	68.36'	L407	S72°17'46"E	65.70'
L8	N43°29'38"E	205.13'	L48	N57°01'17"E	69.32'	L88	N46°59'46"E	78.44'	L128	N57°49'00"E	90.23'	L168	N55°03'44"E	34.67'	L208	N38°22'22"E	82.62'	L248	N64°08'36"E	76.25'	L288	N16°03'09"E	121.75'	L328	N43°57'00"W	57.40'	L368	N66°30'06"E	25.32'	L408	S41°53'46"E	90.26'
L9	N43°29'38"E	157.20'	L49	N42°05'55"E	127.72'	L89	N54°42'58"E	57.25'	L129	N57°49'00"E	113.57'	L169	N55°03'44"E	204.94'	L209	N49°00'18"E	123.39'	L249	N72°20'17"E	80.87'	L289	N20°24'17"E	42.86'	L329	N13°59'22"W	80.87'	L369	N66°30'06"E	17.85'	L409	S09°34'28"E	104.37'
L10	N43°29'38"E	64.72'	L50	N26°29'29"E	69.31'	L90	N79°52'00"E	147.40'	L130	N50°44'02"E	87.40'	L170	N63°33'42"E	172.02'	L210	N68°45'59"E	69.78'	L250	N69°38'54"E	32.37'	L290	N20°24'17"E	59.56'	L330	N27°25'20"W	82.99'	L370	S28°22'23"E	103.06'	L410	S42°45'56"E	70.19'
L11	N48°40'36"E	97.01'	L51	N45°03'29"E	139.18'	L91	N72°05'00"E	33.66'	L131	N46°47'07"E	53.82'	L171	N57°08'27"E	102.19'	L211	N77°03'01"E	77.65'	L251	N31°51'02"E	131.49'	L291	N3016'45"E	106.62'	L331	N16°25'11"E	25.05'	L371	S54°00'09"E	30.95'	L411	S50°00'49"E	114.00'
L12	N73°19'38"E	100.99'	L52	N45°03'29"E	39.71'	L92	N27°05'00"E	65.16'	L132	N25°34'29"E	38.30'	L172	N62°44'34"E	58.53'	L212	N41°09'32"E	62.43'	L252	N68°35'29"E	71.06'	L292	N48°12'44"W	227.29'	L332	N16°25'11"E	19.82'	L372	S67°43'57"E	114.38'	L412	S81°51'14"E	59.03'
L13	N62°08'11"E	46.66'	L53	N35°31'54"E	99.33'	L93	N79°54'48"E	92.82'	L133	N68°00'19"E	122.41'	L173	N55°42'48"E	116.48'	L213	N39°02'14"E	309.43'	L253	N47°21'46"E	124.42'	L293	N39°51'24"W	131.54'	L333	N16°25'11"E	141.81'	L373	S74°06'42"E	224.20'	L413	S70°07'36"E	259.94'
L14	N57°02'53"E	60.34'	L54	N32°37'03"E	155.62'	L94	S701°2'02"E	179.24'	L134	N85°10'50"E	39.82'	L174	N43°23'01"E	207.72'	L214	N23°33'23"E	71.10'	L254	N37°50'21"E	178.62'	L294	N36°48'39"W	82.93'	L334	N00°02'22"E	25.84'	L374	S59°59'27"E	30.65'	L414	S24°46'45"E	103.14'
L15	N70°43'47"E	139.94'	L55	N44°35'36"E	116.81'	L95	N80°53'04"E	143.00'	L135	N71°54'42"E	28.04'	L175	N55°35'23"E	110.29'	L215	N16°21'50"E	87.54'	L255	N33°07'16"E	113.86'	L295	N42°10'12"W	63.40'	L335	N00°02'22"E	23.70'	L375	S53°28'00"E	83.61'	L415	S40°51'57"E	110.99'
L16	N77°15'36"E	26.50'	L56	N35°05'05"E	83.29'	L96	N80°53'04"E	34.09'	L136	N71°54'42"E	77.56'	L176	N44°17'48"E	49.83'	L216	N18°21'50"E	64.49'	L256	N47°54'26"E	66.46'	L296	N34°02'12"W	40.35'	L336	N31°12'59"W	64.84'	L376	N25°33'37"E	329.61'	L416	S19°17'38"E	67.81'
L17	S84°17'53"E	78.96'	L57	N43°12'52"E	119.83'	L97	S85°32'12"E	94.39'	L137	N25°38'22"E	74.01'	L177	N38°05'52"E	256.65'	L217	N23°10'13"E	102.68'	L257	N52°01'58"E	135.00'	L297	N40°12'12"W	49.59'	L337	N09°30'44"W	44.62'	L377	N78°31'06"E	40.25'	L417	S09°06'52"E	98.80'
L18	N80°42'04"E	47.78'	L58	N36°25'06"E	84.04'	L98	S62°58'55"E	263.74'	L138	N42°06'14"E	67.42'	L178	N47°52'54"E	108.06'	L218	N07°56'59"E	104.39'	L258	N43°23'52"E	362.07'	L298	N18°21'49"W	69.06'	L338	N20°24'17"E	59.56'	L378	S15°36'11"E	131.03'	L418	S00°27'30"W	435.28'
L19	N61°17'29"E	85.46'	L59	N54°12'53"E	112.29'	L99	N88°31'10"E	32.81'	L139	S701°2'02"E	179.24'	L179	N65°29'31"E	170.93'	L219	N57°08'27"E	102.19'	L259	N35°45'01"E	120.62												