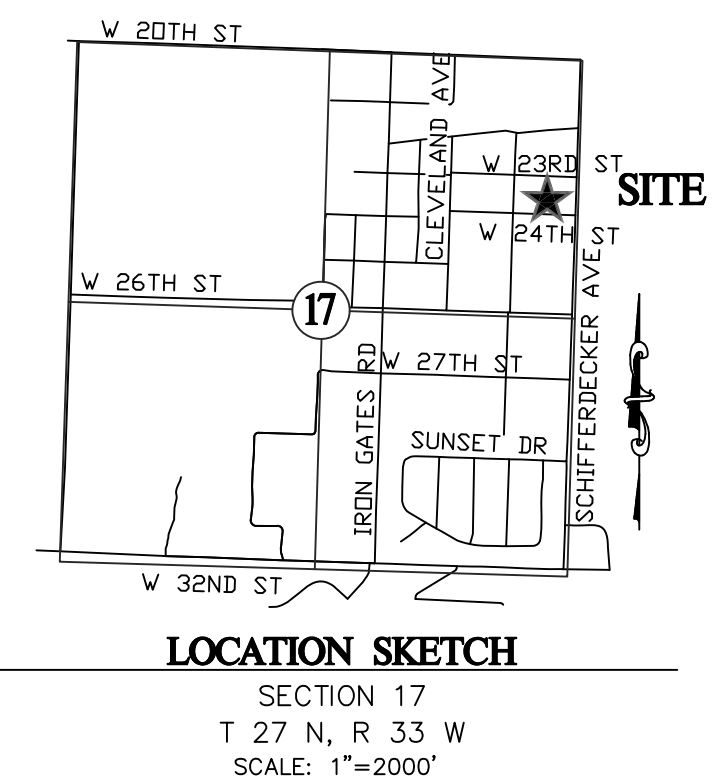
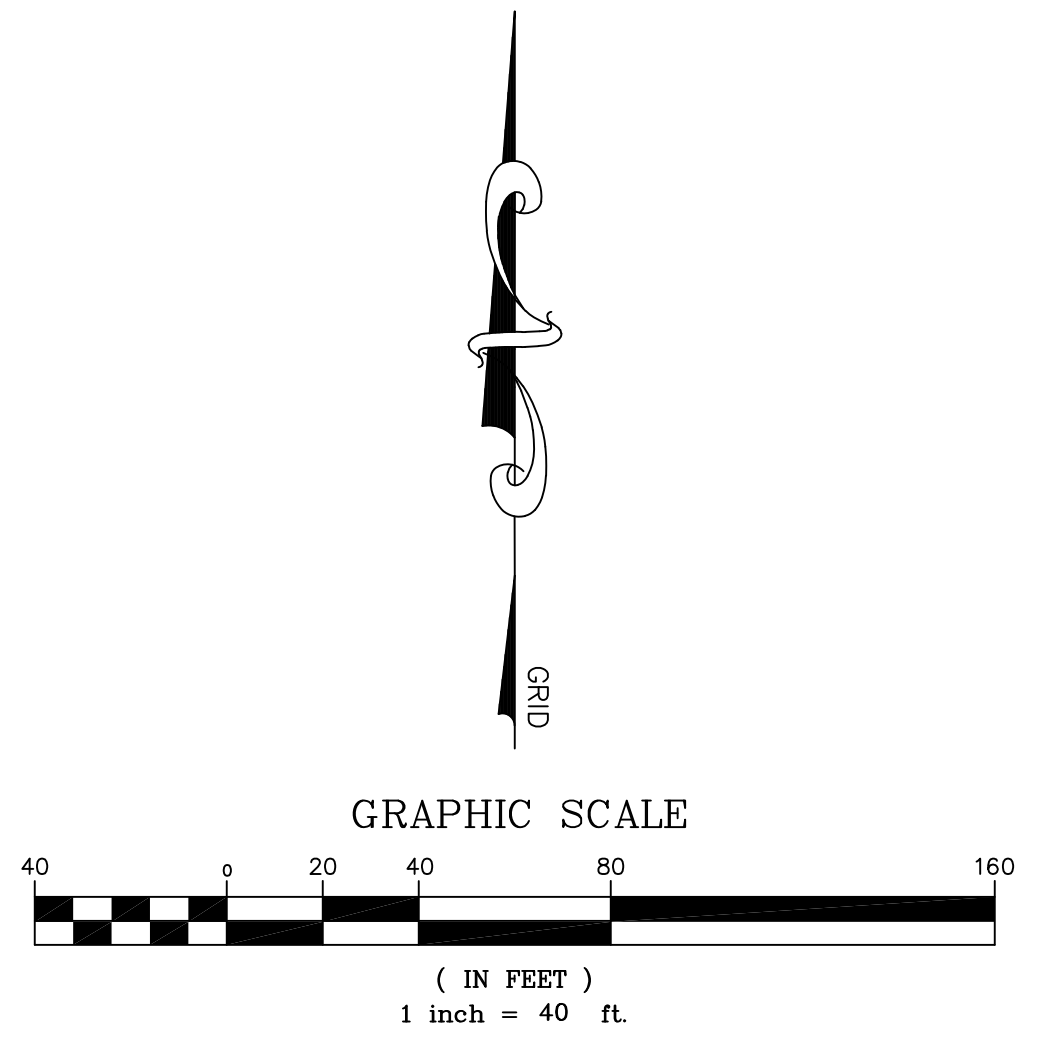


# FINAL PLAT OF STANDEFORD-RUSSOW SUBDIVISION BEING A RE-PLAT OF LOTS 31-33 AND LOTS 40-42 OF WANOKA HIGHLANDS IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI



**LEGEND**

- FND IP FOUND IRON PIN
- SET IP SET IRON PIN
- PROPERTY LINE
- - - EASEMENT LINE
- · - ORIGINAL LOT LINE
- · - SECTION LINE



- NOTES**
- 1) BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
  - 2) EASEMENTS AS SHOWN WERE ACQUIRED COINCIDENTAL TO PROPERTY DEED SEARCH. THERE MAY BE ADDITIONAL EASEMENTS AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

**FLOOD NOTE**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 28097C0258E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**CITY APPROVAL**  
THIS PLAT OF STANDEFORD-RUSSOW SUBDIVISION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO. \_\_\_\_\_, DULY PASSED AND APPROVED BY THE MAYOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ OF JOPLIN, MISSOURI,

GARY SHAW  
MAYOR

ATTEST: BARBARA GOLLHOFFER  
CITY CLERK

DAVID HERTZBERG, PE  
PUBLIC WORKS DIRECTOR

**CERTIFICATE OF RECORDING**  
STATE OF MISSOURI )  
                          ) SS  
COUNTY OF JASPER )

I, CHARLOTTE PICKERING, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MIN. \_\_\_\_\_ M. DULY FOR RECORD AND IS RECORDED IN THIS OFFICE IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT CARTHAGE, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHARLOTTE PICKERING  
RECORDER

DEPUTY

**OWNER'S CERTIFICATE AND DEDICATION**  
SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL, IN WITNESS WHEREOF, I, JOEL STANDEFORD AND I, JESSE RUSSOW HAVE HEREUNTO SET OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOEL STANDEFORD  
JESSE RUSSOW

**ACKNOWLEDGMENT**  
STATE OF MISSOURI )  
                          ) SS  
COUNTY OF JASPER )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JOEL STANDEFORD AND JESSE RUSSOW TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DEED DESCRIPTION**

ALL OF LOTS NUMBERED THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), FORTY (40), FORTY-ONE (41), AND FORTY-TWO (42) IN WANOKA HIGHLANDS, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

THIS PLAT OF STANDEFORD-RUSSOW SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KENT EASTMAN  
CHAIRMAN

**SUBDIVISION INFORMATION**

TOTAL ACRES:	4.56±
ACREAGE DEDICATED STREETS:	NONE
MINIMUM LOT SIZE:	9,800± SQ. FT.
MAXIMUM LOT SIZE:	15,330± SQ. FT.
AVERAGE LOT SIZE:	12,250± SQ. FT.
TOTAL NO OF LOTS:	17
CURRENT ZONING:	R-1
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
SUBMITTAL DATE:	
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BOOK 2469, PAGE 14
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITH IN 12 MONTHS AFTER RECORDING PLAT.  
LAST REVISION DATE NOVEMBER 1, 2018  
ANDERSON ENGINEERING, INC. L.C. 62

GREGORY B. BOWERS  
MO P.L.S. NO. 2672

**ZONING INFORMATION**

SUBJECT PROPERTY IS ZONED R-1 (RESIDENTIAL DISTRICT)

**BUILDING SETBACK LINES:**  
FRONT: 25'  
SIDE: 6'  
SIDE CORNER LOT: 15'  
REAR: 25'

**SOURCE OF DEED**

JOEL STANDEFORD & JESSE RUSSOW  
BOOK 2469, PAGE 0014

**ENGINEER/LAND SURVEYOR**

ANDERSON ENGINEERING, INC.  
811 E. 3RD STREET  
JOPLIN, MISSOURI 64801  
WAYNE STEPHENSON, P.E.  
GREGORY B. BOWERS, P.L.S.

**DEVELOPER AND OWNER**

JOEL STANDEFORD & JESSE RUSSOW  
3375 E HOKE DRIVE  
SPRINGFIELD MO 65804

**FOR REVIEW**

11-1-18  
DATE



811 E. 3RD STREET  
JOPLIN, MISSOURI 64801  
PHONE (417) 782-7399

FIELD: RW DATE: 11-1-18  
DRAWN: SLM FIELD BK:  
CHECKED: JLH JOB NO: 18J010053

**JOP 100-4976**  
SHT. 1 OF 1 REV. \_\_\_\_\_