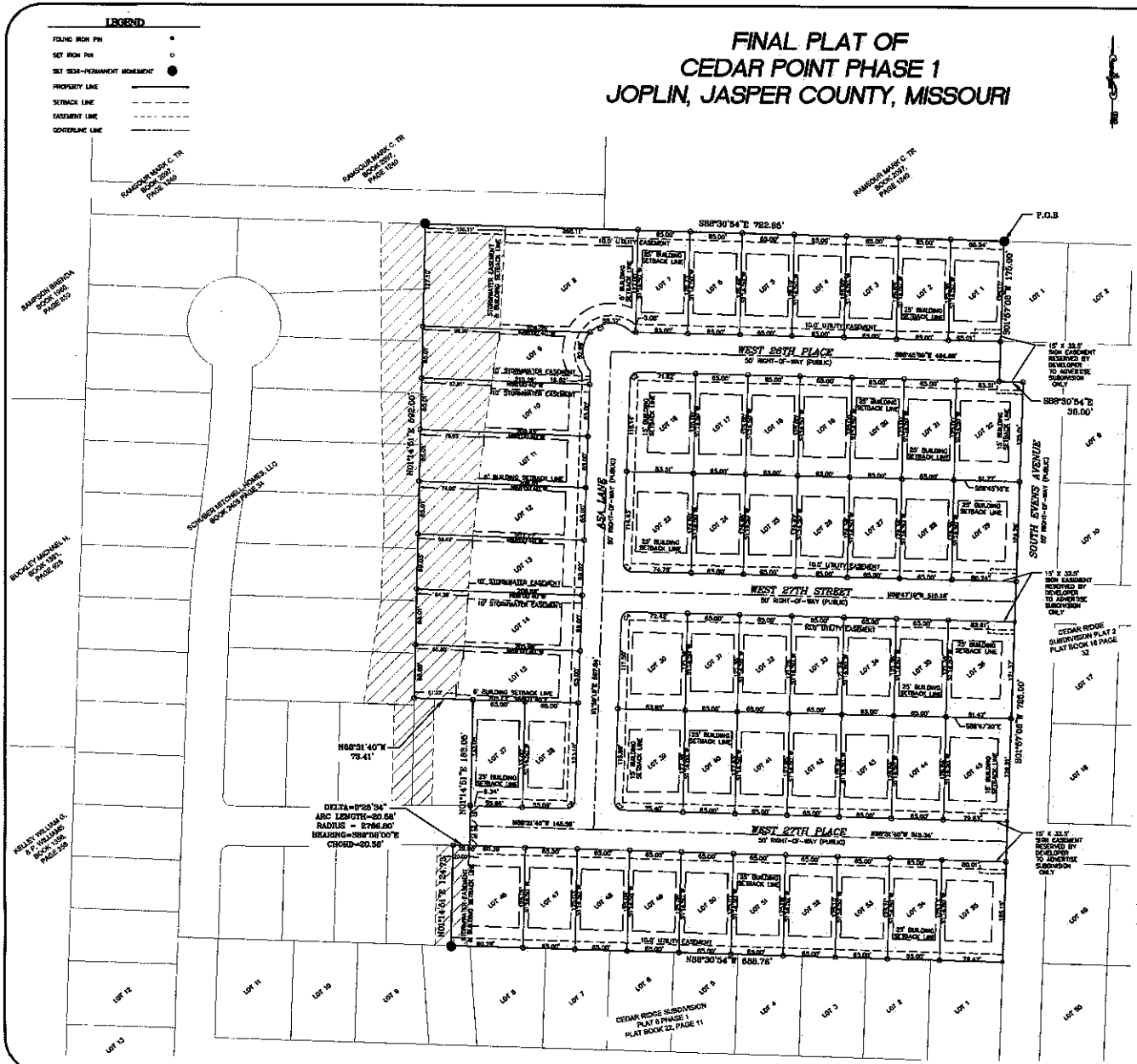
FINAL PLAT OF
CEDAR POINT PHASE 1
JOPLIN, JASPER COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	111.38	35.50'	179°47'30"	S48°37'05"W	71.00'
C2	15.58'	10.00'	89°13'13"	N46°37'05"E	14.05'
C3	15.94'	10.00'	90°46'35"	N43°24'00"W	14.34'
C4	15.57'	10.00'	89°13'23"	S46°36'00"W	14.05'
C5	9.34'	2616.80'	00°12'24"	N88°46'21"E	9.34'
C6	15.62'	10.00'	89°29'01"	N46°43'46"E	14.08'
C7	15.80'	10.00'	90°30'58"	S43°16'11"E	14.21'
C8	9.33'	2791.80'	00°11'28"	N88°46'27"E	9.33'
C9	9.32'	2786.80'	00°11'34"	N88°46'26"E	9.32'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, BEING PART OF THE PARCEL DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2400, AT PAGE 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CEDAR RIDGE SUBDIVISION PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 16, AT PAGE 32; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES, SOUTH 01°57'08" WEST, 175.00 FEET; THENCE SOUTH 88°30'54" EAST, 30.00 FEET; THENCE SOUTH 01°57'08" WEST, 725.00 FEET TO THE NORTHEAST CORNER OF CEDAR RIDGE PLAT 6, PHASE 1; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 88°30'54" WEST, 688.75 FEET; THENCE LEAVING THE NORTH LINE OF SAID SUBDIVISION, NORTH 11°43'51" EAST, 124.73 FEET; THENCE 20.58 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 2786.80 FEET, HAVING A CHORD BEARING SOUTH 89°06'00" EAST, 20.58 FEET; THENCE NORTH 11°43'51" EAST, 183.05 FEET; THENCE NORTH 88°31'40" WEST, 73.41 FEET; THENCE NORTH 11°43'51" EAST, 392.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, SOUTH 88°30'54" EAST, 722.86 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 14.80 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

CERTIFICATE OF THE CITY PLANNING COMMISSION

THIS PLAT OF CEDAR RIDGE PLAT 6 PHASE 1 WAS SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS ____ DAY OF _____

BOB HARRINGTON
CHAIRMAN

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF JASPER COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, WAS, ON THE ____ DAY OF _____ AT _____ O'CLOCK AND ____ MINUTES ____ M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN PLAT BOOK____ AT PAGE ____

I WITNESS WHEREOF, I HAVE HEREUNTO SET MAY HAND AND SEAL THIS _____ DAY OF _____

CHARLOTTE PICKERING
RECORDER

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

SAID LAND TO BE 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, DAN MITCHELL, MEMBER OF SCHUBER MITCHELL HOMES, LLC, HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20____

(Signed) _____
DAN MITCHELL, MEMBER
SCHUBER MITCHELL HOMES, LLC
1621 ANDERSON DRIVE
WEBB CITY, MISSOURI 64870

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAN MITCHELL, MEMBER OF SCHUBER MITCHELL HOMES, LLC, 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 CEDAR RIDGE PLAT 6, INCLUDING EASEMENTS AND RIGHT-OF-WAYS ACQUIRED 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 _____, _____, JOPLIN, MISSOURI.

(SEAL)

MICHAEL SEIBERT
MAYOR

ATTEST:

BARBARA HOGDEN
CITY CLERK

PUBLIC WORKS DIRECTOR

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES
1621 ANDERSON DRIVE WEBB CITY,
MISSOURI 64870
PHONE 417-626-7000

ENGINEER / SURVEYOR

ANDERSON ENGINEERING
811 E. 3RD STREET
JOPLIN, MISSOURI 64804
JERROD HOGAN P.L.S.
BRYAN STEPHENSON, P.E.
JOSHUA DATHOUT, E.I.

SOURCE OF DEED

SCHUBER MITCHELL HOMES, LLC
BOOK 2403, PAGE 34

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0230E DATED NOVEMBER 22, 2002 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JERROD L. HOGAN, 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, PERFORMED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED OR WILL BE PLACED WITH IN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE: AUGUST 25, 2016
ANDERSON ENGINEERING, INC. L.C. 62
BY:

JERROD L. HOGAN
MO P.L.S. NO. 2004021333

3-03-17
DATE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING
811 E. 3RD STREET · JOPLIN, MISSOURI 64804 · PHONE (417) 782-7300
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION – LC 62

FIELD:	DATE: 03-03-17	JOP-100-4431
DRAWN: JCD	FIELD BK:	
CHECKED: JLH	JOB NO: 70046-16	SHT. 1 OF 1 REV.

Case 007-17