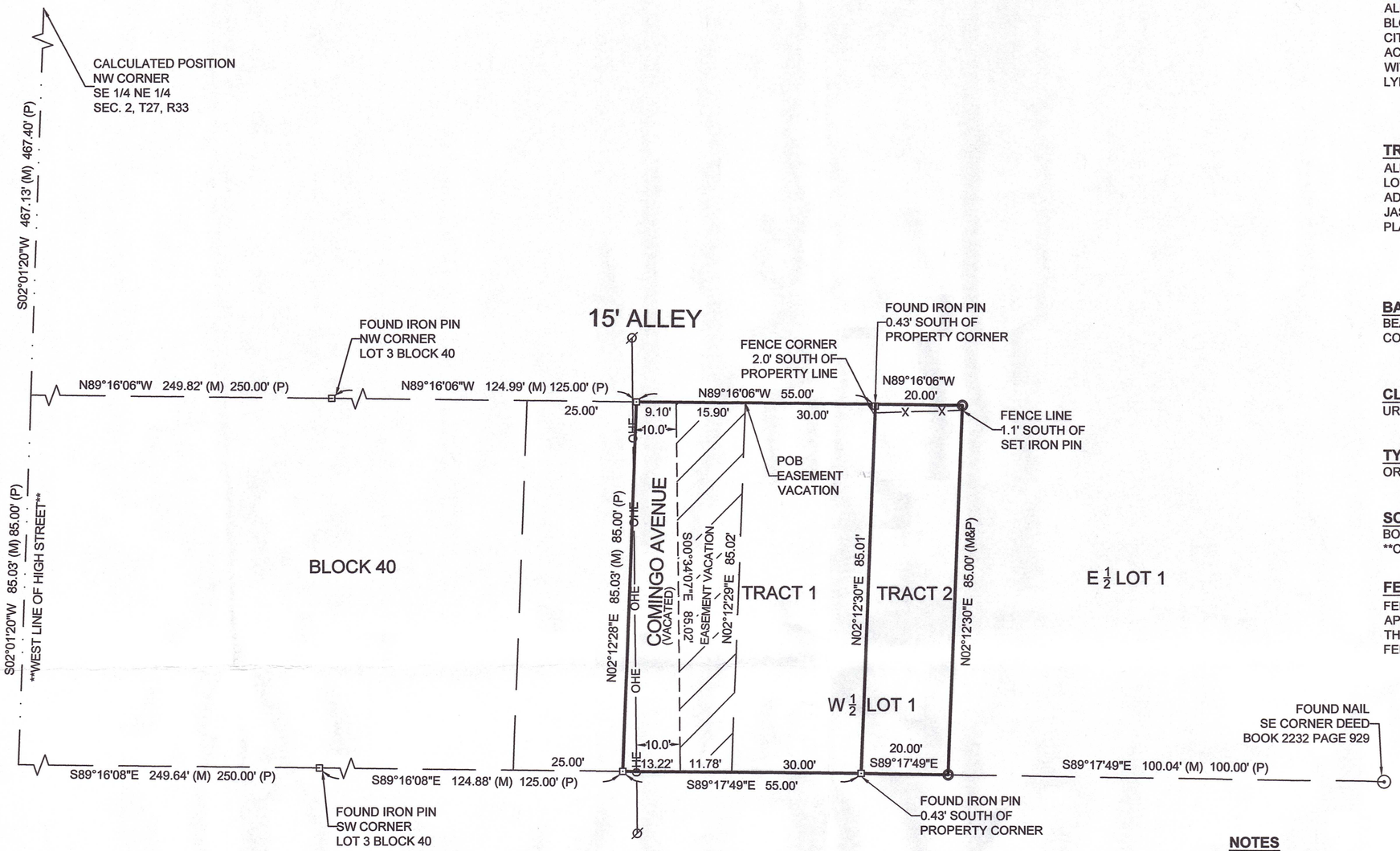

TRACT 1:
ALL OF THE WEST THIRTY FEET OF LOT NUMBERED ONE (1) IN BLOCK THIRTY-NINE (39) IN FIRST ADDITION TO EAST JOPLIN CITY TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH THE EAST HALF (E1/2) OF VACATED COMINGO STREET, LYING WEST OF AND ADJOINING SAID LOT ONE (1).

TRACT 2:
ALL OF THE EAST TWENTY FEET OF THE WEST FIFTY FEET OF LOT NUMBERED ONE (1) IN BLOCK THIRTY-NINE (39) IN FIRST ADDITION TO EAST JOPLIN CITY TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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

CLASS OF PROPERTY
URBAN

TYPE OF SURVEY
ORIGINAL

SOURCE DOCUMENTS
BOOK 2705 PAGE 392
**COURT DECREE DATED 1/17/1919

FENCE NOTE
FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- FOUND NAIL
- OHE — ELECTRIC LINE
- POWER POLE
- (M) MEASURED
- (D) DEED
- (P) PLAT

EASEMENT VACATION:
ALL THAT PART OF VACATED COMINGO AVENUE IN BLOCK THIRTY-NINE (39) LYING BETWEEN VALLEY STREET AND FURNACE STREET IN FIRST ADDITION TO EAST JOPLIN CITY IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN FIRST ADDITION TO EAST JOPLIN CITY;
THENCE N89°16'06"W A DISTANCE OF 15.90 FEET;
THENCE S00°34'07"E A DISTANCE OF 85.02 FEET TO THE NORTH LINE OF VALLEY STREET;
THENCE S89°17'49"E A DISTANCE OF 11.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N02°12'29"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 85.02 FEET TO THE POINT OF BEGINNING.

0' 20' 40'

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

NOTES
NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
EASEMENTS AND SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

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 12/31/2024

STATE OF MISSOURI
BRIAN A. MAYNE
NUMBER
PLS-2008000859
7/23/24
PROFESSIONAL LAND SURVEYOR

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

DRAWN AMM	DATE 7/23/2024	LEDFORD CONSTR. PART LOT 1 IN FIRST ADD. TO EAST JOPLIN CITY, JOPLIN, JASPER COUNTY, MISSOURI
APPROVED BAA	DATE 7/23/2024	
SCALE 1"=20'	SHEET B/R	PROJECT # 24288