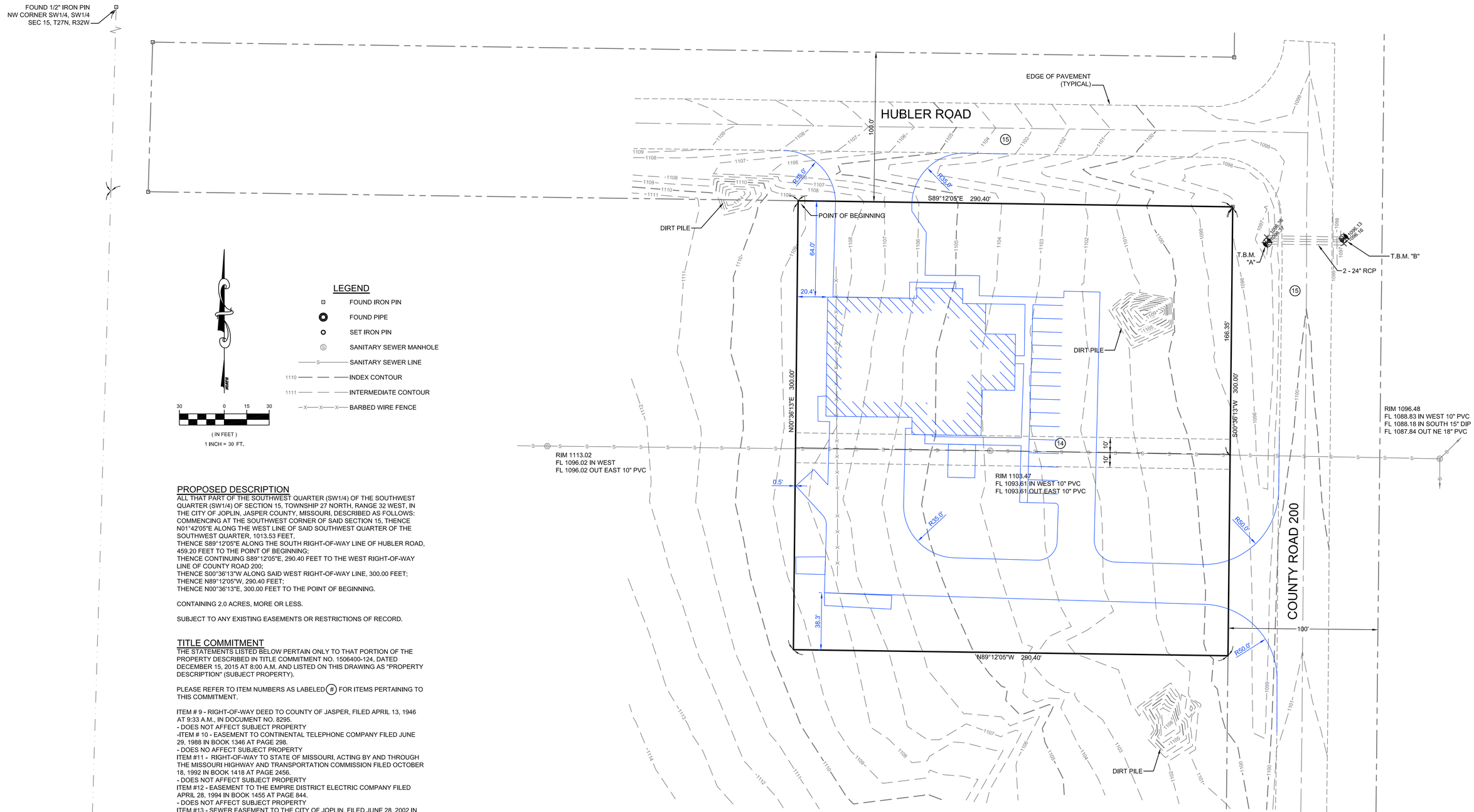

LEGEND

- FOUND IRON PIN
- FOUND PIPE
- SET IRON PIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BARBED WIRE FENCE

PROPOSED DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N01°42'05"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1013.53 FEET,
THENCE S89°12'05"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF HUBLER ROAD, 459.20 FEET TO THE POINT OF BEGINNING:
THENCE CONTINUING S89°12'05"E, 290.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 200;
THENCE S00°36'13"W ALONG SAID WEST RIGHT-OF-WAY LINE, 300.00 FEET;
THENCE N89°12'05"W, 290.40 FEET;
THENCE N00°36'13"E, 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.0 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS OR RESTRICTIONS OF RECORD.

TITLE COMMITMENT

THE STATEMENTS LISTED BELOW PERTAIN ONLY TO THAT PORTION OF THE PROPERTY DESCRIBED IN TITLE COMMITMENT NO. 1506400-124, DATED DECEMBER 15, 2015 AT 8:00 A.M. AND LISTED ON THIS DRAWING AS "PROPERTY DESCRIPTION" (SUBJECT PROPERTY).

PLEASE REFER TO ITEM NUMBERS AS LABELED (#) FOR ITEMS PERTAINING TO THIS COMMITMENT.

ITEM # 9 - RIGHT-OF-WAY DEED TO COUNTY OF JASPER, FILED APRIL 13, 1946 AT 9:33 A.M., IN DOCUMENT NO. 8295.
- DOES NOT AFFECT SUBJECT PROPERTY
-ITEM # 10 - EASEMENT TO CONTINENTAL TELEPHONE COMPANY FILED JUNE 29, 1988 IN BOOK 1346 AT PAGE 298.
- DOES NO AFFECT SUBJECT PROPERTY
ITEM #11 - RIGHT-OF-WAY TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION FILED OCTOBER 18, 1992 IN BOOK 1418 AT PAGE 2456.
- DOES NOT AFFECT SUBJECT PROPERTY
ITEM #12 - EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED APRIL 28, 1994 IN BOOK 1455 AT PAGE 844.
- DOES NOT AFFECT SUBJECT PROPERTY
ITEM #13 - SEWER EASEMENT TO THE CITY OF JOPLIN, FILED JUNE 28, 2002 IN BOOK 1724 AT PAGE 1869.
-DOES NOT AFFECT SUBJECT PROPERTY
ITEM #14 - SEWER EASEMENT TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION FILED JANUARY 29, 2003 IN BOOK 1764 AT PAGE 540.
-AFFECTS SUBJECT PROPERTY
-SHOWN
ITEM #15 - TERMS AND PROVISIONS OF ABUTTERS RIGHTS OF DIRECT ACCESS BETWEEN HIGHWAY NOW KNOWN AS ROUTE FF AS SHOWN IN BOOK 2132 PAGE 349.
- DEED DESCRIBES ROAD RIGHT-OF-WAY AS SHOWN ON THE NORTH AND EAST SIDES OF SUBJECT PARCEL.
- ABUTTER'S RIGHTS OF DIRECT ACCESS ARE NOT PROHIBITED OR CONTROLLED ON THE SUBJECT PROPERTY.
ITEM #16 - EASEMENT TO MISSOURI AMERICAN WATER COMPANY, A MISSOURI CORPORATION FILED JANUARY 30, 2003 IN BOOK 1764 AT PAGE 1249.
- DOES NOT AFFECT SUBJECT PROPERTY
ITEM #17 - TERMS AND PROVISIONS OF ORDINANCE NO. 2002-040 AS SHOWN IN BOOK 1702 AT PAGE 1694.
- AFFECTS SUBJECT PROPERTY
- ORDINANCE APPROVES ANNEXATION OF PARENT PARCEL INTO THE CITY OF JOPLIN.

SOURCE DOCUMENTS

MISSOURI DEPARTMENT OF TRANSPORTATION PLAT OF SURVEY, DATED APRIL 7, 2011.
WACO TITLE COMPANY COMMITMENT NO. 1506400-124
JASPER COUNTY DOCUMENT NO. 8295
BOOK 1346, PAGE 0298
BOOK 1418, PAGE 2456
BOOK 1455, PAGE 0844
BOOK 1724, PAGE 1869
BOOK 1764, PAGE 0540
BOOK 2132, PAGE 0349
BOOK 1764, PAGE 1249
BOOK 1702, PAGE 1694
BOOK 1613, PAGE 0026
BOOK 1519, PAGE 1843
BOOK 1519, PAGE 1845
BOOK 2252, PAGE 1879
BOOK 2252, PAGE 1885

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

UTILITIES / MISSOURI ONE CALL

MISSOURI ONE CALL WAS NOTIFIED CONCERNING A UTILITY LOCATION REQUEST ON THE SUBJECT PROPERTY, THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, CABLE ONE, EMPIRE DISTRICT ELECTRIC COMPANY, CITY OF JOPLIN, MISSOURI GAS ENERGY, CENTURYLINK AND MISSOURI AMERICAN WATER COMPANY. AFTER THE REQUIRED 5 WORKING DAYS TIME PERIOD, A FIELD CHECK WAS PERFORMED AND ALL UTILITIES MARKED AT THAT TIME WERE LOCATED. TRI-STATE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY MARKED UNDERGROUND UTILITIES NOR PRECLUDE THE EXISTENCE OF OTHER UNMARKED UTILITIES.

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.

BENCHMARK INFORMATION

VERTICAL DATUM: NAVD88
T.B.M. "A" = 1098.65
CHISELED SQUARE TOP OF WEST END OF SOUTH 24" RCP 80± FEET SOUTH OF COUNTY ROAD 200 INTERSECTION.
T.B.M. "B" = 1098.40
CHISELED SQUARE EAST END NORTH 24" RCP 80± FEET SOUTH OF COUNTY ROAD 200 INTERSECTION.

SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE IN BLUE INK AND EMBOSSED SEAL.

MISSOURI CERTIFICATE OF AUTHORIZATION NUMBER 000108, EXPIRATION DATE DEC. 31, 2016
SURVEYOR REGISTRATION NO. 2514

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

STEVEN G. LEWIS
LS-2514

PRELIMINARY
NOT FOR CONSTRUCTION
1/19/16

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

TRI-STATE ENGINEERING
Professional Engineers & Land Surveyors
702 SOUTH MAIN - JOPLIN, MO 64801
P.O. BOX 1867 - JOPLIN, MO 64802
PH. 417-781-0643 - FAX 417-781-4714
TOLL FREE 1-866-781-0643
www.tristate-engineering.com
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CUSTOMER: CITY OF JOPLIN - FIRE DEPARTMENT

SURVEY OF: PART OF SW1/4, SW1/4 SECTION 15, T27N, R32W JASPER COUNTY, MISSOURI

DATE	JOB NO.	DWN. BY	ACCURACY	REVISED	FILE
12/24/15	15120	DVH	URBAN		15120 Topo-SP

L:\2015\15100-15199\15120\DWG\15120 Topo-SP with PR Fire Station Rotated.dwg, 1/19/2016 11:18:02 AM