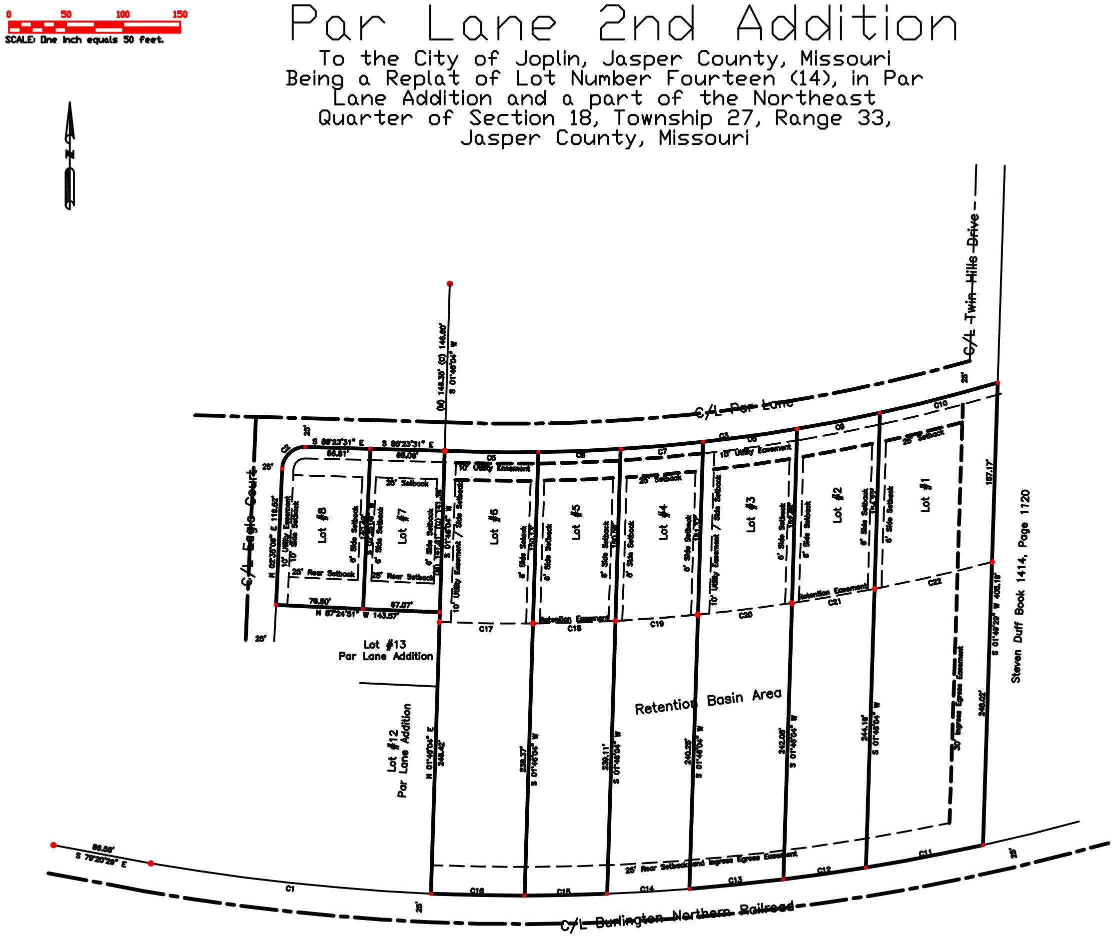
Final Plat of

Par Lane 2nd Addition

To the City of Joplin, Jasper County, Missouri
Being a Replat of Lot Number Fourteen (14), in Par Lane Addition and a part of the Northeast Quarter of Section 18, Township 27, Range 33, Jasper County, Missouri



DEDICATION:

Know all men by these presents that 4-State Builders, owners of Par Lane 2nd Addition, to the City of Joplin, Jasper County, Missouri, do hereby publish, declare, and acknowledge, the annexed plat thereof with Lots, Streets, and Easements as shown thereon and do hereby dedicate all streets and easements, and easements, as shown thereon to the public forever, and do hereby certify that the taxes for 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:__________________________

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

This plat of Charlie Jane Addition, including easements, and right-of-way 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.

________________ 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 to the City of Joplin, was filed with said City Joplin, was filed with said City for approval on this ________, Day of _____________, 20_____, and that the same was approved by the City Council of the City of Joplin, by Ordinance No.________, 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 ________________, A.D. 20_____ at ________ O'Clock and ________ Minutes, ___M., Duly Filed For Record in this Office, and is Recorded in Records of this Office in Plat Book ___________ at Page ___________. In Witness whereof, I have hereunto set my hand and affixed my seal at Carthage, Missouri, on the Day and Year aforesaid.

PROPERTY DESCRIPTION:

A part of the North One-half (N½) of Section 18, Township 27, Range 33, Jasper County, Missouri, and Lot Number Fourteen (14) in Par Lane Addition to the City of Joplin, Jasper County, Missouri being more particularly described as follows: Commencing at the Southeast Corner of Lot Number Thirteen (13) in Crest View Subdivision 2nd Addition, Thence along the North Right-of-way line of the Burlington Northern Railroad South 79 Degrees, 20 Minutes, 29 Seconds East 86.56 feet, Thence continuing along said North Right-of-way line along a curve to the left having a Radius of 1991.72 feet and an Arc Length of 247.02 feet and a Chord Bearing and Distance of South 83 Degrees, 50 Minutes, 23 Seconds East 246.86 feet to the Southeast Corner of Lot Number Eleven (11) in Par Lane Addition said point being the Pint of Beginning, Thence North 01 Degrees, 46 Minutes, 04 Seconds East along the East line of Par Lane Addition 246.42 feet to the Southeast Corner of Lot Number Fourteen (14) in Par Lane Addition, Thence North 87 Degrees, 24 Minutes, 51 Seconds West along the South line of said Lot Fourteen (14) 143.57 feet to the Southwest Corner of said Lot Fourteen (14) , Thence North 02 Degrees, 35 Minutes, 06 Seconds East 119.52 feet, Thence along a curve to the Right having a Radius of 20.00 feet and an Arc Length of 31.11 feet and a Chord Bearing and Distance of North 47 Degrees, 09 Minutes, 20 Seconds East 28.07 feet, Thence South 88 Degrees, 23 Minutes, 31 Seconds East 121.87 feet to the Northeast Corner of said Lot Number Fourteen (14), Thence along the South line of Par Lane along a curve to the Left having a Radius of 1493.80 feet and an Arc Length of 490.23 feet with a Chord Bearing and Distance of North 82 Degrees, 58 Minutes, 27 Seconds East 488.03 feet, Thence South 01 Degrees, 49 Minutes, 29 Seconds West 405.19 feet to the North Right-of-way line of the Burlington Northern Railroad, Thence along said North Right-of-way line along a Non-tangent Curve to the Right having a Radius of 1880.05 feet and an Arc Length of 486.66 feet with a Chord Bearing and Distance of South 84 Degrees, 58 Minutes, 11 Seconds West 485.30 feet to the Point of Beginning. Containing 4.81 acres more or less.

BASIS OF BEARINGS:

The West line of Par Lane 2nd Addition In Section 18, Township 27, Range 33, taken as North 01 Degrees, 46 Minutes, 04 Seconds East as per Missouri West NAD83 as per MoDot GPS Network.

Source Deed:

4-State Builders Book 2634, Page 273 & Jordon Chapman Book 2561, Page 204

Flood Information:

This property falls in FEMA Identified Zone X (Areas determined to be outside the 0.2% annual chance floodplain), (Area of Minimal Flood Hazard) as shown on Community Panel 29097C0255E, 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.

½" Iron pins set at all property corners unless noted.

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

Property Owner/Subdivider: 4-State Builders 1200 Briarbrook Drive Suite E Carl Junction, Missouri 64834

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

Zoning Classification: R-1

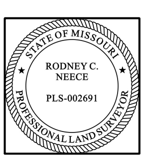
Building Setbacks:
Front Setback 25.00'
Side Setback 6.00' (Unless Noted)
Rear Setback 25.00'

Lot Area:
Lot 1 - 40997.3 SQ. FT.
Lot 2 - 28547.9 SQ. FT.
Lot 3 - 32,234.4 SQ. FT.
Lot 4 - 28122.9 SQ. FT.
Lot 5 - 28011.0 SQ. FT.
Lot 6 - 31831.8 SQ. FT.
Lot 7 - 9319.0 SQ. FT.
Lot 8 - 10614.8 SQ. FT.

SYMBOL LEGEND	
●	½" Iron Pin Set
◆	½" Iron Pin Set (On Easement Line)
⬤	½" Iron Pin Found

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	247.02'	1991.72'	7°06'22"	S 83°50'23" E	246.86'
C2	31.11'	20.00'	89°08'07"	N 47°09'20" E	28.07'
C3	490.23'	1493.80'	18°48'11"	N 82°58'27" E	488.03'
C4	486.66'	1880.05'	14°49'53"	S 84°58'11" W	485.30'
C5	82.02'	1493.80'	3°08'46"	S 89°11'30" E	82.01'
C7	72.50'	1493.80'	2°46'51"	N 85°04'15" E	72.49'
C8	83.20'	1493.80'	3°11'28"	N 82°05'08" E	83.19'
C9	73.81'	1493.80'	2°49'52"	N 79°04'26" E	73.80'
C10	108.52'	1493.80'	4°09'08"	N 75°38'56" E	108.50'
C11	104.43'	1880.05'	3°10'57"	S 79°08'43" W	104.41'
C12	73.10'	1880.05'	2°13'40"	S 81°51'02" W	73.09'
C13	82.72'	1880.05'	2°31'16"	S 84°13'29" W	82.72'
C14	72.30'	1880.05'	2°12'12"	S 86°35'13" W	72.30'
C15	72.10'	1880.05'	2°11'50"	S 88°47'14" W	72.10'
C16	82.01'	1880.05'	2°29'58"	N 88°51'52" W	82.00'
C17	82.02'	1643.80'	2°51'32"	S 89°08'33" E	82.01'
C18	72.15'	1643.80'	2°30'53"	N 85°12'15" E	72.14'
C19	72.41'	1643.80'	2°31'26"	N 85°41'08" E	72.41'
C20	82.98'	1643.80'	2°53'33"	N 82°58'38" E	82.97'
C21	73.49'	1643.80'	2°33'41"	N 80°14'58" E	73.48'
C22	105.58'	1643.80'	3°40'49"	N 77°07'44" E	105.56'

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 accurate description of the work performed and measurements taken; survey made 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 and/or purchaser of the survey as of the date indicated in the 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 grantees, furthermore, this survey is not valid without the original signature and embossed seal.



Stewart & Neece Land Surveying Company Since 1922 Joplin, Mo.
STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64801
Phone: 417-624-0311 Fax: 417-624-0365

Final Plat For:
4-State Builders

DRAWN: Allgood	DATE: 6-29-22	ADDRESS: Parl Lane Joplin, Missouri
APPROVED: RCN	S/T/R: 18-27-33	
SCALE: 1"=50'	FILE NAME: ParLane2nd	CERT OF AUTHORITY: LSC-2019012803