FINAL PLAT OF

THAWAKLE SUB-DIVISION

BEING A REPLAT OF LOTS NUMBER NINE AND PART OF TEN IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

DEDICATION
KNOW ALL ME BY THESE PRESENTS DR. IFIKHAR ALI OF JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS AND EASEMENTS SHOWN THEREON AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN FOR UTILITY PURPOSES FOREVER, AND DO HEREBY CERTIFY THAT THE TAXES FOR THE YEAR _____ AND ALL PREVIOUS YEARS ARE PAID.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 2020.

_____
DR. IFIKHAR ALI MEMBER

THIS PLAT OF THAWAKLE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

_____
CHAIRMAN

THIS PLAT OF THAWAKLE SUBDIVISION INCLUDING EASEMENTS 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 OF JOPLIN, MISSOURI ON THE _____ DAY OF _____, 2020.

_____ _____
MAYOR CITY CLERK

STATE OF MISSOURI
COUNTY OF JASPER } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED DR. IFIKHAR ALI, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

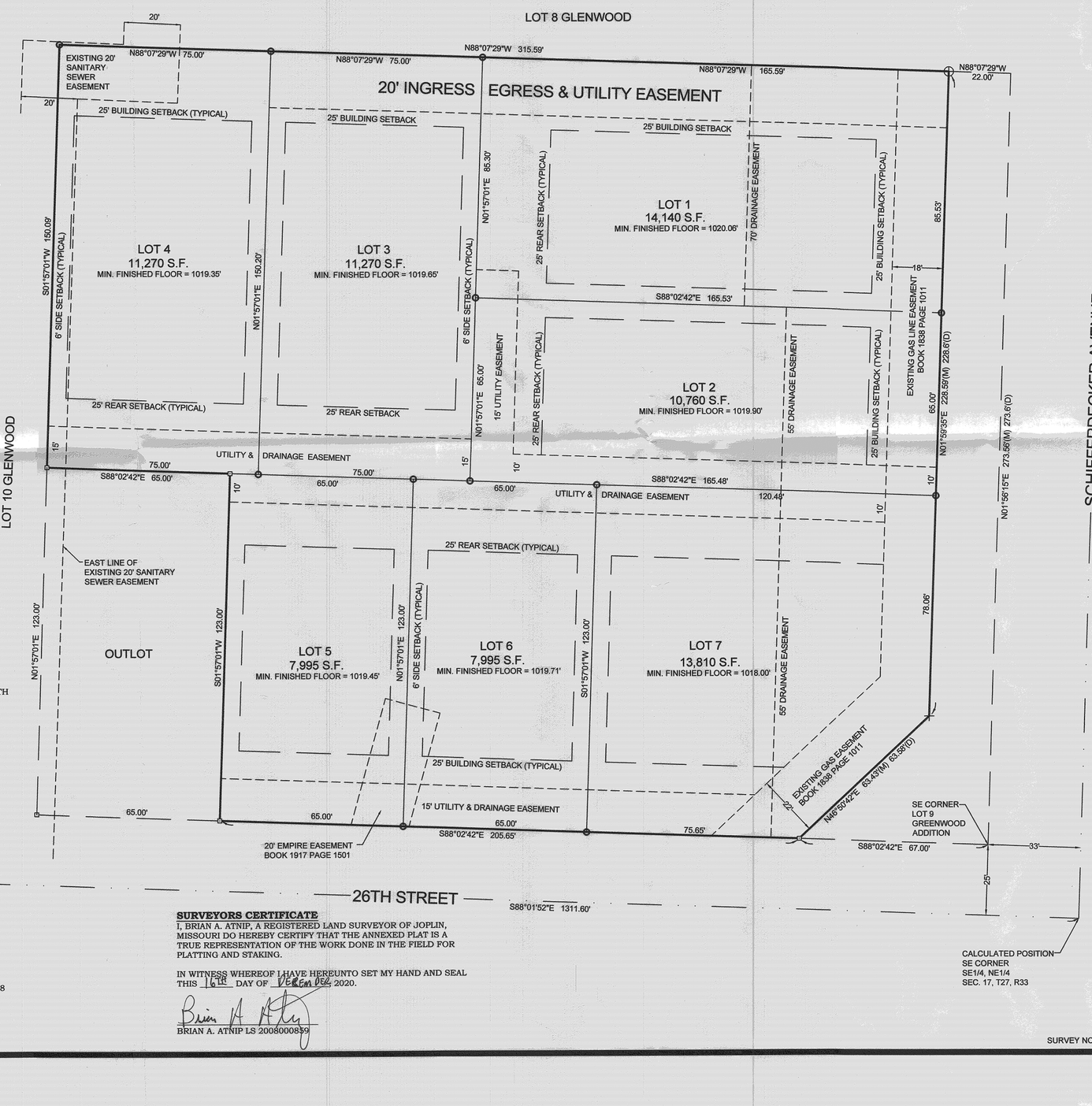
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JOPLIN, SAID COUNTY AND STATE.

_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

STATE OF MISSOURI
COUNTY OF JASPER } SS

IN THE OFFICE OF THE RECORDER OF DEEDS I, CHARLOTTE PICKERING, RECORDER OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT WITHIN INSTRUMENT OF WRITING AND PLAT WAS WITH CERTIFICATE THEREON AT _____ O'CLOCK AND _____ MINUTES, __M. ON THIS _____ DAY OF _____, 2020, DULY FILED FOR RECORD IN THIS OFFICE IN BOOK _____ AT PAGE _____.

_____
RECORDER OF DEEDS



VERTICAL DATUM
ELEVATIONS ARE BASED ON NAVD88

SURVEYORS CERTIFICATE
I, BRIAN A. ATNIP, A REGISTERED LAND SURVEYOR OF JOPLIN, MISSOURI DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE WORK DONE IN THE FIELD FOR PLATTING AND STAKING.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 16th DAY OF DECEMBER 2020.

Brian A Atnip
BRIAN A. ATNIP LS 2008000859

DESCRIPTION
ALL THAT PART OF LOTS NUMBERED NINE (9) AND TEN (10) IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE N88°02'42"W A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; THENCE N46°50'42"E A DISTANCE OF 63.58 FEET (63.43 FEET MEASURED) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHIFFERDECKER AVENUE;
THENCE N01°59'35"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 228.59 FEET;
THENCE N88°07'29"W A DISTANCE OF 315.59 FEET;
THENCE S01°57'01"W A DISTANCE OF 150.09 FEET;
THENCE S88°02'42"E A DISTANCE OF 65.00 FEET;
THENCE S01°57'01"W A DISTANCE OF 123.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET;
THENCE S88°02'42"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 205.65 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
RECORDED PLAT OF GREENWOOD ADDITION.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0258E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTES
NO UTILITIES SHOWN AS A PART OF THIS SURVEY.

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.

LOT CORNERS TO BE SET WITHIN 12 MONTHS OF THE RECORDING OF THE FINAL PLAT.

PROPERTY OWNER & SUBDIVIDER
DR. IFIKHAR ALI
PHAWAKLE, LLC.
2613 S. MAIN ST.
JOPLIN, MO 64804

BUILDING SETBACKS
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	2.0
TOTAL NUMBER OF LOTS:	7
ZONING:	R-1
MAXIMUM LOT SIZE:	14,140 S.F.
MINIMUM LOT SIZE:	7,995 S.F.
AVERAGE LOT SIZE:	11,000 S.F.

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- FOUND CROSS
- SET CROSS
- (M) MEASURED
- (P) PLAT

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2020

STATE OF MISSOURI — BRIAN A. ATNIP — NUMBER PLS-2008000859 — 12/16/20 — PROFESSIONAL LAND SURVEYOR

MJ SURVEYING, LLC
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804
www.MJSurveyingLLC.com

DRAWN JPM	DATE 12/16/2020	DR. ALI THAWAKLE SUB. TO CITY OF JOPLIN, JASPER COUNTY, MISSOURI.
APPROVED BAA	DATE 12/16/2020	
SCALE 1"=20'	SHEET B & R	PROJECT # 20108

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK