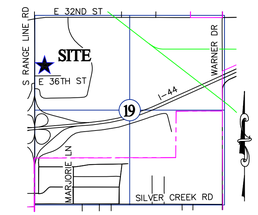
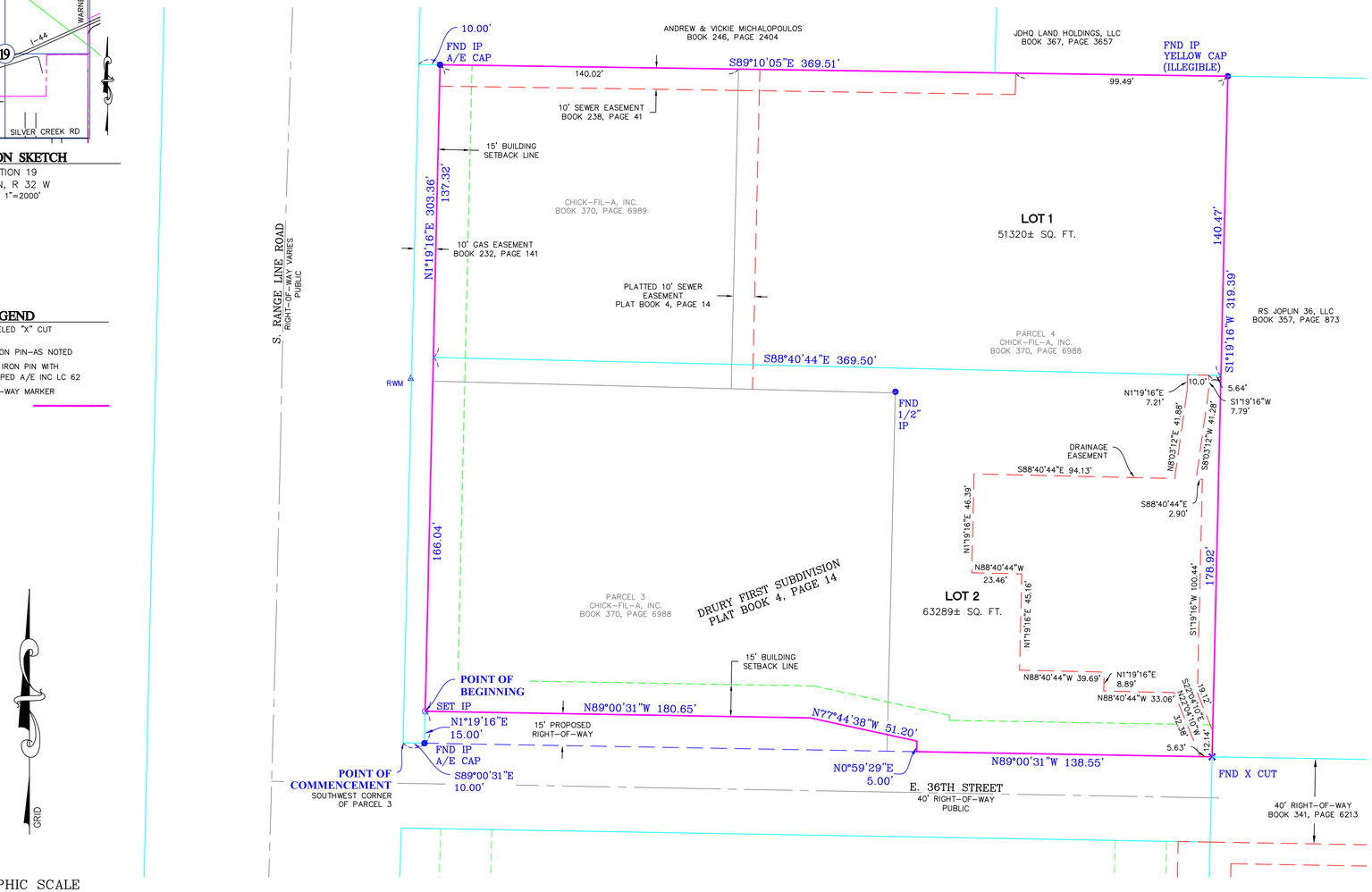
FINAL PLAT OF
DRURY SECOND SUBDIVISION
BEING A REPLAT OF PHASE 3 AND 4 OF
DRURY FIRST SUBDIVISION AND ADDITIONAL AREA
CITY OF JOPLIN, NEWTON COUNTY, MISSOURI



LOCATION SKETCH
SECTION 19
T 27 N, R 32 W
SCALE: 1"=2000'

LEGEND

- SET CHISELED "X" CUT
- SET X CUT
- FOUND IRON PIN–AS NOTED
- SET 1/2" IRON PIN WITH CAP STAMPED A/E INC LC 62
- RIGHT–OF–WAY MARKER
- PROPERTY LINE



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ZONING DATA

SUBJECT PROPERTY IS ZONED C–3 (COMMERCIAL DISTRICT)

BUILDING REQUIREMENTS: NO BUILDING SHALL EXCEED 3 STORIES OR 45'.

BUILDING SETBACK LINES:
FRONT: 15'
SIDE: NONE
REAR: NONE

SUBDIVISION INFORMATION

TOTAL ACRES:	2.63±
TOTAL NO OF LOTS:	2
CURRENT ZONING:	C–3
SUBMITTAL DATE:	
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 370, PG 6988 BK 370, PG 6989
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0286E, 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.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, NEWTON COUNTY, MISSOURI, BEING PART OF PARCEL 3 AND ALL OF PARCEL 4 OF DRURY FIRST SUBDIVISION AS SHOWN IN PLAT BOOK 4, AT PAGE 14 IN THE NEWTON COUNTY RECORDER'S OFFICE, AND PART OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6988 AND IN BOOK 370, PAGE 6989 IN THE NEWTON COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 IN DRURY FIRST SUBDIVISION, AFORESAID; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3, SOUTH 89°00'31" EAST, 10.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT–OF–WAY LINE OF SOUTH RANGE LINE ROAD AND THE NORTH RIGHT–OF–WAY LINE OF EAST 36TH STREET; THENCE ALONG THE EAST RIGHT–OF–WAY OF RANGE LINE ROAD, NORTH 01°19'16" EAST, 15.00 FEET, TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT–OF–WAY LINE, NORTH 01°19'16" EAST, 303.36 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6989; THENCE LEAVING SAID EAST RIGHT–OF–WAY, SOUTH 89°10'05" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND, AND THE NORTH LINE OF PARCEL 4 IN SAID DRURY FIRST SUBDIVISION, 369.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 01°19'16" WEST ALONG THE EAST LINE OF SAID PARCEL 4, 319.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 89°00'31" WEST ALONG THE SOUTH LINE OF SAID PARCELS 4 IN SAID DRURY FIRST SUBDIVISION, 138.55 FEET; THENCE NORTH 00°59'29" EAST, 5.00 FEET; THENCE NORTH 77°44'38" WEST, 51.20 FEET; THENCE NORTH 89°00'31" WEST, 180.65 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.63 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

DEVELOPER
CHICK–FIL–A
5200 BUFFINGTON RD
ATLANTA, GA 30349

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
GREGORY B. BOWERS, P.L.S.

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 STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE: JANUARY 6, 2022

ANDERSON ENGINEERING, INC. L.C. 62
by

FOR REVIEW

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

DATE 1–6–2022

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ELEVATIONS ARE NAVD88 DERIVED FROM GPS OBSERVATION AND OPUS SOLUTION ON LOCAL CONTROL.

3) THERE ARE PLATTED EASEMENTS AS WELL AS EASEMENTS DEDICATED BY BOOK 337, PAGE 1286, BOOK 337, PAGE 1431, AND BOOK 343, PAGE 4802 ON THE SUBJECT PROPERTY. THESE EASEMENTS ARE IN THE PROCESS OF BEING VACATED AND HAVE NOT BEEN GRAPHICALLY DEPICTED ON THE PLAT PER THE CLIENT'S REQUEST.

CERTIFICATE OF RECORDING
STATE OF MISSOURI)
) SS
COUNTY OF NEWTON)

I, JENNIFER CHILDERS, RECORDER OF NEWTON COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK _____ MIN. _____ M. DULY FILED FOR RECORD IN THIS OFFICE AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN PLAT BOOK_____ AT PAGE_____ IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT NEOSHO, MISSOURI, THIS _____ DAY OF_____, 20____.

_____ _____
JENNIFER CHILDERS DEPUTY
RECORDER

ZONING & PLANNING COMMISSION APPROVAL
THIS PLAT OF DRURY SECOND SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS ___ _____ DAY OF _____, 20____.

_____
CHAIRMAN

CITY APPROVAL
THIS PLAT OF DRURY SECOND 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.

(SEAL) _____
MAYOR

ATTEST:

_____ _____
CITY CLERK CITY ENGINEER

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 WHERE OF, I, JUSTIN LURK, PROJECT DEVELOPMENT LEAD OF CHICK–FIL–A, INC., HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20____.

(Signed)_____
JUSTIN LURK

ACKNOWLEDGMENT
STATE OF MISSOURI)
) SS
COUNTY OF NEWTON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JUSTIN LURK, PROJECT DEVELOPMENT LEAD TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

FIELD: DATE: 1–6–22
DRAWN: SLM FIELD BK:
CHECKED: JLH JOB NO: 20J020114

JOP 100–5966
SHT. 1 OF 1 REV. ___