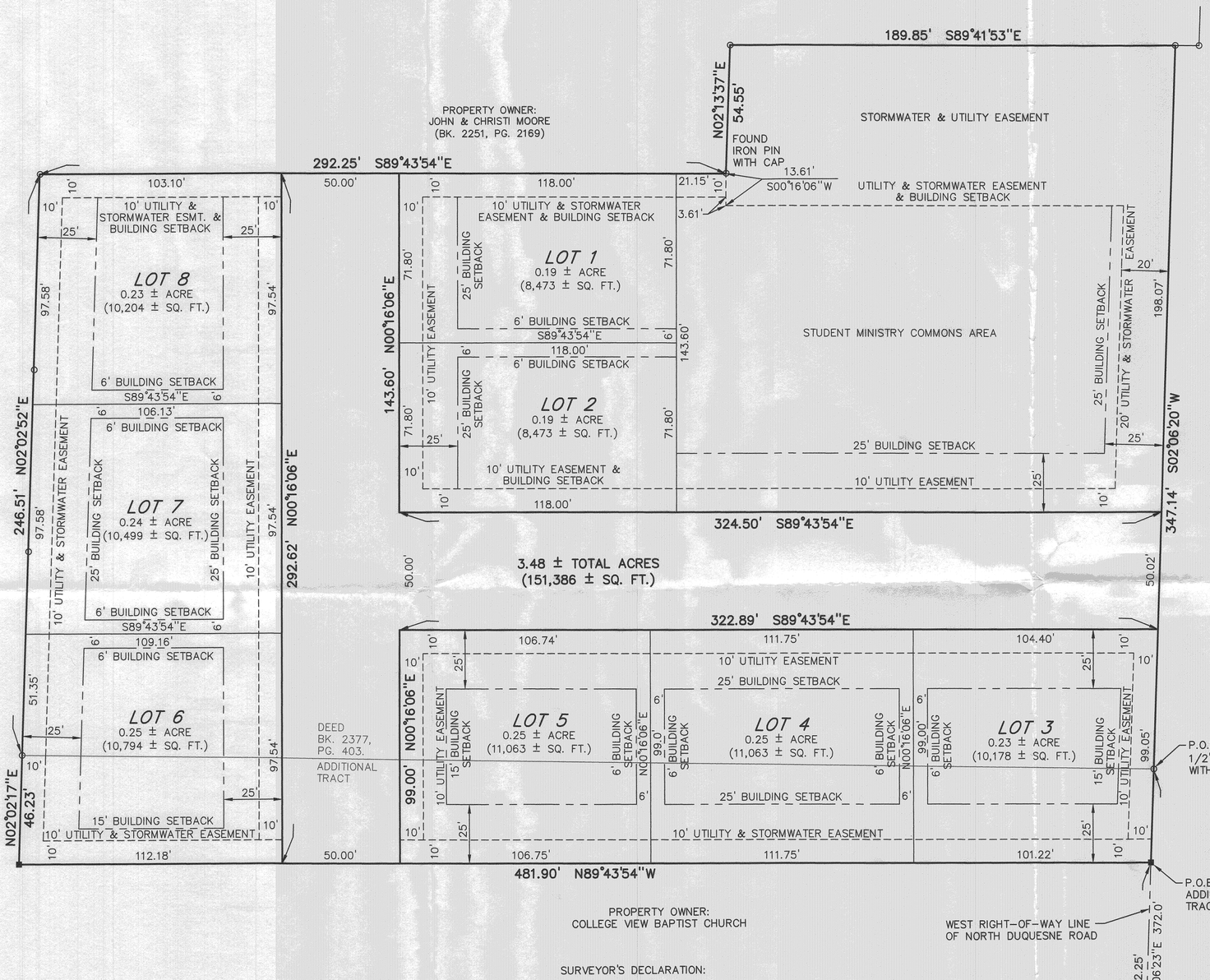
FINAL PLAT
KOINONIA SUBDIVISION

A SUBDIVISION IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 32 WEST IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI



PROPERTY OWNER:
COLLEGE VIEW BAPTIST CHURCH

NOTE:

IRON PIN WITH CAP TO BE SET ON ALL LOT CORNERS WITHIN 12 MONTHS AFTER THIS PLAT IS RECORDED.

FLOOD ZONE DESIGNATION:

THE PROPERTY PLATTED HEREON IS WITHIN FLOOD ZONE "X", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097 C0277 E, EFFECTIVE NOVEMBER 2, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S DECLARATION:

ON THE 12TH DAY OF FEBRUARY, 2019 THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

STATE OF MISSOURI
Monnie Sears
NUMBER LS-2422
REGISTERED LAND SURVEYOR

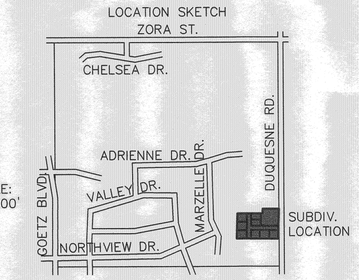
SIGNATURE IN BLUE INK
SEAL IN RED INK

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

MONNIE SEARS LS 2422
ALLGEIER, MARTIN AND ASSOCIATES
7231 EAST 24TH STREET
JOPLIN, MO 64804
PH: 417–680–7200

LOCATION SKETCH



SCALE: 1"=1000'

NE 1/4, SEC. 31, T28N, R32W
JASPER COUNTY, MISSOURI

LEGEND

- LOT LINE
- EASEMENT
- SECTION LINE
- SUBDIVISION BOUNDARY
- FOUND IRON PIN
- SET PERMANENT MONUMENT

SCALE: 1"=30'
30 15 0

BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM, WEST ZON

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT _____, OWNERS OF KOINONIA SUBDIVISION, IN JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS, STREETS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS, AS SHOWN, TO THE PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS ____ DAY OF _____, 20_____.

_____
NAME:

PLANNING AND ZONING APPROVAL:

APPROVAL OF THE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 20 _____.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY APPROVAL:

I, _____, CITY CLERK OF JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF KOINONIA SUBDIVISION IN JOPLIN, WAS FILED WITH SAID CITY FOR APPROVAL ON THE _ DAY OF _____, 20 _____ AND THAT THE SAME WAS APPROVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF JOPLIN BY ORDINANCE #_____, DULY PASSED AND APPROVED BY THE MAYOR ON THE _____ DAY OF _____, 20 _____.

_____ _____
CITY CLERK MAYOR

_____
CITY ENGINEER

RECORDER OF DEEDS:

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF KOINONIA SUBDIVISION WAS, ON THE ____ DAY OF _____, 20 _____ AT _____ O'CLOCK AND ____ MINUTES ____M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN SURVEY RECORD BOOK _____ AT PAGE _____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARTHAGE, MO., ON THE DAY AND YEAR AFORESAID.

CHARLOTTE PICKERING, RECORDER

BY _____ DEPUTY

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

ON THIS _____ DAY OF _____, 20 _____ ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STA PERSONALLY APPEARED _____ KNOWN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED M SEAL IN _____, SAID COUNTY AND STATE, AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

PROPERTY DESCRIPTION:
(DEED BK. 2377, PG. 403)

ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QU NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, 87 DEGREES 57 MINUTES 42 SECONDS WEST ALONG THE SO SAID QUARTER–QUARTER A DISTANCE OF 40 FEET TO A DR FOUND ON THE WEST RIGHT–OF–WAY LINE OF NORTH DUQU THE NORTHEAST CORNER OF LOT 7 IN COLLEGE SKYLINE AD NO. 1), THENCE NORTH 2 DEGREES 06 MINUTES 23 SECON SAID WEST RIGHT–OF–WAY LINE OF NORTH DUQUESNE ROA OF 372 FEET TO AN IRON PIN SET AT THE POINT OF BEGIN LEAVING SAID RIGHT–OF–WAY LINE ON A BEARING OF NORT 57 MINUTES 42 SECONDS WEST PARALLEL WITH THE SOUTH QUARTER–QUARTER A DISTANCE OF 481.79 FEET TO AN IR THE EAST LINE OF COLLEGE SKYLINE ADDITION PLAT 15, TH DEGREES 02 MINUTES 52 SECONDS EAST ALONG ADDITION FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF A TR DESCRIBED IN BOOK 2251 AT PAGE 2169 IN THE JASPER C RECORDER OF DEED'S OFFICE, A.K.A. "THE MOORE PROPERT SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST ALONG OF SAID DESCRIBED TRACT 192.25 FEET TO AN IRON PIN F "SOUTH JOG CORNER" OF THE TRACT OF LAND DESCRIBED AT PAGE 2169, THENCE CONTINUING ALONG AN EXTENSION A BEARING OF SOUTH 89 DEGREES 43 MINUTES 54 SECOND FEET TO AN IRON PIN SET, THENCE NORTH 2 DEGREES 13 SECONDS EAST PARALLEL WITH THE "NORTH–SOUTH JOG LI SOUTHERN BOUNDARY OF SAID DESCRIBED TRACT IN BOOK 2169 A DISTANCE OF 54.55 FEET TO AN IRON PIN SET ON BOUNDARY THEREOF, THENCE SOUTH 89 DEGREES 41 MINU EAST ALONG SAID BOUNDARY 189.85 FEET TO A MAG NAIL CONCRETE BASE OF A FENCE POST ON THE WEST RIGHT–O NORTH DUQUESNE ROAD BEING 40 FEET WEST OF THE EAS SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENC DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGH 307.39 FEET TO THE POINT OF BEGINNING.

KOINONIA ADDITIONAL TRACT:

A TRACT OF LAND IN THE SE–1/4 OF THE NE–1/4 OF SE TOWNSHIP 28 NORTH, RANGE 32 WEST OF THE 5TH PRINCI AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION THENCE N 88°57'42"W ALONG THE QUARTER SECTION LINE, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF DUQUE THENCE N 02°06'20"E ALONG SAID RIGHT–OF–WAY, 332.25 THE POINT OF BEGINNING;
THENCE N 02°06'20"E ALONG SAID RIGHT–OF–WAY, 39.75 SOUTHEAST CORNER OF A TRACT AS RECORDED IN BOOK PAGE 403;
THENCE N 88°57'42"W ALONG THE SOUTH LINE OF SAID TR FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE S 02°02'17"W ALONG THE EAST LINE OF COLLEGE ADDITION PLAT 15, A DISTANCE OF 46.23 FEET;
THENCE S 89°43'54"E, 481.90 FEET TO THE POINT OF BEG CONTAINING 0.48 ACRE (20,708 SQUARE FEET), MORE OR BASIS OF BEARINGS: WEST RIGHT–OF–WAY LINE OF DUQUE A BEARING OF N 02°06'20"E.

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

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CERTIFICATE OF AUTHORITY MISSOURI NO. 000427

DATE	REVISION

DWN. BY:	BF
CKD. BY:	MDS
APPD. BY:	MDS
DATE :	FEB., 2019

KOINONIA SUBDIVISION

SECTION 31, T28N, R32W — JASPER COUNTY, MO

DWG.