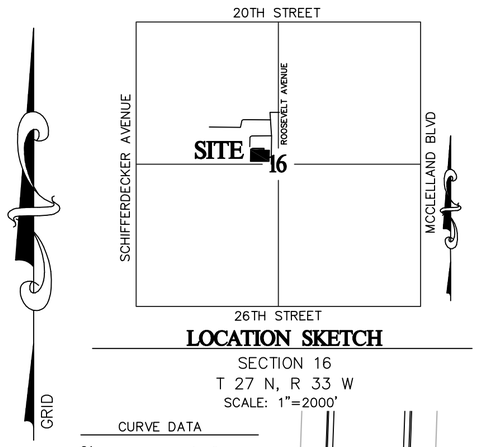
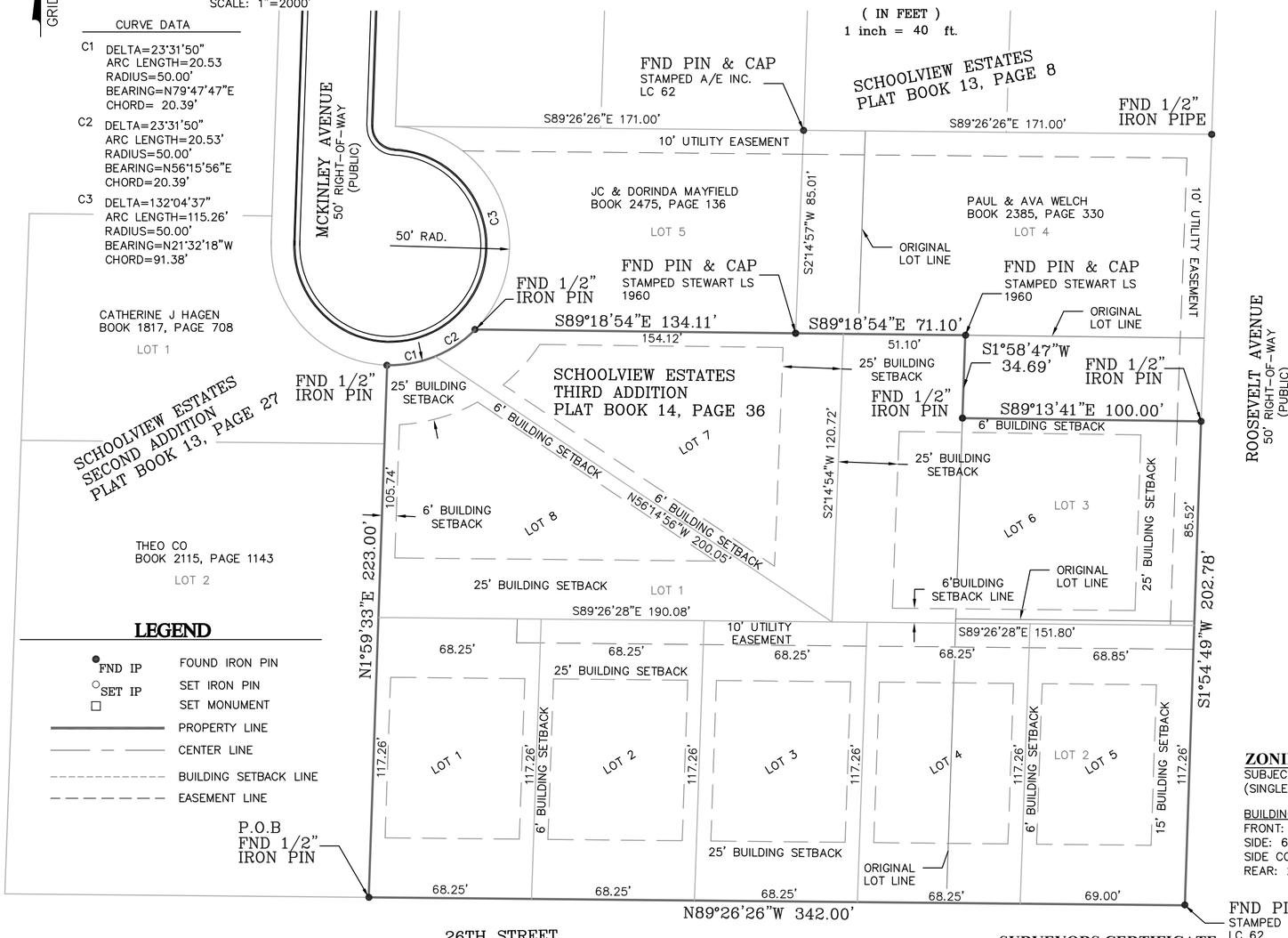
FINAL PLAT OF
HAL'S SUBDIVISION
BEING A REPLAT OF LOTS 1-3 SCHOOLVIEW ESTATES THRID ADDITION CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH
SECTION 16
T 27 N, R 33 W
SCALE: 1"=2000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CURVE DATA
C1 DELTA=23°31'50"
ARC LENGTH=20.53
RADIUS=50.00'
BEARING=N79°47'47"E
CHORD= 20.39'
C2 DELTA=23°31'50"
ARC LENGTH=20.53'
RADIUS=50.00'
BEARING=N56°15'56"E
CHORD=20.39'
C3 DELTA=132°04'37"
ARC LENGTH=115.26'
RADIUS=50.00'
BEARING=N21°32'18"W
CHORD=91.38'



THEO CO
BOOK 2115, PAGE 1143
LOT 2

26TH STREET
60' RIGHT-OF-WAY
(PUBLIC)

LEGEND
- FND IP — FOUND IRON PIN
- SET IP — SET IRON PIN
- SET MONUMENT
- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

SURVEY DESCRIPTION

A SURVEY OF LOTS 1,2 AND 3 IN SCHOOLVIEW ESTATES THIRD ADDITION A REPLAT OF LOT 3 IN SCHOOLVIEW ESTATES SECOND ADDITION BEING A REPLAT OF LOTS 26,27,28 AND 29 IN SCHOOLVIEW ESTATES IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF LOT ONE (1) IN SCHOOLVIEW ESTATES THIRD ADDITION AFOREMENTIONED, THENCE NORTH 01°59'33" EAST ALONG THE WEST LINE OF SAID LOT ONE (1), 223.00 FEET TO A FOUND 1/2" IRON PIN, THENCE 41.07 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AN A BEARING OF NORTH 68°01'51" EAST AN A CHORD DISTANCE OF 39.92 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH LINE OF SAID LOT ONE (1), THENCE SOUTH 89°18'54" EAST ALONG SAID NORTH LINE OF LOT ONE (1), 205.21 FEET TO A FOUND PIN AND CAP STAMPED STEWART LS 1960, THENCE SOUTH 01°58'47" WEST, 34.69 FEET TO A FOUND 1/2" IRON PIN, THENCE SOUTH 89°13'41" EAST, 100.00 FEET TO A FOUND 1/2" IRON PIN BEING ON THE WEST RIGHT-OF-WAY OF ROOSEVELT AVENUE, THENCE SOUTH 01°54'49" WEST ALONG SAID WEST RIGHT-OF-WAY, 202.78 FEET TO A FOUND PIN AND CAP STAMPED A/E INC. LC 62 AT THE INTERSECTION OF ROOSEVELT AVENUE AND 26TH STREET, THENCE NORTH 89°26'26" WEST ALONG THE NORTH RIGHT-OF-WAY OF 26TH STREET, 342.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.03 ACRES MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

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, *JOEL STANDEFORD*, HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20 ____.

(Signed)_____
JOEL STANDEFORD

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

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 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: _____

CITY APPROVAL

THIS PLAT OF HAL'S 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,

ATTEST: _____ MAYOR

_____ _____
CITY CLERK PUBLIC WORKS DIRECTOR

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, _____, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE _____DAY OF_____ _____, 20_____ A.D. _____ O'CLOCK _____MIN. _____M. DULY FOR RECORD AND IS RECORDED IN 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_____.

_____ _____
RECORDER DEPUTY

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED R-1
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 15'
REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	2.03±
TOTAL NO OF LOTS:	8
CURRENT ZONING:	R-1
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
SUBMITTAL DATE:	09-24-19
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2513, PG 54
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

DEVELOPER AND OWNER
JOEL STANDEFORD
3375 E. HOKE DRIVE
SPRINGFIELD MO. 65804

SOURCE OF DEED
C & S BUILDERS
BOOK 2513, PAGE 54

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
WAYNE STEPHENSON, P.E.
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 MINIMUM STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITH IN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE SEPTEMBER 24, 2019

ANDERSON ENGINEERING, INC. L.C. 62
by

PRELIMINARY

_____ DATE 9-24-19
GREGORY B. BOWERS
LS 2672

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING · GIS

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FINAL PLAT
HAL'S SUBDIVISION

JOP 100-5347

DRAWN: RWW DATE: 09-24-19
CHECKED: GBB JOB NO: 19J010052
SHT. 1 OF 1 REV.___