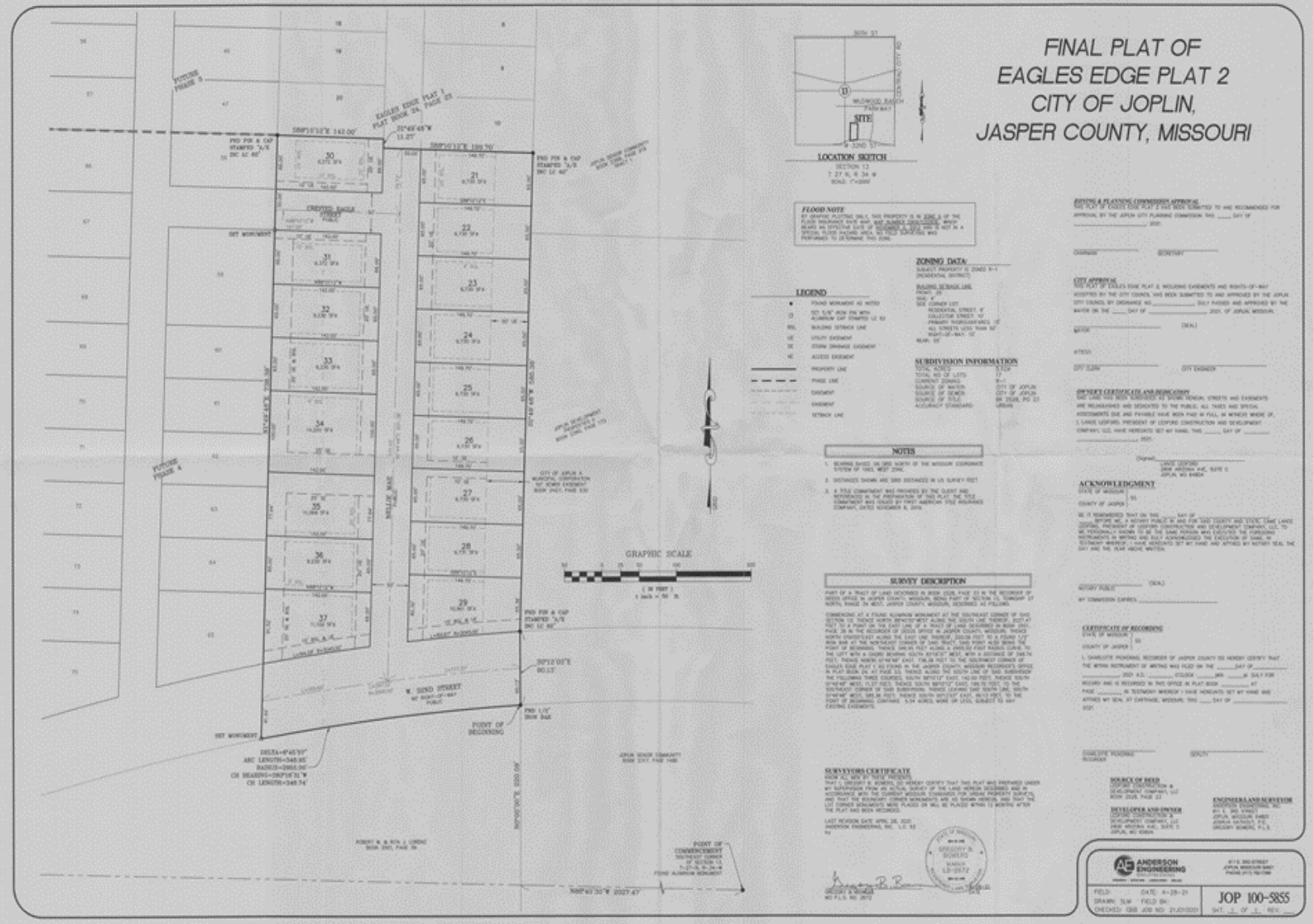
FINAL PLAT OF EAGLES EDGE PLAT 2 CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH

SECTION 13
T 27 N, R 34 W
SCALE: 1"=1000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0195E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON PIN WITH ALUMINUM CAP STAMPED LS 93
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- PROPERTY LINE
- PHASE LINE
- EASEMENT
- EASEMENT
- SETBACK LINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 (RESIDENTIAL DISTRICT)

BUILDING SETBACK LINE
FRONT: 25'
SIDE: 8'
- SIDE CORNER LOT
  - RESIDENTIAL STREET: 15'
  - COLLECTOR STREET: 15'
  - PRIMARY THOROUGHFARES: 15'
  - ALL STREETS LESS THAN 60' RIGHT-OF-WAY: 10'

REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES	9.52±
TOTAL NO OF LOTS	17
CURRENT ZONING	R-1
SOURCE OF WATER	CITY OF JOPLIN
SOURCE OF SEWER	CITY OF JOPLIN
SOURCE OF TITLE	BK 2328, PG 23
ACCURACY STANDARD	URBAN

NOTES

1. BEARING BASED ON GPS NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.
3. A TITLE COMMITMENT WAS PROVIDED BY THE CLIENT AND REFERENCED IN THE PREPARATION OF THIS PLAT. THE TITLE COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 6, 2019.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2328, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2421, PAGE 28 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 01°12'03" EAST ALONG THE EAST LINE THEREOF, 2333.08 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 599.70 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST, WITH A DISTANCE OF 548.74 FEET; THENCE NORTH 01°49'48" EAST, 736.39 FEET TO THE SOUTHWEST CORNER OF EAGLES EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 23; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES; SOUTH 88°10'12" EAST, 142.00 FEET; THENCE SOUTH 01°49'48" WEST, 11.27 FEET; THENCE SOUTH 88°10'12" EAST, 199.70 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°49'48" WEST, 545.39 FEET; THENCE SOUTH 01°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. CONTAINS 9.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, AND THAT THE BOUNDARY CORNER MONUMENTS ARE AS SHOWN HEREON, AND THAT THE LOT CORNER MONUMENTS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE PLAT HAS BEEN RECORDED.

LAST REVISION DATE: APRIL 28, 2020
ANDERSON ENGINEERING, INC. L.C. 93
by

GREGORY B. BOWERS
MO P.L.S. NO. 2672

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS-2672
SURVEYOR

JOPLIN & PLANNING COMMISSION APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2 HAS BEEN SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

CHAIRMAN _____ SECRETARY _____

CITY APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2, INCLUDING EASEMENTS AND RIGHTS-OF-WAY 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 ON THE ____ DAY OF _____, 2021, OF JOPLIN, MISSOURI.

_____ (SEAL)
MAYOR

ATTEST:

CITY CLERK _____ CITY ENGINEER _____

OWNER'S CERTIFICATE AND DEDICATORY

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RECOGNIZED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL. IN WITNESS WHERE OF, I, LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, HAVE HEREUNTO SET MY HAND, THIS ____ DAY OF _____, 2021.

[Signed] _____
LANCE LEDFORD
2808 ARIZONA AVE, SUITE C
JOPLIN, MO 64804

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 LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING 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: _____

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE _____ DAY OF _____, 2021 A.D. _____ O'CLOCK _____M. _____ IN DULY FOR RECORD AND IS RECORDED IN THIS OFFICE IN PLAT BOOK _____ AT PAGE _____. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT CARTHAGE, MISSOURI, THIS ____ DAY OF _____, 2021.

CHARLOTTE PICKERING
RECORDER

SEAL(S)

SOURCE OF DEED
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
BOOK 2328, PAGE 23

DEVELOPER AND OWNER
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
2808 ARIZONA AVE., SUITE C
JOPLIN, MO 63804

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA CATALFU, P.E.
GREGORY BOWERS, P.L.S.

ANDERSON ENGINEERING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7588

FIELD: DATE: 4-28-21
DRAWN: SLW FIELD BK:
CHECKED: GBB JOB NO: 21J010001

JOP 100-5855
SHT. 1 OF 1 REV. ___

Cur 05-21