FINAL PLAT OF
PAR LANE ADDITION
AN ADDITION TO THE CITY OF JOPLIN
JASPER COUNTY, MISSOURI.

DEDICATION

KNOW ALL ME BY THESE PRESENTS JORDAN CHAPMAN 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.

_____
JORDAN CHAPMAN

THIS PLAT OF PAR LANE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT OF PAR LANE ADDITION 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 JORDAN CHAPMAN, 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.

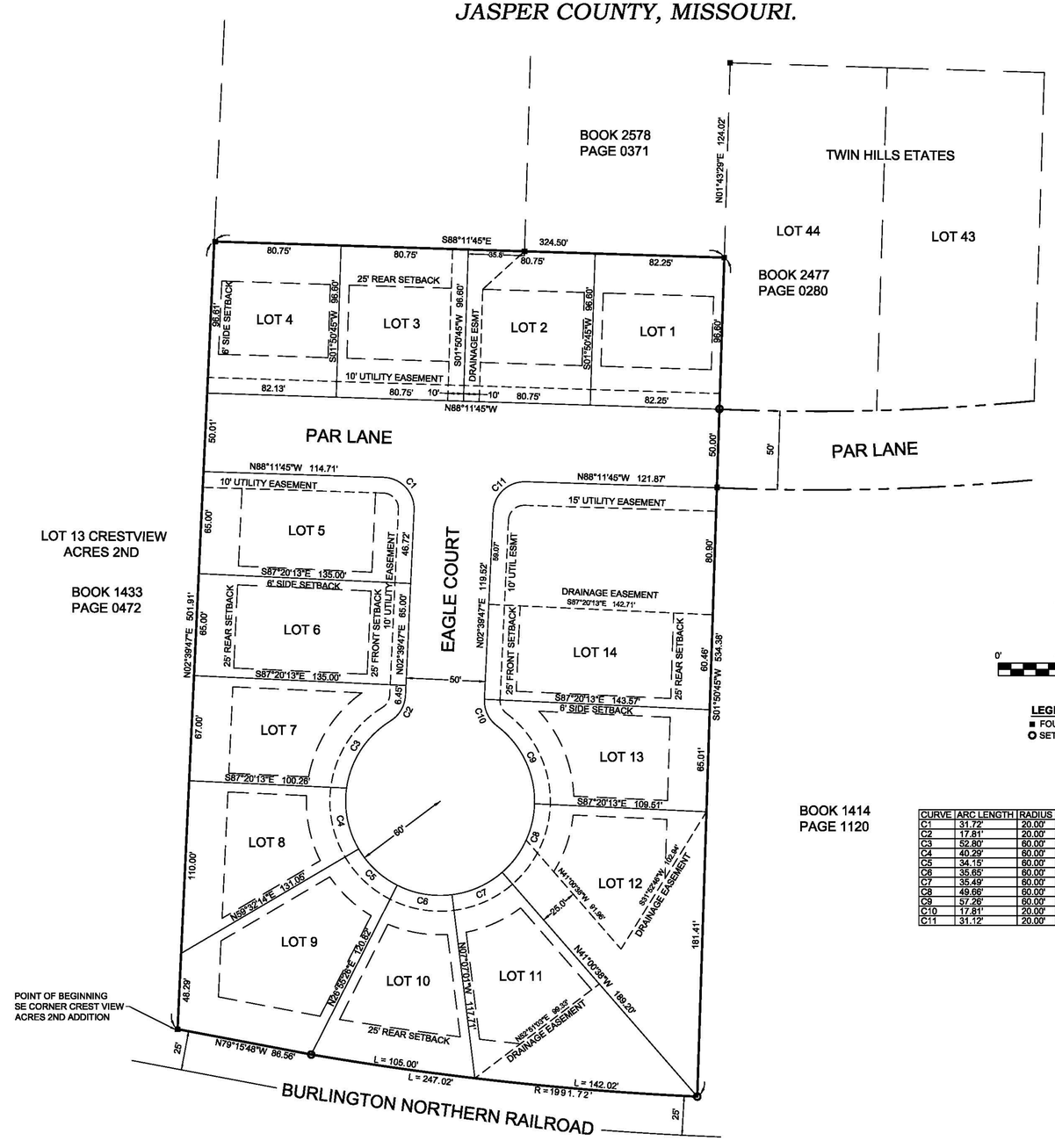
_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

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.

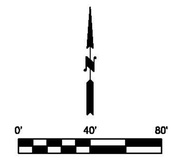
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

_____
BRIAN A. ATNIP LS 2008000859



BOOK 1414
PAGE 1120

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	31.72'	20.00'	28.50'	N42°45'59"W
C2	17.81'	20.00'	17.23'	N28°10'50"E
C3	52.80'	60.00'	51.11'	S33°13'25"W
C4	40.29'	60.00'	39.54'	S11°13'30"E
C5	34.15'	60.00'	33.69'	S46°46'10"E
C6	35.65'	60.00'	35.13'	S80°05'48"E
C7	35.49'	60.00'	34.98'	N65°56'11"E
C8	49.66'	60.00'	48.25'	N25°16'46"E
C9	57.26'	60.00'	55.11'	N25°46'07"W
C10	17.81'	20.00'	17.23'	S22°51'16"E
C11	31.12'	20.00'	28.07'	S47°14'01"W



LEGEND
- ■ FOUND IRON PIN
- ○ SET IRON PIN

SURVEYORS DESCRIPTION

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTEEN (13) IN CREST VIEW 2ND SUBDIVISION, BEING PART OF THE NORTH ONE HALF OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, THENCE N02°39'47"E ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 501.91 FEET; THENCE S88°11'45"E A DISTANCE OF 324.50 FEET TO A POINT ON THE WEST LINE OF LOT 44 IN TWIN HILLS ESTATES, THENCE S01°50'45"W A DISTANCE OF 534.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1991.72 FEET AND A CHORD BEARING AND DISTANCE OF N83°45'42"W, 246.83 FEET; THENCE ALONG SAID NON TANGENT CURVE TO THE RIGHT AND ARC DISTANCE OF 247.02 FEET; THENCE N79°15'48"W A DISTANCE OF 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.95 ACRES MORE OR LESS.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
DEED BOOK 2561 PAGE 204

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

PROPERTY OWNER & SUBDIVIDER
JORDAN CHAPMAN
101 SE WINDWOOD DR.
CARL JUNCTION, MO 64834

BUILDING SETBACKS
R-1
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	3.95
TOTAL NUMBER OF LOTS:	14
ZONING:	R-1
MAXIMUM LOT SIZE:	19,918 S.F.
MINIMUM LOT SIZE:	7,800 S.F.
AVERAGE LOT SIZE:	9,739 S.F.

AREA DEDICATED TO STREETS: 0.81 ACRES

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0255E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

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

DRAWN EM/JM	DATE 7/15/2021	JORDAN CHAPMAN
APPROVED BAA	DATE 7/15/2021	PART OF NE 1/4 SEC. 18, T27, R33 CITY OF JOPLIN JASPER COUNTY, MO.
SCALE 1" = 40'	SHEET 1 OF 1	PROJECT # 21279