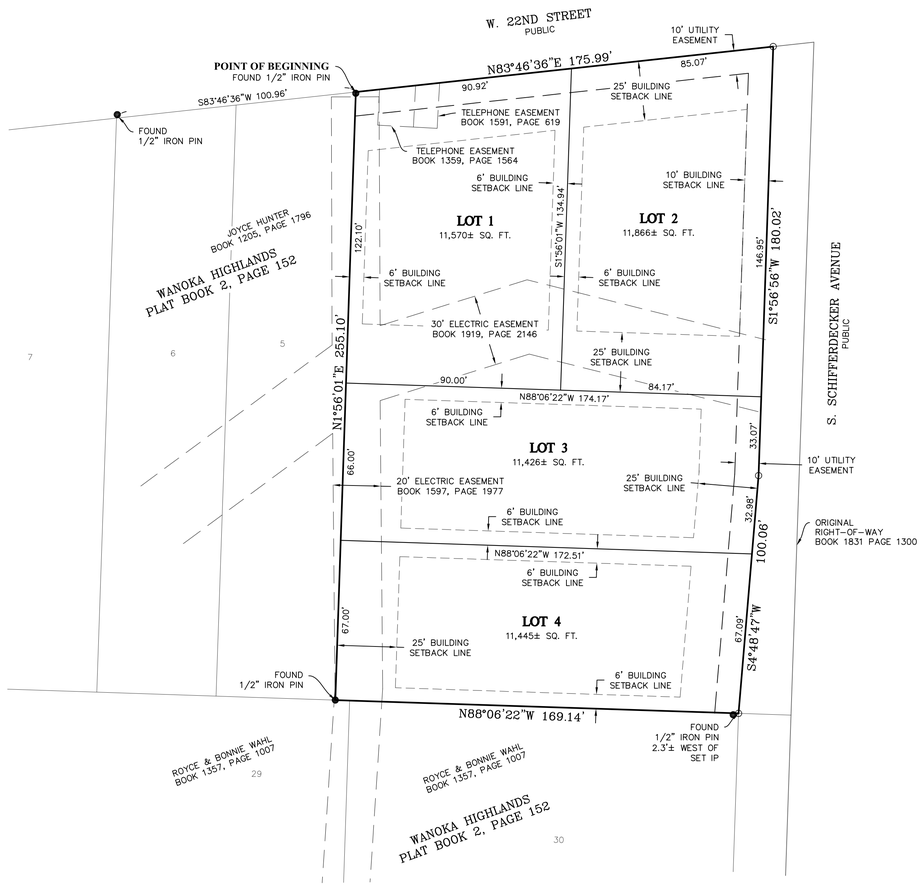
FINAL PLAT OF
ABERNATHY SUBDIVISION
BEING A REPLAT OF LOTS 1-4 AND A-B OF WANOKA HIGHLANDS
A SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0258E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



LOCATION SKETCH
SECTION 17
T 27 N, R 33 W
SCALE: 1"=2000'



GRID

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND
- ● FOUND IRON PIN-AS NOTED
- ○ SET MONUMENT STAMPED A/E INC LC 62
- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES
1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SOURCE OF DEED
JOHN VAUGHN & CATHY STOVER
BOOK 2482, PAGE 15

DEVELOPER AND OWNER
JON ABERNATHY
1901 NORTH RANGELINE RD
JOPLIN, MISSOURI 64801

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

SUBDIVISION INFORMATION

TOTAL ACRES:	1.06±
SMALLEST LOT AREA:	11,426± SQ FT (LOT 3)
LARGEST LOT AREA:	11,866± SQ FT (LOT 2)
TOTAL NO OF LOTS:	4
CURRENT ZONING:	R-1
PRELIMINARY APPROVAL:	4-12-21
ACCURACY STANDARD:	URBAN

ZONING DATA
SUBJECT PROPERTY IS ZONED R1
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACK REQUIREMENTS

FRONT: 25'
SIDE: 6'
SIDE CORNER LOTS: COLLECTOR STREETS 15'
REAR: 25'

SURVEY DESCRIPTION
A TRACT OF LAND BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), A AND B IN WANOKA HIGHLANDS A SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 2, PAGE 152 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN AT THE NORTHWEST CORNER OF LOT FIVE (5) OF THE AFOREMENTIONED SUBDIVISION; THENCE NORTH 83°46'36" EAST ALONG THE SOUTH RIGHT-OF-WAY OF 22ND STREET AS NOW LOCATED, 175.99 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62 ON THE WEST RIGHT-OF-WAY OF SCHIFFERDECKER AVENUE AS NOW LOCATED; THENCE SOUTH 01°56'56" WEST ALONG SAID WEST RIGHT-OF-WAY, 180.02 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62 AT THE INTERSECTION OF THE NORTH LINE OF LOT THREE (3) OF WANOKA HIGHLANDS SUBDIVISION, AFORESAID, AND THE WEST RIGHT-OF-WAY OF SCHIFFERDECKER AVENUE; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY SOUTH 04°48'47" WEST, 100.06 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62; THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 88°06'22" WEST ALONG THE SOUTH LINE OF LOT B OF WANOKA HIGHLANDS SUBDIVISION, 169.14 FEET TO A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 01°56'01" EAST ALONG THE EAST LINE OF LOT FIVE (5) OF SAID WANOKA HIGHLANDS SUBDIVISION, 255.10 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 1.06 ACRES MORE OR LESS.

CITY APPROVAL
THIS FINAL PLAT OF ABERNATHY SUBDIVISION, BEING A REPLAT OF LOTS 1-4 AND A-B OF WANOKA HIGHLANDS, 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 _____, 20____, OF JOPLIN, MISSOURI.

_____ MAYOR

ATTEST:

_____ PUBLIC WORKS DIRECTOR

_____ CITY CLERK

ACKNOWLEDGMENT
STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20 ____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME_____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: _____

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, 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 STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACE OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE AUGUST 5, 2021
ANDERSON ENGINEERING, INC. L.C. 62
by

_____ RONALD W. WALLACE, P.L.S. 2019015191

8-5-21 DATE

OWNER'S CERTIFICATE AND DEDICATION
SAID LAND HAS BEEN 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, JON ABERNATHY, HAVE HEREUNTO SET MY HAND,
THIS _____ DAY OF _____, 20____,

(Signed)_____
JON ABERNATHY

CERTIFICATE OF RECORDING

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: JSW DATE: 8-4-21
DRAWN: JBM/SLM FIELD BK:
CHECKED: GBB JOB NO: 20JO20095

JOP 100-6098
SHT. 1 OF 1 REV. ___