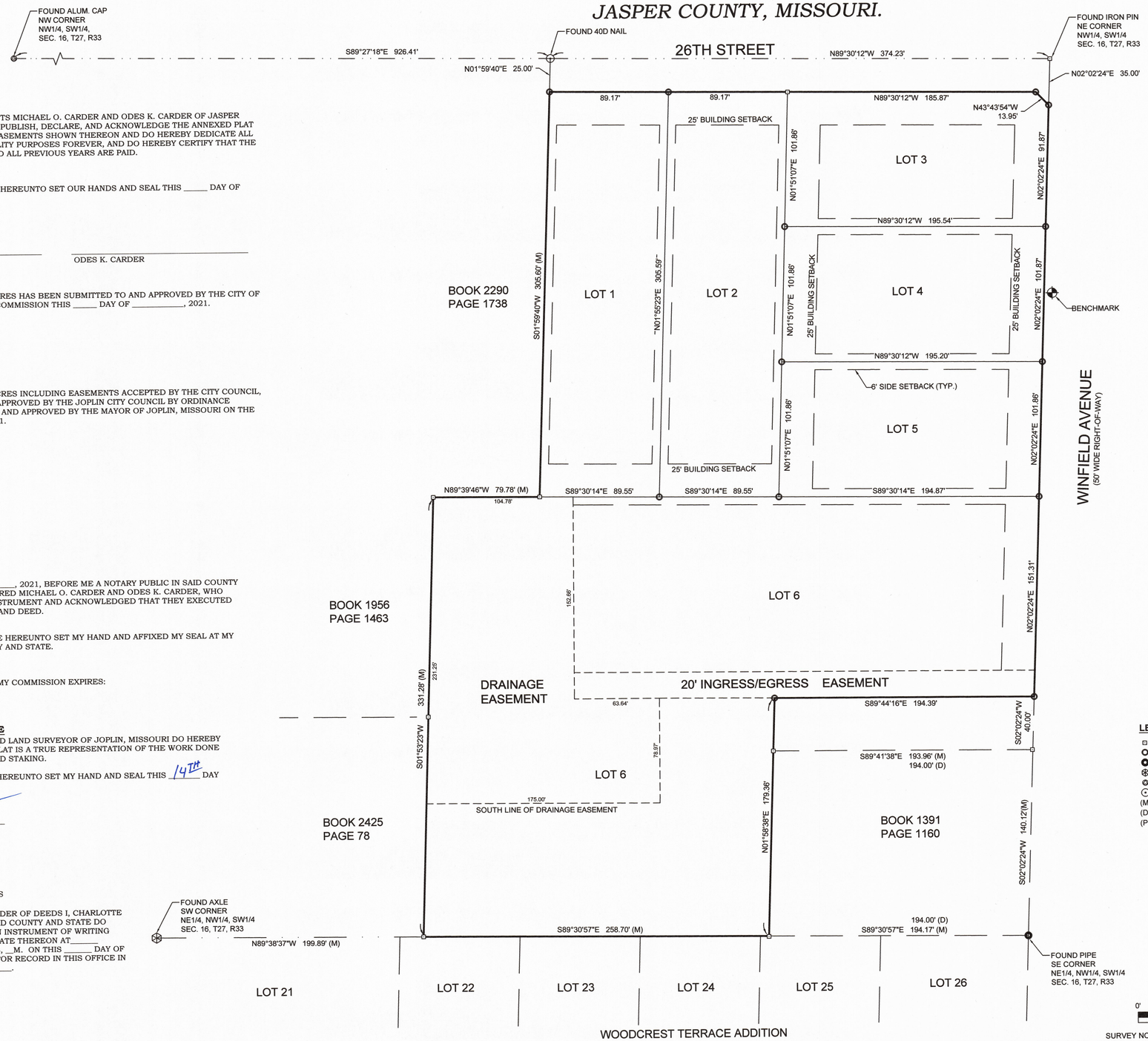
FINAL PLAT OF

LOU AND ODES ACRES

AN ADDITION TO THE CITY OF JOPLIN
JASPER COUNTY, MISSOURI.



DEDICATION
KNOW ALL ME BY THESE PRESENTS MICHAEL O. CARDER AND ODES K. CARDER 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 _____, 2021.

_____ _____
MICHAEL O. CARDER ODES K. CARDER

THIS PLAT OF LOU AND ODES ACRES HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT OF LOU AND ODES ACRES 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 _____, 2021.

_____
MAYOR

STATE OF MISSOURI
COUNTY OF JASPER } SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED MICHAEL O. CARDER AND ODES K. CARDER, 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

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 14TH DAY OF JUNE, 2021.

Brian A Atnip
BRIAN A. ATNIP LS 2008000859

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 _____, 2021, DULY FILED FOR RECORD IN THIS OFFICE IN BOOK _____ AT PAGE _____.

_____
RECORDER OF DEEDS

SURVEYORS DESCRIPTION
ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 27, RANGE 33, BEING A PART OF MISCELLANEOUS TRACT 3 OF SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE N02°02'24"E A DISTANCE OF 180.12 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N02°02'24"E A DISTANCE OF 446.91 FEET;
THENCE N43°43'54"W A DISTANCE OF 13.95 FEET;
THENCE N89°30'12"W A DISTANCE OF 364.21 FEET;
THENCE S01°59'40"W A DISTANCE OF 305.60 FEET;
THENCE N89°39'46"W A DISTANCE OF 79.78 FEET;
THENCE S01°53'23"W A DISTANCE OF 331.28 FEET;
THENCE S89°30'57"E A DISTANCE OF 258.70 FEET;
THENCE N01°58'38"E A DISTANCE OF 179.36 FEET;
THENCE S89°44'16"E A DISTANCE OF 194.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.3 ACRES MORE OR LESS.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
DEED BOOK 731 PAGE 474
DEED BOOK 901 PAGE 335
DEED BOOK PAGE 2405 PAGE 116 & 119

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

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0266E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PROPERTY OWNER & SUBDIVIDER
MICHAEL O. CARDER
ODES K. CARDER
2636 S. WINFIELD AVENUE
JOPLIN, MISSOURI, 64804

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

SUBDIVISION INFORMATION

TOTAL ACRES:	5.3
TOTAL NUMBER OF LOTS:	6
ZONING:	R-1
MAXIMUM LOT SIZE:	115,248 S.F.
MINIMUM LOT SIZE:	19,880 S.F.
AVERAGE LOT SIZE:	41,000 S.F.

BENCHMARK
EXISTING MANHOLE RIM ELEVATION 1065.41' (NAVD 88)

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- FOUND PIPE
- FOUND AXLE
- FOUND ALUM MON
- FOUND NAIL
- (M) MEASURED
- (D) DEED
- (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. DECLARATION IS MADE TO THE 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.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

0' 40' 80'

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

STATE OF MISSOURI
BRIAN A. ATNIP
NUMBER
PLS-2008000859
PROFESSIONAL LAND SURVEYOR
6/14/21

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

DRAWN JPM	DATE 6/14/2021	MICHAEL O. & ODES K. CARDER - PART OF MISC. TRACT 3 SEC. 16 T27, R33, JOPLIN, JASPER COUNTY, MO.
APPROVED BAA	DATE 6/14/2021	
SCALE 1"=40'	SHEET 1 OF 1	PROJECT # 21080