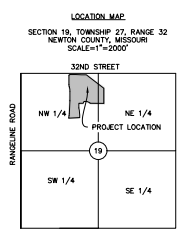
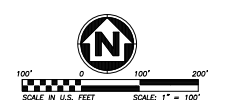
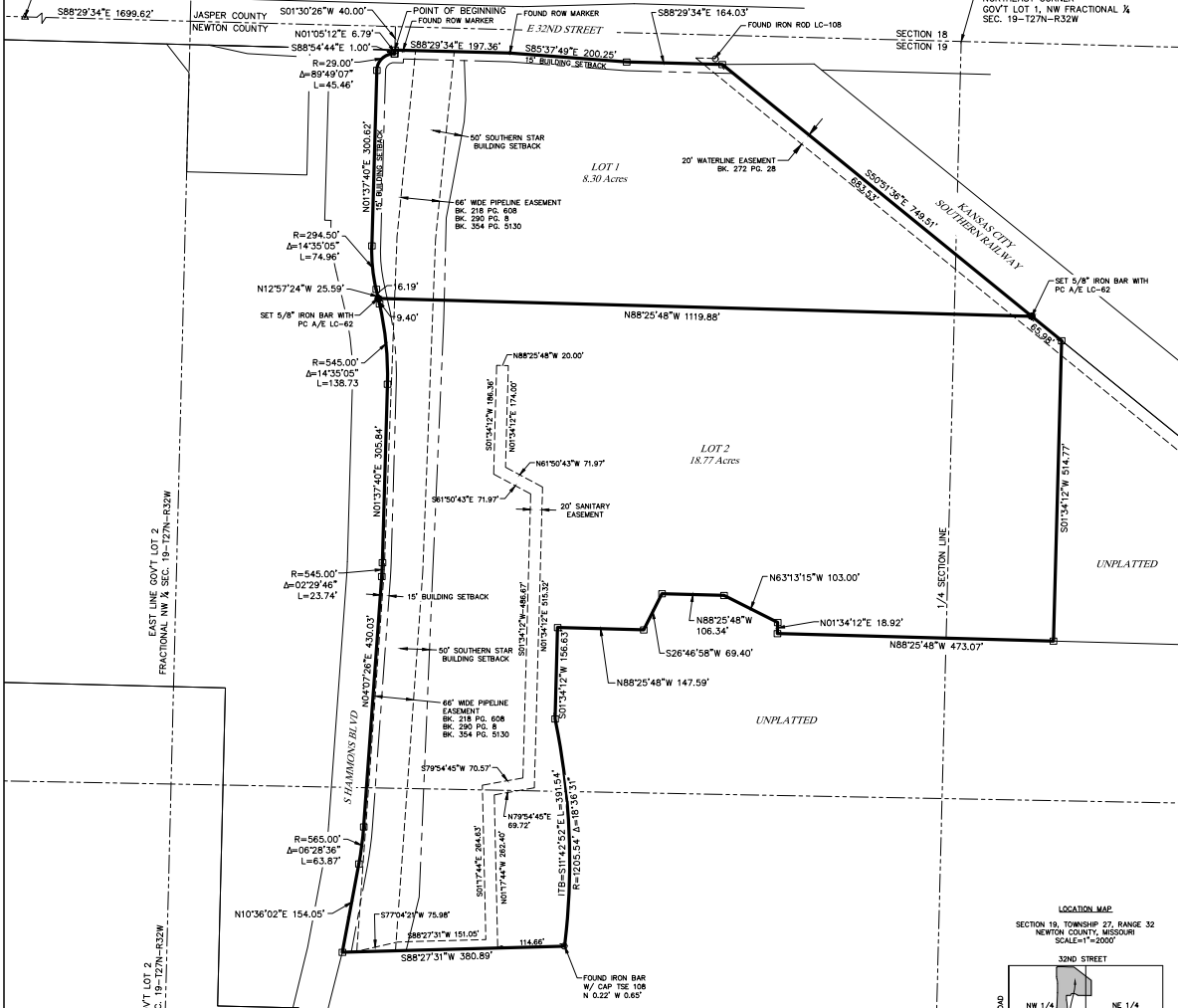


FINAL PLAT OF E 32ND PLACE FIRST PLAT

A SUBDIVISION OF LAND IN N 1/2 OF SECTION 19, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI



PLAT DESCRIPTION

All that part of the Northwest Quarter and the Northeast Quarter of Section 19, Township 27 North, Range 32 West, in the City of Joplin, Newton County, Missouri, being more particularly described as follows: commencing at the northwest corner of said Section 19, thence South 88 degrees 29 minutes 34 seconds East, with the north line of the Northwest Quarter of said Section 19, a distance of 1699.62 feet; thence South 01 degree 30 minutes 26 seconds West, a distance of 400.00 feet to the intersection of the south right-of-way line of E. 32nd Street and east right-of-way line of S. Hammons Boulevard, said point being the point of beginning; thence South 88 degrees 29 minutes 34 seconds East, with the south right-of-way line of E. 32nd Street, a distance of 197.36 feet; thence South 82 degrees 37 minutes 49 seconds East, continuing with the south right-of-way line of E. 32nd Street, a distance of 200.25 feet; thence South 01 degree 30 minutes 26 seconds East, with the south right-of-way line of E. 32nd Street, a distance of 194.03 feet; thence South 01 degree 30 minutes 26 seconds East, with the southwesterly line of the Kansas City Southern Railway property, a distance of 514.77 feet; thence North 88 degrees 29 minutes 48 seconds West, a distance of 473.07 feet; thence North 01 degree 34 minutes 12 seconds East, with the south right-of-way line of S. Hammons Boulevard, a distance of 156.63 feet; thence on a curve to the right having a radius of 1205.54 feet, a central angle of 18 degrees 36 minutes 31 seconds, with an initial tangent bearing of South 02 degrees 24 minutes 36 seconds East, an arc distance of 391.54 feet; thence North 88 degrees 29 minutes 48 seconds West, a distance of 200.89 feet to a point on the east right-of-way line of S. Hammons Boulevard; thence North 10 degrees 36 minutes 02 seconds East, with the east right-of-way line of S. Hammons Boulevard, a distance of 154.05 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 06 degrees 28 minutes 35 seconds, an arc distance of 63.87 feet; thence North 04 degrees 07 minutes 26 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 430.03 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 02 degrees 29 minutes 46 seconds, an arc distance of 23.74 feet; thence North 01 degree 37 minutes 40 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 305.84 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 14 degrees 35 minutes 00 seconds, an arc distance of 138.73 feet; thence North 12 degrees 57 minutes 24 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 25.58 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the right having a radius of 294.50 feet, a central angle of 14 degrees 35 minutes 00 seconds, an arc distance of 74.96 feet; thence North 01 degree 37 minutes 40 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 200.82 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the right having a radius of 230.00 feet, a central angle of 89 degrees 49 minutes 07 seconds, an arc distance of 45.46 feet; thence South 88 degrees 29 minutes 47 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 1.00 feet; thence North 01 degree 05 minutes 13 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 6.72 feet to the point of beginning.

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as E 32nd Place First Plat.

EASEMENTS

An easement or license is hereby granted to the City of Joplin, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under these areas outlined or designated upon this plat as utility easements (U/A) or any street or thoroughfare dedicated to public use on this plat.

STREETS

Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

MASTER DRAINAGE PLAN

Individual lot owners shall not change or obstruct the flow path on lots, as shown on the master drainage plan, unless specific application is made and approved by The City Engineer.

BUILDING LINES

Building lines or setback lines are hereby established as shown on the accompanying plan, and no building or portion thereof shall be constructed between this line and the street right-of-way line.

FLOOD ZONE DESIGNATION

This area is shown as Flood Zone "X", area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 29097C02866, effective date November 02, 2012.

In testimony whereof, the undersigned owners have hereunto set their hands this ____ day of _____, 2022.

Woodsonia Joplin Apartments, LLC
State of :
County of :)

On this ____ day of _____, 2022, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and office my Notarial Seal at my office in said county and state the date and year last written above.

Notary Public: _____ My commission expires: _____

This is to certify that the within plat of E 32nd Place First Plat, was submitted to and duly approved by the Mayor and City Council of the City of Joplin, Missouri, this ____ day of _____, 2022, by Ordinance No. _____.

Ryan Stolley - Mayor Date _____
Robby Nsey - City Clerk Date _____
Paul Zerick, P.E. - City Engineer Date _____
Troy Bolander - Director of Planning and Development Date _____
Cheryle Perkins - Newton County Assessor Date _____

LEGEND
 = FOUND SURVEY MONUMENT AS NOTED
 = FOUND 5/8 IRON BAR WITH PC A/E LC-62
 = FOUND PREV. SURVEY
 = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC-62

DEVELOPER:
WOODSONIA JOPLIN APARTMENTS, LLC
600 NE COLBERT ROAD
LEE'S SUMMIT, MO, 64088

SURVEYOR'S REPORT

- The basis of bearing for this survey is the Missouri Coordinate System of 1983, West Zone (NRS 1011)
- Any missing exterior plat boundary corners will be monumented with 5/8" rebar permanent monuments and caps (LC-62). All interior lot corners will be monumented with a 1/2" rebar monument and plastic cap (LC-62)
- All lots, parcels and properties in this subdivision shall be subject to the Declaration of Restrictions for Corrected Plat of E 32nd Place First Plat as filed in the office of the recorder of deeds in Newton County, Missouri.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of "E 32ND PLACE FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all minimum, enforceable regulations governing the practice of surveying and setting of subdivisions to the best of my professional knowledge and belief.

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
481 W. HESTER STREET, AMARIGOSA CITY, MO 64003 PH: (816) 777-6940
FAX: (816) 777-6941
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

NO.	BY	DATE	CHECK BY	DATE	LICENSE NO.	ISSUED FOR	JOB NUMBER	NE COA NO.
	AS		ISO		LC-62	APR 27, 2022	21K104M	

REVISIONS

NO.	DESCRIPTION	BY	DATE

WOODSONIA JOPLIN APARTMENTS, LLC

FINAL PLAT OF
E 32ND PLACE FIRST PLAT
A SUBDIVISION OF LAND IN N 1/2 OF S 19, T27R32
IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI

SHEET NUMBER
1 OF 1

STATE OF MISSOURI
JAN 27 2022
RECORDS & CLERK