

SCALE: One Inch equals 50 Feet.

Final Plat of CHARLIE JANE ADDITION

To the City of Joplin, Jasper County, Missouri
in Section 17, Township 27, Range 33,

DEDICATION:

Know all men by these presents that Schubert Mitchell Homes, owners of Charlie Jane Addition, to the City of Joplin, Jasper County, Missouri, do hereby publish, declare, and acknowledge, the dedication of all streets and easements, and easements, as shown thereon to the public forever, and do hereby certify that the taxes for 20____ day of _____ 20____

In witness whereof I have set my hand this _____ day of _____ 20____

- President _____ Secretary / Treasurer _____
State of Missouri, County of Jasper, SS

Be it remembered that on this _____ Day of _____ 20____ before me, a Notary Public in and for said County and State, came _____ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the Day and year above written,

SEAL _____ NOTARY PUBLIC _____
My Commission Expires: _____ Day of _____ 20____

CERTIFICATE OF APPROVAL:

This plat of Charlie Jane Addition, has been submitted to and approved by the Joplin Planning and Zoning Commission this _____ Day of _____ 20____

CHAIRMAN _____

MAYOR _____ City Clerk _____ City Engineer _____

NOTE:

Approval of this plat does not obligate the City for any construction or maintenance cost for the Streets, or any expense connected with the development of the Addition.

State of Missouri, County of Jasper, SS

I, _____ City Clerk of Joplin, in said County, and State do hereby certify, that the attached Plat of Charlie Jane Addition, was filed with said City of Joplin, on this _____ Day of _____ 20____ and that the same was approved by the City Council of the City of Joplin, by Ordinance No. _____ and duly passed and approved by the Mayor on the _____ Day of _____ 20____

State of Missouri, County of Jasper, SS

I, _____ Recorder of Deeds of said County, do hereby certify that the within instrument of writing was, on the _____ Day of _____ AD, 20____ at _____
Recorded in Book _____ of this Office, Plat Book _____ and is
Recorded in Book _____ of this Office, Plat Book _____ and is
In Witness whereof, I have hereunto set my hand and affixed my seal at Carthage, Missouri, on the Day and Year aforesaid.

SURVEYOR'S CERTIFICATE:

I, Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, do hereby certify that the field notes and attached plat are true and correct copies of the original field notes and attached plat as taken in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied. This declaration is made to the original owner of the land surveyed and to the public. This plat is subject to title block. It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey, Survey Affidavit or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grants. Furthermore, this survey is not valid without the original signature and embossed seal.

SVNCH Seal/Vowney Neece MI - JPLJAS

PROPERTY DESCRIPTION:

A part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 17, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, being more particularly described as follows: Commencing at the Southeast Corner of Section 17, Township 27, Range 33, Jasper County, Missouri, Thence North 88 Degrees 05 Minutes 50 Seconds West along the South line of the Southeast Quarter (SE¼) of Section 17, Township 27, Range 33, Missouri, for a distance of 1250.00 feet to the North Right-of-way line of North 88 Degrees 05 Minutes 50 Seconds East 500 feet to the North Right-of-way line West 32nd Street and the Point of Beginning, Thence along said North Right-of-way line North 88 Degrees 05 Minutes 50 Seconds West 15108 feet to the Eastern Right-of-way line of South Sunset Drive, Thence along said Eastern Right-of-way line North 43 Degrees 07 Minutes 49 Seconds West 2110 feet, Thence East 12688 feet, Thence continuing along said Eastern Right-of-way line along a curve to the Right having a Radius of 10000 feet and an Arc Length of 6868 feet, with a Chord Bearing and Distance of North 21 Degrees, 31 Minutes, 17 Seconds East 6734 feet, Thence continuing along said Eastern Right-of-way line along a curve to the left having a Radius of 12500 feet, and an Arc Length of 10000 feet and an Arc Length of 6868 feet, with a Chord Bearing and Distance of North 21 Degrees, 31 Minutes, 17 Seconds East 6734 feet, Thence continuing along said Eastern Right-of-way line along the South line of said Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along the South line of said Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along the South line of said Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along said Western Right-of-way line South 01 Degree, 57 Minutes, 57 Seconds West 4543.6 feet, Thence continuing along said Western Right-of-way line South 46 Degrees, 57 Minutes, 30 Seconds West 70693 feet to the Point of Beginning, Being subject to all easements, right-of-ways, and reservations of record, Containing 213 acres more or less.

BASIS OF BEARINGS:

The South line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 17, Township 27, Range 33, taken as North 88 Degrees, 05 Minutes, 50 Seconds West as per Missouri West MB85 as per NAD83 UTM Network.

Source Deed:

Loyco Enterprises Book 1844, Page 1537

Flood Information:

This property falls in FEMA Identified Zone X (Areas determined to be outside the 0.2% annual chance floodplain), as shown on Community Panel 29097C0266E, Dated November 2nd, 2012. Please Note that the accuracy of this Flood Hazard Data is subject to Map Scale uncertainty and to any other uncertainty in location or elevation on the above referenced FEMA Map.

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
1/2" Iron pins set at all prospect corners unless noted.

All utilities and contours shown are from the City of Joplin GIS Data.

Property Owner/Subdivider: Schubert Mitchell Homes 3331 North Rongeline, Joplin Mo. 64801

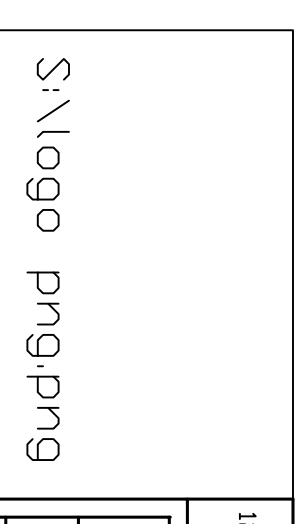
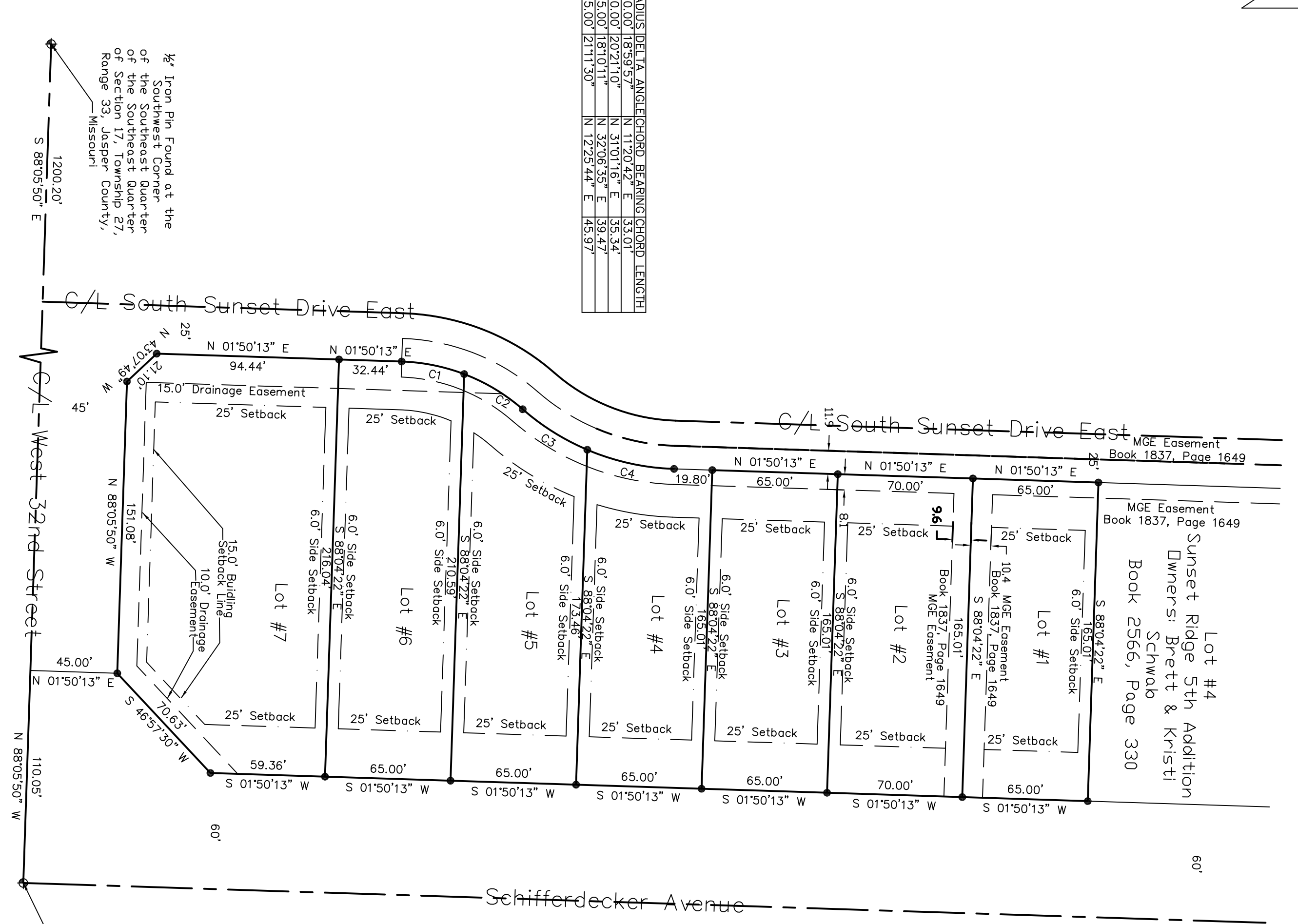
Surveyor: Stewart and Neece Land Surveying, (Rodney C. Neece) 1201 East 15th Street Joplin, Mo.

Zoning Classification: R-1

Lot Area:

- Lot 1 - 107256 SQ. FT.
- Lot 2 - 115507 SQ. FT.
- Lot 3 - 107526 SQ. FT.
- Lot 4 - 108512 SQ. FT.
- Lot 5 - 124917 SQ. FT.
- Lot 6 - 124917 SQ. FT.
- Lot 7 - 222541 SQ. FT.

CURVE	TYPE	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD BEARING	LENGTH
C1		94.44'	1855.50'	185.50°	270.59'	N 01°50'13" E	N 01°50'13" E	94.44'
C2		32.44'	1000.00'	120.21°	110.16'	N 31°01'16" E	N 31°01'16" E	32.44'
C3		39.64'	125.00'	187.01°	18.70'	N 37°06'35" E	N 37°06'35" E	39.64'
C4		46.23'	125.00'	211.13°	21.13'	N 12°25'44" E	N 12°25'44" E	46.23'



STEWART AND NEECE LAND SURVEYING, INC.	
1201 East 15th Street, Joplin, Missouri 64801	
Phone: 417-664-9311 Fax: 417-664-9369	
PRELIMINARY PLAT FOR	
DRAWN BY: Schuber Mitchell Homes	DATE: 1-11-21
APPROVED: S/T/R	ADDRESS: West 32nd Street
RCJ	Schifferdecker Ave
	Joplin, Missouri
SCALE: 1"=40'	CERT. OF AUTHORITY: LSC-2019125803