Allgood

SCALE: One inch equals 50 feet.

0 25 50 75 100

Final Plat of
Maryland Crossing Subdivision

Being a part if Miscellaneous Tract Numbered Thirteen (13), in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri

DEDICATION:

Know all men by these presents that Brad Allphin Investments L.L.C., owners of Maryland Crossing Subdivision, in the City of 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:

STATE OF MISSOURI)
ss
COUNTY OF _____)

On this __ day of _____, 20__, before me a Notary Public, in and for said County and State, personally appeared _____, to me known, and who executed the foregoing instrument, and acknowledged that they executed the same as their own act and deed.

In witness where of I have set my hand and affixed my official seal in _____, said County and State, the day and year first above written.

_____
NOTARY PUBLIC My commission expires:

STATE OF MISSOURI)
ss
COUNTY OF _____)

I, _____, City Clerk of Joplin, said County and State, do hereby certify that the attached Plat of _____ Subdivision in _____, 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 _____ by ordinance #_____, duly passed and approved by the Mayor on the __ day of _____, 20__.

_____ _____ _____
CITY CLERK MAYOR CITY ENGINEER

Approval of the Zoning and Planning Commision on this __ day of _____, 20__.

_____
CHAIRMAN OF ZONING AND PLANNING COMMISSION

STATE OF MISSOURI)
ss
COUNTY OF _____)

In the office of the Recorder of Deeds, I, _____, recorded of said County and State, do hereby certify that the within instument of writting and plat was with certificate thereon at __O'Clock and __ Minutes _.M. on the __ day of _____, 20__, duly filed for record in this office in Book _____ at Page _____.

In witness whereof, I have hereunto set my hand and seal this __ day of _____, 20__.

_____
RECORDER OF DEEDS

COUNTY COMMISSIONER'S CERTIFICATE:

Approved by the Jasper County Commisioner this __ day of _____, 20__.

_____
COUNTY COMMISIONER

LEGAL DESCRIPTION:
A part of Miscellaneous Tract Numbered Thirteen (13), in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼ of Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 13, Thence South 01 Degrees, 44 Minutes, 52 Seconds East along the West line of said Quarter, Quarter 412.50 feet, Thence South 89 Degrees, 50 Minutes, 57 Seconds East 370.50 feet to the Point of Beginning, Thence continuing South 89 Degrees, 50 Minutes, 57 Seconds East 50.07 feet, Thence South 03 Degrees, 52 Minutes, 06 Seconds West 304.34 feet, Thence South 01 Degrees, 40 Minutes, 52 Seconds West 109.36 feet, Thence South 89 Degrees, 50 Minutes, 57 Seconds East 159.36 feet to the West line of Beale Subdivision, Thence along the West line of Beale Subdivision South 01 Degrees, 42 Minutes, 16 Seconds West 181.15 feet to the North line of 22nd Street, Thence along the North line of 22nd Street North 85 Degrees, 58 Minutes, 03 Seconds West 209.40 feet, Thence North 01 Degrees, 40 Minutes, 52 Seconds East 277.67 feet, Thence North 03 Degrees, 52 Minutes, 06 Seconds East 303.00 feet to the Point of Beginning, Being subject to all easements, right-of-ways, and reservations of record. Containing 1.31 Acres {57099.71 sq ft}more or less.

BASIS OF BEARINGS:
The West line of the Northeast Quarter (NE 1/4) of the Northwest Quarter NW 1/4) of Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri taken as South 01 Degrees, 44 Minutes, 52 Seconds West, Beaings are based upon Grid North, as per Missouri West NAD83 per MoDot GPS Network.

Owner & Developer
Brad Allphin Investments L.L.C.
12607 Raccon Road
Granby Mo. 64844

SETBACKS:
Front Setback 25.00 feet
Rear Setback 25.00 feet
Side Setback 6.00 feet
Side Setback Adjacent to Street 15.00 feet.

AREAS:
Total Area of Subdivision 1.31 acres more or less
Lot #1 {7858.71 square feet 0.18 Acres + -}
Lot #2 {9679.37 square feet 0.22 Acres +-}
Lot #3 {10353.88 square feet 0.24 Acres + -}

GENERAL NOTES:
1. Centerline of Street is taken as and the same as adjacent Lot lines.

2. Approval of this Plat does not obligate the City of Joplin, or the County of Jasper, to any of the construction or maintenance cost for the Streets or Utilities or any other expenses connected with the development of this Subdivision.

3. The owner does hereby waive any claim for damages occurred by the construction of or the establishment of grades or alterations of surface of any portion of the Streets, to conform with the grades established.

4. The owner shall be responsible for all taxes associated with all Streets until the Streets are accepted by the City of Joplin, or the County, of Jasper.

5. Utility Easements are shown or lay within the Right-of-way of Streets.

6. All Streets within this Subdivision are curb and guttered.

7. All Lots are served by a Sanitary Sewer and a Public Water Source.

8. The described property hereon does not appear to fall in a FEMA designated Flood Zone as shown on FEMA Flood Insurance Map Community Panel #29097C0278E Dated 11-02-2012

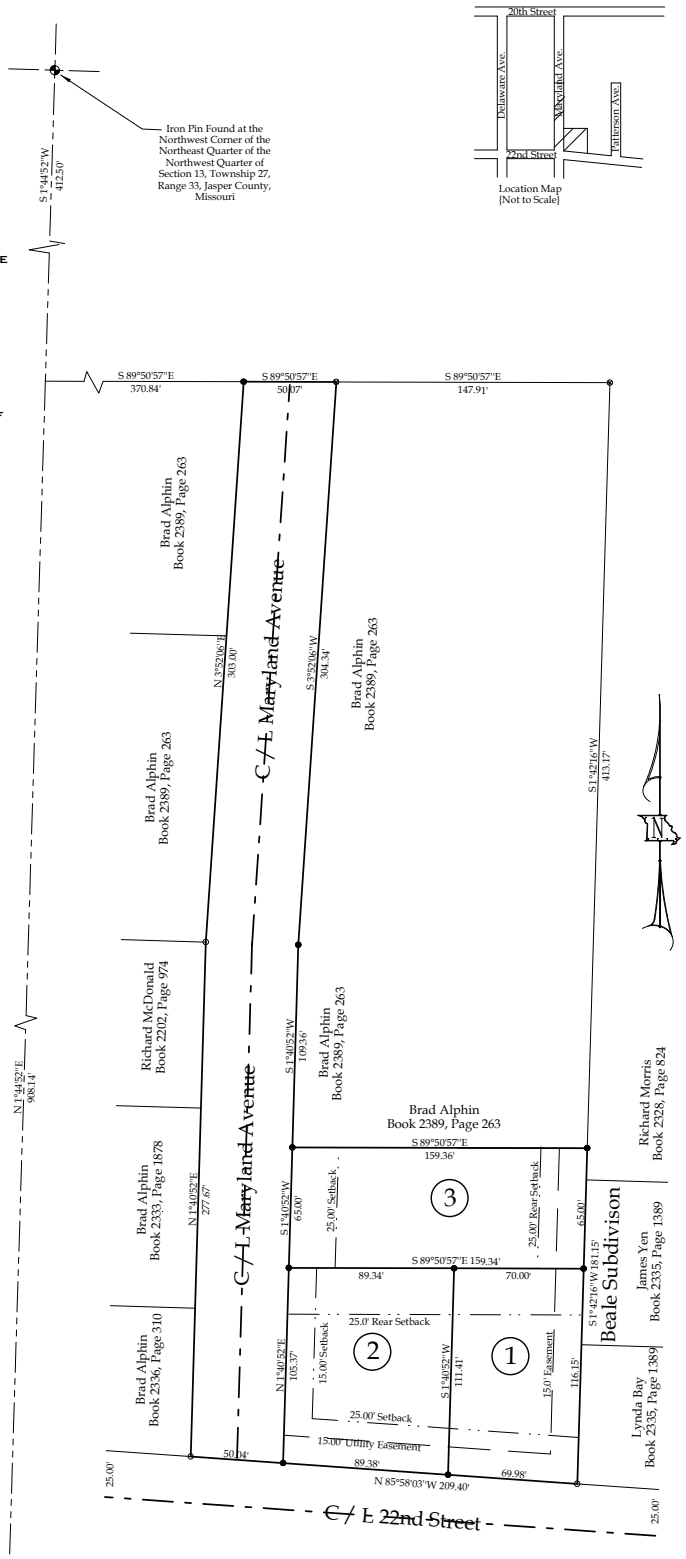
9. The Zoning for the described property is R-1 {Single Family}

LEGEND	
⊕	1/2" Iron Pin Found at the Quarter Quarter Corner
●	1/2" Iron Pin Set
○	1/2" Iron Pin Found
⊗	Cross Found

SURVEYOR'S CERTIFICATE

I, Rodney C. Neece, a Registered Land Surveyor of Joplin, Jasper County, Missouri, do hereby certify that the field notes and the attached plat are a true and accurate description of the work performed and measurements taken; Survey was made in accordance with the Missouri Minimum Standards for Property Boundary Surveys of the Missouri Department of Agriculture, Division of Weights & Measures and Land Survey, and is not a warranty of title either expressed or implied. This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block. 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. Furthermore, this survey is not valid without the original signature and embossed seal in blue ink.

Rodney C. Neece, Mo.L.S. #2691



Final Plat of:

Maryland Crossing

Section - 13	Township - 27	Range - 33
Scale: 1 = 50'.00"	Date: 5-22-17	

STEWART & NEECE LAND SURVEYING COMPANY INC.
1201 East 15th Street, Joplin, Missouri 64804
Phone: 417-624-0311 Fax: 417-624-0365
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