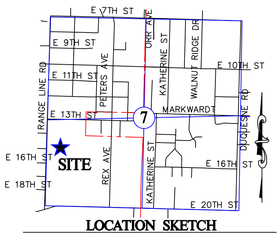
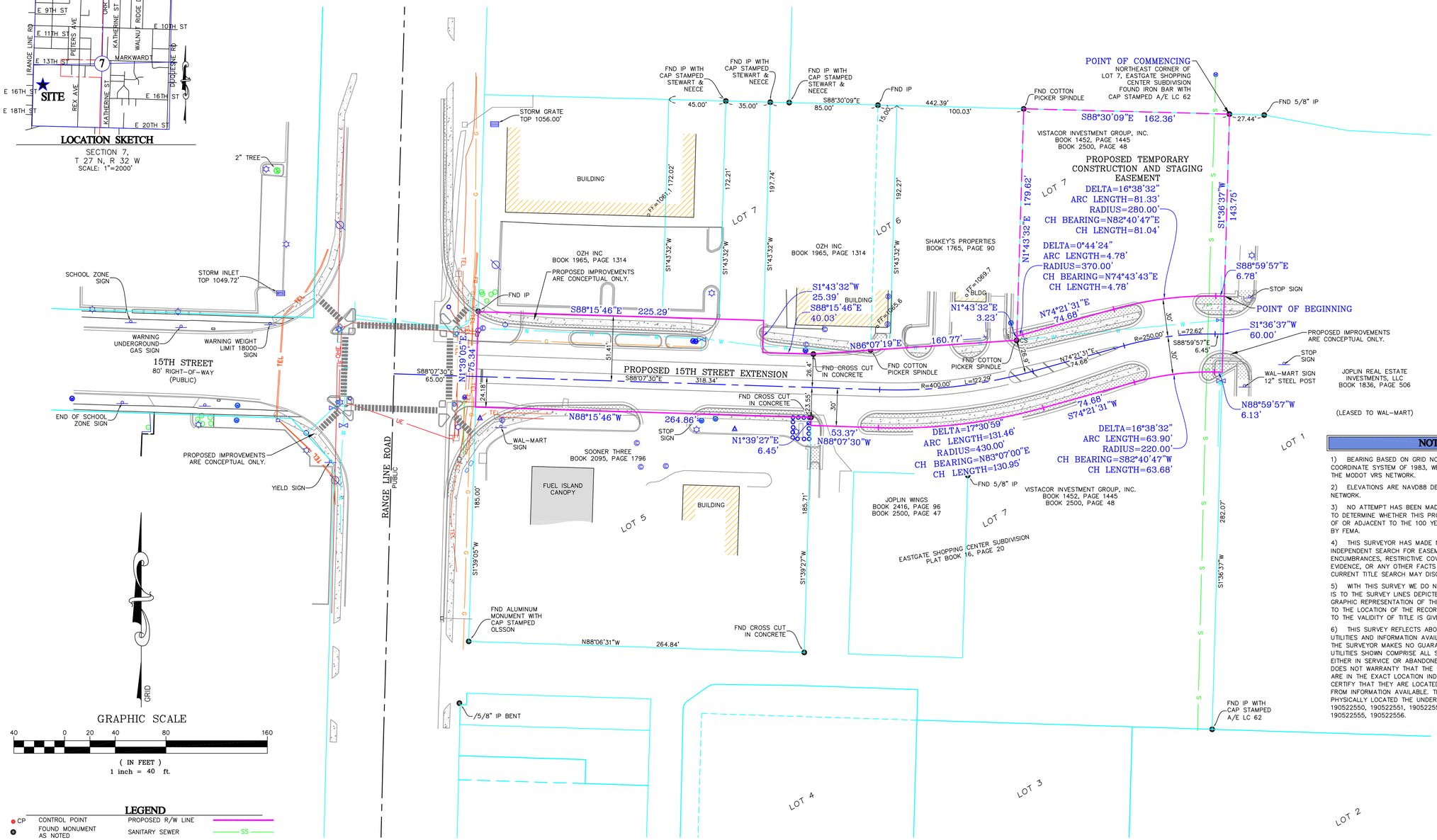



## LOCATION SKETCH

SECTION 7,
T 27 N, R 32 W
SCALE: 1"=2000'




## GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

## LEGEND

| | | | |
|---|---|---|---|
| ● CP | CONTROL POINT | PROPOSED R/W LINE | |
| ● | FOUND MONUMENT AS NOTED | SANITARY SEWER | SS |
| ○ SET IP | SET IRON PIN | STORM SEWER | |
| △ RWM | RIGHT-OF-WAY MARKER | TELEPHONE LINE | TEL |
| PP GY | POWER POLE W/ GUY | GAS LINE | G |
| Ⓜ MH | MANHOLE | WATER LINE | W |
| Ⓒ SCO | SEWER CLEANOUT | ELECTRIC LINE | OHE |
| □ GM | GAS METER | UNDERGROUND ELECTRIC | UE |
| LP | LIGHT POLE | FIBER OPTIC | FO |
| | SIGN | FENCE LINE | x x |
| Ⓦ | WATER METER | RETAINING WALL | |
| WV | WATER VALVE | LINE LABELS | DEED 100' D; PLAT 100' P; MEASURED 100' M |
| GV | GAS VALVE | TREELINE | |
| FH | FIRE HYDRANT | BUSH | |
| TR | TELEPHONE RISER | ER ELECTRICAL RISER | |
| | BUMPER POST | Ⓔ ELECTRICAL METER | |
| | GRATE INLET | TS TRAFFIC SIGNAL BOX | |
| MB | MAIL BOX | PAY PHONE | |
| | SPOT LIGHT | PMT PAD MOUNTED TRANSFORMER | |

## PROPOSED RIGHT-OF-WAY DESCRIPTION

PART OF LOT 7, EASTGATE SHOPPING CENTER SUBDIVISION, A SUBDIVISION IN SECTION 7, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AS SHOWN IN PLAT BOOK 16, PAGE 20 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE SOUTH 1°36'37"WEST ALONG THE EAST LINE THEREOF, 143.75 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; CONTINUING THENCE SOUTH 1°36'37"WEST ALONG SAID EAST LINE, 60.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°59'57"WEST, 6.13 FEET; THENCE 63.90 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING OF SOUTH 82°40'47"WEST, 63.68 FEET; THENCE SOUTH 74°21'31"WEST, 74.68 FEET; THENCE 131.46 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF SOUTH 83°07'00"WEST, 130.95 FEET; THENCE NORTH 88°07'30"WEST, 53.37 FEET TO A POINT ON THE EAST LINE OF LOT 5 IN SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE ALONG SAID EAST LINE, NORTH 1°39'27"EAST, 6.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 88°15'46"WEST, 264.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF RANGE LINE ROAD; THENCE NORTH 1°39'05"EAST ALONG SAID RIGHT-OF-WAY, 75.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 1965, PAGE 1314 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI; THENCE SOUTH 88°15'46"EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND, AND AN EXTENSION THEREOF, 225.29 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE ALONG SAID WEST LINE, SOUTH 1°43'32"WEST, 25.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF SAID LOT 6, SOUTH 88°15'46"EAST, 40.03 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 6, NORTH 86°07'19"EAST, 160.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF SAID LOT 6, NORTH 1°43'32"EAST, 3.23 FEET; THENCE 4.78 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING OF NORTH 74°43'43"EAST, 4.78 FEET; THENCE NORTH 74°21'31"EAST, 74.68 FEET; THENCE 81.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING OF NORTH 82°40'47"EAST, 81.04 FEET; THENCE SOUTH 88°59'57"EAST, 6.78 FEET TO THE POINT OF BEGINNING. CONTAINS 38,877 SQUARE FEET, MORE OR LESS, SUBJECT TO EXISTING EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD OR FACT. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE.

## TEMPORARY EASEMENT DESCRIPTION

PART OF LOT 7, EASTGATE SHOPPING CENTER SUBDIVISION, A SUBDIVISION IN SECTION 7, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AS SHOWN IN PLAT BOOK 16, PAGE 20 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE SOUTH 1°36'37"WEST ALONG THE EAST LINE THEREOF, 143.75 FEET; THENCE NORTH 88°59'57"WEST, 6.78 FEET; THENCE 81.33 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING SOUTH 82°40'47"WEST, 81.04 FEET; THENCE SOUTH 74°21'31"WEST, 74.68 FEET; THENCE 4.78 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING SOUTH 74°43'43"WEST, 4.78 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE NORTH 1°43'32"EAST ALONG THE EAST LINE OF SAID LOT 6, 179.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 88°30'09"EAST ALONG THE NORTH LINE OF SAID EASTGATE SHOPPING CENTER SUBDIVISION, 162.36 FEET TO THE POINT OF BEGINNING. CONTAINS 25,537 SQUARE FEET, MORE OR LESS, SUBJECT TO EXISTING EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD OR FACT. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE.

## NOTES

1) BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AS DETERMINED FROM THE MODOT VRS NETWORK.

2) ELEVATIONS ARE NAVD88 DETERMINED FROM THE MODOT VRS NETWORK.

3) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.

4) THIS 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.

5) WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

6) THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NO. 190522550, 190522551, 190522552, 190522553, 190522554, 190522555, 190522556.

## SURVEYOR'S DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE RIGHT-OF-WAY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS.
LAST REVISION DATE APRIL 24, 2019

ANDERSON ENGINEERING, INC. L.C. 62
BY:

Gregory B. Bowers
GREGORY B. BOWERS, P.L.S. 2672

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS 2672
REGISTERED LAND SURVEYOR

6-26-19
DATE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: GBB
DRAWN BY: GBB
CHECK BY:
DATE: 6-26-19
FIELD BOOK:
JOB NUMBER: 19JO70001

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

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THE CITY OF JOPLIN

# RIGHT-OF-WAY SURVEY

15TH STREET AND RANGE LINE ROAD
JOPLIN, JASPER COUNTY, MISSOURI

DRAWING NO. JOP-100-5125

SHEET NUMBER 1 OF 1