JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 17, 2026

MSSU CORLEY AUDITORIUM
3950 E. NEWMAN ROAD
JOPLIN MO, 64801

6:00 P.M.

Persons wishing to address the City Council regarding an item on the agenda should complete a Request to Address Council and give it to the City Clerk prior to the start of the meeting. When your name is called, approach the podium, and state your name clearly for the record. If your request pertains to a Public Hearing item, you do not need to submit a request. You will have five (5) minutes to speak.

PLEASE NOTE: No outside electronic devices are allowed to be used on City equipment without prior City approval. If you have handouts, you must provide 12 copies of the material to the City Clerk.

1. **Call To Order**
   Invocation
   Pledge of Allegiance of the United States of America
2. **Roll Call**
3. **Presentations**
   1. Financials

      Documents:

      SALES TAX REPORT FEB 2026.PDF
      USE TAX REPORT FEB 2026.PDF
      MARIJUANA SALES TAX REPORT FEB 2026.PDF
      GENERAL FUND FINANCIALS 1.31.26.PDF
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
6. **Citizen Requests And Petitions**
   1. Amanda Bearden
   2. Dora Pearl Reed
   3. Nicole Bearden
   4. Barry Wingfield
7. **Public Hearings**
8. **Consent Agenda**
   1. Minutes Of The February 2, 2026, City Council Meeting

Documents:

FEBRUARY 2, 2026 MINUTES.PDF

2. COUNCIL BILL NO. 2026-108

AN ORDINANCE authorizing the City of Joplin to enter into a real estate purchase agreement for the Grand Falls Visitor Parking area with Stephen M. Matlock and Alex E. Matlock for approximately one acre of land; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective.

Documents:

CB2026-108.PDF

3. COUNCIL BILL NO. 2026-109

AN ORDINANCE approving an agreement with Trojan Technologies in the amount of Five Hundred Thirty Six Thousand One Hundred Sixty Four and 92/100 DOLLARS ($536,164.92) for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-109.PDF

4. COUNCIL BILL NO. 2026-110

AN ORDINANCE authorizing the City of Joplin to enter into an agreement with Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project in the amount of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 DOLLARS ($2,738,795.92) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-110.PDF

5. COUNCIL BILL NO. 2026-111

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with ATS Contractors LLC., for the On Call Infrastructure and Utility Cuts 2026 project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.

Documents:

CB2026-111.PDF

6. COUNCIL BILL NO. 2026-254

AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 1st Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri

Documents:

CB2026-254.PDF

7. COUNCIL BILL NO. 2026-255

AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 2nd Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri.

Documents:

CB2026-255.PDF

8. COUNCIL BILL NO. 2026-258

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in M-2 PD (Heavy Industrial, Planned Development Overlay) property as described below and generally known as property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln, Joplin, Jasper and Newton County, Missouri.

Documents:

CB2026-258.PDF

9. COUNCIL BILL NO. 2026-603

AN ORDINANCE authorizing the City of Joplin to issue a purchase order to Tek84 in the amount of One Hundred and Eighty-One Thousand Five Hundred Dollars and No Cents ($181,500.00) for the purchase of a Full Body Scanning System; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

Documents:

CB2026-603.PDF

9. Resolutions

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2026-502

AN ORDINANCE amending the Annual Budget of the City of Joplin for the

Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024, to adjust appropriations and containing an emergency clause.

Documents:

CB 2026-502 SUMMARY BUDGET AMENDMENT FY 2025.PDF
CB 2026-502 BUDGET AMENDMENT ORDINANCE FY2025.PDF
CB 2026-502 SCHEDULE A FINAL FY25 BUDGET AMENDMENT FEB 17 2026.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2026-503

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

Documents:

CB 2026-503 SUMMARY BUDGET AMENDMENT FY2026.PDF
CB 2026-503 BUDGET AMENDMENT ORDINANCE FY2026.PDF
CB 2026-503 SCHEDULE A 2026 BUDGET AMENDMENT.PDF

12. Ordinances - Second Reading And Third Reading

1. COUNCIL BILL NO. 2026-256

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as Approximately 540 Acres Southwest of the intersection of Central City Rd and W 20th Street, Jasper and Newton County, Missouri.

Documents:

256SUMMARY.PDF
256REPORT.PDF
1.12.26 MINUTES (AMENDED).PDF
256APP.PDF
256MAP.PDF
CB2026-256REVISED.PDF
ALLANNEXATIONSMAP.PDF
2009-020ANNEX.PDF
2010-038ANNEX.PDF
2010-039ANNEX.PDF
2010-040ANNEX.PDF
2010-041ANNEX.PDF
2010-042ANNEX.PDF
2010-151ANNEX.PDF
2010-187ANNEX.PDF
2012-178ANNEX.PDF
2012-179ANNEX.PDF
2012-180ANNEX.PDF
2012-202ANNEX.PDF
2013-124ANNEX.PDF
2013-125ANNEX.PDF

2013-125ANNEX.PDF
2015-027ANNEX.PDF
2015-030ANNEX.PDF
2015-057ANNEX.PDF
2016-161ANNEX.PDF
2016-163ANNEX.PDF
2016-215ANNEX.PDF
2016-216ANNEX.PDF
2016-217ANNEX.PDF
2016-218ANNEX.PDF
2018-084ANNEX.PDF
2019-052ANNEX.PDF
2019-135ANNEX.PDF
2020-103ANNEX.PDF
2021-122ANNEX.PDF
2022-052ANNEX.PDF
2023-048ANNEX.PDF
2024-025ANNEX.PDF
2018 WILDWOOD RANCH INDUSTRIAL COMPLEX MASTER PLAN.PDF

2. COUNCIL BILL NO. 2026-257

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in M-2 (Heavy Industrial) property as described below and generally known as Approximately 600.4 Acres Southwest of the intersection of Central City Rd and W 20th St., Joplin, Jasper and Newton County, Missouri.

Documents:

257SUMMARY.PDF
257REPORT.PDF
1.12.26 MINUTES (AMENDED).PDF
257APP.PDF
257MAP.PDF
CB2026-257REVISED.PDF
EMAILS.PDF
PROTEST.PDF
2018 WILDWOOD RANCH INDUSTRIAL COMPLEX MASTER PLAN.PDF

13. Unfinished Business

14. New Business

Notice posted at 1:42 p.m. on this the 12 day of February, 2026. (RSMo 610.020)

CITY OF JOPLIN, MISSOURI
GENERAL SALES TAX --1%
ACCOUNT # 001-0000-400-0301 (Tax Type Code 200)
HISTORICAL TAX RECEIPTS BY MONTH

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	1,090,430.38	1,075,827.30	1,171,792.22	1,321,687.86	1,301,114.54	1,515,146.73	1,515,146.73	1,517,012.97	1,517,012.97	0.12%	0.12%	8,295
December	1,355,281.81	1,403,354.16	1,486,673.02	1,497,611.46	1,540,275.51	1,412,799.84	2,927,946.57	1,274,368.84	2,791,381.81	-9.80%	-4.66%	(124,142)
January	1,353,568.92	1,358,290.69	1,431,020.07	1,516,095.13	1,599,960.33	1,493,562.50	4,421,509.07	1,632,769.84	4,424,151.65	9.32%	0.06%	21,402
February	1,335,166.72	1,360,530.09	1,549,497.19	1,554,171.79	1,614,588.32	1,637,641.11	6,059,150.18	1,817,084.40	6,241,236.05	10.96%	3.01%	207,794
March	1,322,254.82	1,433,507.48	1,286,337.08	1,370,941.79	1,304,966.35	1,469,841.46	7,528,991.64	-	-	0.00%	0.00%	-
April	1,071,421.25	1,314,220.00	1,517,799.15	1,495,565.91	1,496,303.00	1,357,420.56	8,886,412.20	-	-	0.00%	0.00%	-
May	1,092,586.90	1,291,986.62	1,189,442.30	1,212,145.50	1,433,628.32	1,432,467.92	10,318,880.12	-	-	0.00%	0.00%	-
June	1,237,244.91	1,596,922.41	1,449,457.40	1,591,492.88	1,536,336.96	1,671,076.26	11,989,956.38	-	-	0.00%	0.00%	-
July	1,292,888.47	1,640,598.95	1,476,731.63	1,439,436.05	1,544,683.03	1,460,387.33	13,450,343.71	-	-	0.00%	0.00%	-
August	1,249,324.51	1,293,211.15	1,660,582.30	1,486,908.52	1,543,211.68	1,560,014.43	15,010,358.14	-	-	0.00%	0.00%	-
September	1,442,892.53	1,930,630.77	1,558,365.34	1,558,525.00	1,538,897.06	1,536,162.70	16,546,520.84	-	-	0.00%	0.00%	-
October	1,322,546.86	1,360,047.71	1,587,849.77	1,343,428.39	1,516,547.16	1,580,387.86	18,126,908.70	-	-	0.00%	0.00%	-
YTD Totals	15,165,608.08	17,059,127.33	17,365,547.47	17,388,010.28	17,970,512.26	18,126,908.70	18,126,908.70	6,241,236.05	6,241,236.05	10.96%	3.01%	207,794
Annual % Change		**12.49%**	**1.80%**	**0.13%**	**3.35%**							

Budgeted for FY 2026	$ 18,050,000
Y-T-D % Increase (Decrease) from FY 2025	3.01%
Y-T-D Actual %	34.58%
Y-T-D Budget %	33.43%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI

GENERAL SALES TAX --1%

ACCOUNT # 001-0000-400-0301 (Tax Type Code 200)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2021	FY 2021 Y-T-D	FY 2022	FY 2022 Y-T-D	FY 2023	FY 2023 Y-T-D	FY 2024	FY 2024 Y-T-D	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	1,075,827.30	1,075,827.30	1,171,792.22	1,171,792.22	1,321,687.86	1,321,687.86	1,301,114.54	1,301,114.54	1,515,146.73	1,515,146.73	1,517,012.97	1,517,012.97	0.12%	0.12%	8,295
December	1,403,354.16	2,479,181.46	1,486,673.02	2,658,465.24	1,497,611.46	2,819,299.32	1,540,275.51	2,841,390.05	1,412,799.84	2,927,946.57	1,274,368.84	2,791,381.81	-9.80%	-4.66%	(124,142)
January	1,358,290.69	3,837,472.15	1,431,020.07	4,089,485.31	1,516,095.13	4,335,394.45	1,599,960.33	4,441,350.38	1,493,562.50	4,421,509.07	1,632,769.84	4,424,151.65	9.32%	0.06%	21,402
February	1,360,530.09	5,198,002.24	1,549,497.19	5,638,982.50	1,554,171.79	5,889,566.24	1,614,588.32	6,055,938.70	1,637,641.11	6,059,150.18	1,817,084.40	6,241,236.05	10.96%	3.01%	207,794
March	1,433,507.48	6,631,509.72	1,286,337.08	6,925,319.58	1,370,923.57	7,260,489.81	1,304,966.35	7,360,905.05	1,469,841.46	7,528,991.64	-	-	0.00%	0.00%	-
April	1,314,220.00	7,945,729.72	1,517,799.15	8,443,118.73	1,495,565.10	8,756,054.91	1,496,303.00	8,857,208.05	1,357,420.56	8,886,412.20	-	-	0.00%	0.00%	-
May	1,291,986.62	9,237,716.34	1,189,442.30	9,632,561.03	1,212,145.50	9,968,200.41	1,433,628.32	10,290,836.37	1,432,467.92	10,318,880.12	-	-	0.00%	0.00%	-
June	1,596,922.41	10,834,638.75	1,449,457.40	11,082,018.43	1,591,492.88	11,559,693.29	1,536,336.96	11,827,173.33	1,671,076.26	11,989,956.38	-	-	0.00%	0.00%	-
July	1,640,598.95	12,475,237.70	1,476,731.63	12,558,750.06	1,439,436.05	12,999,129.34	1,544,683.03	13,371,856.36	1,460,387.33	13,450,343.71	-	-	0.00%	0.00%	-
August	1,293,211.15	13,768,448.85	1,660,582.30	14,219,332.36	1,486,908.52	14,486,037.86	1,543,211.68	14,915,068.04	1,560,014.43	15,010,358.14	-	-	0.00%	0.00%	-
September	1,930,630.77	15,699,079.62	1,558,365.34	15,777,697.70	1,558,525.00	16,044,562.86	1,538,897.06	16,453,965.10	1,536,162.70	16,546,520.84	-	-	0.00%	0.00%	-
October	1,360,047.71	17,059,127.33	1,587,849.77	17,365,547.47	1,343,428.39	17,387,991.25	1,516,547.16	17,970,512.26	1,580,387.86	18,126,908.70	-	-	0.00%	0.00%	-
YTD Totals	17,059,127.33	17,059,127.33	17,365,547.47	17,365,547.47	17,387,991.25	17,387,991.25	17,970,512.26	17,970,512.26	18,126,908.70	18,126,908.70	6,241,236.05	6,241,236.05	10.96%	3.01%	207,794
Annual % Change					**1.80%**		**0.13%**		**3.35%**						

Budgeted for FY 2026	$ 18,050,000
Y-T-D % Increase (Decrease) from FY 2025	3.01%
Y-T-D Actual %	34.58%
Y-T-D Budget %	33.43%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

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CITY OF JOPLIN, MISSOURI

GENERAL SALES TAX - 1% (LESS TIF AMOUNT)

ACCOUNT # 001-0000-400-0301

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	788,342.03	949,582.56	1,026,948.77	1,034,917.31	1,144,648.14	1,280,266.05	1,275,462.61	1,470,824.04	1,470,824.04	1,454,904.13	1,454,904.13	-1.08%	-1.08%	158,095
December	1,679,548.83	1,164,040.04	1,286,993.43	1,368,071.96	1,426,140.57	1,471,360.89	1,515,919.93	1,367,640.15	2,838,464.19	1,222,101.81	2,677,005.94	-10.64%	-5.69%	(161,094)
January	921,510.72	1,385,088.66	1,271,965.44	1,334,543.74	1,391,414.25	1,502,569.22	1,587,332.55	1,460,726.95	4,299,191.14	1,574,955.00	4,251,960.94	7.82%	-1.10%	(200,038)
February	1,253,970.89	1,198,490.74	1,222,056.35	1,300,812.59	1,527,514.91	1,521,105.24	1,578,917.88	1,581,285.33	5,880,476.47	-	-	0.00%	0.00%	-
March	1,280,011.95	1,281,488.56	1,292,407.82	1,390,194.01	1,221,407.07	1,313,425.82	1,282,473.64	1,432,708.82	7,313,185.29	-	-	0.00%	0.00%	-
April	1,013,886.57	1,128,168.80	1,046,164.10	1,283,423.33	1,484,670.49	1,469,768.39	1,278,497.98	1,314,688.40	8,627,873.69	-	-	0.00%	0.00%	-
May	996,145.89	1,035,008.39	1,052,938.24	1,242,602.83	1,156,115.45	1,184,701.24	1,453,580.52	1,386,054.32	10,013,928.01	-	-	0.00%	0.00%	-
June	1,185,697.95	1,197,198.97	1,201,147.72	1,546,224.60	1,393,531.56	1,564,947.94	1,401,118.17	1,613,446.61	11,627,374.62	-	-	0.00%	0.00%	-
July	1,385,070.74	1,202,352.28	1,262,763.88	1,640,598.95	1,434,891.95	1,405,132.46	1,470,229.75	1,407,760.56	13,035,135.18	-	-	0.00%	0.00%	-
August	1,004,915.36	987,086.85	1,215,344.78	1,231,492.42	1,639,587.19	1,465,831.45	1,505,935.20	1,503,836.16	14,538,971.34	-	-	0.00%	0.00%	-
September	1,222,254.64	1,363,784.87	1,398,544.20	1,873,564.48	1,524,385.73	1,525,827.23	1,484,591.39	1,480,568.74	16,019,540.08	-	-	0.00%	0.00%	-
October	1,013,005.42	1,179,740.03	1,291,139.21	1,326,435.99	1,551,303.07	1,317,181.14	1,489,372.04	1,521,478.20	17,541,018.28	-	-	0.00%	0.00%	-
YTD Totals	13,744,360.99	14,072,030.75	14,568,413.94	16,572,882.21	16,895,610.38	17,022,117.07	17,323,431.66	17,541,018.28	17,541,018.28	4,251,960.94	4,251,960.94	7.82%	-1.10%	(200,038)

Budgeted for FY 2026	$ 17,613,364
Y-T-D % Increase (Decrease) from FY 2025	-1.10%
Y-T-D Actual %	24.14%
Y-T-D Budget %	25.28%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

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CITY OF JOPLIN, MISSOURI
GENERAL SALES TAX (38%)*
ACCOUNT # 001-9003-500-9805
SALES TAX REMITTANCES PER MONTH

	FISCAL YEAR 2018				FISCAL YEAR 2019				FISCAL YEAR 2020			
	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2018 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2019 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2020 Y-T-D
November	76,498.96	1,463.37	77,962.33	77,962.33	69,091.28	2,483.89	71,575.17	71,575.17	63,481.61	2,012.20	65,493.81	65,493.81
December	44,764.64	3,625.22	48,389.86	126,352.19	68,834.01	3,062.96	71,896.97	143,472.14	68,288.38	2,893.31	71,181.69	136,675.50
January	91,349.38	3,426.12	94,775.50	221,127.69	65,760.87	3,440.87	69,201.74	212,673.88	81,603.48	4,208.22	85,811.70	222,487.20
February	89,000.58	3,930.21	92,930.79	314,058.48	72,605.87	3,039.27	75,645.14	288,319.02	113,110.37	3,177.13	116,287.50	338,774.70
March	65,228.71	2,673.26	67,901.97	381,960.45	80,063.89	3,888.62	83,952.51	372,271.53	29,847.00	2,417.14	32,264.14	371,038.84
April	89,754.91	1,516.23	91,271.14	473,231.59	64,846.46	2,762.12	67,608.58	439,880.11	25,257.15	2,045.43	27,302.58	398,341.42
May	77,321.01	3,434.82	80,755.83	553,987.42	87,178.93	2,789.21	89,968.14	529,848.25	39,648.66	3,210.92	42,859.58	441,201.00
June	34,178.62	2,767.92	36,946.54	590,933.96	67,571.35	2,863.02	70,434.37	600,282.62	36,097.19	2,923.30	39,020.49	480,221.49
July	84,964.94	4,230.04	89,194.98	680,128.94	76,964.63	3,188.68	80,153.31	680,435.93	30,124.59	2,439.61	32,564.20	512,785.69
August	65,772.60	2,453.96	68,226.56	748,355.50	87,036.95	2,780.02	89,816.97	770,252.90	33,979.73	2,751.82	36,731.55	549,517.24
September	80,098.62	3,066.72	83,165.34	831,520.84	69,842.33	2,835.35	72,677.68	842,930.58	44,348.33	3,591.51	47,939.84	597,457.08
October	53,244.87	2,266.56	55,511.43	887,032.27	74,757.01	3,883.79	78,640.80	921,571.38	31,407.65	2,543.52	33,951.17	631,408.25
YTD Totals	852,177.84	34,854.43	887,032.27	887,032.27	884,553.58	37,017.80	921,571.38	921,571.38	597,194.14	34,214.11	631,408.25	631,408.25

	FISCAL YEAR 2021				FISCAL YEAR 2022				FISCAL YEAR 2023			
	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2021 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2022 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2023 Y-T-D
November	40,909.99	3,313.06	44,223.05	44,223.05	27,144.08	2,198.24	29,342.32	29,342.32	41,421.81	2,012.88	43,434.69	43,434.69
December	35,282.20	2,857.30	38,139.50	82,362.55	60,532.45	4,902.17	65,434.62	94,776.94	26,250.57	2,568.33	28,818.90	72,253.59
January	23,746.95	1,710.93	25,457.88	107,820.43	39,605.82	3,207.44	42,813.26	137,590.20	13,525.91	1,095.39	14,621.30	86,874.89
February	59,717.50	4,836.16	64,553.66	172,374.09	21,982.28	1,780.22	23,762.50	161,352.70	33,066.55	2,677.87	35,744.42	122,619.31
March	43,313.47	3,507.70	46,821.17	219,195.26	64,930.01	5,258.30	70,188.31	231,541.01	57,515.97	4,657.88	62,173.85	184,793.16
April	30,796.67	2,494.05	33,290.72	252,485.98	33,128.66	2,682.90	35,811.56	267,352.57	25,796.71	2,089.12	27,885.83	212,678.99
May	49,383.79	3,999.30	53,383.09	305,869.07	33,326.85	2,698.95	36,025.80	303,378.37	27,444.26	2,222.55	29,666.81	242,345.80
June	50,697.81	4,105.72	54,803.53	360,672.60	55,925.84	4,529.10	60,454.94	363,833.31	26,544.94	2,149.72	28,694.66	271,040.46
July	-	-	-	360,672.60	41,839.68	3,388.35	45,228.03	409,061.34	34,303.59	2,778.05	37,081.64	308,122.10
August	61,718.73	4,998.23	66,716.96	427,389.56	20,995.11	1,700.28	22,695.39	431,756.73	21,077.07	1,706.91	22,783.98	330,906.08
September	57,066.29	4,621.46	61,687.75	489,077.31	33,979.61	2,751.80	36,731.41	468,488.14	32,697.77	2,648.00	35,345.77	366,251.85
October	33,611.72	1,808.53	35,420.25	524,497.56	36,546.70	2,959.70	39,506.40	507,994.54	26,247.25	2,125.61	28,372.86	394,624.71
YTD Totals	486,245.12	38,252.44	524,497.56	524,497.56	469,937.09	38,057.45	507,994.54	507,994.54	365,892.40	28,732.31	394,624.71	366,251.85

	FISCAL YEAR 2024				FISCAL YEAR 2025				FISCAL YEAR 2026			
	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2024 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2025 Y-T-D	Paid to TIF Developer	Admin. Fee**	Monthly Remittance	FY 2026 Y-T-D
November	25,651.93	$ 2,077.40	27,729.33	27,729.33	45,723.12	4,865.30	50,588.42	50,588.42	62,108.84	6,422.02	68,530.86	68,530.86
December	24,355.58	1,972.42	26,328.00	54,057.33	45,159.69	4,800.33	49,960.02	100,548.44	52,267.03	5,453.79	57,720.82	126,251.68
January	12,627.78	1,038.83	13,666.61	67,723.94	32,835.55	3,862.34	36,697.89	137,246.33	57,814.84	6,098.50	63,913.34	190,165.02
February	35,670.44	2,918.35	38,588.79	106,312.73	147,566.85	6,076.86	153,643.71	290,890.04	-	-	-	-
March	22,492.72	1,821.55	24,314.27	130,627.00	37,132.64	3,977.84	41,110.48	332,000.52	-	-	-	-
April	26,468.37	2,202.03	28,670.40	159,297.40	42,732.16	4,261.76	46,993.92	378,994.44	-	-	-	-
May	42,722.48	3,474.39	46,196.87	205,494.27	46,413.60	4,603.92	51,017.52	430,011.96	-	-	-	-
June	32,510.15	2,650.82	35,160.97	240,655.24	57,629.65	6,027.10	63,656.75	493,668.71	-	-	-	-
July	66,107.21	6,689.13	72,796.34	313,451.58	52,626.77	5,565.12	58,191.89	551,860.60	-	-	-	-
August	38,747.83	4,154.21	42,902.04	356,353.62	56,178.27	6,079.32	62,257.59	614,118.19	-	-	-	-
September	58,620.29	6,061.38	64,681.67	421,035.29	55,593.96	5,883.22	61,477.18	675,595.37	-	-	-	-
October	49,525.02	5,145.66	54,670.68	475,705.97	58,909.66	6,089.20	64,998.86	740,594.23	-	-	-	-
YTD Totals	435,499.80	40,206.17	475,705.97	475,705.97	678,501.92	62,092.31	740,594.23	740,594.23	172,190.71	17,974.31	190,165.02	190,165.02

*Percentage changed from 47% to 38% beginning with the June 2007 payment to the TIF developers due to the additional General Sales Tax for Police & Fire.

**A 5% fee is held out of the payment to the TIF developer as an administrative expense. The 5% fee goes into the General Fund as a revenue to the City. Administration fee dropped to 3% November 2007 (FY 2008).

Note: Total collections are shown on the historical tax receipts report. The amounts above represent 50% of sales tax collections collected from the TIF districts. The above amounts have been remitted to the TIF developers and represent date paid to the developer and not the date collected from the state.

CITY OF JOPLIN, MISSOURI

GENERAL SALES TAX FOR POLICE & FIRE PENSION--1/2%*

ACCOUNT # 010-0000-400-0313 (Tax Type Code 202)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	535,663.79	580,270.98	656,529.03	648,756.08	753,744.54	753,744.54	757,319.23	757,319.23	0.47%	0.47%	4,762
December	703,796.64	736,011.96	747,012.77	767,589.51	704,011.73	1,457,756.27	637,691.56	1,395,010.79	-9.42%	-4.30%	(60,450)
January	675,387.57	713,539.63	754,804.01	798,044.72	745,511.84	2,203,268.11	813,696.97	2,208,707.76	9.15%	0.25%	8,909
February	677,662.13	767,231.31	776,092.19	807,096.00	817,731.11	3,020,999.22	907,582.15	3,116,289.91	10.99%	3.15%	100,048
March	712,434.09	640,626.10	682,348.71	649,890.06	731,716.32	3,752,715.54	-	-	0.00%	0.00%	-
April	651,616.53	755,818.69	738,946.93	745,688.33	678,169.28	4,430,884.82	-	-	0.00%	0.00%	-
May	642,760.86	592,095.29	603,407.92	714,112.75	714,772.87	5,145,657.69	-	-	0.00%	0.00%	-
June	798,423.11	718,799.57	794,497.13	769,224.96	832,550.75	5,978,208.44	-	-	0.00%	0.00%	-
July	817,504.98	734,530.23	717,731.00	774,409.58	725,476.61	6,703,685.05	-	-	0.00%	0.00%	-
August	640,539.32	825,343.77	741,280.05	769,624.44	778,921.60	7,482,606.65	-	-	0.00%	0.00%	-
September	964,438.81	777,202.19	778,075.94	763,621.98	767,266.73	8,249,873.38	-	-	0.00%	0.00%	-
October	677,729.93	791,033.10	670,213.13	757,113.51	789,360.83	9,039,234.21	-	-	0.00%	0.00%	-
YTD Totals	8,497,957.76	8,632,502.82	8,660,938.81	8,965,171.92	9,039,234.21	9,039,234.21	3,116,289.91	3,116,289.91	10.99%	3.15%	100,048

*Tax passed by voters November 2019. Tax effective April 1, 2020.

Budgeted for FY 2026	$ 9,025,000
Y-T-D % Increase (Decrease) from FY 2025	3.15%
Y-T-D Actual %	34.53%
Y-T-D Budget %	33.42%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI
GENERAL SALES TAX FOR POLICE & FIRE --1/2%*
ACCOUNT # 101-0000-400-0312 (Tax Type Code 201)
HISTORICAL TAX RECEIPTS BY MONTH

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	544,700.84	537,750.61	583,839.02	659,342.89	649,379.73	757,197.69	757,197.69	757,200.13	757,200.13	0.00%	0.00%	2,450
December	677,338.25	701,509.00	742,051.14	748,000.30	768,595.42	705,938.13	1,463,135.82	637,795.35	1,394,995.48	-9.65%	-4.66%	(63,412)
January	676,631.41	678,821.35	715,479.02	755,646.03	798,276.85	746,429.46	2,209,565.28	814,548.87	2,209,544.35	9.13%	0.00%	7,120
February	667,542.37	680,236.65	773,898.05	776,506.34	805,833.24	818,293.37	3,027,858.65	908,265.27	3,117,809.62	11.00%	2.97%	99,737
March	660,377.56	716,239.81	641,422.41	684,313.08	650,742.12	734,384.04	3,762,242.69	-	-	0.00%	0.00%	-
April	534,740.95	657,053.60	758,115.03	746,720.95	745,621.16	678,303.21	4,440,545.90	-	-	0.00%	0.00%	-
May	545,959.21	645,967.55	592,875.30	605,190.91	714,269.35	715,684.53	5,156,230.43	-	-	0.00%	0.00%	-
June	618,450.70	798,139.28	722,595.07	795,094.46	767,080.69	832,826.76	5,989,057.19	-	-	0.00%	0.00%	-
July	646,310.78	820,183.62	735,812.47	718,430.80	775,959.37	728,816.86	6,717,874.05	-	-	0.00%	0.00%	-
August	624,237.41	645,647.41	826,975.17	742,864.62	771,127.27	779,248.09	7,497,122.14	-	-	0.00%	0.00%	-
September	721,198.53	964,756.17	776,085.56	778,707.67	768,975.71	767,951.28	8,265,073.42	-	-	0.00%	0.00%	-
October	660,951.69	679,354.50	792,614.64	670,633.14	758,638.79	789,188.55	9,054,261.97	-	-	0.00%	0.00%	-
YTD Totals	7,578,439.70	8,525,659.55	8,661,762.88	8,681,451.19	8,974,499.70	9,054,261.97	9,054,261.97	3,117,809.62	3,117,809.62	11.00%	2.97%	99,737

*Tax passed by voters November 2006. Tax effective April 1, 2007.

Budgeted for FY 2026	$ 9,025,000
Y-T-D % Increase (Decrease) from FY 2025	2.97%
Y-T-D Actual %	34.55%
Y-T-D Budget %	33.44%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI

GENERAL POLICE & FIRE SALES TAX (19%)

ACCOUNT # 101-9003-500-9805

SALES TAX REMITTANCES PER MONTH

	FISCAL YEAR 2015		FISCAL YEAR 2016		FISCAL YEAR 2017		FISCAL YEAR 2018	
	Paid to TIF Developer	FY 2015 Y-T-D	Paid to TIF Developer	FY 2016 Y-T-D	Paid to TIF Developer	FY 2017 Y-T-D	Paid to TIF Developer	FY 2018 Y-T-D
November	15,119.09	15,119.09	30,930.04	30,930.04	43,706.90	43,706.90	37,678.59	37,678.59
December	20,657.22	35,776.31	17,988.89	48,918.93	25,268.49	68,975.39	22,048.25	59,726.84
January	32,272.01	68,048.32	36,782.48	85,701.41	38,582.91	107,558.30	44,992.98	104,719.82
February	33,687.16	101,735.48	31,220.78	116,922.19	31,871.17	139,429.47	43,836.10	148,555.92
March	3,699.49	105,434.96	34,761.11	151,683.30	27,992.77	167,422.24	32,127.58	180,683.50
April	56,291.08	161,726.04	49,925.49	201,608.79	39,272.59	206,694.83	44,207.64	224,891.14
May	34,763.84	196,489.88	33,337.02	234,945.81	33,130.56	239,825.39	38,083.48	262,974.62
June	17,313.70	213,803.58	23,408.47	258,354.28	27,978.80	267,804.19	16,834.24	279,808.86
July	27,909.40	241,712.98	36,086.09	294,440.37	36,656.30	304,460.49	41,848.40	321,657.26
August	30,862.36	272,575.34	28,824.37	323,264.74	37,420.57	341,881.06	32,395.46	354,052.72
September	16,579.98	289,155.32	21,831.21	345,095.95	34,427.45	376,308.51	39,451.56	393,504.28
October	30,745.09	319,900.41	30,899.50	375,995.45	42,175.88	418,484.39	26,225.09	419,729.37
YTD Totals	319,900.41	319,900.41	375,995.45	375,995.45	418,484.39	418,484.39	419,729.37	419,729.37

	FISCAL YEAR 2019		FISCAL YEAR 2020		FISCAL YEAR 2021		FISCAL YEAR 2022	
	Paid to TIF Developer	FY 2019 Y-T-D	Paid to TIF Developer	FY 2020 Y-T-D	Paid to TIF Developer	FY 2021 Y-T-D	Paid to TIF Developer	FY 2022 Y-T-D
November	34,030.03	34,030.03	31,267.06	31,267.06	20,149.70	20,149.70	13,369.47	13,369.47
December	33,903.32	67,933.35	33,634.58	64,901.64	17,377.80	37,527.50	29,814.49	43,183.96
January	32,389.68	100,323.03	40,192.76	105,094.40	11,696.26	49,223.76	19,507.35	62,691.31
February	35,761.10	136,084.13	55,711.08	160,805.48	29,413.10	78,636.86	10,827.09	73,518.40
March	39,434.45	175,518.58	14,700.76	175,506.24	21,333.50	99,970.36	31,980.45	105,498.85
April	31,939.30	207,457.88	12,440.09	187,946.33	15,168.51	115,138.87	16,317.10	121,815.95
May	42,938.87	250,396.75	19,528.44	207,474.77	24,323.36	139,462.23	16,414.72	138,230.67
June	33,281.41	283,678.16	17,779.21	225,253.98	24,970.56	164,432.79	27,545.56	165,776.23
July	37,907.95	321,586.11	14,837.48	240,091.46	-	164,432.79	20,607.60	186,383.83
August	42,868.95	364,455.06	16,736.29	256,827.75	30,398.78	194,831.57	10,340.87	196,724.70
September	34,399.95	398,855.01	21,843.21	278,670.96	28,107.28	222,938.85	16,736.22	213,460.92
October	36,820.61	435,675.62	15,469.44	294,140.40	16,555.03	239,493.88	18,000.61	231,461.53
YTD Totals	435,675.62	435,675.62	294,140.40	294,140.40	239,493.88	239,493.88	231,461.53	231,461.53

	FISCAL YEAR 2023		FISCAL YEAR 2024		FISCAL YEAR 2025		FISCAL YEAR 2026	
	Paid to TIF Developer	FY 2022 Y-T-D	Paid to TIF Developer	FY 2022 Y-T-D	Paid to TIF Developer	FY 2022 Y-T-D	Paid to TIF Developer	FY 2022 Y-T-D
November	20,401.78	20,401.78	12,634.53	12,634.53	22,520.34	22,520.34	30,590.92	30,590.92
December	12,929.38	33,331.16	11,996.03	24,630.56	22,242.83	44,763.17	25,743.46	56,334.38
January	6,662.02	39,993.18	6,219.65	30,850.21	16,172.73	60,935.90	28,475.96	84,810.34
February	16,286.51	56,279.69	17,569.02	48,419.23	27,757.32	88,693.22	-	-
March	28,328.76	84,608.45	11,078.50	59,497.73	18,289.21	106,982.43	-	-
April	12,705.84	97,314.29	130,036.66	189,534.39	21,047.18	128,029.61	-	-
May	13,517.32	110,831.61	21,042.41	210,576.80	22,860.43	150,890.04	-	-
June	13,074.37	123,905.98	16,012.46	226,589.26	28,384.75	179,274.79	-	-
July	16,895.80	140,801.78	32,560.27	259,149.53	25,920.65	205,195.44	-	-
August	10,381.24	151,183.02	19,084.75	278,234.28	27,669.90	232,865.34	-	-
September	16,104.87	167,287.89	28,872.68	307,106.96	27,382.10	260,247.44	-	-
October	12,927.75	180,215.64	24,392.92	331,499.88	29,015.20	289,262.64	-	-
YTD Totals	180,215.64	180,215.64	331,499.88	331,499.88	289,262.64	289,262.64	84,810.34	84,810.34

Note: Total collections are shown on the historical tax receipts report. The amounts above represent 50% of sales tax collections collected from the TIF districts. The above amounts have been remitted to the TIF developers and represent date paid to the developer and not the date collected from the state.

CITY OF JOPLIN, MISSOURI

PARKS & STORMWATER SALES TAX --1/4%

ACCOUNT # 130-0000-400-0306 & 0307 (Tax Type Code 260)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	272,356.57	268,875.08	291,920.12	329,671.23	324,690.44	378,598.77	378,598.77	378,599.52	378,599.52	0.00%	0.00%	1,224
December	338,668.97	350,754.38	371,025.32	374,000.37	384,297.41	352,968.94	731,567.71	318,897.81	697,497.33	-9.65%	-4.66%	(31,706)
January	338,316.02	339,410.59	357,739.99	377,823.32	399,138.48	373,212.65	1,104,780.36	407,274.37	1,104,771.70	9.13%	0.00%	3,561
February	333,770.51	340,120.33	386,971.57	388,253.52	402,917.05	409,147.18	1,513,927.54	453,554.48	1,558,326.18	10.85%	2.93%	49,291
March	330,188.70	358,119.99	320,710.78	342,156.53	325,370.87	367,192.00	1,881,119.54	-	-	0.00%	0.00%	-
April	267,370.11	328,526.69	379,057.50	373,360.52	372,810.74	339,151.23	2,220,270.77	-	-	0.00%	0.00%	-
May	272,979.04	322,983.47	296,437.40	302,595.76	357,134.11	357,842.16	2,578,112.93	-	-	0.00%	0.00%	-
June	309,224.94	399,069.59	361,297.97	397,546.90	383,540.27	416,413.31	2,994,526.24	-	-	0.00%	0.00%	-
July	323,155.02	410,092.07	367,906.13	359,215.14	387,979.45	364,408.99	3,358,935.23	-	-	0.00%	0.00%	-
August	312,118.45	322,823.53	413,487.46	371,432.30	385,563.27	389,623.60	3,748,558.83	-	-	0.00%	0.00%	-
September	360,598.73	482,377.87	388,042.53	389,353.82	384,488.26	383,975.44	4,132,534.27	-	-	0.00%	0.00%	-
October	330,475.56	339,677.27	396,307.75	335,316.35	379,319.35	394,594.32	4,527,128.59	-	-	0.00%	0.00%	-
YTD Totals	3,789,222.62	4,262,830.86	4,330,904.52	4,340,725.76	4,487,249.70	4,527,128.59	4,527,128.59	1,558,326.18	1,558,326.18	10.85%	2.93%	49,291

Budgeted for FY 2026	$ 4,512,500
Y-T-D % Increase (Decrease) from FY 2025	2.93%
Y-T-D Actual %	34.53%
Y-T-D Budget %	33.44%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI
PARKS & STORMWATER SALES TAX (10%)*
ACCOUNT # 130-9003-530-9805 & 130-9003-560-9805
SALES TAX REMITTANCES PER MONTH

	FISCAL YEAR 2022		FISCAL YEAR 2023		FISCAL YEAR 2024		FISCAL YEAR 2025	
	Paid to TIF Developers	FY 2022 Y-T-D	Paid to TIF Developers	FY 2023 Y-T-D	Paid to TIF Developers	FY 2024 Y-T-D	Paid to TIF Developers	FY 2025 Y-T-D
November	7,107.64	7,107.64	10,846.24	10,846.24	6,716.92	6,716.92	11,972.54	11,972.54
December	15,850.34	22,957.98	6,873.68	17,719.92	6,377.48	13,094.40	11,825.00	23,797.54
January	10,370.73	33,328.71	3,541.74	21,261.66	3,306.57	16,400.97	8,597.94	32,395.48
February	5,756.03	39,084.74	8,658.43	21,261.66	9,340.26	25,741.23	14,756.69	47,152.17
March	17,001.84	56,086.58	15,060.48	44,980.57	5,889.69	31,630.92	9,723.13	56,875.30
April	8,674.70	64,761.28	6,754.84	51,735.41	6,930.71	38,561.63	11,189.36	68,064.66
May	8,726.59	73,487.87	7,186.24	58,921.65	11,186.82	49,748.45	12,153.34	80,218.00
June	14,644.11	88,131.98	6,950.76	65,872.41	8,512.74	58,261.19	15,090.25	95,308.25
July	10,955.66	99,087.64	8,982.35	74,854.76	17,310.09	75,571.28	13,780.25	109,088.50
August	5,497.54	104,585.18	5,519.00	80,373.76	10,146.07	85,717.35	14,710.21	123,798.71
September	8,897.51	113,482.69	8,561.87	88,935.63	15,349.65	101,067.00	14,557.20	138,355.91
October	9,569.70	123,052.39	6,872.81	95,808.44	12,968.06	114,035.06	15,425.41	153,781.32
YTD Totals	**123,052.39**	**123,052.39**	**95,808.44**	**95,808.44**	**114,035.06**	**114,035.06**	**153,781.32**	**153,781.32**

	FISCAL YEAR 2026		FISCAL YEAR 2027		FISCAL YEAR 2028		FISCAL YEAR 2029	
	Paid to TIF Developers	FY 2026 Y-T-D	Paid to TIF Developers	FY 2027 Y-T-D	Paid to TIF Developers	FY 2028 Y-T-D	Paid to TIF Developers	FY 2029 Y-T-D
November	16,263.12	16,263.12	-	-	-	-	-	-
December	13,686.05	29,949.17	-	-	-	-	-	-
January	15,138.74	45,087.91	-	-	-	-	-	-
February	-	-	-	-	-	-	-	-
March	-	-	-	-	-	-	-	-
April	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
YTD Totals	**45,087.91**	**45,087.91**	**-**	**-**	**-**	**-**	**-**	**-**

*Percentage changed from 11.8% to10% beginning with the June 2007 payment to the TIF developers due to the additional General Sales Tax for Police & Fire.

Note: Total collections are shown on the historical tax receipts report. The amounts above represent 50% of sales tax collections collected from the TIF districts. The above amounts have been remitted to the TIF developers and represent date paid to the developer and not the date collected from the state.

CITY OF JOPLIN, MISSOURI
TRANSPORTATION SALES TAX --1/2%
ACCOUNT # 140-0000-400-0302 (Tax Type Code 215)
HISTORICAL TAX RECEIPTS BY MONTH

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	545,214.59	537,913.56	585,895.96	660,844.34	650,557.20	757,573.29	757,573.29	758,507.03	758,507.03	0.12%	0.12%	4,148
December	677,641.12	701,677.42	743,336.54	748,805.87	770,137.90	706,399.54	1,463,972.83	637,184.50	1,395,691.53	-9.80%	-4.66%	(62,070)
January	676,784.92	679,145.12	715,510.08	758,047.31	799,980.33	746,781.35	2,210,754.18	816,384.90	2,212,076.43	9.32%	0.06%	10,702
February	667,583.59	680,265.13	774,747.92	777,085.98	807,294.06	818,819.67	3,029,573.85	908,542.43	3,120,618.86	10.96%	3.01%	103,898
March	661,127.22	716,754.43	643,169.09	685,471.01	652,483.09	734,920.34	3,764,494.19	-	-	0.00%	0.00%	-
April	535,710.72	657,109.71	758,899.67	747,782.92	748,151.49	678,710.23	4,443,204.42	-	-	0.00%	0.00%	-
May	546,293.73	645,993.43	594,721.89	606,072.45	716,814.55	716,233.91	5,159,438.33	-	-	0.00%	0.00%	-
June	618,622.76	798,460.76	724,728.50	795,746.57	768,168.66	835,538.15	5,994,976.48	-	-	0.00%	0.00%	-
July	646,444.54	820,298.96	738,365.35	719,717.57	772,341.99	730,193.47	6,725,169.95	-	-	0.00%	0.00%	-
August	624,662.11	646,605.79	830,290.87	743,454.31	771,605.66	780,007.62	7,505,177.57	-	-	0.00%	0.00%	-
September	721,446.39	965,315.43	779,183.12	779,262.58	769,449.15	768,081.37	8,273,258.94	-	-	0.00%	0.00%	-
October	661,273.59	680,027.76	793,924.62	671,714.45	758,273.87	790,193.68	9,063,452.62	-	-	0.00%	0.00%	-
YTD Totals	7,582,805.28	8,529,567.50	8,682,773.61	8,694,005.36	8,985,257.95	9,063,452.62	9,063,452.62	3,120,618.86	3,120,618.86	10.96%	3.01%	103,898

Budgeted for FY 2026	$ 9,025,000
Y-T-D % Increase (Decrease) from FY 2025	3.01%
Y-T-D Actual %	34.58%
Y-T-D Budget %	33.43%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI
TRANSPORTATION SALES TAX (19%)*
ACCOUNT # 140-9003-530-9805
SALES TAX REMITTANCES PER MONTH

	FISCAL YEAR 2022		FISCAL YEAR 2023		FISCAL YEAR 2024		FISCAL YEAR 2025	
	Paid to TIF Developers	FY 2022 Y-T-D	Paid to TIF Developers	FY 2023 Y-T-D	Paid to TIF Developers	FY 2024 Y-T-D	Paid to TIF Developers	FY 2025 Y-T-D
November	13,504.52	13,504.52	20,607.86	20,607.86	12,762.15	12,762.15	22,747.82	22,747.82
December	30,115.65	43,620.17	13,059.98	33,667.84	12,117.20	24,879.35	22,467.51	45,215.33
January	19,704.39	63,324.56	6,729.31	40,397.15	6,282.48	31,161.83	16,336.09	61,551.42
February	10,936.46	74,261.02	16,451.02	56,848.17	17,746.49	48,908.32	28,037.70	89,589.12
March	32,303.49	106,564.51	28,614.91	85,463.08	11,190.40	60,098.72	18,473.95	108,063.07
April	16,481.92	123,046.43	12,834.19	98,297.27	13,168.34	73,267.06	21,259.78	129,322.85
May	16,580.52	139,626.95	13,653.86	111,951.13	21,254.96	94,522.02	23,091.34	152,414.19
June	27,823.80	167,450.75	13,206.44	125,157.57	16,174.21	110,696.23	28,671.47	181,085.66
July	20,815.76	188,266.51	17,066.47	142,224.04	32,889.16	143,585.39	26,182.47	207,268.13
August	10,445.33	198,711.84	10,486.11	152,710.15	19,277.53	162,862.92	27,949.39	235,217.52
September	16,905.28	215,617.12	16,267.55	168,977.70	29,164.33	192,027.25	27,658.69	262,876.21
October	18,182.44	233,799.56	13,058.33	182,036.03	24,639.32	216,666.57	29,308.29	292,184.50
YTD Totals	**233,799.56**	**233,799.56**	**182,036.03**	**182,036.03**	**216,666.57**	**216,666.57**	**292,184.50**	**292,184.50**

	FISCAL YEAR 2026		FISCAL YEAR 2027		FISCAL YEAR 2028		FISCAL YEAR 2029	
	Paid to TIF Developers	FY 2026 Y-T-D	Paid to TIF Developers	FY 2027 Y-T-D	Paid to TIF Developers	FY 2028 Y-T-D	Paid to TIF Developers	FY 2029 Y-T-D
November	30,899.92	30,899.92	-	-	-	-	-	-
December	26,003.50	56,903.42	-	-	-	-	-	-
January	28,763.60	85,667.02	-	-	-	-	-	-
February	-	-	-	-	-	-	-	-
March	-	-	-	-	-	-	-	-
April	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
YTD Totals	**85,667.02**	**85,667.02**	**-**	**-**	**-**	**-**	**-**	**-**

*Percentage changed from 11.8% to10% beginning with the June 2007 payment to the TIF developers due to the additional General Sales Tax for Police & Fire.

Note: Total collections are shown on the historical tax receipts report. The amounts above represent 50% of sales tax collections collected from the TIF districts. The above amounts have been remitted to the TIF developers and represent date paid to the developer and not the date collected from the state.

CITY OF JOPLIN, MISSOURI

CAPITAL IMPROVEMENT SALES TAX --3/8%

ACCOUNT # 145-0000-400-0308 (Tax Type Code 210)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	408,534.06	403,312.57	437,879.01	494,506.85	487,034.93	567,898.12	567,898.12	567,899.14	567,899.14	0.00%	0.00%	1,836
December	508,003.66	526,131.61	556,538.25	560,999.69	576,446.62	529,453.84	1,097,351.96	478,346.90	1,046,246.04	-9.65%	-4.66%	(47,560)
January	507,473.32	509,116.02	536,609.68	566,734.92	598,707.50	559,818.68	1,657,170.64	610,911.82	1,657,157.86	9.13%	0.00%	5,342
February	500,656.25	510,180.01	580,457.12	582,379.95	604,375.28	613,720.20	2,270,890.84	681,198.96	2,338,356.82	11.00%	2.97%	74,804
March	495,283.25	537,179.60	481,066.36	513,235.18	488,056.56	550,787.89	2,821,678.73	-	-	0.00%	0.00%	-
April	401,055.54	492,790.62	568,586.34	560,041.29	559,215.97	508,727.87	3,330,406.60	-	-	0.00%	0.00%	-
May	409,469.18	484,475.40	444,656.09	453,893.08	535,701.59	536,763.19	3,867,169.79	-	-	0.00%	0.00%	-
June	463,837.55	598,604.66	541,946.50	596,320.02	575,310.28	624,619.89	4,491,789.68	-	-	0.00%	0.00%	-
July	484,732.73	615,137.76	551,859.31	538,823.12	581,969.01	546,612.87	5,038,402.55	-	-	0.00%	0.00%	-
August	468,178.34	484,234.79	620,231.49	557,148.62	578,346.16	584,435.95	5,622,838.50	-	-	0.00%	0.00%	-
September	540,898.55	723,566.66	582,064.06	584,031.44	576,731.30	575,963.18	6,198,801.68	-	-	0.00%	0.00%	-
October	495,713.98	509,515.75	594,460.89	502,974.39	568,979.48	591,891.99	6,790,693.67	-	-	0.00%	0.00%	-
YTD Totals	5,683,836.41	6,394,245.45	6,496,355.10	6,511,088.55	6,730,874.68	6,790,693.67	6,790,693.67	2,338,356.82	2,338,356.82	11.00%	2.97%	74,804

Budgeted for FY 2026	$ 6,768,750
Y-T-D % Increase (Decrease) from FY 2025	2.97%
Y-T-D Actual %	34.55%
Y-T-D Budget %	33.44%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Sales tax figures include the TIF sales tax collections. 50% of the TIF sales tax collections have to be remitted by the City to the TIF developer after being received from the State.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI
CAPITAL IMPROVEMENT SALES TAX (14%)*
ACCOUNT # 145-9003-520-9805
SALES TAX REMITTANCES PER MONTH

	FISCAL YEAR 2022		FISCAL YEAR 2023		FISCAL YEAR 2024		FISCAL YEAR 2025	
	Paid to TIF Developers	FY 2022 Y-T-D	Paid to TIF Developers	FY 2023 Y-T-D	Paid to TIF Developers	FY 2024 Y-T-D	Paid to TIF Developers	FY 2025 Y-T-D
November	9,950.70	9,950.70	15,184.74	15,184.74	9,403.69	9,403.69	16,761.55	16,761.55
December	22,190.48	32,141.18	9,623.15	24,807.89	8,928.47	18,332.16	16,555.00	33,316.55
January	14,519.02	46,660.20	4,958.44	29,766.33	4,629.19	22,961.35	12,037.12	45,353.67
February	8,058.44	54,718.64	12,121.80	41,888.13	13,076.36	36,037.71	20,659.36	66,013.03
March	23,802.57	78,521.21	21,084.67	62,972.80	8,245.56	44,283.27	13,612.38	79,625.41
April	12,144.57	90,665.78	9,456.77	72,429.57	9,702.99	53,986.26	15,665.10	95,290.51
May	12,217.23	102,883.01	10,060.74	82,490.31	15,661.55	69,647.81	17,014.67	112,305.18
June	20,501.75	123,384.76	9,731.06	92,221.37	11,917.84	81,565.65	21,126.34	133,431.52
July	15,337.93	138,722.69	12,575.29	104,796.66	24,234.12	105,799.77	19,292.35	152,723.87
August	7,696.56	146,419.25	7,726.60	112,523.26	14,204.49	120,004.26	20,594.29	173,318.16
September	12,456.52	158,875.77	11,986.61	124,509.87	21,489.50	141,493.76	20,380.08	193,698.24
October	13,397.59	172,273.36	9,621.93	134,131.80	18,155.29	159,649.05	21,595.58	215,293.82
YTD Totals	**172,273.36**	**172,273.36**	**134,131.80**	**134,131.80**	**159,649.05**	**159,649.05**	**215,293.82**	**215,293.82**

	FISCAL YEAR 2026		FISCAL YEAR 2027		FISCAL YEAR 2028		FISCAL YEAR 2029	
	Paid to TIF Developers	FY 2026 Y-T-D	Paid to TIF Developers	FY 2027 Y-T-D	Paid to TIF Developers	FY 2028 Y-T-D	Paid to TIF Developers	FY 2029 Y-T-D
November	22,768.36	22,768.36	-	-	-	-	-	-
December	19,160.47	41,928.83	-	-	-	-	-	-
January	21,194.23	63,123.06	-	-	-	-	-	-
February	-	-	-	-	-	-	-	-
March	-	-	-	-	-	-	-	-
April	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
YTD Totals	**63,123.06**	**63,123.06**	**-**	**-**	**-**	**-**	**-**	**-**

*Percentage changed from 11.8% to10% beginning with the June 2007 payment to the TIF developers due to the additional General Sales Tax for Police & Fire.

Note: Total collections are shown on the historical tax receipts report. The amounts above represent 50% of sales tax collections collected from the TIF districts. The above amounts have been remitted to the TIF developers and represent date paid to the developer and not the date collected from the state.

CITY OF JOPLIN
TOTAL USE TAX COMPARISON
3-Feb-26

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	MONTHLY % CHANGE FROM FY 2025	Y-T-D % CHANGE FROM FY 2025	YTD Actual Over/ (Under) YTD Budget
November	$ -	$ 429,310	$ 402,700	$ 586,085	$ 586,085	$ 678,677	$ 678,677	15.8%	15.8%	$ 66,197
December	$ -	$ 424,027	$ 595,155	$ 443,025	$1,029,110	$ 542,165	$1,220,842	22.4%	18.6%	$ 145,384
January	$ -	$ 314,605	$ 505,044	$ 537,589	$1,566,699	$ 552,516	$1,773,358	2.8%	13.2%	$ 136,100
February	$ -	$ 530,679	$ 694,536	$ 675,367	$2,242,066	$ 858,504	$2,631,861	27.1%	17.4%	$ 288,820
March	$ 92,787	$ 443,132	$ 526,522	$ 692,463	$2,934,528			0.0%	0.0%	
April	$ 171,530	$ 394,395	$ 623,222	$ 689,231	$3,623,759			0.0%	0.0%	
May	$ 433,065	$ 340,376	$ 509,293	$ 520,524	$4,144,283			0.0%	0.0%	
June	$ 323,803	$ 364,178	$ 611,371	$ 592,363	$4,736,646			0.0%	0.0%	
July	$ 279,350	$ 508,888	$ 448,493	$ 496,123	$5,232,769			0.0%	0.0%	
August	$ 600,073	$ 802,615	$ 662,363	$ 582,452	$5,815,221			0.0%	0.0%	
September	$ 419,693	$ 467,084	$ 496,591	$ 597,916	$6,413,137			0.0%	0.0%	
October	$ 311,492	$ 497,430	$ 553,978	$ 479,788	$6,892,925			0.0%	0.0%	
YTD Totals	$2,631,793	$5,516,720	$6,629,268	$6,892,925	$6,892,925	$2,631,861	$2,631,861	27.1%	17.4%	$ 636,501
Annual % Change			**20.2%**	**4.0%**						

Budgeted for FY 2026	$ 7,203,361
Y-T-D % Increase (Decrease) from FY 2025	17.39%
Y-T-D Actual %	36.54%
Y-T-D Budget %	32.53%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.
This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN
USE TAX COLLECTIONS SUMMARY

MONTH COLLECTED	MONTH OF SALES	GENERAL-1%	PUBLIC SAFETY-1/2%	PENSION 1/2%	PARKS & SW-1/4%	TST-1/2%	CIP-3/8%	GRAND TOTAL
March-22	Jan-22	29,692	14,846	14,846	7,423	14,846	11,134	92,787
Apr-22	Feb-22	54,890	27,445	27,445	13,722	27,445	20,584	171,530
May-22	Mar-22	138,581	69,290	69,290	34,645	69,290	51,968	433,065
Jun-22	Apr-22	103,617	51,808	51,808	25,904	51,808	38,856	323,803
Jul-22	May-22	89,392	44,696	44,696	22,348	44,696	33,522	279,350
Aug-22	Jun-22	192,023	96,012	96,012	48,006	96,012	72,009	600,073
Sep-22	Jul-22	134,302	67,151	67,151	33,575	67,151	50,363	419,693
Oct-22	Aug-22	99,677	49,839	49,839	24,919	49,839	37,379	311,492
FY 2022 TOTAL		**842,174**	**421,087**	**421,087**	**210,543**	**421,087**	**315,815**	**2,631,793**
Nov-22	Sep-22	137,379	68,690	68,690	34,345	68,690	51,517	429,310
Dec-22	Oct-22	135,689	67,844	67,844	33,922	67,844	50,883	424,027
Jan-23	Nov-22	100,674	50,337	50,337	25,168	50,337	37,753	314,605
Feb-23	Dec-22	169,817	84,909	84,909	42,454	84,909	63,682	530,679
March-23	Jan-23	141,802	70,901	70,901	35,451	70,901	53,176	443,132
April-23	Feb-23	126,206	63,103	63,103	31,552	63,103	47,327	394,395
May-23	Mar-23	108,920	54,460	54,460	27,230	54,460	40,845	340,376
June-23	Apr-23	116,537	58,269	58,269	29,134	58,269	43,701	364,178
July-23	May-23	162,844	81,422	81,422	40,711	81,422	61,067	508,888
Aug-23	Jun-23	256,837	128,418	128,418	64,209	128,418	96,314	802,615
Sep-23	Jul-23	149,467	74,733	74,733	37,367	74,733	56,050	467,084
Oct-23	Aug-23	159,178	79,589	79,589	39,794	79,589	59,692	497,430
FY 2023 TOTAL		**1,765,350**	**882,675**	**882,675**	**441,338**	**882,675**	**662,006**	**5,516,719**
Nov-23	Sep-23	128,864	64,432	64,432	32,216	64,432	48,324	402,700
Dec-23	Oct-23	190,450	95,225	95,225	47,612	95,225	71,419	595,155
Jan-24	Nov-23	161,614	80,807	80,807	40,404	80,807	60,605	505,044
Feb-24	Dec-23	222,252	111,126	111,126	55,563	111,126	83,344	694,536
March-24	Jan-24	168,487	84,243	84,243	42,122	84,243	63,183	526,522
April-24	Feb-24	199,431	99,716	99,716	49,858	99,716	74,787	623,222
May-24	Mar-24	162,974	81,487	81,487	40,743	81,487	61,115	509,293
June-24	Apr-24	195,639	97,819	97,819	48,910	97,819	73,364	611,371
July-24	May-24	143,518	71,759	71,759	35,879	71,759	53,819	448,493
Aug-24	Jun-24	211,956	105,978	105,978	52,989	105,978	79,484	662,363
Sep-24	Jul-24	158,909	79,455	79,455	39,727	79,455	59,591	496,591
Oct-24	Aug-24	177,273	88,636	88,636	44,318	88,636	66,477	553,978
FY 2024 TOTAL		**2,121,366**	**1,060,683**	**1,060,683**	**530,341**	**1,060,683**	**795,512**	**6,629,268**
Nov-24	Sep-24	187,547	93,774	93,774	46,887	93,774	70,330	586,085
Dec-24	Oct-24	141,768	70,884	70,884	35,442	70,884	53,163	443,025
Jan-25	Nov-24	172,029	86,014	86,014	43,007	86,014	64,511	537,589
Feb-25	Dec-24	216,117	108,059	108,059	54,029	108,059	81,044	675,367
Mar-25	Jan-25	221,588	110,794	110,794	55,397	110,794	83,096	692,463
Apr-25	Feb-25	220,554	110,277	110,277	55,138	110,277	82,708	689,231
May-25	Mar-25	166,568	83,284	83,284	41,642	83,284	62,463	520,524
Jun-25	Apr-25	189,556	94,778	94,778	47,389	94,778	71,084	592,363
Jul-25	May-25	158,759	79,380	79,380	39,690	79,380	59,535	496,123
Aug-25	Jun-25	186,385	93,192	93,192	46,596	93,192	69,894	582,452
Sep-25	Jul-25	191,333	95,667	95,667	47,833	95,667	71,750	597,916
Oct-25	Aug-25	153,532	76,766	76,766	38,383	76,766	57,575	479,788
FY 2025 TOTAL		**2,205,736**	**1,102,868**	**1,102,868**	**551,434**	**1,102,868**	**827,151**	**6,892,926**
Nov-25	Sep-25	217,177	108,588	108,588	54,294	108,588	81,441	678,677
Dec-25	Oct-25	173,493	86,746	86,746	43,373	86,746	65,060	542,165
Jan-26	Nov-25	176,805	88,403	88,403	44,201	88,403	66,302	552,516
Feb-26	Dec-25	274,721	137,361	137,361	68,680	137,361	103,020	858,504
Mar-26	Jan-26	-	-	-	-	-	-	-
Apr-26	Feb-26	-	-	-	-	-	-	-
May-26	Mar-26	-	-	-	-	-	-	-
Jun-26	Apr-26	-	-	-	-	-	-	-
Jul-26	May-26	-	-	-	-	-	-	-
Aug-26	Jun-26	-	-	-	-	-	-	-
Sep-26	Jul-26	-	-	-	-	-	-	-
Oct-26	Aug-26	-	-	-	-	-	-	-
FY 2026 TOTAL		**842,196**	**421,098**	**421,098**	**210,549**	**421,098**	**315,823**	**2,631,862**
LIFE-TO-DATE TOTAL		**6,934,626**	**3,467,313**	**3,467,313**	**1,733,656**	**3,467,313**	**2,600,485**	**21,670,706**

CITY OF JOPLIN, MISSOURI
GENERAL USE TAX - 32%
ACCOUNT # 001-0000-400-0320 (Tax Type Code 500)
HISTORICAL TAX RECEIPTS BY MONTH

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	137,379.21	128,864.05	187,547.07	187,547.07	217,176.75	217,176.75	15.80%	15.80%	90.58%
December	135,688.61	190,449.69	141,768.01	329,315.08	173,492.66	390,669.41	22.38%	18.63%	83.05%
January	100,673.71	161,614.11	172,028.52	501,343.60	176,805.19	567,474.60	2.78%	13.19%	75.38%
February	169,817.32	222,251.54	216,117.37	717,460.97	274,721.21	842,195.81	27.12%	17.39%	63.46%
March	141,802.34	168,486.93	221,588.08	939,049.05	-	-	0.00%	0.00%	0.00%
April	126,206.45	199,431.12	220,553.91	1,159,602.96	-	-	0.00%	0.00%	0.00%
May	108,920.29	162,973.61	166,567.71	1,326,170.67	-	-	0.00%	0.00%	0.00%
June	116,537.06	195,638.59	189,556.12	1,515,726.79	-	-	0.00%	0.00%	0.00%
July	162,844.16	143,517.65	158,759.46	1,674,486.25	-	-	0.00%	0.00%	0.00%
August	256,836.74	211,956.25	186,384.63	1,860,870.88	-	-	0.00%	0.00%	0.00%
September	149,466.73	158,909.25	191,333.18	2,052,204.06	-	-	0.00%	0.00%	0.00%
October	159,177.53	177,272.92	153,532.30	2,205,736.36	-	-	0.00%	0.00%	0.00%
YTD Totals	1,765,350.15	2,121,365.71	2,205,736.36	2,205,736.36	842,195.81	842,195.81	27.12%	17.39%	63.46%

Budgeted for FY 2026	$ 2,305,075
Y-T-D % Increase (Decrease) from FY 2025	17.39%
Actual % of FY 2026 Budget Remaining	63.46%
% of Time Elapsed	33.33%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI

GENERAL USE TAX FOR POLICE & FIRE PENSION - 16%

ACCOUNT # 010-0000-400-0326 (Tax Type Code 500)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	68,689.61	64,432.03	93,773.55	93,773.55	108,588.38	108,588.38	15.80%	15.80%	90.58%
December	67,844.31	95,224.84	70,884.01	164,657.56	86,746.34	195,334.72	22.38%	18.63%	83.05%
January	50,336.86	80,807.05	86,014.26	250,671.82	88,402.58	283,737.30	2.78%	13.19%	75.38%
February	84,908.66	111,125.77	108,058.69	358,730.51	137,360.61	421,097.91	27.12%	17.39%	63.46%
March	70,901.17	84,243.47	110,794.04	469,524.55	-	-	0.00%	0.00%	0.00%
April	63,103.23	99,715.56	110,276.95	579,801.50	-	-	0.00%	0.00%	0.00%
May	54,460.15	81,486.81	83,283.85	663,085.35	-	-	0.00%	0.00%	0.00%
June	58,268.52	97,819.28	94,778.05	757,863.40	-	-	0.00%	0.00%	0.00%
July	81,422.08	71,758.84	79,379.72	837,243.12	-	-	0.00%	0.00%	0.00%
August	128,418.36	105,978.12	93,192.32	930,435.44	-	-	0.00%	0.00%	0.00%
September	74,733.36	79,454.62	95,666.60	1,026,102.04	-	-	0.00%	0.00%	0.00%
October	79,588.76	88,636.45	76,766.15	1,102,868.19	-	-	0.00%	0.00%	0.00%
YTD Totals	882,675.07	1,060,682.84	1,102,868.19	1,102,868.19	421,097.91	421,097.91	27.12%	17.39%	63.46%

Budgeted for FY 2026	$ 1,152,538
Y-T-D % Increase (Decrease) from FY 2025	17.39%
Actual % of FY 2026 Budget Remaining	63.46%
% of Time Elapsed	33.33%

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Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI

GENERAL USE TAX FOR POLICE & FIRE - 16%

ACCOUNT # 101-0000-400-0325 (Tax Type Code 500)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	68,689.61	64,432.03	93,773.55	93,773.55	108,588.38	108,588.38	15.80%	15.80%	90.58%
December	67,844.31	95,224.84	70,884.01	164,657.56	86,746.34	195,334.72	22.38%	18.63%	83.05%
January	50,336.86	80,807.05	86,014.26	250,671.82	88,402.58	283,737.30	2.78%	13.19%	75.38%
February	84,908.66	111,125.77	108,058.69	358,730.51	137,360.61	421,097.91	27.12%	17.39%	63.46%
March	70,901.17	84,243.47	110,794.04	469,524.55	-	-	0.00%	0.00%	0.00%
April	63,103.23	99,715.56	110,276.95	579,801.50	-	-	0.00%	0.00%	0.00%
May	54,460.15	81,486.81	83,283.85	663,085.35	-	-	0.00%	0.00%	0.00%
June	58,268.52	97,819.28	94,778.05	757,863.40	-	-	0.00%	0.00%	0.00%
July	81,422.08	71,758.84	79,379.72	837,243.12	-	-	0.00%	0.00%	0.00%
August	128,418.36	105,978.12	93,192.32	930,435.44	-	-	0.00%	0.00%	0.00%
September	74,733.36	79,454.62	95,666.60	1,026,102.04	-	-	0.00%	0.00%	0.00%
October	79,588.76	88,636.45	76,766.15	1,102,868.19	-	-	0.00%	0.00%	0.00%
YTD Totals	882,675.07	1,060,682.84	1,102,868.19	1,102,868.19	421,097.91	421,097.91	27.12%	17.39%	63.46%

Budgeted for FY 2026	$ 1,152,538
Y-T-D % Increase (Decrease) from FY 2025	17.39%
Actual % of FY 2026 Budget Remaining	63.46%
% of Time Elapsed	33.33%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

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CITY OF JOPLIN, MISSOURI

PARKS & STORMWATER USE TAX - 8%

ACCOUNT # 130-0000-400-0322 & 0323 (Tax Type Code 500)

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	34,344.80	32,216.01	46,886.78	46,886.78	54,294.18	54,294.18	15.80%	15.80%	90.58%
December	33,922.15	47,612.42	35,442.00	82,328.78	43,373.17	97,667.35	22.38%	18.63%	83.05%
January	25,168.43	40,403.53	43,007.13	125,335.91	44,201.29	141,868.64	2.78%	13.19%	75.38%
February	42,454.33	55,562.88	54,029.34	179,365.25	68,680.30	210,548.94	27.12%	17.39%	63.46%
March	35,450.59	42,121.73	55,397.02	234,762.27	-	-	0.00%	0.00%	0.00%
April	31,551.61	49,857.78	55,138.48	289,900.75	-	-	0.00%	0.00%	0.00%
May	27,230.07	40,743.40	41,641.93	331,542.68	-	-	0.00%	0.00%	0.00%
June	29,134.26	48,909.66	47,389.02	378,931.70	-	-	0.00%	0.00%	0.00%
July	40,711.04	35,879.42	39,689.86	418,621.56	-	-	0.00%	0.00%	0.00%
August	64,209.18	52,989.06	46,596.16	465,217.72	-	-	0.00%	0.00%	0.00%
September	37,366.68	39,727.31	47,833.29	513,051.01	-	-	0.00%	0.00%	0.00%
October	39,794.38	44,318.23	38,383.07	551,434.08	-	-	0.00%	0.00%	0.00%
YTD Totals	441,337.52	530,341.43	551,434.08	551,434.08	210,548.94	210,548.94	27.12%	17.39%	63.46%

Budgeted for FY 2026	$	576,269
Y-T-D % Increase (Decrease) from FY 2025		17.39%
Actual % of FY 2026 Budget Remaining		63.46%
% of Time Elapsed		33.33%

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CITY OF JOPLIN, MISSOURI
TRANSPORTATION USE TAX - 16%
ACCOUNT # 140-0000-400-0321 (Tax Type Code 500)
HISTORICAL TAX RECEIPTS BY MONTH

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	68,689.60	64,432.03	93,773.55	93,773.55	108,588.38	108,588.38	15.80%	15.80%	90.58%
December	67,844.30	95,224.84	70,884.01	164,657.56	86,746.34	195,334.72	22.38%	18.63%	83.05%
January	50,336.85	80,807.05	86,014.26	250,671.82	88,402.58	283,737.30	2.78%	13.19%	75.38%
February	84,908.66	111,125.77	108,058.69	358,730.51	137,360.61	421,097.91	27.12%	17.39%	63.46%
March	70,901.17	84,243.47	110,794.04	469,524.55	-	-	0.00%	0.00%	0.00%
April	63,103.23	99,715.56	110,276.95	579,801.50	-	-	0.00%	0.00%	0.00%
May	54,460.15	81,486.81	83,283.85	663,085.35	-	-	0.00%	0.00%	0.00%
June	58,268.52	97,819.28	94,778.05	757,863.40	-	-	0.00%	0.00%	0.00%
July	81,422.08	71,758.84	79,379.72	837,243.12	-	-	0.00%	0.00%	0.00%
August	128,418.36	105,978.12	93,192.32	930,435.44	-	-	0.00%	0.00%	0.00%
September	74,733.36	79,454.62	95,666.60	1,026,102.04	-	-	0.00%	0.00%	0.00%
October	79,588.76	88,636.45	76,766.15	1,102,868.19	-	-	0.00%	0.00%	0.00%
YTD Totals	882,675.04	1,060,682.84	1,102,868.19	1,102,868.19	421,097.91	421,097.91	27.12%	17.39%	63.46%

Budgeted for FY 2026	$ 1,152,538
Y-T-D % Increase (Decrease) from FY 2025	17.39%
Actual % of FY 2026 Budget Remaining	63.46%
% of Time Elapsed	33.33%

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CITY OF JOPLIN, MISSOURI
CAPITAL IMPROVEMENT USE TAX - 12%
ACCOUNT # 145-0000-400-0324
HISTORICAL TAX RECEIPTS BY MONTH (Tax Type Code 500)

	FY 2023	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	Actual % of FY 2026 Budget Remaining
November	51,517.20	48,324.02	70,330.16	70,330.16	81,441.28	81,441.28	15.80%	15.80%	90.58%
December	50,883.23	71,418.63	53,163.00	123,493.16	65,059.75	146,501.03	22.38%	18.63%	83.05%
January	37,752.64	60,605.29	64,510.70	188,003.86	66,301.94	212,802.97	2.78%	13.19%	75.38%
February	63,681.50	83,344.33	81,044.01	269,047.87	103,020.45	315,823.42	27.12%	17.39%	63.46%
March	53,175.88	63,182.60	83,095.53	352,143.40	-	-	0.00%	0.00%	0.00%
April	47,327.42	74,786.67	82,707.71	434,851.11	-	-	0.00%	0.00%	0.00%
May	40,845.11	61,115.11	62,462.90	497,314.01	-	-	0.00%	0.00%	0.00%
June	43,701.40	73,364.46	71,083.55	568,397.56	-	-	0.00%	0.00%	0.00%
July	61,066.56	53,819.13	59,534.79	627,932.35	-	-	0.00%	0.00%	0.00%
August	96,313.77	79,483.59	69,894.24	697,826.59	-	-	0.00%	0.00%	0.00%
September	56,050.02	59,590.97	71,749.95	769,576.54	-	-	0.00%	0.00%	0.00%
October	59,691.57	66,477.34	57,574.61	827,151.15	-	-	0.00%	0.00%	0.00%
YTD Totals	662,006.30	795,512.14	827,151.15	827,151.15	315,823.42	315,823.42	27.12%	17.39%	63.46%

Budgeted for FY 2026	$	864,403
Y-T-D % Increase (Decrease) from FY 2025		17.39%
Actual % of FY 2026 Budget Remaining		63.46%
% of Time Elapsed		33.33%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN, MISSOURI

GENERAL MARIJUANA ADDTL SALES TAX - 100%

ACCOUNT # 001-0000-400-0327

HISTORICAL TAX RECEIPTS BY MONTH

	FY 2024	FY 2025	FY 2025 Y-T-D	FY 2026	FY 2026 Y-T-D	Monthly % Change from FY 2025	Y-T-D % Change from FY 2025	YTD Actual Over/ (Under) YTD Budget
November	-	64,955.78	64,955.78	71,629.26	71,629.26	10.27%	10.27%	$ 3,449
December	45,818.50	24,714.98	89,670.76	69,826.13	141,455.39	182.53%	57.75%	$ 47,334
January	49,375.38	107,452.37	197,123.13	71,863.65	213,319.04	-33.12%	8.22%	$ 6,411
February	49,035.26	69,679.68	266,802.81	74,628.04	287,947.08	7.10%	7.93%	$ 7,901
March	90,772.50	49,319.17	316,121.98	-	-	0.00%	0.00%	$ -
April	62,769.86	83,182.10	399,304.08	-	-	0.00%	0.00%	$ -
May	59,227.65	49,109.37	448,413.45	-	-	0.00%	0.00%	$ -
June	48,360.08	116,597.86	565,011.31	-	-	0.00%	0.00%	$ -
July	69,599.36	34,257.19	599,268.50	-	-	0.00%	0.00%	$ -
August	66,251.97	111,508.24	710,776.74	-	-	0.00%	0.00%	$ -
September	67,253.17	35,787.13	746,563.87	-	-	0.00%	0.00%	$ -
October	93,002.21	74,510.56	821,074.43	-	-	0.00%	0.00%	$ -
YTD Totals	701,465.94	821,074.43	821,074.43	287,947.08	287,947.08	7.10%	7.93%	$ 7,901

Budgeted for FY 2026	$ 861,830
Y-T-D % Increase (Decrease) from FY 2025	7.93%
Y-T-D Actual %	33.41%
Y-T-D Budget %	32.49%

NOTE: Taxes are collected by the Department of Revenue approximately 30 days following the month in which taxable sales occur. Collections are remitted to the City by the 10th of each month for the prior months reported sales. Effective January 1, 2000, the State of Missouri Department of Revenue increased the threshold for monthly filing requirement from $250 to $500 for state tax collected.

Actual budgeted increase is calculated by using the prior year actual collections compared to the budgeted amount.

This information is reported on a cash basis, while the accounting records are reported on an accrual basis.

CITY OF JOPLIN

GENERAL FUND OPERATING REVENUE AND EXPENDITURES EXCLUDING USE TAX

FISCAL YEAR 2026 - AS OF JANUARY 31, 2026 - YTD 25% (3 MONTHS) COMPLETE

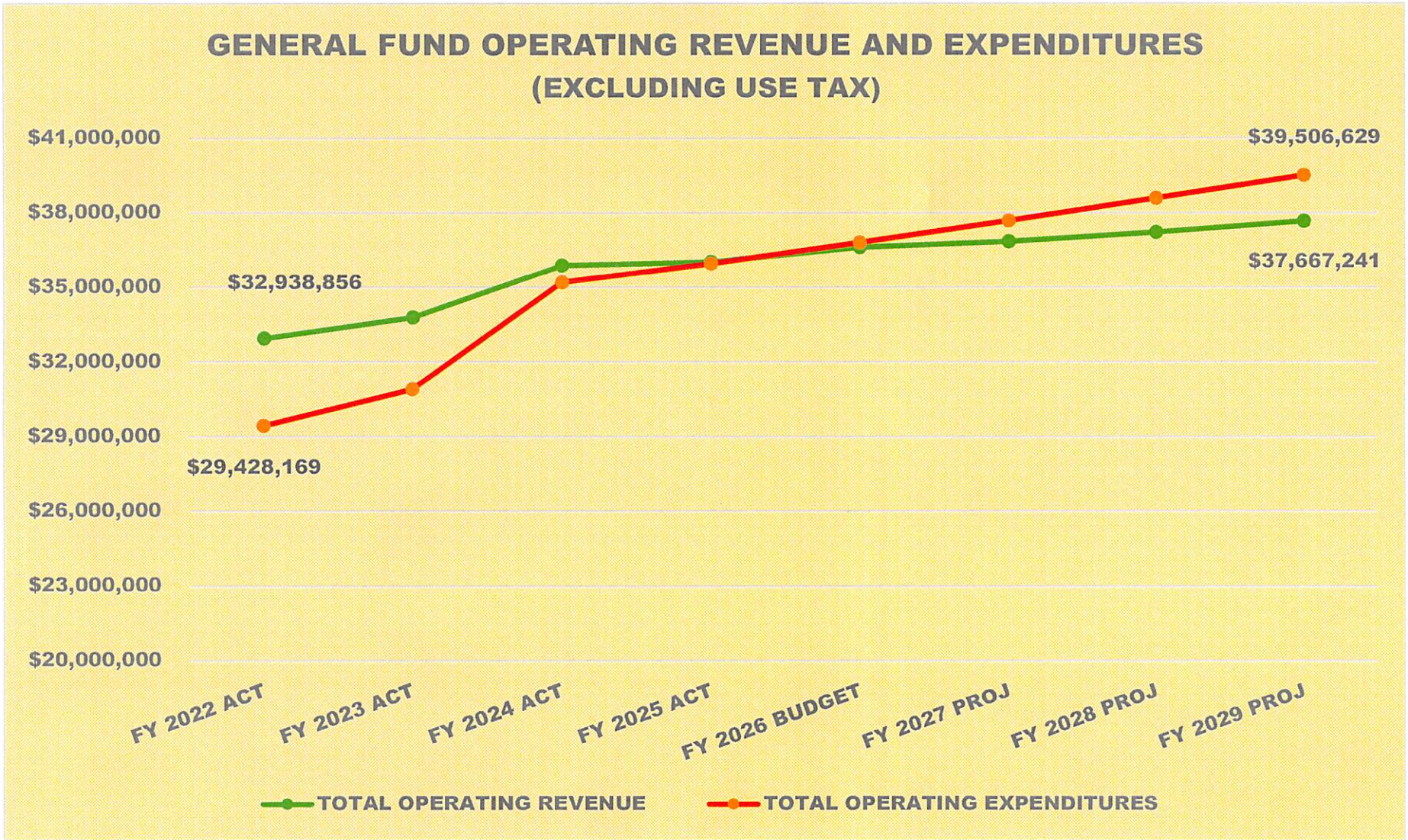
DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ACTUAL FY 2025	TOTAL BUDGET FY 2026	YTD BUDGET FY 2026	YTD ACTUAL FY 2026	YTD OVER/ (UNDER)	PROJ FY 2027	PROJ FY 2028	PROJ FY 2029
Operating Revenue:											
Taxes	24,467,575	24,931,580	26,102,539	26,347,739	26,373,180	6,593,295	6,695,290	101,995	26,729,008	27,090,702	27,464,428
Licenses & Permits	2,398,189	2,158,610	2,767,136	2,170,547	2,215,250	553,813	336,381	(217,432)	2,216,550	2,226,650	2,236,851
Fines & Forfeitures	686,476	798,586	866,867	853,147	857,100	214,275	191,825	(22,450)	857,100	857,100	857,100
Service Charges & Fees	368,131	346,594	462,523	348,791	356,184	89,046	80,024	(9,022)	350,129	350,629	351,134
Other Income	19,788	67,009	15,408	15,092	15,500	3,875	54,078	50,203	15,500	15,500	15,500
Operating Grants	262,345	344,353	378,807	353,957	372,440	93,110	38,105	(55,005)	336,650	339,302	342,007
Transfers In	4,736,352	5,142,249	5,282,206	5,920,117	6,429,153	1,607,288	1,560,523	(46,765)	6,336,919	6,343,288	6,400,221
Total Operating Revenue	**32,938,856**	**33,788,981**	**35,875,487**	**36,009,390**	**36,618,807**	**9,154,702**	**8,956,226**	**(198,476)**	**36,841,856**	**37,223,172**	**37,667,241**
% Change Annually		2.6%	6.2%	0.4%	2.1%		-75.0%		0.6%	1.0%	1.2%
Operating Expenditures:											
Personnel Services	18,373,351	20,092,326	22,228,487	23,146,393	23,168,760	5,792,190	5,365,047	(427,143)	23,863,788	24,579,666	25,317,021
Operational Supplies	4,427,248	4,216,253	4,652,043	4,729,982	5,175,599	1,293,900	1,269,020	(24,880)	5,227,355	5,279,629	5,332,425
Other Purchases & Services	987,960	1,055,316	1,229,486	1,473,951	1,444,773	361,193	321,730	(39,464)	1,459,221	1,473,813	1,488,551
Transfers Out	5,639,610	5,522,990	7,084,986	6,597,443	7,010,381	1,752,595	1,722,928	(29,667)	7,127,441	7,246,842	7,368,631
Total Operating Expenditures	**29,428,169**	**30,886,885**	**35,195,002**	**35,947,768**	**36,799,513**	**9,199,878**	**8,678,725**	**(521,154)**	**37,677,805**	**38,579,950**	**39,506,629**
% Change Annually		5.0%	13.9%	2.1%	4.6%		-75.3%		2.4%	2.4%	2.4%
Net Operating Gain/(Loss)	**3,510,687**	**2,902,096**	**680,485**	**61,622**	**(180,706)**	**(45,177)**	**277,501**	**322,678**	**(835,948)**	**(1,356,779)**	**(1,839,388)**
One-Time Revenue:											
Interest Income	559,574	3,546,680	3,926,342	3,108,166	3,000,000	750,000	366,749	(383,251)			
Other One-Time Revenue	924,700	1,728,914	1,143,207	1,748,675	728,725	182,181	57,001	(125,180)			
Total One-Time Revenue	**1,484,274**	**5,275,594**	**5,069,549**	**4,856,841**	**3,728,725**	**932,181**	**423,750**	**(508,431)**			
One-Time Expenditures:											
Other One-Time Expenditures	1,283,694	1,744,759	1,497,770	1,229,173	1,325,210	331,303	120,886	(210,417)			
Capital Outlay	1,848,983	943,323	3,431,252	3,573,167	5,322,938	1,330,735	982,186	(348,549)			
Total One-Time Expenditures	**3,132,677**	**2,688,082**	**4,929,022**	**4,802,340**	**6,648,148**	**1,662,037**	**1,103,072**	**(558,965)**			
Net One-Time Gain/Loss	**(1,648,403)**	**2,587,512**	**140,527**	**54,501**	**(2,919,423)**	**(729,856)**	**(679,322)**	**50,534**			
Total Net Gain/Loss	**1,862,284**	**5,489,608**	**821,012**	**116,123**	**(3,100,129)**	**(775,032)**	**(401,821)**	**373,212**			
Outstanding Encumbrances							**4,091,539**				
Beg Unrestricted Fund Balance	13,952,820	15,720,086	20,746,578	20,933,221	21,049,343	21,049,343	21,049,343				
End Unrestricted Fund Balance	15,720,086	20,746,578	20,933,221	21,049,343	17,456,639	19,781,736	20,154,948				
End Reserved for Contingency	5,890,013	6,353,143	6,987,512	6,987,512	7,480,087	7,480,087	7,480,087				
End Unrest FB as % of Oper Exp	53.4%	67.2%	59.5%	58.6%	47.4%						

Revenue Assumptions:

1. 1% Reduction in Cigarette Tax annually
2. 1.5% Increase in Sales Tax annually
3. 3% Increase in Marijuana Tax annually
4. Mixture of No Change and 1% increase in Franchise Taxes
5. 1% Increase in Business License Fees
6. 1% Increase in Hotel/Motel Admin Fees
7. 2% Increase in Crossing Guard
8. 1% Increase in Overhead Transfers
9. All other revenue No Change

Expenditure Assumptions:

1. Increase of 3% in Payroll
2. Increase of 1% in Operational Supplies
3. Increase of 1% in Other Purchases
4. Increase of 2% in Transfers Out
5. No change in Police & Fire Emergency Communications Transfer Out


GENERAL FUND OPERATING REVENUE AND EXPENDITURES
(EXCLUDING USE TAX)
$41,000,000
$38,000,000
$35,000,000
$32,000,000
$29,000,000
$26,000,000
$23,000,000
$20,000,000
$39,506,629
$37,667,241
$32,938,856
$29,428,169
FY 2022 ACT
FY 2023 ACT
FY 2024 ACT
FY 2025 ACT
FY 2026 BUDGET
FY 2027 PROJ
FY 2028 PROJ
FY 2029 PROJ
TOTAL OPERATING REVENUE
TOTAL OPERATING EXPENDITURES

JOPLIN CITY COUNCIL
FEBRUARY 2, 2026
MEETING MINUTES

CALL TO ORDER

The February 2, 2026, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Keenan Cortez.

INVOCATION was read by City Clerk, Holly Nagy

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by MSSU Student Senate

ROLL CALL

Answering Roll Call were Council Members: Joshua Bard, Doris Carlin, Charles Copple, Keenan Cortez, Josh DeTar, Mark Farnham, Ryan Jackson, Doug Lawson and Gary Shaw. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

PRESENTATIONS

Financial Update
Leslie Haase, Finance Director, presented.

Popular Annual Financial Report
Leslie Haase, Finance Director, presented.

AoPP Transit Study Final Presentation
Tony Robyn, Assistant City Manager and representative of TransPro presented.

Recycling Education and Outreach Program Marketing Presentation
Drew Douglas, Director of Marketing and Communications, presented.

CVB Review of Memorial Hall Proposal
Patrick Tuttle, Director of CVB and Joshua Shackles chair of the CVB presented.

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office
Lynn Onstot, Public Information Officer presented.

CITIZEN REQUESTS AND PETITIONS

The following residents addressed Council.
Amanda Bearden
Maurice Filson
Chianne Xiong
Chris Hammer

A break was taken at 8:02 PM. Meeting reconvened at 8:09 PM. Ms. Carlin left the meeting at this time.

PUBLIC HEARINGS

Public Hearing Procedures were read by City Clerk Holly Nagy

PUBLIC HEARING FOR COUNCIL BILL NO. 2026-258
Mayor Cortez opened the Public Hearing

The following spoke in favor of this item:
Jake Preem
Wayne Stevenson

No one spoke in opposition of this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2026-258
Mr. Lawson introduced Council Bill No. 2026-258- AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in M-2 PD (Heavy Industrial, Planned Development Overlay) property as described below and generally known as property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln, Joplin, Jasper and Newton County, Missouri. Motion by Mr. Lawson, second by Mr. Jackson that Council Bill No. 2026-258 be approved. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

CONSENT AGENDA

Motion by Mr. Lawson, second by Mr. DeTar to approve the consent agenda. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

Minutes of the January 5, 2026, Joplin City Council Meeting

Minutes of the January 20, 2026, Joplin City Council Special Called Meeting

Minutes of the January 20, 2026, Joplin City Council Meeting

COUNCIL BILL NO. 2026-100 - AN ORDINANCE approving the City of Joplin to enter into an agreement with Sprouls Construction Incorporated in the amount of Eighty thousand two hundred and 00/100 dollars ($80,200.00) for 24 Trolley Shelter Metal projects and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when the Ordinance shall become effective. **Ordinance No. 2026-024.**

COUNCIL BILL NO. 2026-106 - AN ORDINANCE Authorizing the approval of the Missouri Department of Transportation (MoDOT) Grant Agreement for Air Service Promotion and Marketing at the Joplin Regional Airport, authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date. **Ordinance No. 2026-025.**

COUNCIL BILL NO. 2026-107- AN ORDINANCE authorizing the acceptance of an agreement by and between the City of Joplin and Crawford, Murphy and Tilley for an Aviation Project Consultant Agreement for a new Passenger Facility Charge (PFC) Application at the Joplin Regional Airport in the not to exceed amount of Forty-Nine Thousand One Hundred Fifty-Five and 78/100 Dollars ($49,155.78); authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and, setting an effective date. **Ordinance No. 2026-026.**

COUNCIL BILL NO. 2026-500 - AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Land Scout, LLC., for the sale of one parcel located at 1304 Kentucky Avenue, totaling approximately 6,000 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective. **Ordinance No. 2026-027.**

COUNCIL BILL NO. 2026-501 - AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective. **Ordinance No. 2026-028.**

COUNCIL BILL NO. 2026-600 - AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into a Ground Lease Agreement with Liberty Enterprise Group, LLC, a Missouri Corporation, for the purpose of hosting the 2026 World Street Painting Festival during the Route 66 Centennial; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin. **Ordinance No. 2026-029.**

COUNCIL BILL NO. 2026-602 - AN ORDINANCE approving the issuance of a Purchase Order to Blue Valley Public Safety, Inc. to cover the purchase of three tornado sirens manufactured by Federal Warning Systems as approved in the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-151 on October 20, 2025; authorizing the City Manager to execute the same by and on behalf of the City of Joplin, and setting an effective date. **Ordinance No. 2026-030.**

RESOLUTIONS

RESOLUTION NO. 2026-002

Mr. Copple introduced Resolution No. 2026-002 - A RESOLUTION establishing a Police and Fire Sales Tax Citizens Committee to assist with the April 7, 2026 election relating to the replacement of the current "Prop B" ½ cent general sales tax with a ½-cent public safety sales tax, which results in no increase to the current sales tax rate, to be named "Proposition Police and Fire."

Motion by Mr. Bard, second by Mr. Jackson, to add Chris Stockton to the list of members. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

Motion by Mr. Copple, second by Mr. Jackson, to approve amended Resolution No. 2026-002. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

RESOLUTION NO. 2026-003

Mr. Jackson introduced Resolution No. 2026-003 - A RESOLUTION honoring Dr. Mark Matlock for his lifelong commitment to outdoor education, environmental stewardship, and community service, and for his role in creating a premier park legacy by naming the trailhead at Grand Falls the "Dr. Mark Matlock Trailhead." Motion by Mr. Jackson, second by Mr. Bard, to approve Resolution No. 2026-003. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

RESOLUTION NO. 2026-004

Mr. DeTar introduced Resolution No. 2026-004 - A RESOLUTION to provide "Free Ride Day!" on the Transit system at no cost to citizens, in recognition of the anniversary of the Sunshine Lamp Trolley relaunch in February of 2025. Motion by Mr. DeTar, second by Mr. Jackson, to approve Resolution No. 2026-004. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

ORIDNANCES – EMERGENCY

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2026-108

Mr. Jackson introduced Council Bill No. 2026-108 - AN ORDINANCE authorizing the City of Joplin to enter into a real estate purchase agreement for the Grand Falls Visitor Parking area with Stephen M. Matlock and Alex E. Matlock for approximately one acre of land; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective. Motion by Mr. Jackson, second by Dr. Farnham that Council Bill No. 2026-108 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-108.

COUNCIL BILL NO. 2026-109

Mr. DeTar introduced Council Bill No. 2026-109 - AN ORDINANCE approving an agreement with Trojan Technologies in the amount of Five Hundred Thirty Six Thousand One Hundred Sixty Four and 92/100 DOLLARS ($536,164.92) for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Bard that Council Bill No. 2026-109 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-109.

COUNCIL BILL NO. 2026-110

Mr. DeTar introduced Council Bill No. 2026-110 - AN ORDINANCE authorizing the City of Joplin to enter into an agreement with Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project in the amount of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 DOLLARS ($2,738,795.92) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Bard that Council Bill No. 2026-110 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-110.

COUNCIL BILL NO. 2026-111

Mr. Copple introduced Council Bill No. 2026-111 - AN ORDINANCE approving the City of Joplin to enter into a construction agreement with ATS Contractors LLC., for the On Call Infrastructure and Utility Cuts 2026 project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Mr. Bard that Council Bill No. 2026-111 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-111.

COUNCIL BILL NO. 2026-254

Mr. DeTar introduced Council Bill No. 2026-254 - AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 1st Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri. Motion by Mr. DeTar, second by Mr. Lawson that Council Bill No. 2026-254 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-254.

COUNCIL BILL NO. 2026-255

Mr. DeTar introduced Council Bill No. 2026-255 - AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 2nd Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri. Motion by Mr. DeTar, second by Mr. Bard that Council Bill No. 2026-255 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-255.

COUNCIL BILL NO. 2026-603

Mr. Lawson introduced Council Bill No. 2026-603 - AN ORDINANCE Authorizing the City of Joplin to issue a purchase order to Tek84 in the amount of One Hundred and Eighty-One Thousand Five Hundred Dollars and No Cents ($181,500.00) for the purchase of a Full Body Scanning System; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date. Motion by Mr. Lawson, second by Dr. Farnham that Council Bill No. 2026-603 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1. The Bill was read as Council Bill No. 2026-603.

SECOND AND THIRD READING

COUNCIL BILL NO. 2025-017

Mr. DeTar introduced Council Bill No. 2025-017- AN ORDINANCE approving a Memorandum of Understanding and Agreement (MOU) by and between the City of Joplin, Missouri, a Municipal Corporation, and Friends of Joplin Memorial Hall, a not-for-profit corporation, for the purpose of renovating Memorial Hall. Lori Haun and Former Council person Melodee Colbert- Kean addressed Council on behalf of the Friends of Memorial Hall group.

Motion by Mr. Jackson, second by Mr. DeTar to remove Council Bill No. 2025-017 off the table. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

Motion by Mr. DeTar, second by Mr. Bard to add the following language to Section 2 of the MOU: Alternatively, if the city is able to increase the lodging tax as a license fee in lieu of the state legislative change, friends and the local hotel industry will be supportive of the increase consistent with the terms in the in the MOU. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw. 8. Absent: Carlin, 1.

Motion by Mr. Jackson, second by Mr. DeTar to amend Section 4A of the MOU to reflect 57% majority of hoteliers. Voting in favor were Council Members: Bard, Copple, Cortez, DeTar, Farnham, Jackson, and Shaw. 7. Nays: Lawson, 1. Absent: Carlin, 1.

Motion by Mr. DeTar, second by Mr. Lawson that amended Council Bill No. 2025-017 move to second reading, advance to third and pass. **Ordinance No. 2026-031**.

UNFINISHED BUSINESS

NEW BUSINESS

Mr. Jackson requested that the City Attorney look at changes to the rules to address council.

The meeting was adjourned at 9:41 p.m.

Respectfully,

Holly Nagy
City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026- 108 authorizing the purchase of property for the Grand Falls Visitor Parking area and authorizing the City of Joplin to enter into a real estate purchase agreement with Stephen M. Matlock and Alex E. Matlock for approximately one acre of land and authorizing the City Manager of his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective.

MEETING DATE
February 2, 2026

ORIGINATING DEPT
Public Works - Engineering

ATTACHMENTS
Council Bill 2026-108; Real Estate Purchase Agreement

REVIEWED BY
Director of Public Works, Daniel Johnson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This council bill authorizes the City of Joplin to enter into a real estate purchase agreement for the purchase of land for the Grand Falls Visitor Parking area.

BACKGROUND
Grand Falls has been a recreational draw for residents and our area communities. It has been listed by the State Historical Society of Missouri as the state's tallest continuously flowing natural waterfall. In August of 2011, voters renewed the Parks and Storm Water ¼ cent Sales Tax, which included the Grand Falls Trail project, a one-mile paved pedestrian and bike trail. As part of the continued improvements to the Grand Falls area, the proposed property acquisition will allow for the construction of restroom facilities and visitor parking. The compensation amount was determined by a professional appraisal of the property

FUNDING SOURCE
This purchase was included in the Fiscal 2026 Parks and Stormwater Budget.

RECOMMENDATION
Staff recommend approval of Council Bill 2026-108 on first reading.

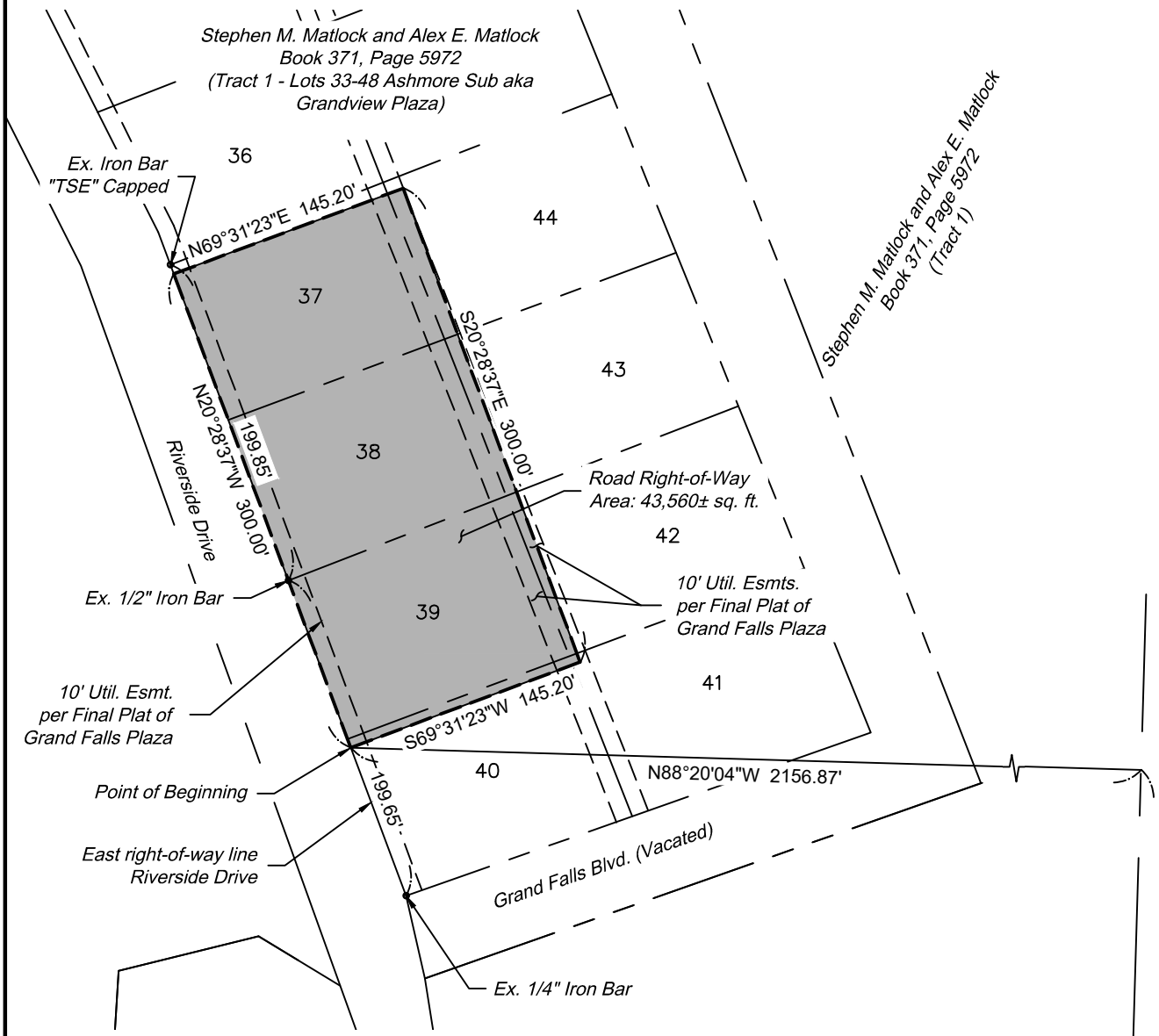
EXHIBIT A

A tract of land being a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 28, Township 27 North, Range 33 West In the city of Joplin, Newton County, Missouri, described by David D. Drumm, PLS 2007017958 on behalf of Olsson, more particularly described as follows:

COMMENCING at an existing axle marking the Southeast corner of said SE1/4; thence N01°39'56"E along the East line of said SE1/4, a distance of 1925.99 feet; thence N88°20'04"W leaving said East line a distance of 2156.87 feet to a point on the East Right-of-Way line of Riverside Drive as it now exists, being the POINT OF BEGINNING; thence N20°28'37"W, along said East right-of-way line, a distance of 300.00 feet; thence N69°31'23"E leaving said East line a distance of 145.20 feet; thence S20°28'37"E a distance of 300.00 feet; thence S69°31'23"W a distance of 145.20 feet to the POINT OF BEGINNING, containing 1.00 Acre more or less subject to any rights-of-way, easements, and restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Joplin, MO
Project No.: 022-04049





STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
PROFESSIONAL LAND SURVEYOR
12-02-2025

N

N.T.S.

This sketch is not a boundary survey. It is intended to show the configuration of a road right-of-way. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO: 022-04049	ROAD RIGHT-OF-WAY GRAND FALLS	olsson	EXHIBIT
DRAWN BY: MRN		Olsson, Inc. Survey MO Certificate of Authority #LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.02.2025			

REAL ESTATE PURCHASE CONTRACT

This Real Estate Purchase Contract is entered into and effective this _____ day of _____, 2026 ("the Effective Date"), by and between the **CITY OF JOPLIN, Missouri, a Missouri Municipal Corporation** ("Buyer"), and **Stephen M. Matlock and Alex E. Matlock, husband and wife** ("Seller"), and with Seller and Buyer being referred to collectively as "Each Party" or "the Parties" from time to time.

R E C I T A L S :

A. Buyer desires to purchase from Seller the following:

(i) that certain real property located at 5500 Riverside Drive, Newton County, Missouri, more particularly described below (the "Land").

The Land may be referred to as "the Property".

B. Seller is willing to sell and convey the Property to Buyer on the terms and conditions hereinafter set forth.

A G R E E M E N T S :

In consideration of the covenants contained herein and for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

1. PROPERTY.

Attached as Exhibit A

For and in consideration of the mutual obligations of the parties hereto, Seller agrees to sell, and Buyer agrees to buy, upon the terms and conditions hereinafter set out, the real estate described as follows:

2. PURCHASE PRICE. The total purchase price for the Property ("the Purchase Price") shall be the sum of **THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($35,000.00)**, payable as follows:

2.1 Cash at Closing. On the Closing Date, Buyer shall pay to Seller the balance of the Purchase Price by certified check or other immediately available funds, subject to the prorations and adjustments set forth below.

2.2 Cost for fence relocation The city will reimburse the seller for the cost to relocate fencing in an amount not to exceed **Six Thousand and no/100 Dollars. ($6,000.00).**

3. CONVEYANCE FORM. Seller shall convey said tract of real estate to Buyer by Warranty Deed.

4. EXCEPTIONS. All real estate shall be conveyed subject to the following:

4.1 Special assessments made prior to the execution of this contract and becoming a lien thereafter;

4.2 Zoning ordinances in effect at the date of the signing of this contract.

4.3 Easements, public or private, of record or not of record, which are clearly apparent to the ordinary person upon ordinary inspection of the premises; and

4.4 General taxes, state, county, and city, for the year of closing and subsequent years; and such other restrictions and easements of record as will not materially impair the use of improvements on the real estate. Taxes for the year in which this contract is closed shall be prorated to the date of closing.

5. CLOSING. If title is deemed good, the closing of this contract shall take place at First American Title Company, within thirty (30) days, or at some other time the parties mutually agree on, at which time all monies and papers shall be delivered and all other things called for by this contract at the time of closing, shall be done.

6. CLOSING REQUIREMENTS. Closing shall occur after approval of title commitment, as described hereinabove.

6.1 At closing, Buyer shall do the following:

6.1.1 Tender payment of the purchase price.

6.1.2. Execute and provide at closing, all documents reasonably required by the Seller for closing.

6.2 At closing, Seller shall do the following:

6.2.1. Duly execute, acknowledge and deliver to Buyer, a Warranty Deed conveying the Property to Buyer, free and clear of all liens, claims, pledges and encumbrances.

6.2.2. Execute and provide at closing, all documents reasonably required by Buyer for closing.

7. REPRESENTATIONS/WARRANTIES.

7.1 Buyer covenants and represents to Seller, which covenants shall be true and accurate at the time of closing, as follows:

7.1.1 Buyer is a duly organized, validly existing municipality, and is in good standing under the laws of the State of Missouri and is possessed and vested with full power and authority to enter into and consummate, this Contract and to perform Buyer's obligations hereunder.

7.1.2. Buyer is authorized to enter into this Contract and complete the transactions contemplated hereunder.

7.2.2. The Joplin City Council and/or its duly authorized representatives must approve the transactions contemplated by this Contract, and the authorized representative has the authorization to execute this Contract and to do all other such acts and to take such other action as may be necessary to consummate this Contract, upon Council approval.

7.1.3. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

7.2 Seller covenants, represents, and warrants to Buyer, as follows:

7.2.1 Seller is possessed and vested with full power and authority to enter into and consummate this Contract and to perform Seller's obligations hereunder.

7.2.3. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

7.2.4. There are no leases, tenancies or other rental arrangements pertaining to any portion of the property, and Seller owns fee simple title to the Property and has full right and lawful authority to enter into and perform Seller's obligations under this Contract.

8. POSSESSION. Seller shall deliver possession to Buyer at the closing of this contract.

9. IMPROVEMENTS. Seller agrees that all improvements now on the above-described real estate parcels shall be delivered to Buyer at the time of closing in as good condition as they are now in at the time of this contract, ordinary wear and tear excepted. Buyer agrees that it is taking the Property and all improvements “as is” and “where is” in their current condition. Buyer agrees that no disclosure statement will be provided by Seller.

Buyer has agreed to construct an asphalt parking lot on the property with approximately forty parking spaces. Low profile open bed landscaping, decorative fencing, and lighting around the parking lot, as previously agreed to by seller and buyer, will be installed at buyer’s cost. A restroom facility and vault sewer management system will also be constructed by the buyer. Seller will be reimbursed for cost associated with relocating the existing cattle fence.

10. RIGHT OF ENTRY. Seller acknowledges and agrees that prior to the Closing Date, with reasonable notice to Buyer, Seller hereby authorizes Buyer, its assigns, successors in interest, agents, representatives, and consultants, sub-contractors, and prospective tenants, and their agents, representatives, and consultants, and sub-contractors, to enter the Property in order to investigate and inspect the Property and to perform any such tests they deem appropriate. In no

event will Seller complete or pay for corrections, or provide a monetary adjustment in lieu thereof, regardless of the results of any inspection or test.

11. HOLD HARMLESS. Seller hereby agrees to hold Buyer harmless against and from any and all loss, suits, causes of action, proceedings, costs, damages, liabilities and expense arising from the breach of any of Seller's representations, warranties, covenants or agreements herein contained, and from any injury or damage to Seller, or its agents which occur upon, or at the property, during the inspection period. Such costs and expenses shall include, without limitation, attorneys' fees and costs of litigation arising out of or relating to breach. In the event that Buyer breaches this Agreement, after the City Council gives its approval, the Seller's only remedy against the Buyer is limited to reimbursement of Seller's out of pocket costs related to this Contract, including only inspection and appraisal fees.

12. REALTOR OR BROKER. Neither party has used a realtor or broker, and no fee of any kind is owed.

13. TIME. Time is of the essence of this Contract and each and every obligation of Seller under this Contract.

14. CONTINGENT ON APPROVAL. This contract is contingent upon Buyer obtaining approval of this contract by its City Council, which Buyer shall obtain within thirty (30) days of the execution of the contract.

15. AMENDMENTS. The covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement.

16. ASSIGNMENT. This Agreement, including payment hereunder, shall not be sub-let, assigned, or otherwise disposed of, except with the prior written consent of both parties.

17. BINDING EFFECT. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators, legal representatives, successors, and assigns, and shall be binding in the event of the death or legal disability of the parties. Provided, however, that nothing in this paragraph shall be construed as a consent by Buyer to any assignment of this Agreement or any interest therein by Seller.

18. CHOICE OF LAW AND VENUE. This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri.

19. CONSEQUENTIAL DAMAGES. In no event shall either party be liable to the other party for special, indirect, or consequential damage.

20. ETHICS. Seller warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Seller, to solicit or secure this

Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Seller, any fee, commission, gift, or contingent fee.

21. HEADINGS. The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

22. REPRESENTATIONS. The signatories hereto represent and warrant that they have read this Agreement, that they are fully authorized in the capacities shown, that they understand the terms of this Agreement, and that they are executing the same voluntarily and solely for the consideration described herein.

23. SEVERABILITY. If any of the provisions of this Agreement shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Agreement shall not be affected thereby. Any illegal or invalid provision of this Agreement shall be severable, and any other provisions shall remain in full force and effect.

24. NO THIRD-PARTY BENEFICIARIES. This Agreement shall not confer any rights or remedies upon any person other than the parties and their respective successors and permitted assigns.

25. WAIVER. Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights.

IN WITNESS WHEREOF, the parties have hereunto set their hands to this Contract, the day and year first above written.

City of Joplin, Missouri

_____

Nicholas Edwards,
City Manager

By:_____

Stephen M. Matlock

_____

Alex E. Matlock

Attest:

_____

Holly Nagy, City Clerk

COUNCIL BILL NO. 2026-108 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin to enter into a real estate purchase agreement for the Grand Falls Visitor Parking area with Stephen M. Matlock and Alex E. Matlock for approximately one acre of land; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, as follows:

Section 1. That the real estate purchase agreement by and between the City of Joplin and Stephen M. Matlock and Alex E. Matlock, a true and accurate copy of said agreement being attached hereto and incorporation as "Exhibit A", be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin.

Section 4. That this Council Bill shall have an effective date of February 18, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2026, by a _____vote.

_____

ATTEST: Keenan Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Parks and Stormwater Sales Tax Fund to pay the amounts called for in the negotiated agreement.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-109 – Agreement with Trojan Technologies for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System.

MEETING DATE
February 2, 2026

ORIGINATING DEPT
Public Works – Operations

ATTACHMENTS
CB2026-109 Ordinance, Quote, Location Map

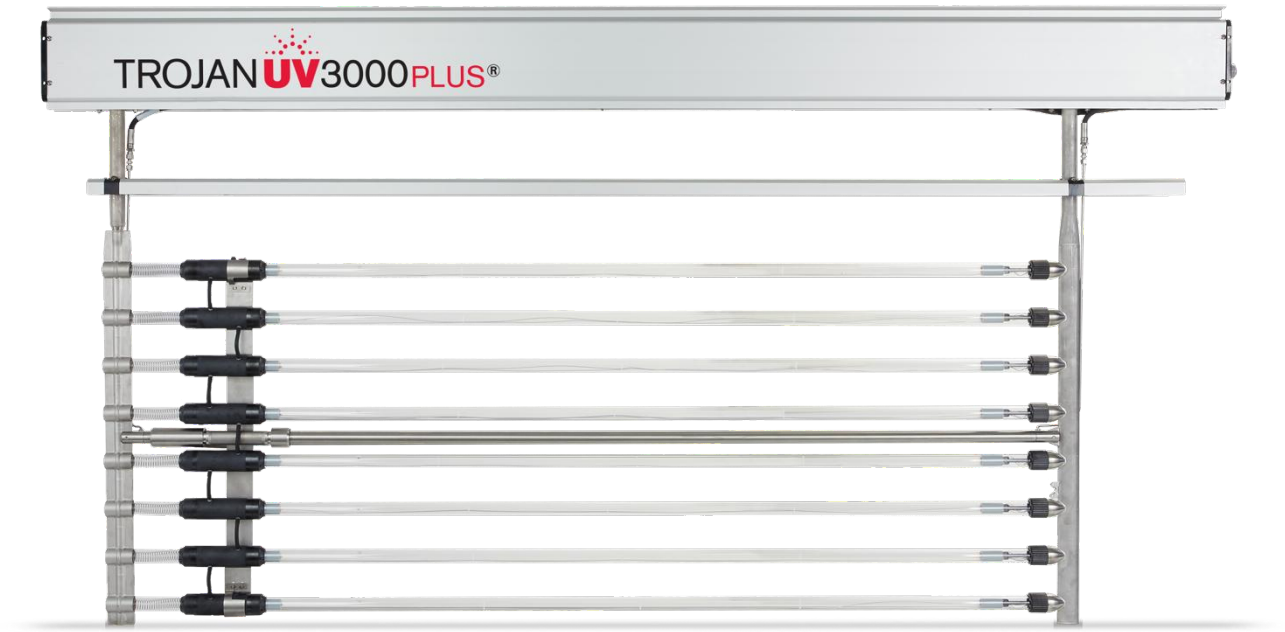
REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill will approve an agreement between the City of Joplin and Trojan Technologies for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System in the amount of Five Hundred Thirty Six Thousand One Hundred Sixty Four and 92/100 DOLLARS ($536,164.92).

BACKGROUND
The Ultraviolet (UV) Disinfection system at the Turkey Creek Wastewater Treatment Facility was placed in service in 2011. The UV system disinfects treated effluent by exposing it to ultraviolet light, which inactivates bacteria and other pathogens without the use of chemicals, prior to discharge to Turkey Creek, in accordance with the Missouri Department of Natural Resources (MDNR) operating permit. The system is designed to treat flows of up to 35 million gallons per day (MGD). This project will replace aging equipment and controls, including the control center, UV modules, sensors, lamps, programming, and associated field work. Trojan Technologies is the sole source provider of the ultraviolet (UV) disinfection system currently installed at the Turkey Creek Wastewater Treatment Plant.

FUNDING SOURCE
This is included in the FY 2026 Budget in the Sanitary Sewer Fund.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.



TROJAN UV3000PLUS®

PHASED SYSTEM UPGRADES - PROPOSAL

12/18/2025

Prepared for:
City of Joplin MO
Turkey Creek WWTP

Confidential – Company Proprietary
Presented By:

Erin Johnson, Trojan Technologies
centralus@trojantechnologies.com

Table of Contents

Table of Contents ..... - 2 -

Trojan Technologies ..... - 3 -

Introduction ..... - 3 -

Program Overview *..... - 3 -*

Maximizing Value - Enhance System Performance, Efficiency, and Longevity ..... - 3 -

Phased Upgrades: Illustrative Example ..... - 4 -

Product Information ..... - 5 -

Validated Performance and a Lifetime Performance Guarantee *..... - 5 -*

Amalgam Lamps *..... - 5 -*

Integra™ Lamp Assembly *..... - 5 -*

Automatic Lamp Sleeve Cleaning *..... - 6 -*

Modular Design with Plug & Play Compatibility *..... - 6 -*

Support and Service *..... - 6 -*

UVSystem Design Info ..... - 6 -

Scope of Supply/Work ..... - 7 -

Pricing ..... - 9 -

Equipment Warrantees ..... - 10 -

Delivery ..... - 10 -

Brochure ..... - 10 -

Terms and Conditions ..... - 10 -

Trojan Technologies

Trojan Technologies provides water treatment technologies and solutions and with over 45 years of experience and 11,000 installations is a global leader in UV treatment systems. We continue to support our large installed base with a global network of associates, representatives and channel partnerships. With every client partner we work to provide solutions to improve performance and extend equipment life while maintaining compliance saving our customers cost, energy and resources.

Introduction

Trojan Technologies is pleased to present this proposal for upgrading your existing UV system to the next generation of TrojanUV3000Plus. As your facility approaches the end of its lifespan, we understand the significant costs involved in designing and installing a new UV system. By opting for core component upgrades instead, you can retain your existing infrastructure at a fraction of the cost of the new construction, while benefiting from the latest features and minimizing operational risks and costs associated with aging equipment.

Program Overview

Our phased system upgrades program allows plant owners and operators to extend the life of their TrojanUV3000Plus systems by offering a strategic alternative to complete system replacement by gradually upgrading core components:

- **System Control Center (SCC) Upgrades:** Enhance real-time monitoring, operational efficiency, and compliance with industry standards. The SCC acts as the central hub for system operations, ensuring efficient and reliable UV disinfection.
- **Hydraulic System Center (HSC) Upgrades:** Optimize the ActiClean sleeve wiping system, improving UV treatment efficiency while minimizing maintenance downtime. The HSC integrates pumps, valves, and control systems for hydraulic operations.
- **Bank of Modules Upgrades:** Integrate latest Gen 3 TrojanUV3000Plus modules featuring Integra™ technology for enhanced lamp and sleeve assembly providing plug & play compatibility, ensuring maximum UV penetration and operational reliability.

Maximizing Value - Enhance System Performance, Efficiency, and Longevity

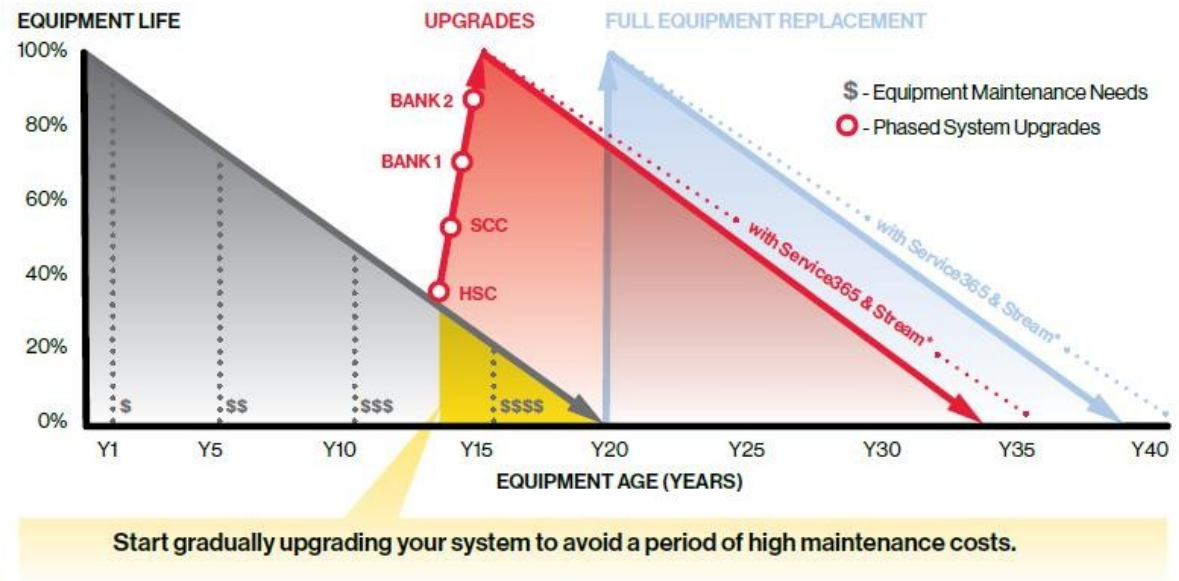
Core component upgrades represent a cost-effective alternative to full plant replacements, with potential costs offset when strategically timed. Upgrade your TrojanUV3000Plus system with advanced SCC, HSC and UV modules to realize a multitude of advantages.

- **Extend System Lifespan**: Modernize core components to prolong the operational lifespan of your TrojanUV3000Plus system.
- **Boost Operational Efficiency**: Benefit from advancements in SCC, HSC and modules, reducing downtime and operational costs associated with maintenance and failures with advanced cleaning systems and modular, plug & play installation.
- **Ensure Compliance**: Upgrade to meet regulatory standards and operational requirements with state-of-the-art components and integrated technology.
- **Improved performance and reliability:** Latest SCC, HSC, and UV modules ensure peak performance and reliability, meeting or exceeding industry standards.
- **Future-Proof Your Investment**: Stay ahead with the latest advancements, ensuring your system remains efficient and effective in the face of future technological advancements.

Phased Upgrades: Illustrative Example

The below chart illustrates an example of the aging trajectory of a TrojanUV3000Plus system over its lifespan. As equipment ages from year 1 to year 20, the percentage of remaining operational life gradually decreases, while maintenance costs tend to increase. The chart highlights the effectiveness of Trojan's phased upgrade program, demonstrating how strategic upgrades - such as replacing the HSC, SCC, and bank of modules within a span of 1 – 3 years when the system is over half of its lifespan – can significantly extend and restore its operational life.

In addition to phased upgrades, Trojan Technologies offers Service365™, providing comprehensive service level agreements to ensure ongoing system performance and reliability. Through Stream™ connection, our remote digital monitoring service, Trojan maintains continuous oversight of your UV system, proactively identifying issues and optimizing performance to further extend equipment lifespan. Please contact your Trojan Account Manager for more information.



***Service365™:** Multi-year preventative maintenance service-level agreements. **Stream™:** Remote monitoring digital platform

Choosing Trojan Technologies phased system upgrades program is a proactive step toward maintaining the effective and reliable performance of your UV disinfection system. The TrojanUV3000Plus® has consistently demonstrated reliability and effectiveness, underscored by our commitment to continuous improvement through the evolution and release of our next-generation products.

By upgrading your Gen 2 TrojanUV3000Plus system to align with the latest Gen 3 standards, featuring enhanced features designed to streamline operations and address asset aging and obsolescence concerns, you can renew your existing system's capabilities. This approach ensures sustained reliability, operational efficiency, and compliance with evolving industry standards, thereby safeguarding your investment for the future.

Product Information

The TrojanUV3000Plus® has been a cornerstone of the Trojan Ultraviolet product line for over 20 years, renowned for its reliability and effectiveness in wastewater treatment. The product has been continuously refined and improved, the latest generation was released in 2022, integrating advanced features overtime across all components, including System Control Center (SCC), Hydraulic System Center (HSC), and UV modules.

Validated Performance and a Lifetime Performance Guarantee

The TrojanUV3000Plus® system, across all generations, is built upon rigorous real world microbial testing and third-party bioassay validations that conform to USEPA and NWRI guidelines.

- Each system is designed and sized to ensure optimal performance and regulatory compliance.
- Includes extended warranty with a validated end-of lamp-life factor maintaining 98% transmittance after 12,000 hours.
- Ensures sleeve transmittance of at least 95% through the ActiClean® sleeve cleaning technology.

Customer benefits:

- **Compliance Assurance:** Conforms to industry standards, provides confidence in meeting permit requirements and regulatory compliance.
- **Peace of Mind:** Backed by our unmatched Lifetime Performance Guarantee, leveraging insights from over 2500 TrojanUV3000Plus installation combined with our validated performance to ensure continued performance excellence.

Amalgam Lamps

- The latest generation of UV3000Plus utilizes the same proprietary 250-watt amalgam lamps and electronic ballast technology for stable UV output using less energy than competitive technologies.
- Third party validated to maintain 98% UV output after 12,000 hours, ensuring consistent UV dose delivery.

Customer Benefits: Reliable dose delivery and prolonged lamp life, and lower lamp count.

Integra™ Lamp Assembly



The traditional method of replacing UV lamps involves purchasing lamps, quartz sleeves, and fittings separately, which are then assembled on-site by operators. This process is not only time-consuming but also complex. To address this issue, Trojan Technologies has innovated with its patented Integra lamp technology. This innovative design features a factory-sealed integrated lamp and sleeve assembly, where the lamps and sleeves are pre-assembled and sealed into a single unit complete with easy screw caps. This integration not only simplifies the replacement process by reducing the number of parts to manage but also cuts lamp installation time by more than 50%. Additionally, the entire unit is recyclable without the need for disassembly, enhancing both convenience and environmental sustainability.

Customers Benefits: Fewer breaks and leaks, easier maintenance, simple to order & inventory.

Automatic Lamp Sleeve Cleaning

The ActiClean® system, unique in the industry, uses both mechanical wiping and chemical cleaning which cleans 50% more effectively than mechanical wiping alone ensuring consistent UV dose delivery. The ActiClean® system has been third party validated to maintain 95% UV transmittance without disruption to operations.

The latest generation UV modules have improved cleaning system with longer canisters that hold twice the amount of cleaning gel for fewer refills and longer contact time during wiping from improved cleaning performance. Hose connections are larger and stronger, and the canister layout is optimized reducing the potential for clogs and breakage.



Customer Benefits: Minimized downtime for cleaning operations, consistent UV performance, and reduced maintenance efforts.

Modular Design with Plug & Play Compatibility

The TrojanUV3000Plus® is designed for easy maintenance and simple installation through its modular components. The self-contained 6P rated UV modules protects cables, lamps and electronic ballasts from effluent and UV light while using convective natural cooling to ensure lasting performance.

The latest generation modules are directly compatible with 2007 generation TrojanUV3000Plus systems. The module is factory assembled and tested, allowing for seamless installation and replacement in minutes.

Customer Benefits: Lower installation costs, minimal start-up issues, and product longevity.

Support and Service

We are your partner in UV treatment. Plant owners and operators have access to our comprehensive support including 24/7 technical service assistance 24/7 through a toll-free number, local service, analytical services, in-stock replacement parts, and a global network of trained and certified technicians.

You can leverage the experience of Trojan with guided troubleshooting and continuous support to maximize uptime and efficiency.

UVSystem Design Info

The updated TrojanUV3000Plus core components will support the exiting UV systems treatment objectives at Turkey Creek WWTP Joplin MO summarized below.

Peak Design Flow:	**35 MGD**
UV Transmittance:	**65 %** (minimum)
Total Suspended Solids:	**30 mg/l** (tss mg/l average basis, grab sample)

Treatment Limit:	**126 per 100 ml,** based on a day **30 days** of consecutive daily grab samples
Design Dose:	**45 mJ/cm2** (bioassay validated)

The new modules will have the same configuration as your existing system which is detailed below.

TrojanUV3000Plus 2022 System Configuration	
Number of Channels:	**2**
Total Number of Banks	**4**
Number of UVI Sensors	**1 per bank**
Number of Modules per Bank	**9**
Number of Lamps per Module	**8**
Lamp Spacing	**4** inch
Total Number of Integra Integrated Lamp Assemblies	**288**

Scope of Supply/Work

Following is the scope of the proposed phased system upgrades plan:

S.No.	Existing Component Name & Model	Recommended Upgrade Component Name & Model	Benefits
1	Hydraulic System Center – Model: Gen 3 Compact HSC	Hydraulic System Center – Model: Replacement Kit to upgrade to Gen 4 2022 (1-8 banks per HSC) with Wago controller	Upgrade to current technology

2	System Control Center **Controller Type:** Allen-Bradley L35 **HMI:** AB Panelview Plus 7 (7") Indoor Rated (or) Other	System Control Center **Controller Type:** Allen-Bradley Company Logix L33ER **HMI:** AB PanelView Plus 7 (12" Outdoor rated)	Replace obsoleted PLC
3	**Bank 1 & 2:** Modules – 8 lamp 4" spacing, 9 modules per bank	Bank 1 & 2 Modules with Integra Lamp/Sleeve technology	Latest technology & fewer parts to track, remove, and reassemble. Factory-sealed lamp/sleeve assembly; Plug & Play Install – reduces the risk of moisture/water intrusions that causes corrosion and damage to electrical components. Easier integration and maintenance
4	**Bank 3 & 4:** Modules – 8 lamp 4" spacing, 9 modules per bank	Bank 3 & 4 Modules with Integra Lamp/Sleeve technology	

Pricing

	Item Description	QTY	Price (USD)
1	**Hydraulic System Center (HSC)**		
1.1	G4 2022 with Wago PLC Replacement Kit	1	$7,900
1.2	Programming	1	included
1.3	Installation & Start-up	1 days	$1,695.00
		TOTAL for HSC Upgrade	$9,595.00
2	**System Control Center (SCC)**		
2.1	AB L33ER PLC AB Panelview Plus HMI	1 1	$28,525.42 $8,500.80
2.2	Programming	1	Included
2.3	Installation & Start-up	1 days	$1,695
		TOTAL for SCC Upgrade	$38,721.22
3	**Bank of Modules (for each bank)**		

3.1	TrojanUV3000Plus Modules (including UVI sensors as configured)	8 standard modules / bank 1 UVI sensor module / bank	$12,312 per standard module $14,550 per sensor module
3.2	TrojanUV3000Plus Spare Module	0	
3.3	Spare Integra Lamp Assembly 4 Pack (PN 316670-004)	3	$5,526.23
3.4	Start Up and Installation	2 days	$3,390
		TOTAL per Bank of Modules Upgrade:	$121,962.23
		No. of Banks/Channel	2
		No. of Channels	2
		TOTAL for ALL BANKS Module Upgrade	$487,849
Total for Phased System Upgrades (incl. HSC, SCC, and all bank of modules)			$536,164.92 Freight cost – will be applicable

This price excludes any taxes that may be applicable and is valid for 90 days from the date of this letter.

Quoted equipment is supplied as loose shipped equipment. All electrical, mechanical or civil works is within the Buyer scope of supply along with any item not mentioned within the Trojan scope outlined above.

Installation and start up services are based on estimates of typical site layouts and operating conditions. If actual labor time substantially vary, we will calculate additional work based on standard labor rates.

Equipment Warrantees

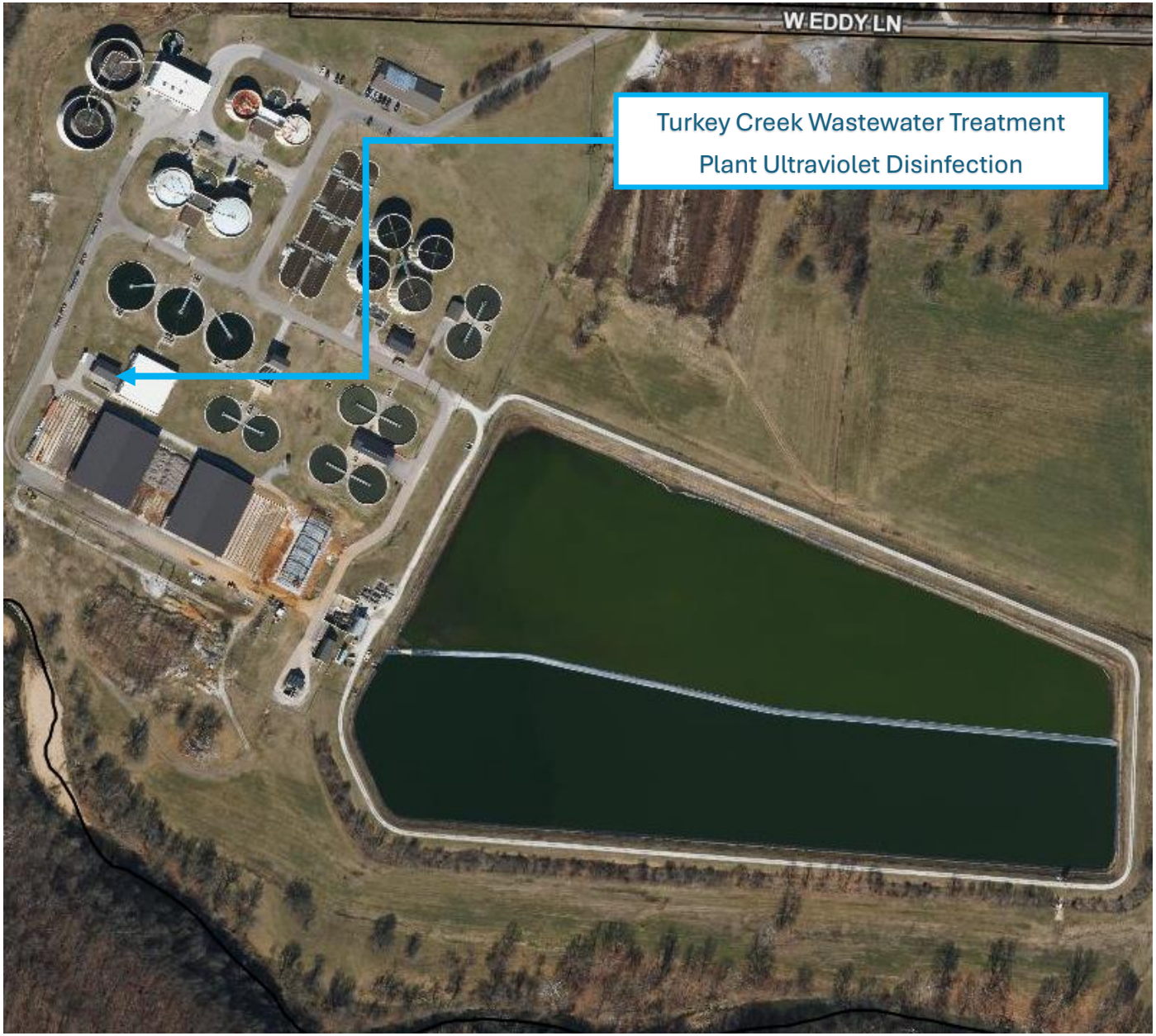
1. Trojan Technologies warrants all components of the system (excluding UV lamps) against faulty workmanship and materials for a period of 12 months from date of start-up or 18 months after shipment, whichever comes first.
2. UV lamps purchased are warranted for 12,000 hours of operation or 3 years from shipment, whichever comes first. The warranty is pro-rated after 9,000 hours of operation. This means that if a lamp fails prior to 9,000 hours of use, a new lamp is provided at no charge.

Electronic ballasts are warranted for 5 years, pro-rated after 1 year.

Delivery

Brochure

Terms and Conditions



CB2026-109 Location Map

COUNCIL BILL NO. 2026-109 **ORDINANCE NO.**

AN ORDINANCE approving an agreement with Trojan Technologies in the amount of Five Hundred Thirty Six Thousand One Hundred Sixty Four and 92/100 DOLLARS ($536,164.92) for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, as follows:

Section 1. That the said agreement by and between the City of Joplin and Trojan Technologies in the amount of Five Hundred Thirty Six Thousand One Hundred Sixty Four and 92/100 DOLLARS ($536,164.92) for the Rehabilitation of Turkey Creek WWTP Ultraviolet (UV) Disinfection System on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of February 18th, 2026.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called for on the basis of the quote received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-110 – Agreement with Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project.

MEETING DATE
February 2, 2026

ORIGINATING DEPT
Public Works – Engineering

ATTACHMENTS
CB2026-110 Ordinance, Agreement, Bid Summary, Exhibit Map

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill will approve an agreement between the City of Joplin and Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project in the amount of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 DOLLARS ($2,738,795.92).

BACKGROUND
The Missouri Department of Transportation (MoDOT) is undertaking a major improvement project along Route 66 (7th Street) in Joplin, spanning from Schifferdecker Avenue to Rangeline Road. MoDOT has contracted Olsson to design the project, which was initially scheduled for bid in Spring 2025 but has since been postponed to November 2025. Preliminary design plans have been shared with City staff, highlighting potential impacts to existing utilities. Several City-owned sanitary sewer mains and manholes located within MoDOT's right-of-way (ROW) have been identified. After coordination between the City of Joplin and MoDOT, it was agreed that the manholes will be relocated outside of MoDOT's ROW. However, the sanitary sewer lines that cross beneath the roadway will remain in place, as they do not interfere with the proposed improvements. On May 6, 2024, the City Council approved a work authorization with Olsson to provide engineering services for this project. Request for proposals for the 7th Street Sanitary Sewer Relocation project was advertised in Joplin Globe on December 20th, 2025, and bids were received by the City on January 20th, 2026. A total of 3 bids were received with Jeff Asbell Excavating & Trucking, Inc. being the lowest responsive bidder.

FUNDING SOURCE
This is included in the FY 2026 Budget in the Sanitary Sewer Fund.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

BID SUMMARY

PROJECT: 7TH STREET SANITARY SEWER RELOCATION

DATE OF BID OPENING: January 20th,2026 @ 02:00 pm

CONTRACTOR	BID
JD Wallace Contracting	$ 3,038,343.50
Bennett Inc.	$ 2,769,160.00
Jeff Asbell Excavating & Trucking, Inc.	$ 2,738,795.92
Engineer's Estimate	$ 2,807,674.20

AGREEMENT
BETWEEN
CITY OF JOPLIN AND JEFF ASBELL EXCAVATING & TRUCKING, INC.

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Jeff Asbell Excavating & Trucking, Inc. Address: 9400 State Hwy. 171, Carl Junction, MO 64834	
Attention: John Paulo Cruz		Attention: Neal Henderson – Vice President - Operations	
Department: Public Works - Engineering		Phone: 417-437-8844	Fax:
Phone: 417.624.0820 ext: 1584	Fax: 417.624.4620	Project: 7TH STREET SANITARY SEWER RELOCATION	

THIS AGREEMENT made and entered into this ____ day of _____, 20____, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

7TH STREET SANITARY SEWER RELOCATION

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within 365 calendar days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri. At any time, the contractor is found to not have paid prevailing wages, the contractor shall forfeit as a penalty to the city one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the

City of Joplin. Regardless of such approval, it shall be the responsibility of the contractor to always maintain adequate insurance coverage during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, Sovereign Immunity Limits | Missouri Department of Insurance)

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation.... Statutory coverage per RSMo 287.010 et seq

Employer's Liability..... $1,000,000.00

b. Commercial General Liability Insurance including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forth Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys' fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forth Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Owner's and Contractor's Protective Liability Insurance to protect the City, its agents, servants and employees from claims which may arise from the performance of this Contract, with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forth Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

The Owner's and Contractor's Protective Liability Insurance must:

(1) Be a separate policy with the named insured being The City of Joplin, and

(2) Contain an endorsement that disclaims coverage for any claim barred by the doctrines of sovereign immunity or official immunity, except attorney's fees and other litigation costs incurred in defending a claim. Nothing contained in this policy (or this endorsement thereto) shall constitute any waiver of whatever kind of these defenses or sovereign immunity or official immunity for any monetary amount whatsoever.

e. Builders Risk Insurance for contracts involving unoccupied structures. The Contractor shall secure All Risk Builder's Risk Insurance. Unless specifically authorized by the City, the amount of such insurance shall not be less than the total contract price.

f. Subcontracts. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

g. Notice. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

h. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond. Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of $2,738,795.92 (Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 Dollars) conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects.
By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.

b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.

c. Does not have a proposed debarment or suspension pending.

d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

6. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

7. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to complete the work within the time specified in the contract, or within such extra time as may be allowed in accordance with City of Joplin Standard Specifications, Division 0000, General Requirements and Provisions, Section 0400.19, (2025-Spec-Review-Final-Copy) Contractor (or surety) shall be liable to the City in the amount of $_____.__ per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

9. Termination. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

10. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

12. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights, or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

13. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge, or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees, or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. Such compensation will be paid in progress payments (less five (5) percent retainage), as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract. If the City or the architect or engineer determines that a higher rate of retainage is required to ensure performance of the contract, the City may withhold up to ten (10) percent retainage until the work is fully completed and accepted by the City.

16. Contract Documents. The contract documents shall consist of the following:

a. This Contract
b. All Change Orders
c. Bid Plans and Specifications
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Special Conditions & Provisions
f. Proposal
g. Statement of Bidder's Qualifications
h. Acknowledgment

i. Performance Bond
h. Payment and Material Bond
k. Instructions to Bidders
l. Non-collusion Affidavit
m. Notice to Proceed

Notice to Contractors: This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein. Contractor agrees to perform all of the work described in the contract documents and to comply with the terms and conditions defined therein for a total sum of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 ($2,738,795.92) dollars, said amount being subject to any approved addenda or change order.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable. Contractor acknowledges and agrees that it shall not be entitled to any adjustment in the Contract Sum or Contract Times for any concealed condition of any nature, including but not limited to unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, in addition to the information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey. Contractor recognizes that it has assumed the risks of concealed conditions and is being compensated for assuming these risks.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Joplin, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of R.S.Mo. Section 105.450 et seq. shall not be violated.

19. Assignment. Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a)ii and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

21. Nonresident/Foreign Contractors. Contractor shall procure and maintain during the life of this contract:

a. If Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 R.S.Mo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Records and Audits. Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the City to assure proper accounting for all project funds. These records will be made available for audit purposes to the City or any authorized representative and will be retained for three years after the expiration of this Contract.

24. Authorized Employees. Contractor acknowledges that Section285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.

25. Interest of Contractor and Employees. Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed.

26. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

27. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

28. Affidavit for Contracts Over $5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

29. City Benefits. Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

30. Occupational License: Contractor shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

31. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. Contractors and subcontractors in violation of this provision will forfeit to the public body $2,500 plus $100 a day for each employee who is employed without training. Public bodies and contractors may withhold/assess these penalties from the payment due to those contractors and subcontractors if found to be in non-compliance.

32. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

33. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto and signed by both parties.

34. Remedies. Except as may be otherwise found in the contract documents, all claims, disputes, counter-claims, and other matters in question between the Owner and Contractor arising out of or related to this agreement or the breech thereof, will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction within the state in which the Owner is located.

35. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

CITY OF JOPLIN, MISSOURI

_____
Daniel Johnson, P.E., Public Works Director

CONTRACTOR'S BOND NO.

FOR CITY CONTRACTS
PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS: That

Jeff Asbell Excavating & Trucking, Inc.

a Corporation, hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, in the total aggregate penal sum of Dollar Amount Written Out AND xx/100 DOLLARS ($xxxxxxxX.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof for the construction of:

7TH STREET SANITARY SEWER RELOCATION

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, or any extensions thereof, which may be granted by the OWNER, with or with-out notice to the SURETY and during the one year guaranty period and if the PRINCIPAL shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void, otherwise to remain in full force and effect.
PROVIDED, FURTHER, that the said SURETY, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that it is expressly agreed that the BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment of the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the CONTRACT as so amended. The term "Amendment", wherever used in this BOND, and whether referring to this BOND, the Contract or the Loan Documents shall include any alteration, addition, extension, or modification of any character whatsoever.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____ _____
Secretary Principal

Approved as to form this _____ day

of _____, 20____. By _____
Signature

_____ By _____
Peter Edwards, City Attorney Printed Name/Title

ATTEST: (SEAL)

_____ _____
Secretary Surety

Approved this _____ day of

_____, 20_____. By _____
Signature

_____ By _____
Leslie Haase, Director of Finance Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list

(Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

CONTRACTOR'S BOND NO.
FOR CITY CONTRACTS
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That

Jeff Asbell Excavating & Trucking, Inc.

a Corporation, hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, and unto all persons, firms, and corporations who or which may furnish labor, or who furnish materials to perform as described under the contract and to their successors and assigns in the total aggregate penal sum of Dollar Amount Written Out and xx/100 DOLLARS ($xxxxxxxxx.00) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20___, a copy of which is hereto attached and made a part hereof for the construction of:

7TH STREET SANITARY SEWER RELOCATION

NOW, THEREFORE, if the PRINCIPAL shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extensions or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal or coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, all insurance premiums on said work, and for all labor cost incurred in such WORK including the stipulation in said contract requiring the payment of not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri or by final judicial determination of the Courts of the State of Missouri, including that by a SUBCONTRACTOR, and to any mechanic or material man lien holder whether it acquires its lien by operation of State or Federal law; then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, that beneficiaries or claimants hereunder shall be limited to the SUBCONTRACTORS, any persons, firms, and corporations having a direct contract with the PRINCIPAL or its SUBCONTRACTORS.

PROVIDED, FURTHER, that the said SURETY for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of this contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no suit or action shall be commended hereunder by any claimant: (a) Unless claimant, other than one having a direct contract with the PRINCIPAL, shall have given written notice to any two of the following: The PRINCIPAL, the OWNER, or the SURETY above named within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the PRINCIPAL, OWNER, or SURETY, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need to be made by a public officer. (b) After the expiration of one (1) year following the date of which PRINCIPAL ceased work on said CONTRACT, it being understood, however, that if any limitation embodied in the BOND is prohibited by any law controlling the construction thereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

PROVIDED, FURTHER, that it is expressly agreed that this BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment to the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the Contract as so amended. The term "Amendment", wherever used in this BOND and whether referring to this BOND, the contract or the loan documents shall include any alteration, addition, extension or modification of any character whatsoever.
PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____
Secretary

_____
Principal

Approved as to form this _____ day

of _____, 20____.

By _____
Signature

_____
Peter Edwards, City Attorney

By _____
Printed Name/Title

ATTEST: (SEAL)

_____
Secretary

_____
Surety

Approved this _____ day of

_____, 20_____.

By _____
Signature

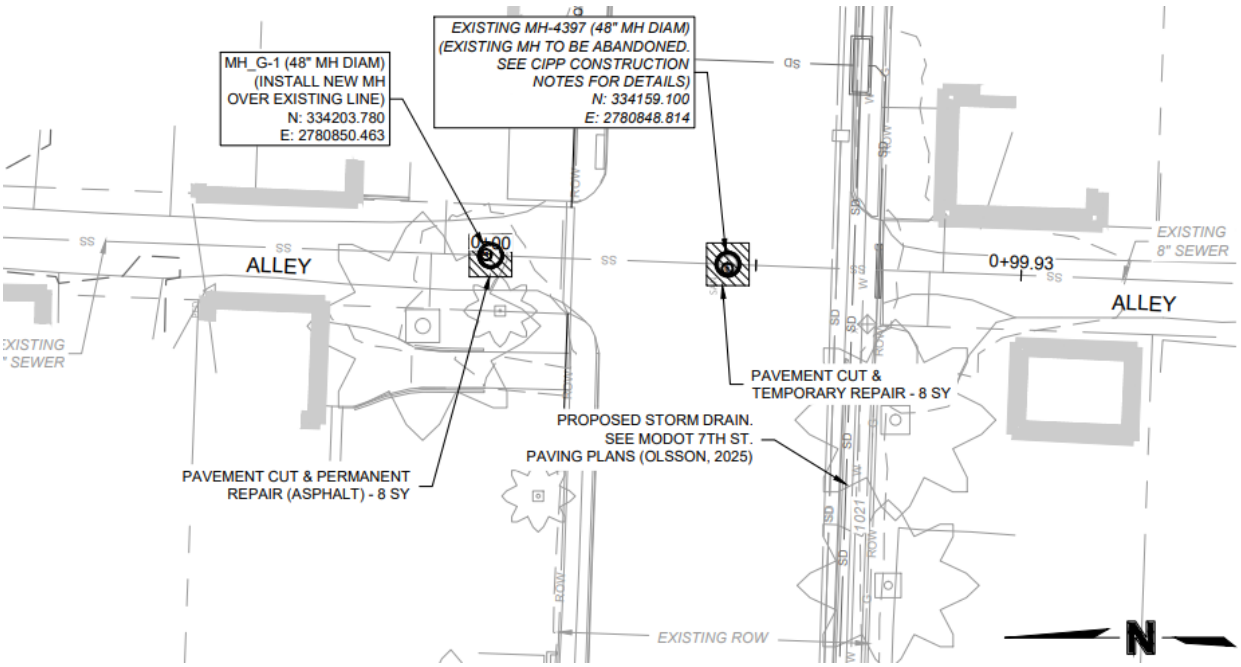
_____
Leslie Haase, Director of Finance

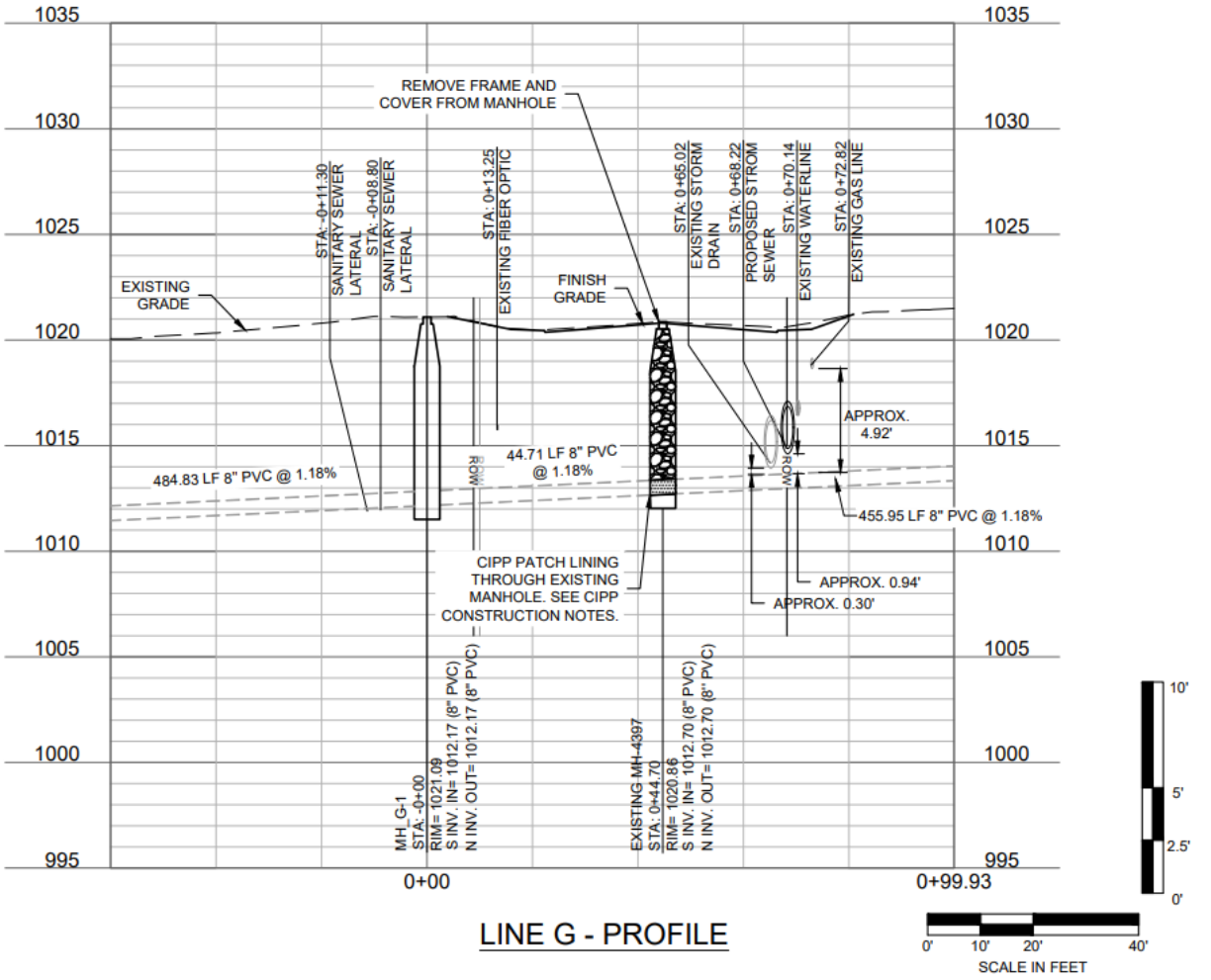
By _____
Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.





LINE G - PROFILE

CB2026-110 Exhibit Map

COUNCIL BILL NO. 2026-110 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin to enter into an agreement with Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project in the amount of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 DOLLARS ($2,738,795.92) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, as follows:

Section 1. That the said agreement by and between the City of Joplin and Jeff Asbell Excavating & Trucking, Inc. for the 7th Street Sanitary Sewer Relocation Project in the amount of Two Million Seven Hundred Thirty Eight Thousand Seven Hundred Ninety Five and 92/100 DOLLARS ($2,738,795.92) for the 7th Street Sanitary Sewer Relocation on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of February 18th, 2026.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called for on the basis of the bids received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026 – 111 Approval of an agreement with ATS Contractors, LLC., for the On-Call Infrastructure and Utility Cuts 2026 project.

MEETING DATE
February 2, 2026

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB 2026- 111 Ordinance; Bid Summary; Construction Agreement

REVIEWED BY
Director of Public Works, Daniel Johnson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City to enter into an agreement with ATS Contractors, LLC. for On Call Infrastructure and Utility Cuts 2026 Project.

BACKGROUND
Utility companies and private construction contractors periodically cut city streets, sidewalks, curb and gutters in order to make utility and sewer connections for new homes and businesses. Utility companies also find it necessary to make cuts so they can make repairs or upgrades to existing services. To ensure repairs meet city specifications, the city hires a contractor to make the repairs and restorations. The costs for repairs are then billed to the utility company or the private contractor responsible for the initial cut.

In addition to completing repairs for utility cuts, the On-Call Infrastructure and Utility Cut contract offers a catalogue of services to be used on an On-Call basis. This aspect of the contract is intended to offer flexibility with respect to addressing needed infrastructure repairs and installing minor system improvements within the City, as well as supplementing the City's public works maintenance crews.

The On-Call Infrastructure and Utility Cuts 2026 contract, which was advertised in accordance with the City of Joplin's procurement policies, contained specific language informing bidders that "Quantities listed represent a portion of the expected quantities for **bid analysis only**. Actual quantities required for the contract will vary". Award was to be based on the best qualified bidder. The quantities for the utility cuts restoration items were based on the quantities provided to the City in the previous iterations of the Utility Cuts restoration contract. During the mandatory prebid meeting, the city's expectations for the highest quality of restorations and timeliness of repairs was highlighted. Four contractors submitted bids containing unit prices for more than 70 bid items. After bids were opened on January 15, 2026, to arrive at a practicable comparison, (commonly utilized repair items and quantities), the bid item prices from each of the four bidders was applied to the most recent pay application under the current contract. Payment totals for three of the four bidders were within 7% and were all below the engineer's estimate

After analyzing the bid information and evaluating all other related performance factors, staff is recommending that the contract be awarded to ATS Contractors, LLC.

Staff plans to utilize this multiple-year contract to continue the work of the previous expiring Utility Cuts restoration contract as well as in repairing public-side infrastructure defects and implementing minor system improvements. The term of the contract will run for one (1) year from the Notice to Proceed date and can be extended for another two (2) years if mutually agreed upon by both parties.

FUNDING SOURCE

This is included in the FY 2026 Budget in the Transportation Sales Tax Fund for items pertaining to Utility Cuts restoration and the Parks and Stormwater Sales Tax and Transportation Sales Tax funds for items pertaining to infrastructure repairs and minor system improvements.

RECOMMENDATION

Staff recommends adoption of this Council Bill on 1st reading.

Bid Totals

Engineers Estimate	ATS	Goins	Mears	Sprouls
$2,610,625.00	$2,693,875.00	$2,315,850.00	$2,436,629.00	$2,880,375.00

Monthly Invoice Cost

Engineers Estimate	$194,792.94
ATS	$192,176.72
Goins	$183,035.12
Mears	$179,193.97
Sprouls	$210,385.68

AGREEMENT
BETWEEN
CITY OF JOPLIN AND

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: ATS Constractors LLC Address: 8400 E. 7th Street Joplin MO 64801	
Attention: Kim Hounschell		Attention: Charles Scotten, Managing Partner	
Department: Public Works- Engineering		Phone: 417-684-7446	Fax:
Phone: 417-624-0820 ext:1503	Fax:		

THIS AGREEMENT made and entered into this ____ day of _____, 2026, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

On-Call Infrastructure & Utility Cuts 2026

The City and Contractor agree to the following:

1. **Manner and Time for Completion**. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws. Term of contract will run for one (1) year from the notice to proceed date. Both parties reserve the right to extend the contract for up to three (3) years if mutually agreed upon.

2. **Prevailing Wages**. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri. At any time, the contractor is found to not have paid prevailing wages, the contractor shall forfeit as a penalty to the city one hundred

dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the contractor to always maintain adequate insurance coverage during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php)

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation…. Statutory coverage per RSMo 287.010 et seq

Employer's Liability $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Three Hundred Seventy Thousand One Hundred Thirty Seven and no/100 Dollars ($3,370,137.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Five Thousand Five Hundred Twenty and no/100 Dollars ($505,520.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys' fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Three Hundred Seventy Thousand One Hundred Thirty Seven and no/100 Dollars ($3,370,137.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Five Thousand Five Hundred Twenty and no/100 Dollars ($505,520.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Owner's and Contractor's Protective Liability Insurance to protect the City, its agents, servants and employees from claims which may arise from the performance of this Contract, with limits of at least Three Million Three Hundred Seventy Thousand One Hundred Thirty Seven and no/100 Dollars ($3,370,137.00) for all claims arising out of a single accident or occurrence and at Five Hundred Five Thousand Five Hundred Twenty and no/100 Dollars ($505,520.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

The Owner's and Contractor's Protective Liability Insurance must:

(1) Be a separate policy with the named insured being: The City of Joplin, and

(2) Contain an endorsement that disclaims coverage for any claim barred by the doctrines of sovereign immunity or official immunity, except attorney's fees and other litigation costs incurred in defending a claim. Nothing contained in this policy (or this endorsement thereto) shall constitute any waiver of whatever kind of these defenses or sovereign immunity or official immunity for any monetary amount whatsoever.

e. Builders Risk Insurance for contracts involving unoccupied structures. The Contractor shall secure All Risk Builder's Risk Insurance. Unless specifically authorized by the City, the amount of such insurance shall not be less than the total contract price.

f. Subcontracts. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

g. Notice. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

h. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of Twenty Five Thousand Dollars and no/100 Dollars ($25,000.00) conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any

performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects: By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.
b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.
c. Does not have a proposed debarment or suspension pending.
d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

6. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

7. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to complete the work within the time specified in the contract, or within such extra time as may be allowed in accordance with City of Joplin Standard Specifications, Division 0000, General Requirements

and Provisions, Section 0400.19, (http://mo-joplin.civicplus.com/DocumentCenter/View/3460) Contractor (or surety) shall be liable to the City in the amount of $300.00 per calendar day per individual excavation not completed within the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. All utility cuts within an arterial or collector street will be assessed double this rate and shall be deducted from the contract amount until said work is completed to the satisfaction of the Director of Public Works. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

9. Termination. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

10. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

12. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

13. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable

attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. Such compensation will be paid in progress payments as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract. If the City or the architect or engineer determines retainage is required to ensure performance of the contract, the City may withhold up to ten (10) percent retainage until the work is fully completed and accepted by the City.

16. Contract Documents. The contract documents shall consist of the following:

a. This Contract
b. All Change Orders
c. Bid Plans and Specifications
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Special Conditions & Provisions
f. Proposal
g. Statement of Bidder's Qualifications
h. Acknowledgment
i. Performance Bond
h. Payment and Material Bond
k. Instructions to Bidders
l. Non-collusion Affidavit
m. Notice to Proceed

Notice to Contractors: This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable. Contractor acknowledges and agrees that it shall not be entitled to any adjustment in the Contract Sum or Contract Times for any concealed condition of any nature, including but not limited to unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, in addition to the information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey. Contractor recognizes that it has assumed the risks of concealed conditions and is being compensated for assuming these risks.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Joplin, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of R.S.Mo. Section 105.450 et seq. shall not be violated.

19. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a)ii and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

21. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 R.S.Mo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given

by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Records and Audits. The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the City to assure proper accounting for all project funds. These records will be made available for audit purposes to the City or any authorized representative and will be retained for three years after the expiration of this Contract.

24. Authorized Employees. Contractor acknowledges that Section285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.

25. Interest of Contractor and Employees. The Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed.

26. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

27. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

28. Affidavit for Contracts Over $5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

29. City Benefits. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

30. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

31. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program

City of Joplin – Construction Contract – Local Funding
Rev. 2-22-24

approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. Contractors and subcontractors in violation of this provision will forfeit to the public body $2,500 plus $100 a day for each employee who is employed without training. Public bodies and contractors may withhold/assess these penalties from the payment due to those contractors and subcontractors if found to be in non-compliance.

32. Compliance with Laws. The contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

33. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

34. Remedies. Except as may be otherwise found in the contract documents, all claims, disputes, counter-claims, and other matters in question between the Owner and Contractor arising out of or related to this agreement or the breech thereof, will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction within the state in which the Owner is located.

35. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

CITY OF JOPLIN, MISSOURI

By: _____
Daniel Johnson, P.E.
Director of Public Works

COUNCIL BILL NO. 2026-111 ORDINANCE NO

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with ATS Contractors LLC., for the On Call Infrastructure and Utility Cuts 2026 project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, as follows:

Section 1. That the agreement by and between the City of Joplin and ATS Contractors, LLC., for the On Call Infrastructure and Utility Cuts 2026 project, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from the Transportation Sales Tax Fund for items pertaining to Utility Cuts restoration and the Parks and Stormwater Sales Tax and Transportation Sales Tax funds for items pertaining to minor system improvements and infrastructure repairs.

Section 4. That this Council Bill shall have an effective date of February 18, 2026

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

COUNCIL BILL 2026-111

I hereby certify that a sufficient amount is available in the Transportation Sales Tax Fund for items pertaining to Utility Cuts restoration and the Parks and Stormwater Sales Tax and Transportation Sales Tax funds for items pertaining to minor system improvements to pay the amounts called for on the basis of the bids received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-254 – Final Plat

MEETING DATE:
February 2, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 001-26: 642 E Fountain Rd – Final Plat - A request to review a final plat for the Cottages at Emerald Glades Phase 1 – Schuber Mitchell Homes

BACKGROUND:

The proposed subdivision is the first phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as “Spruce Street” on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant, with OWN Engineering, represented the case. Phase 1 includes 42 lots with two detention ponds. Phase 2 will include 40 lots. The houses will be cottage style, 50 foot wide lots.

Ms. Klue-Michael stated that to be clear you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision that will not be coming off Fountain Rd. Mr. Bellairs stated that there is currently only one road with access so they will have a future connection to Emerald Glades.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-254
Planning & Zoning Commission recommends approving Case 001-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 001-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES, PHASE I – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, this is phase I of The Cottages at Emerald Glades located just off of Fountain Road north and west of the Emerald Glades subdivision. This property is two phases and will be connected into phase 6 of Emerald Glades. Phase 1 is 42 lots on the north side with two detention ponds. The second half, phase II will have 40 lots. The houses will be cottage style, 50 ft wide lots. Appealing to the smaller lots that are doing really well in the community right now.

Mr. Bellairs said that I have an exhibit that shows that there will be a connection for this there will be access to this future development so that it does not all go to Fountain Road.

Ms. Klue-Michael stated that that to be clear that you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision and will not be coming off of Fountain Road.

Mr. Bellairs indicated that was correct. There is currently only one road with access so they will have to build another road for more connections to Emerald Glades for access from St Louis Ave.

Dr. Rosenberg asked if there will be no access to Fountain Road?

Ms. Bryant responded that yes, there will be access to Fountain Road and on to St. Louis.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 01-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Z&P Meeting: January 12, 2026
City Council Meeting: February 2, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 001-26 Final Plat Review

NAME OF SUBDIVISION The Cottages at Emerald Glades Plat 1

LOCATION: 642 E Fountain Road

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-2

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A (Jasper County)	R-1	N/A (Jasper County)	N/A (Jasper County)
Land Use	Vacant	Single-Family Residential Home	Vacant	Single-Family Residential Home

SUBDIVISION:

Number of lots
42

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E Fountain Rd	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes, see discussion below:

DISCUSSION:

The proposed subdivision is the first phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as "Spruce Street" on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

Staff recommends approval of Case 001-26

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Procedures

Applicability. Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities and services, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Plat applications may be initiated by the property owner.

Specifically plat applications shall apply to:

1. Any division of land into more than one lot or parcel, unless all resulting lots or parcels are larger than five acres and to be used primarily for agriculture purposes;
2. Any adjustment of previously platted lots that alter the legal boundaries or potential ownership patterns, other than those by operation of law, acquisition by a public entity, or by court order; and
3. Any development on previously unplatted property where access or connections to public infrastructure or public streets will be required, or where public or private easements will be required to build infrastructure.

Review Criteria. A final plat shall be reviewed according to the following criteria:

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and types of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Adjustments to the preliminary plat that do not affect the overall concept, development patterns, phasing, and concurrencies of facilities and amenities may be considered substantially consistent.
2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
3. The phasing and timing of public improvements ensures construction and performance guarantees.
4. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the comprehensive plan, the applicable zoning standards, and the purposes and intent of this code.
5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Review Procedure. In addition to the general requirements in Table 2-1 and Section 2.01 the following procedures apply to preliminary plat applications.

1. A final plat not meeting the review criteria may require reprocessing as a revised preliminary plat.
2. The Planning Commission shall review the final plat for conformance with the planning and design elements, and the engineering specifications.

3. Prior to forwarding a final plat approved by the Planning Commission to the City Council, the Director shall verify that the applicant has proper surety for required improvements as required by Section 3.03, Required Improvements.
4. A final plat approved by the Planning Commission shall be forwarded to the City Council for review and acceptance of any dedications of land for public purposes or other public improvements. If the City Council refuses acceptance, they shall state the specific reasons for the refusal, and allow the applicant up to 60 days to cure the issue.
5. Any street or public facility not approved by the Planning Commission in terms of location, classification or design, whether denied by the Planning Commission and appealed to the City Council, or approved by the City Council as a revised condition on a final plat, may only be approved and accepted by the City Council with a two-thirds approval of the legislative body.
6. The Planning Commission and City Council shall make a decision within 60 days of submission of the plat to the Commission or Council, unless the applicant consents to a longer period for consideration.

Effect of Decision. The approval of the final plat and acceptance of the dedication of land for public purposes may be conditioned upon payment of all other applicable fees or execution of all applicable agreements prior to recording. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat.

1. Once approved and all conditions are satisfied, the City Clerk shall cause the approved final plat to be recorded in applicable county with the Recorder of Deeds. Any plat not recorded within two years from the date of acceptance of land by the City Council shall expire.
2. Upon recording of the plat, the applicant may proceed with the design and construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.
3. For all single-family residential development in residential zoning districts, or other development not requiring approval of a site plan, development rights shall vest subject to compliance with zoning regulations upon recording of a final plat. If construction has not begun and substantial progress being made within five years of recording the plat, the development rights shall expire unless and extension is granted.
4. For all non-single-family development requiring a site plan development rights shall not vest until the plat has been recorded and the site plan is approved. If no site plan is approved within five years of recoding of the plat, the development rights shall expire unless an extension is granted or phasing has otherwise been approved through the platting process.

Final Plat Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: _____
Filing Fee: $0
Received: _____
Subdivision No.: _____
Proj. No.: _____

Applicant: OWN, Inc. Phone No.: 417.782.7399

Address: 811 E 3rd St. Joplin, MO 64804 Email: agonzalez@weareown.com

Owner: Schuber Mitchel Homes Phone No.: 417.680.4038

Address: 2340 S. Range Line Rd Joplin, MO 64804 Email: aelivo@schubermitchell.com

Location of Property: 764-944 E Fountain Rd

Present Use of Property: Vacant Zoning: R-2

Design Professional who Prepared the Plat: Ron Wallace

Phone No.: 417.782.7399 Email: rwallace@weareown.com

Name of Subdivision: The Cottages at Emerald Glades Phase 1

Total Acres: 10 Acres Total Lots: 42 Lots

Instructions:
The following checklist is to be completed **by the applicant** and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
☑	☐	Name of the subdivision

- [x] Location of section, township, range, county, and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct
- [x] Location of monuments or benchmarks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments
- [x] The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines
- [x] Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
- [x] Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
- [x] Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use
- [x] Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
- [x] Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
- [x] Name and address of the registered land surveyor preparing the plat
- [x] Scale of plat, 1" = 100' or larger, date or preparation and north point
- [x] Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

Yes	No	
☐	☑	Was the original on mylar, and 20 paper copies submitted? 10 hard copies
☑	☐	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

- [ ] [ ] Was a bond or letter of credit submitted?
- [x] [ ] Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
- [ ] [x] Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
- [x] [ ] Are dedications or reservations signed over on plat?
- [x] [ ] Has the surveyor preparing plat stamped and signed?
- [x] [ ] Has a copy of any deed restrictions or covenants been provided?
- [ ] [x] Are additional comments attached?

Signatures too be added after approval and before recording

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Lillian Bryant **Date:** 11/26/2025



JASPER COUNTY TAX RECEIPT
2024 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

ROBERTSON, ROGER K & GLORIA K TR
4569 W HWY 86
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-1000
PARCEL ID#: 16-7.0-26-020-001-002.001
SEC, TWN, RNG: 26-28-33
ACRES: 13.17
SITUS ADDRESS:
M-CODE: 0
DELINQ YEARS: NONE

Property Description
BEG NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD & POB TH CONT S 02 DEG W 1285.52' N 87 DEG W 448.44' N 02 DEG E 1286.29' S 87 DEG E 446

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			790
Commercial			0
TOTAL VALUATION			790

Tax District	Levy per $100	Total Tax
STAT	0.0300	0.24
COUN	0.1102	0.87
DDRB	0.0845	0.67
MH	0.0845	0.67
R7	3.4300	27.10
COM	0.2039	1.61

TAX		31.16

Date Printed: 07/24/2025 **31.16**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 31.16 RECEIPT #: 1119

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2024 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
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302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
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ROBERTSON, ROGER K & GLORIA K TR
4569 W HWY 86
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-0
PARCEL ID#: 16-7.0-26-020-001-002.000
SEC, TWN, RNG: 26-28-33
DELINQ YEARS: NONE
ACRES: 6.37
SITUS ADDRESS:
M-CODE: 0

Property Description

COM NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD N 87 DEG W 446.82' TO POB S 02 DEG W 1286.29' N 87 DEG W 210 N 02 DEG E 1286.65' S 87 DE

	Land	Structure	SUBTOTALS
Residential			16,110
Agricultural			420
Commercial			0
TOTAL VALUATION			16,530

Tax District	Levy per $100	Total Tax
STAT	0.0300	4.96
COUN	0.1102	18.22
DDRB	0.0845	13.97
MH	0.0845	13.97
R7	3.4300	566.98
COM	0.2039	33.70

TAX		651.80

Date Printed: 07/24/2025 **651.80**

PAID

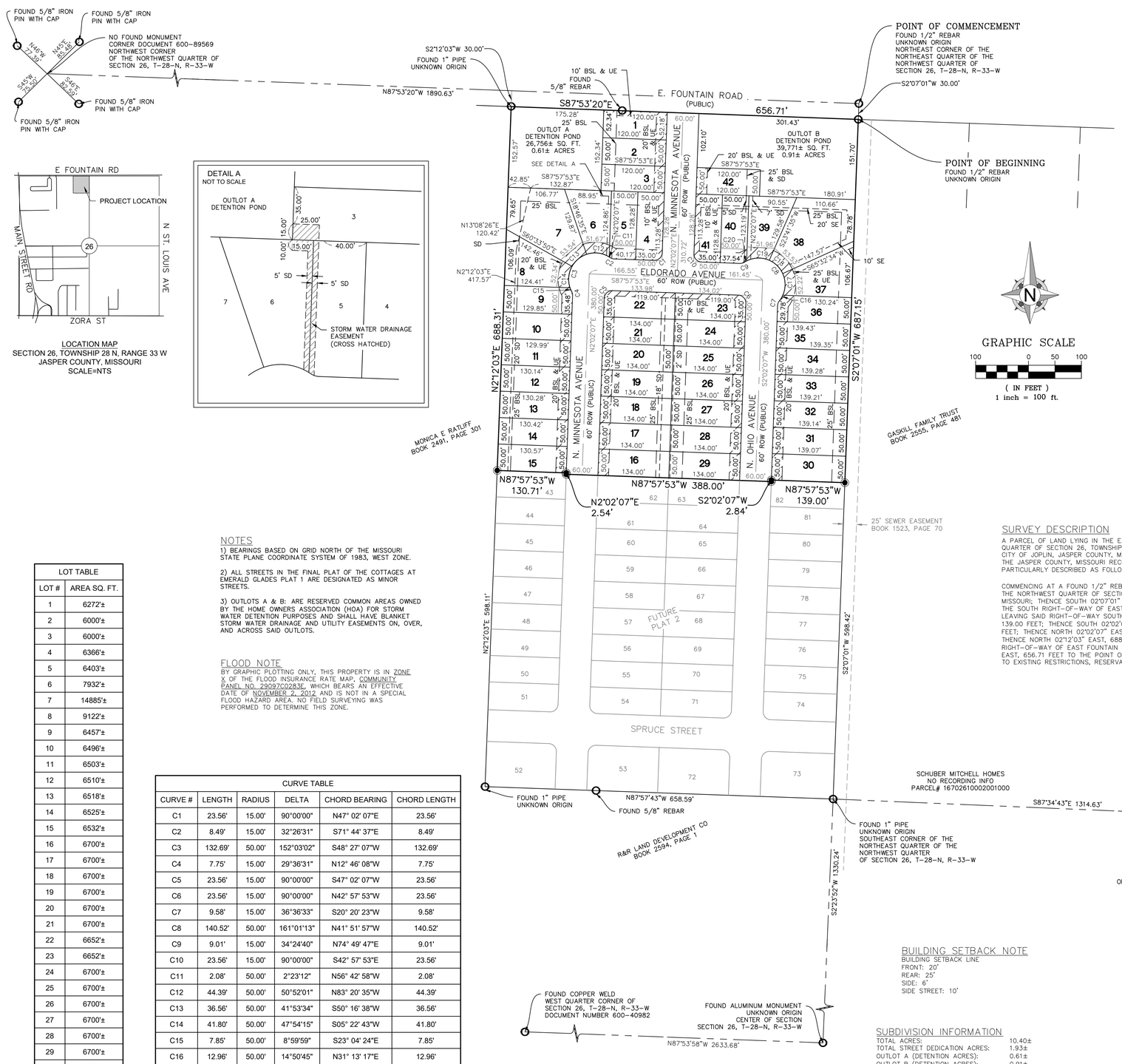
VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 651.80 RECEIPT #: 1118

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1

CITY OF JOPLIN,
JASPER COUNTY, MISSOURI
SECTION 26, TOWNSHIP 28 N, RANGE 33 W



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED OWN, INC LC 62
- SD STORM WATER DRAINAGE EASEMENT
- SE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- //// UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- PROPERTY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ALL STREETS IN THE FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 ARE DESIGNATED AS MINOR STREETS.

3) OUTLOTS A & B: ARE RESERVED COMMON AREAS OWNED BY THE HOME OWNERS ASSOCIATION (HOA) FOR STORM WATER DETENTION PURPOSES AND SHALL HAVE BLANKET STORM WATER DRAINAGE AND UTILITY EASEMENTS ON, OVER, AND ACROSS SAID OUTLOTS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0283E, 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.

LOT TABLE	
LOT #	AREA SQ. FT.
1	6272'±
2	6000'±
3	6000'±
4	6366'±
5	6403'±
6	7932'±
7	14885'±
8	9122'±
9	6457'±
10	6496'±
11	6503'±
12	6510'±
13	6518'±
14	6525'±
15	6532'±
16	6700'±
17	6700'±
18	6700'±
19	6700'±
20	6700'±
21	6700'±
22	6652'±
23	6652'±
24	6700'±
25	6700'±
26	6700'±
27	6700'±
28	6700'±
29	6700'±
30	6952'±

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N47° 02' 07"E	23.56'
C2	8.49'	15.00'	32°26'31"	S71° 44' 37"E	8.49'
C3	132.69'	50.00'	152°03'02"	S48° 27' 07"W	132.69'
C4	7.75'	15.00'	29°36'31"	N12° 46' 08"W	7.75'
C5	23.56'	15.00'	90°00'00"	S47° 02' 07"W	23.56'
C6	23.56'	15.00'	90°00'00"	N42° 57' 53"W	23.56'
C7	9.58'	15.00'	36°36'33"	S20° 20' 23"W	9.58'
C8	140.52'	50.00'	161°01'13"	N41° 51' 57"W	140.52'
C9	9.01'	15.00'	34°24'40"	N74° 49' 47"E	9.01'
C10	23.56'	15.00'	90°00'00"	S42° 57' 53"E	23.56'
C11	2.08'	50.00'	2°23'12"	N56° 42' 58"W	2.08'
C12	44.39'	50.00'	50°52'01"	N83° 20' 35"W	44.39'
C13	36.56'	50.00'	41°53'34"	S50° 16' 38"W	36.56'
C14	41.80'	50.00'	47°54'15"	S05° 22' 43"W	41.80'
C15	7.85'	50.00'	8°59'59"	S23° 04' 24"E	7.85'
C16	12.96'	50.00'	14°50'45"	N31° 13' 17"E	12.96'
C17	42.11'	50.00'	48°15'20"	N00° 19' 46"W	42.11'
C18	36.52'	50.00'	41°50'59"	N45° 22' 55"W	36.52'
C19	44.24'	50.00'	50°41'53"	S88° 20' 39"W	44.24'
C20	4.69'	50.00'	5°22'15"	S60° 18' 35"W	4.69'

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2737, AT PAGE 235 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE SOUTH 02°07'01" WEST, 30.00 FEET TO A FOUND 1/2" REBAR SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD AND BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 02°07'01" WEST, 687.15 FEET; THENCE NORTH 87°57'53" WEST, 139.00 FEET; THENCE SOUTH 02°02'07" WEST, 2.84 FEET; THENCE NORTH 87°57'53" WEST, 388.00 FEET; THENCE NORTH 02°02'07" EAST, 2.54 FEET; THENCE NORTH 87°57'53" WEST, 130.71 FEET; THENCE NORTH 02°12'03" EAST, 688.31 FEET TO A FOUND 1" PIPE SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 87°53'20" EAST, 656.71 FEET TO THE POINT OF BEGINNING, CONTAINING 10.40 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

BUILDING SETBACK NOTE

BUILDING SETBACK LINE
FRONT: 20'
REAR: 25'
SIDE: 6'
SIDE STREET: 10'

SUBDIVISION INFORMATION

TOTAL ACRES:	10.40±
TOTAL STREET DEDICATION ACRES:	1.93±
OUTLOT A (DETENTION ACRES):	0.61±
OUTLOT B (DETENTION ACRES):	0.91±
TOTAL NO. OF BUILDABLE LOTS:	42
SMALLEST LOT:	LOT 2 AND 3 (6,000± SQ. FT.)
LARGEST LOT:	LOT 7 (14,885± SQ. FT.)
AVERAGE LOT SIZE:	7,201± SQ. FT.
CURRENT ZONING:	R-2
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2737, PG 235

SOURCE OF DEED

SCHUBER MITCHELL HOMES, LLC
BOOK 2737, PAGE 235

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 HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE DECEMBER 4, 2025

OWN, INC. L.C. 62
by

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

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS 2672
REGISTERED LAND SURVEYOR

12-4-25
DATE

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM A MEMBER OF SCHUBER MITCHELL HOMES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF JOPLIN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE JOPLIN BOARD OF ALDERMAN IN THE PUBLIC INTEREST. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID.

SCHUBER MITCHELL HOMES, LLC

BY: _____ DATE: _____

_____
MEMBER

ACKNOWLEDGEMENT

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 _____, MEMBER OF SCHUBER MITCHELL HOMES, LLC, 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: _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 20____.

_____
CHAIRPERSON

CITY APPROVAL

THIS PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 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 CITY ENGINEER

ATTEST:

_____ (SEAL)
CITY CLERK

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES, LLC
2340 S. RANGE LINE ROAD, JOPLIN, MO

ENGINEER/LAND SURVEYOR

OWN, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
GREGORY B. BOWERS, P.L.S.
MICAH SOUDER, P.E.

CERTIFICATE OF RECORDING

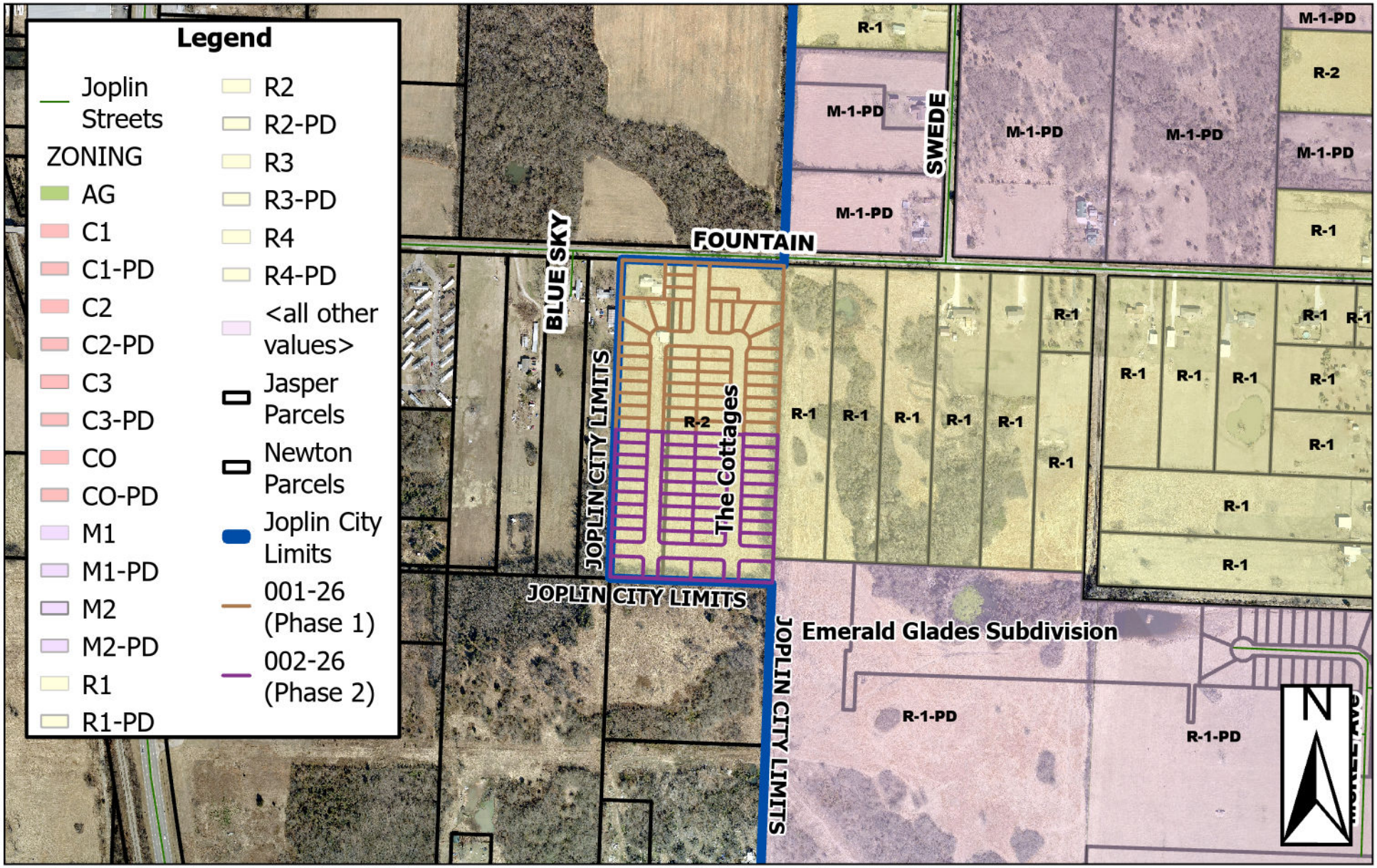
DRAWING INFORMATION	
JOB NO:	23JO10089
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	12/4/25

OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062

JOP-100-7758
SHT. __ OF __ REV. __

G:\Shared drives\JO2 - Surveying_2023\23JO10089 DD - Joplin Robertson 20 - The Cottages at Emerald Glades\CAD\Final Plat\Plat 1\JOP-100-7758 final plat 1_Rev 1.dwg

Case 001-26: Final Plat



642 E Fountain Rd – Final Plat – A request to review a final plat for the Cottages at Emerald Glades, Phase 1 – Schuber-Mitchell Homes, LLC

P & Z Case 001-26
Schuber Mitchell Homes
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-254 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 1st Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri

BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the grades in the Plat of Subdivision located at 642 E Fountain Rd, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, OF THE 5TH PRINCIPAL MERIDIAN, JASPER COUNTY, MISSOURI, BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2737, AT PAGE 235 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. THENCE SOUTH 02°07'01" WEST, 30.00 FEET TO A FOUND 1/2" REBAR SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD AND BEING THE POINT OF BEGINNING. THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 02°07'01" WEST, 687.15 FEET; THENCE NORTH 87°57'53" WEST, 139.00 FEET; THENCE SOUTH 02°02'07" WEST, 2.84 FEET; THENCE NORTH 87°57'53" WEST, 388.00 FEET; THENCE NORTH 02°02'07" EAST, 2.54 FEET; THENCE NORTH 87°57'53" WEST, 130.71 FEET; THENCE NORTH 02°12'03" EAST, 688.31 FEET TO A FOUND 1" PIPE SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 87°53'20" EAST, 656.71 FEET TO THE POINT OF BEGINNING. CONTAINING 10.40 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition is hereby accepted by the City of Joplin, Jasper County, Missouri, and according to the statutes of the State of Missouri.

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Kennan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-255 – Final Plat

MEETING DATE:
February 2, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 002-26: 642 E Fountain Rd – Final Plat - A request to review a final plat for the Cottages at Emerald Glades Phase 2 – Schuber Mitchell Homes

BACKGROUND:

The proposed subdivision is the second phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as “Spruce Street” on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

PLANNING & ZONING COMMISSION TESTIMONY:

Ms. Lillian Bryant, with OWN Engineering, represented the case, and stated that both phases of the development will be built at the same time.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-255
Planning & Zoning Commission recommends approving Case 002-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 002-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES, PHASE II – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, stated that both phases of the development will be built at the same time.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 002-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Mr. Kimble asked if there was a motion to adjourn.

MS. WARREN MADE TO ADJOURN. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 002-26 Final Plat Review

NAME OF SUBDIVISION The Cottages at Emerald Glades Plat 2

LOCATION: 642 E Fountain Road

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-2

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A (Jasper County)	R-1	N/A (Jasper County)	N/A (Jasper County)
Land Use	Vacant	Single-Family Residential Home	Vacant	Single-Family Residential Home

SUBDIVISION:

Number of lots
40

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E Fountain Rd	Local	60′
Spruce St	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes, see discussion below:

DISCUSSION:

The proposed subdivision is the second phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as "Spruce Street" on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

Staff recommends approval of Case 002-26

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Procedures

Applicability. Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities and services, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Plat applications may be initiated by the property owner.

Specifically plat applications shall apply to:

1. Any division of land into more than one lot or parcel, unless all resulting lots or parcels are larger than five acres and to be used primarily for agriculture purposes;
2. Any adjustment of previously platted lots that alter the legal boundaries or potential ownership patterns, other than those by operation of law, acquisition by a public entity, or by court order; and
3. Any development on previously unplatted property where access or connections to public infrastructure or public streets will be required, or where public or private easements will be required to build infrastructure.

Review Criteria. A final plat shall be reviewed according to the following criteria:

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and types of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Adjustments to the preliminary plat that do not affect the overall concept, development patterns, phasing, and concurrencies of facilities and amenities may be considered substantially consistent.
2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
3. The phasing and timing of public improvements ensures construction and performance guarantees.
4. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the comprehensive plan, the applicable zoning standards, and the purposes and intent of this code.
5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Review Procedure. In addition to the general requirements in Table 2-1 and Section 2.01 the following procedures apply to preliminary plat applications.

1. A final plat not meeting the review criteria may require reprocessing as a revised preliminary plat.
2. The Planning Commission shall review the final plat for conformance with the planning and design elements, and the engineering specifications.

3. Prior to forwarding a final plat approved by the Planning Commission to the City Council, the Director shall verify that the applicant has proper surety for required improvements as required by Section 3.03, Required Improvements.
4. A final plat approved by the Planning Commission shall be forwarded to the City Council for review and acceptance of any dedications of land for public purposes or other public improvements. If the City Council refuses acceptance, they shall state the specific reasons for the refusal, and allow the applicant up to 60 days to cure the issue.
5. Any street or public facility not approved by the Planning Commission in terms of location, classification or design, whether denied by the Planning Commission and appealed to the City Council, or approved by the City Council as a revised condition on a final plat, may only be approved and accepted by the City Council with a two-thirds approval of the legislative body.
6. The Planning Commission and City Council shall make a decision within 60 days of submission of the plat to the Commission or Council, unless the applicant consents to a longer period for consideration.

Effect of Decision. The approval of the final plat and acceptance of the dedication of land for public purposes may be conditioned upon payment of all other applicable fees or execution of all applicable agreements prior to recording. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat.

1. Once approved and all conditions are satisfied, the City Clerk shall cause the approved final plat to be recorded in applicable county with the Recorder of Deeds. Any plat not recorded within two years from the date of acceptance of land by the City Council shall expire.
2. Upon recording of the plat, the applicant may proceed with the design and construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.
3. For all single-family residential development in residential zoning districts, or other development not requiring approval of a site plan, development rights shall vest subject to compliance with zoning regulations upon recording of a final plat. If construction has not begun and substantial progress being made within five years of recording the plat, the development rights shall expire unless and extension is granted.
4. For all non-single-family development requiring a site plan development rights shall not vest until the plat has been recorded and the site plan is approved. If no site plan is approved within five years of recoding of the plat, the development rights shall expire unless an extension is granted or phasing has otherwise been approved through the platting process.

Final Plat Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: _____
Filing Fee: $0
Received: _____
Subdivision No.: _____
Proj. No.: _____

Applicant: OWN, Inc. Phone No.: 417.782.7399

Address: 811 E 3rd St. Joplin, MO 64804 Email: agonzalez@weareown.com

Owner: Schuber Mitchel Homes Phone No.: 417.680.4038

Address: 2340 S. Range Line Rd Joplin, MO 64804 Email: aelivo@schubermitchell.com

Location of Property: 764-944 E Fountain Rd

Present Use of Property: Vacant Zoning: R-2

Design Professional who Prepared the Plat: Ron Wallace

Phone No.: 417.782.7399 Email: rwallace@weareown.com

Name of Subdivision: The Cottages at Emerald Glades Phase 2

Total Acres: 9.02 Acres Total Lots: 40 Lots

Instructions:
The following checklist is to be completed **by the applicant** and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
☑	☐	Name of the subdivision

- [x] Location of section, township, range, county, and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct
- [x] Location of monuments or benchmarks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments
- [x] The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines
- [x] Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
- [x] Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
- [x] Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use
- [x] Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
- [x] Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
- [x] Name and address of the registered land surveyor preparing the plat
- [x] Scale of plat, 1" = 100' or larger, date or preparation and north point
- [x] Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

Yes	No		
☐	☑	Was the original on mylar, and 20 paper copies submitted?	10 hard copies
☑	☐	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?	

- [ ] [ ] Was a bond or letter of credit submitted?
- [x] [ ] Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
- [ ] [x] Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
- [x] [ ] Are dedications or reservations signed over on plat?
- [x] [ ] Has the surveyor preparing plat stamped and signed?
- [x] [ ] Has a copy of any deed restrictions or covenants been provided?
- [ ] [x] Are additional comments attached?

Signatures too be added after approval and before recording

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Lillian Bryant **Date:** 11/26/2025



JASPER COUNTY TAX RECEIPT
2024 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

ROBERTSON, ROGER K & GLORIA K TR
4569 W HWY 86
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-1000
PARCEL ID#: 16-7.0-26-020-001-002.001
SEC, TWN, RNG: 26-28-33
ACRES: 13.17
SITUS ADDRESS:
M-CODE: 0
DELINQ YEARS: NONE

Property Description
BEG NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD & POB TH CONT S 02 DEG W 1285.52' N 87 DEG W 448.44' N 02 DEG E 1286.29' S 87 DEG E 446

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			790
Commercial			0
TOTAL VALUATION			790

Tax District	Levy per $100	Total Tax
STAT	0.0300	0.24
COUN	0.1102	0.87
DDRB	0.0845	0.67
MH	0.0845	0.67
R7	3.4300	27.10
COM	0.2039	1.61

TAX		31.16

Date Printed: 07/24/2025 **31.16**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 31.16 RECEIPT #: 1119

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2024 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
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Carthage, MO 64836

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ROBERTSON, ROGER K & GLORIA K TR
4569 W HWY 86
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-0
PARCEL ID#: 16-7.0-26-020-001-002.000
SEC, TWN, RNG: 26-28-33
DELINQ YEARS: NONE
ACRES: 6.37
SITUS ADDRESS:
M-CODE: 0

Property Description

COM NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD N 87 DEG W 446.82' TO POB S 02 DEG W 1286.29' N 87 DEG W 210 N 02 DEG E 1286.65' S 87 DE

	Land	Structure	SUBTOTALS
Residential			16,110
Agricultural			420
Commercial			0
TOTAL VALUATION			16,530

Tax District	Levy per $100	Total Tax
STAT	0.0300	4.96
COUN	0.1102	18.22
DDRB	0.0845	13.97
MH	0.0845	13.97
R7	3.4300	566.98
COM	0.2039	33.70

TAX		651.80

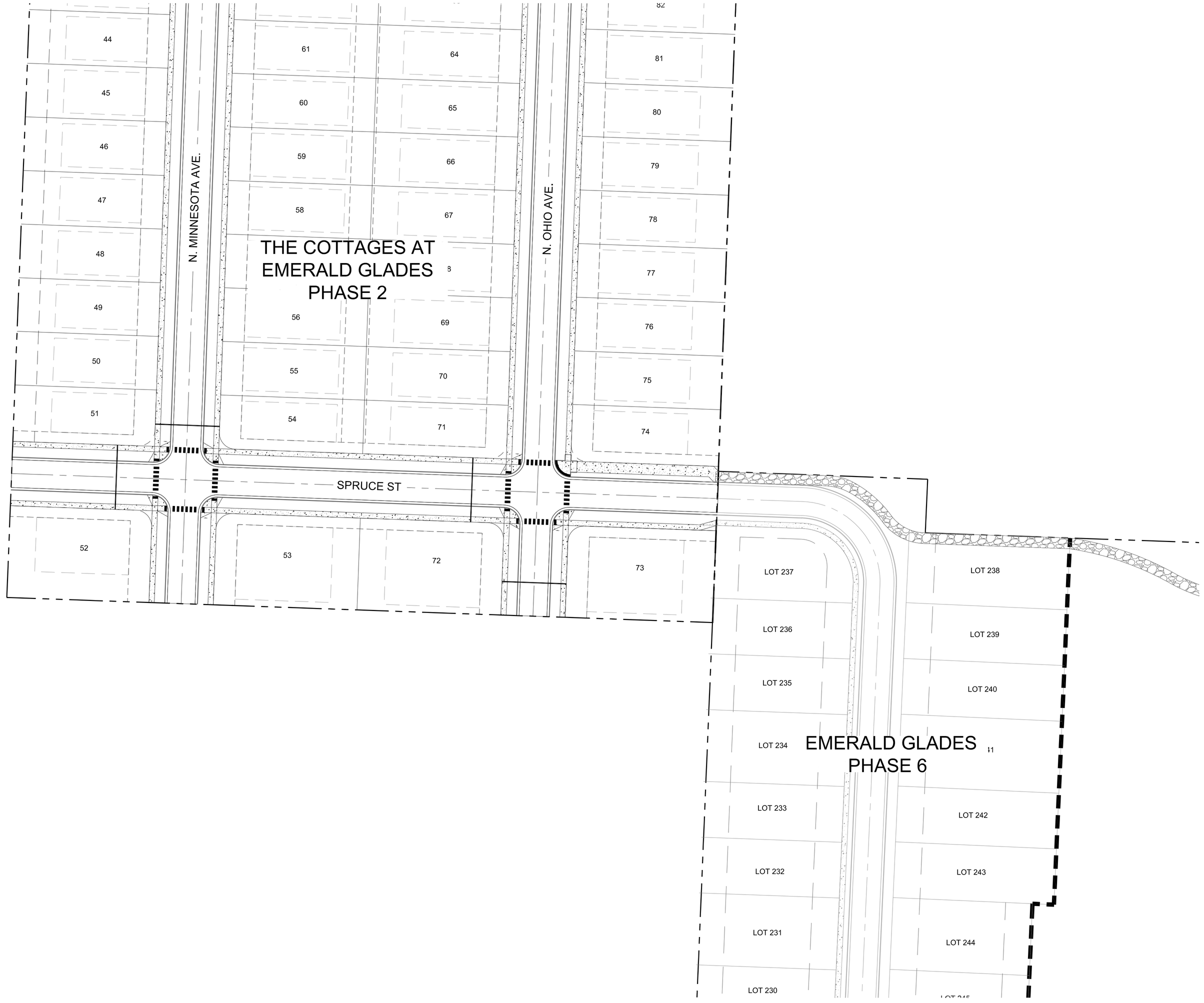
Date Printed: 07/24/2025 **651.80**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 651.80 RECEIPT #: 1118

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



OWN
Engineering beyond.™
811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com
FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Engineering Corporation
COA# 00062

SCHUBER MITCHELL HOMES

THE COTTAGES AT EMERALD GLADES

JOPLIN, MISSOURI 64804

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10089
DRAWN BY: LILLIAN BRYANT
CHECK BY:
ISSUED DATE: 12/18/2025

ISSUED BY:
LICENSE NO: _____

SHEET TITLE

CONNECTION EXHIBIT

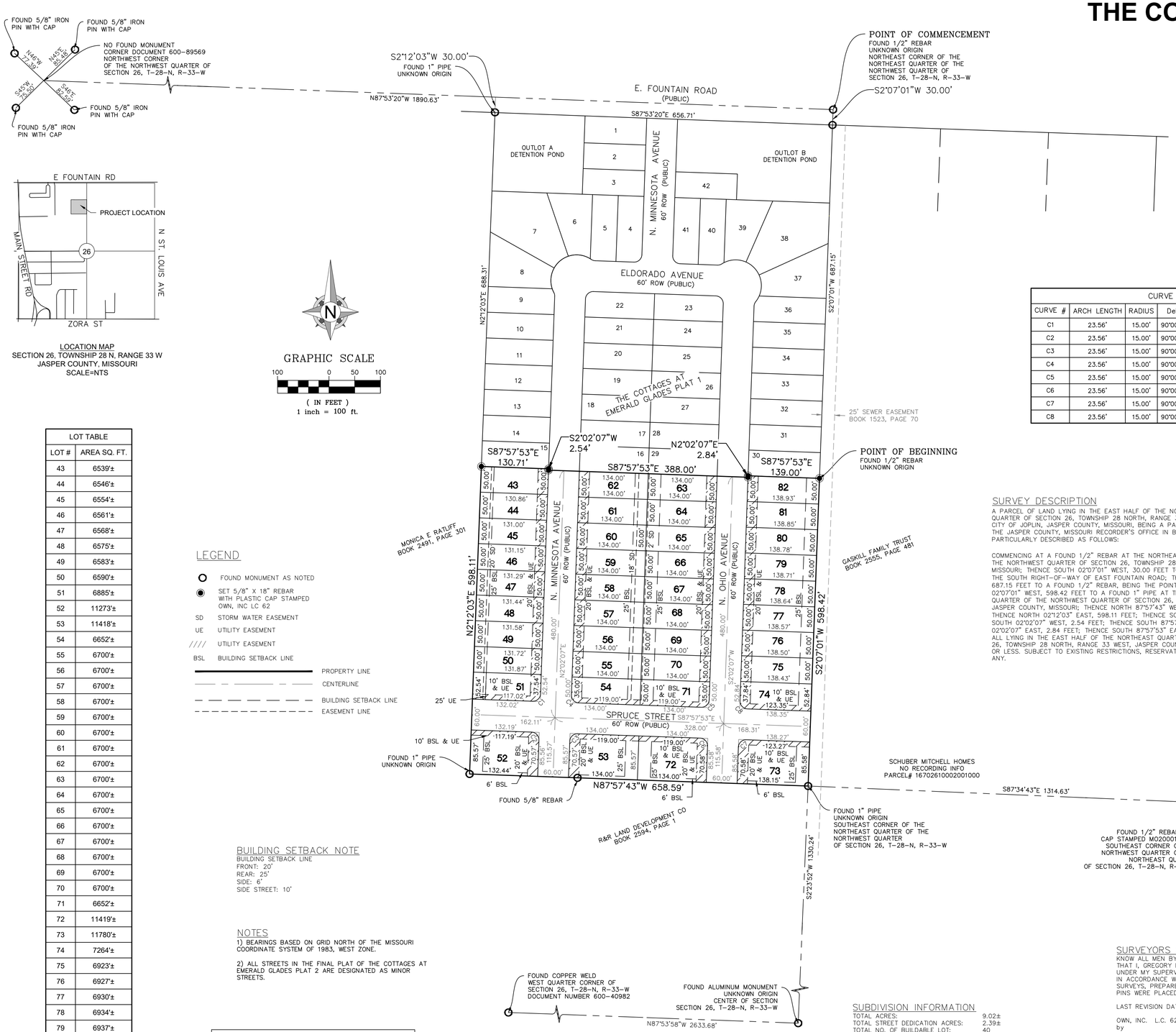
SHEET NUMBER

C100

G:\Shared drives_01_Land Development Eng_Projects\JO1\2023\23JO10089 The Cottages at Emerald Glades\01 Civil\CAD\Base Files\New folder\23JO10089-Emerald Glades Connection Exhibit (2025.12.18).dwg

FINAL PLAT OF
THE COTTAGES AT EMERALD GLADES
PLAT 2

CITY OF JOPLIN,
JASPER COUNTY, MISSOURI
SECTION 26, TOWNSHIP 28 N, RANGE 33 W



LOCATION MAP
SECTION 26, TOWNSHIP 28 N, RANGE 33 W
JASPER COUNTY, MISSOURI
SCALE=NTS

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LOT TABLE	
LOT #	AREA SQ. FT.
43	6539'±
44	6546'±
45	6554'±
46	6561'±
47	6568'±
48	6575'±
49	6583'±
50	6590'±
51	6885'±
52	11273'±
53	11418'±
54	6652'±
55	6700'±
56	6700'±
57	6700'±
58	6700'±
59	6700'±
60	6700'±
61	6700'±
62	6700'±
63	6700'±
64	6700'±
65	6700'±
66	6700'±
67	6700'±
68	6700'±
69	6700'±
70	6700'±
71	6652'±
72	11419'±
73	11780'±
74	7264'±
75	6923'±
76	6927'±
77	6930'±
78	6934'±
79	6937'±
80	6941'±
81	6945'±
82	6948'±

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED OWN, INC LC 62
- SD STORM WATER EASEMENT
- UE UTILITY EASEMENT
- //// UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- PROPERTY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE

CURVE TABLE					
CURVE #	ARCH LENGTH	RADIUS	Delta	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N47°02'07"E	21.21'
C2	23.56'	15.00'	90°00'00"	N42°57'53"W	21.21'
C3	23.56'	15.00'	90°00'00"	S47°02'07"W	21.21'
C4	23.56'	15.00'	90°00'00"	S42°57'53"E	21.21'
C5	23.56'	15.00'	90°00'00"	N47°02'07"E	21.21'
C6	23.56'	15.00'	90°00'00"	N42°57'53"W	21.21'
C7	23.56'	15.00'	90°00'00"	N47°02'07"E	21.21'
C8	23.56'	15.00'	90°00'00"	S42°57'53"E	21.21'

BUILDING SETBACK NOTE

BUILDING SETBACK LINE
FRONT: 20'
REAR: 25'
SIDE: 6'
SIDE STREET: 10'

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ALL STREETS IN THE FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 2 ARE DESIGNATED AS MINOR STREETS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0283E, 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.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2737, AT PAGE 235 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE SOUTH 02°07'01" WEST, 30.00 FEET TO A FOUND 1/2" REBAR SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD; THENCE CONTINUING SOUTH 02°07'01" WEST, 687.15 FEET TO A FOUND 1/2" REBAR, BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°07'01" WEST, 598.42 FEET TO A FOUND 1" PIPE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE NORTH 87°57'43" WEST, 658.59 FEET TO A FOUND 1" PIPE; THENCE NORTH 02°12'03" EAST, 598.11 FEET; THENCE SOUTH 87°57'53" EAST, 130.71 FEET; THENCE SOUTH 02°02'07" WEST, 2.54 FEET; THENCE SOUTH 87°57'53" EAST, 388.00 FEET; THENCE NORTH 02°02'07" EAST, 2.84 FEET; THENCE SOUTH 87°57'53" EAST, 139.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 9.02 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

SUBDIVISION INFORMATION

TOTAL ACRES:	9.02±
TOTAL STREET DEDICATION ACRES:	2.39±
TOTAL NO. OF BUILDABLE LOT:	40
SMALLEST LOT:	LOT 43 (6,539± SQ. FT.)
LARGEST LOT:	LOT 73 (11,780± SQ. FT.)
CURRENT ZONING:	R-2
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2737, PG 235

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 HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE DECEMBER 4, 2025

OWN, INC. L.C. 62
by

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS 2672
REGISTERED LAND SURVEYOR

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

12-4-25
DATE

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM A MEMBER OF SCHUBER MITCHELL HOMES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF JOPLIN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE JOPLIN BOARD OF ALDERMAN IN THE PUBLIC INTEREST. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID.

SCHUBER MITCHELL HOMES, LLC

BY: _____ DATE: _____

_____
MEMBER

ACKNOWLEDGEMENT

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 _____ _____, MEMBER OF SCHUBER MITCHELL HOMES, LLC, 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: _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 20____.

_____
CHAIRPERSON

CITY APPROVAL

THIS PLAT OF THE COTTAGES AT EMERALD GLADES 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 _____ ____, 20____, OF JOPLIN, MISSOURI.

_____ _____
MAYOR CITY ENGINEER

ATTEST:

_____ (SEAL)
CITY CLERK

SOURCE OF DEED

SCHUBER MITCHELL HOMES, LLC
BOOK 2737, PAGE 235

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES, LLC
2340 S. RANGE LINE ROAD, JOPLIN, MO

ENGINEER/LAND SURVEYOR

OWN, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
GREGORY B. BOWERS, P.L.S.
MICAH SOUDER, P.E.

CERTIFICATE OF RECORDING

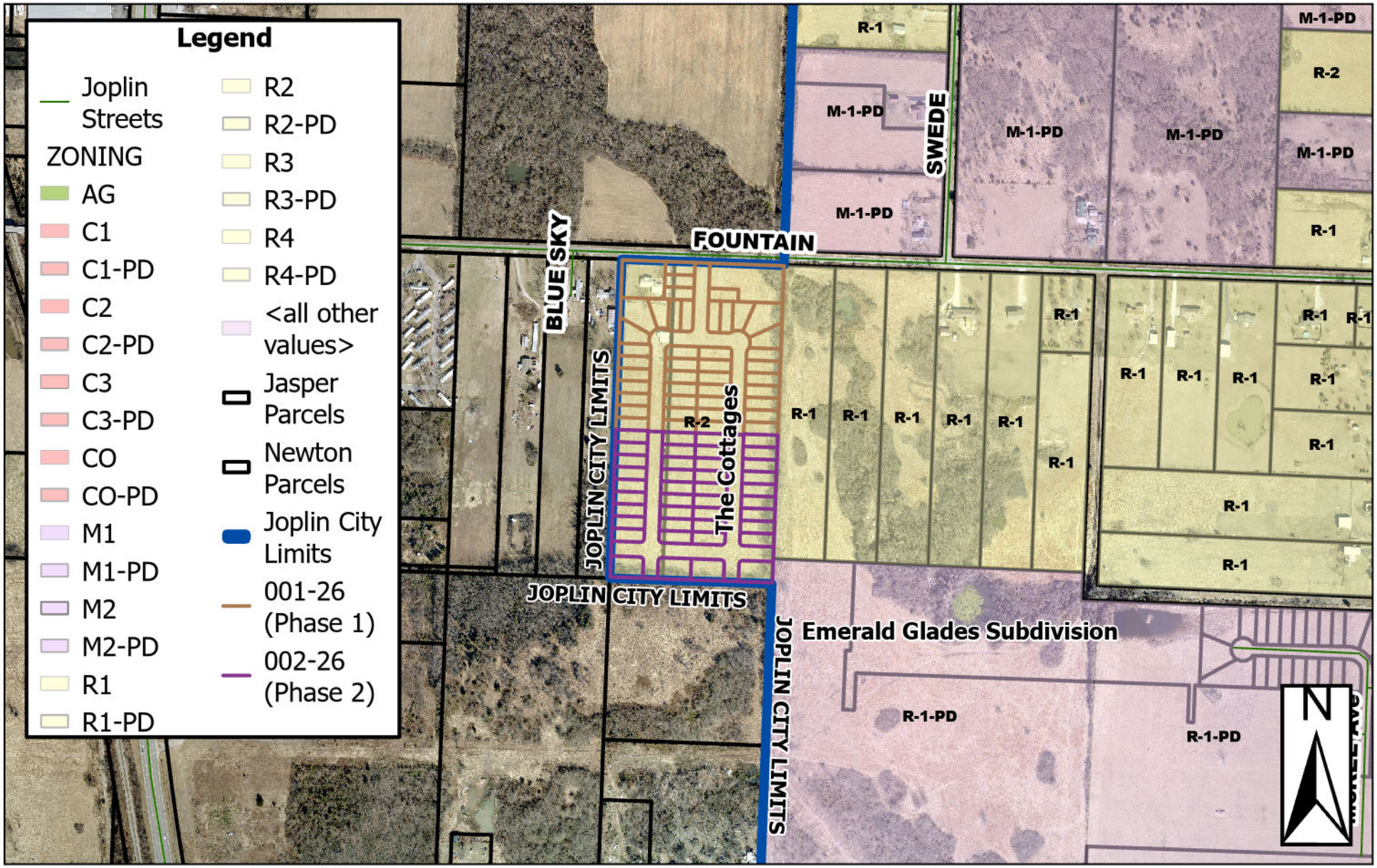
DRAWING INFORMATION	
JOB NO:	23JO10089
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	12/4/25

811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062
OWN Engineering beyond.™

JOP-100-7773
SHT. __ OF __ REV. __

G:\Shared drives\JO2 - Surveying_2023\23JO10089 DD - Joplin Robertson 20 - The Cottages at Emerald Glades\CAD\Final Plat\Plat 2\JOP-100-7773 final plat 2_Rev 1.dwg

Case 002-26: Final Plat



642 E Fountain Rd – Final Plat – A request to review a final plat for the Cottages at Emerald Glades, Phase 1 – Schuber-Mitchell Homes, LLC

P & Z Case 002-26
Schuber Mitchell Homes
(P & Z Recommended Approval)

COUNCIL BILL NO. 2026-255 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of the Cottages at Emerald Glades 2nd Addition located at 642 E Fountain Rd, in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the grades in the Plat of Subdivision located at 642 E Fountain Rd, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, OF THE 5TH PRINCIPAL MERIDIAN, JASPER COUNTY, MISSOURI, BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2737, AT PAGE 235 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. THENCE SOUTH 02°07'01" WEST, 30.00 FEET TO A FOUND 1/2" REBAR SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST FOUNTAIN ROAD. THENCE CONTINUING SOUTH 02°07'01" WEST, 687.15 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 02°07'01" WEST, 598.42 FEET TO A FOUND 1" PIPE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. THENCE NORTH 87°57'43" WEST, 658.59 FEET TO A FOUND 1" PIPE; THENCE NORTH 02°12'03" EAST, 598.11 FEET; THENCE SOUTH 87°57'53" EAST 130.71 FEET; THENCE SOUTH 02°02'07" WEST, 2.54 FEET; THENCE SOUTH 87°57'53" EAST, 388.00 FEET; THENCE NORTH 02°02'07" EAST, 2.84 FEET; THENCE SOUTH 87°57'53" EAST, TO THE POINT OF BEGINNING. IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 9.02 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition is hereby accepted by

the City of Joplin, Jasper County, Missouri, and according to the statutes of the State of Missouri.

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Kennan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-258 – Rezoning

MEETING DATE:
February 2, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 005-26: Property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial, Planned Development Overlay) – Specialty Foods, Inc.

BACKGROUND:

Specialty Foods, Inc is seeking to develop the subject property as a semi-truck parking lot for their vehicles. The request for a planned development overlay is to maintain consistency with surrounding zoning districts. Off-site parking, that is not contiguous with the primary site, is required to go through Site Plan Review before the Planning and Zoning Commission, per the Joplin Development Code. The rezoning does not contain a regulating plan amending the development requirements, so all of the base district standards will be followed. Article 7. Access and Parking Standards; Section 3. Required Parking; D. General Design Standards states that off site parking may be allowed through site plan review provided that the subject property for off site parking is within 1,000 feet of the parent site, within the same or a comparable zoning district, does not negatively impact development within the vicinity, does not create any pedestrian barriers or access constraints, and an agreement demonstrating rights and control of the off-site property is provided.
The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial.
The character of the neighborhood is an industrial park. Only the West 520 feet of this block is designated as Retail Commercial, because it fronts Range Line Rd. The subject property, along with the rest of the block (East 850 feet), is industrial park or primarily vacant. While the subject

property is zoned R-1 and C-3, it was never developed as commercial, and contains two single-family homes, which are part of this rezoning request and will be demolished as part of this project. Outside of City Limits, there is one single-family home and a sub-station south of this block, the rest are all vacant.
The zoning change will not negatively impact surrounding property. The only less intensive zoning district that will border the subject property is commercial land, zoned C-3, most of which is vacant. The subject property will be required to install a 15-foot perimeter buffer with landscaping, to screen their development from surrounding properties. The parking lot will be landscaped along Kennedy Lane. The one single family home south of the site is separated by Kennedy Lane.

PLANNING & ZONING COMMISSION TESTIMONY:

Wayne Stevenson presented the case. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.
Tony Dole, with Specialty Foods, Inc., and Morris Glaze spoke in favor of the case.

PUBLIC COMMENT;

Dan Harrison spoke in opposition, stating that he lives south of Kennedy and Myrtle. He commented that the applicant is a good company and that they have brought a lot of good things to the community, however, he is concerned that residents of that area of the heavy industrial zoning can take on more intensive uses. He is concerned with stormwater runoff and tractor trailers using Kennedy Street. He stated that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill into the nearby residences and illuminate the backyards. They would like to see the area kept C-3 because they do not want to be trapped with a huge industrial park.
Mr. Kimble asked if there are any plans to keep stormwater runoff from going onto the roadway.
Mr. Bellairs responded that the engineers will have to figure that out in the site plan. The site plan review will go back to the Commission and City Council for approval.
Mr. Dole responded that their drivers are not allowed to use Kennedy Lane.
Mr. Kimble asked Mr. Bellairs if there was a better zoning district than M-2 PD. Mr. Bellairs responded that they discussed this in their pre-development phase of this project. The development code states that for any off-site parking, it needs to have a similar zoning as the parent property.
The 2012 Comprehensive Plan calls for this area to be designated as an industrial park.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-258
Planning & Zoning Commission recommends approving Case 005-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 005-26: REZONE C-3 (COMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 PD (HEAVY INDUSTRIAL – PLANNED DEVELOPMENT OVERLAY)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Bellairs interjected that the city received concerns about the case that came in late but were provided to the Commission prior to the start of the meeting.

Mr. Kimble restated that the person who wrote the email concern is outside the 185 feet buffer zone for case notification.

Dr. Rosenburg reminded everyone that this case is a Planned Development. This one is planned.

Mr. Bellairs indicated that the developers will provide a site plan for the city council to review as part of the planned development process.

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stevenson, 302 S. Sergeant Ave. thanked the Planning and Zoning Commission. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Kimble ask if some of the houses along Kennedy Ln were going to be taken out.

Mr. Stevenson indicated that there maybe one house is habitable but the rest of the structures are old sheds that will be removed.

Mr. Kimble as if there was anyone in attendance who would like to speak in favor of the case.

Mr. Morris Glaze, 3321 Delaware, stated that he worked on the JIDA and that they are familiar with the company and that he is in favor of this rezoning. The traffic will have to go on Kenedy Street to Enterprise Ave.

Tony Dole, 3202 Sunset Drive South, they currently have about 60 trucks and about 75 trailers. The improvements will be able to accommodate about 75 trucks and 100 trailers. Travel times on Industrial Drive would be from 6 in the morning until 6 in the evening. Our hours are from 8am – 5pm. We accept deliveries as early as 7am.

Mr. Kimble asked is there is anyone who would like to speak in opposition to the case.

Dan Harrison, 2629 Myrtle St, Web City, lives just south of Kenedy and Myrtle. Commented that the applicant is a good company and that they have brought a lot of good things to the community, however, we are concerned as residents of that area of the heavy industrial zoning can take even more intensive uses. Mr. Harrison also expressed concerns about storm water runoff and tractor-trailers using Kenedy Street and that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill over into the nearby residences and illuminate the backyards. We'd like to see the area kept C-3 rather than M-2 because we don't want to be trapped with a huge industrial park.

Mr. Kimble asked if there are any plans to keep the storm water runoff from going onto the roadway?

Mr. Bellairs stated that the engineers for Specialty Foods are working on that as part of the site plan. They will have to calculate the impervious surface and take that factor into account. And that will be included in the site plan review when it comes back around. How their doing detention is going to come from the engineer, which will be presented to the Commission and Council.

Mr. Kimble added that he would like to ask a question to the Specialty Foods spokesperson. And respond to how trucks will use the roadways.

Tony Dole, 3202 Sunset Drive, Currently our drivers are not allowed to use Kenedy Rd. It is a narrow lane. I am sure that there are trucks that use that lane but I know that it is none of our trucks. They all come in from Enterprise to Industry to come down that way.

Mr. Kimball asked Mr. Bellairs is there a better zone for this rather than M-2-PD.

Mr. Bellairs responded that they discussed the pre-development phase of this project. The development code indicates that for any off-site parking it needs to have a similar zoning as the parent property. The Joplin 2012 Comprehensive Plan calls for this area be designated as an industrial park. This area calls for it to be classified as industrial all of the way back to the tornado recovery.

Mr. Kimble asked is there is anyone else who would like to speak in opposition to the case.

Mr. Kimble as if there were any questions from the commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 06-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 005-26 A request to rezone from District C-3 (Commercial) and District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial – Planned Development Overlay).

LOCATION Property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Lane

APPLICANT Specialty Foods, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3/R-1	Vacant/Single Family Homes	Approximately 6.8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2 PD	Webb City	C-3
Land Use	Vacant	Semi-Truck Parking	Single-Family Home/Vacant	Vacant/Medical

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Industrial Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is an industrial park. Only the West 520 feet of this block is designated as Retail Commercial, because it fronts Range Line Rd. The subject property, along with the rest of the block (East 850 feet), is industrial park or primarily vacant. While the subject property is zoned R-1 and C-3, it was never developed as commercial, and contains two single-family homes, which are part of this rezoning request and will be demolished as part of this project. Outside of City Limits, there is one single-family home and a sub-station south of this block, the rest are all vacant.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." Industrial Rd currently supports the large amount of shipping and freight associated with Heavy Industrial uses for the rest of the industrial park. The subject property is one of the last sections of this block that is inconsistent with the surrounding uses on this block.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial. This portion is all part of the same parcel, the East 112,000 square feet of which is located within the Industrial designation. Everything besides the subject property between Enterprise Ave and Kennedy Lane in the Joplin/Webb City Industrial Park that is designated as Industrial in the Comprehensive Plan has already been rezoned to Heavy Industrial. The rezoning will make the subject property compatible with the City's future land use plans.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The subject property does not front Range Line or another commercial thoroughfare. This does not make it an ideal location for retail or other commercial uses. The property is also located within the Joplin/Webb City Industrial Park.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY

PROPERTY

The zoning change will not negatively impact surrounding property. The only less intensive zoning district that will border the subject property is commercial land, zoned C-3, most of which is vacant. The subject property will be required to install a 15-foot perimeter buffer with landscaping, to screen their development from surrounding properties. The parking lot will be landscaped along Kennedy Lane. The one single family home south of the site is separated by Kennedy Lane.

DISCUSSION

Specialty Foods, Inc is seeking to develop the subject property as a semi-truck parking lot for their vehicles. The request for a planned development overlay is to maintain consistency with surrounding zoning districts. Off-site parking, that is not contiguous with the primary site, is required to go through Site Plan Review before the Planning and Zoning Commission, per the Joplin Development Code. The rezoning does not contain a regulating plan amending the development requirements, so all of the base district standards will be followed.

Staff recommends approval of Case 005-26.

ENCLOSURES

- Map of property
- Application

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 005-26
Filing Fee: $600.00
Received: 12/5/25
Date Advertised:
Proj. No.: 26-006
Public Hearing Date: 1/12/26

Applicant: Wayne Stephenson - GB Engineering Phone No.: 417-825-5291

Address: 420 S. Main Street, Suite A, Joplin MO 64801 Email: Wayne@GBCivil.com

Owner: Specialty Foods, Inc - Jose Bravo Phone No.: 417-623-2222

Address: 3232 Enterprise Ave, Joplin MO 64801 Email: joseb@specfoodinc.com

Location of Property: NW corner of the intersection of Industrial Park Road and E. Kennedy Lane

Present Use of Property: Vacant Land & two (2) residential homes in poor shape

Proposed Use of Property: Tractor Trailer Parking and Trailer Exchange

Current Zoning: C3 & R1 Requested Zoning: M2-PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	C3
South	Public Right-of-Way (E Kennedy Lane)	n/a
East	Public Right-of-Way (N Industrial Road)	n/a
West	Vacant Land	C3

Character of the Neighborhood: Industrial Park with warehouses and trailers. Vacant wooded land with a couple of houses in poor condition that will be removed

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: The project is considered off-site parking with outdoor storage

The main Specialty Foods campus / warehouse is located two lots north of the site

The property is currently residential (R1) and commercial (c3), the proposed use requires M2.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: N. Industrial Road (to the east) it should be noted that Truck traffic is not permitted on E Kennedy Lane (to the south)

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

The proposed location is the south end of the Joplin-Webb City Industrial Park, and is expected to be a part of the industrial park according to future land use maps. The area is vacant land with one single family rental house to be removed.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Jose E Bravo **Date:** 12/05/25

Property Location: 5 tracts of land at the NW corner of East Kennedy Lane and Industrial Park Road

See attached legal descriptions.

Reasoning Statement for Rezone:

The five (5) separate tracts of land currently have mixed zoning of both C3 and R1. This land is part of a future land use map shows this land to be included in the Joplin-Webb City Industrial Park located to the north, thus requiring M2-PD zoning.

The proposed development will be for parking and transferring of tractors, trailers, and drivers. The main Specialty Foods facility is located approximately 800' north of the proposed trailer parking location. Proposing the offsite parking from the main facility requires the "PD" - Planned Development designation and review.

No adverse impacts to the exiting traffic patterns or surrounding roadway network are anticipated. Truck Traffic is not allowed on Kennedy Lane. Therefore, the trucks that are currently using the main facility road, will travel 800' south on Industrial to the new parking area.

No fire protection issue foreseen with the proposed parking lot for tractors and trailers. Adequate fire protection will be investigated with local fire protection agencies and emergency personnel during City plan review.

The proposed development will match the surrounding industrial park development to the north. This land is part of a master land use map to be a part of the industrial park. The land across Kennedy Lane is actually within the City Limits of Webb City and is not currently not developed.

Allowing the rezone will allow Specialty Foods to increase their employees and distribution network by allocating more tractors, trailers, and drivers to the business operations.

Parcel ID # 15903030003013001

Vacant - Zoned C3
3101 Rangeline – (Tract 2)



Commencing at the Southeast corner of the South 1/2 of the North 1/2 of Lot Numbered 2 in the Southwest 1/4 of Section 30, Township 28, Range 32, Jasper County, Missouri; thence North 200 feet to the Point of Beginning; thence South 89°54'40" West a distance of 1112.9 feet; thence North 125 feet; thence North 89°54'40" East a distance of 1112.9 feet; thence South 125 feet to the Point of Beginning, except any part taken or deeded for road purposes.

Parcel ID # 15903030003009000

3117 Kennedy Lane - Zoned R1



Beginning at the Southwest corner of the South half of the North half of Lot 2 in the Southwest quarter of Section 30, Township 28, Range 32, Thence East 630.42 feet to beginning point, thence North 200 feet, thence East 82.25 feet; thence South 200 feet, Thence West 82.25 feet to beginning, now in the City of Joplin, Jasper County, Missouri,

And, all that part of the South half (S 1/2) of the North half (N 1/2) of Lot Numbered Two (2) in the Southwest fractional quarter (SW frt 1/4) of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southwest corner of the South half of the North half of Lot 2 in the Southwest fractional quarter of Section 30, thence East along the South line of the South half of the North half of said Lot 2 a distance of 555.42 feet to the Point of Beginning, thence North 0° 07' 20" East 200.00 feet, thence East 75.00 feet, thence South 0° 07' 20" West 200.00 feet, thence West 75.00 feet to the Point of Beginning;

Except any part taken or deeded for road purposes.

Parcel ID # 15903030003010000

Vacant – R1



ALL OF THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTWEST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING 290.4 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOT NUMBERED TWO (2) OF THE SOUTHWEST FRACTIONAL QUARTER, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE EAST 80 FEET THEREOF, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

Parcel ID # 15903030003011000

Vacant – C3



ALL THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, THENCE WEST ALONG THE SOUTH LINE THEREOF 172 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 118.4 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED IN BOOK 1381 AT PAGE 948; THENCE N 0°07'E ALONG THE EAST LINE OF SAID TRACT PARALLEL WITH THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT IN BOOK 1381 AT PAGE 948; THENCE EAST 118.4 FEET TO A POINT BEING 172 FEET WEST OF THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼; THENCE S 0°07' W 200 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 15 FEET THEREOF FOR KENNEDY LANE RIGHT OF WAY.
AND
ALL OF THE EAST 80 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING 290.04 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 OF THE SOUTHWEST FRACTIONAL ¼, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXCEPT ANY PART DEEDED FOR HIGHWAY OR ROAD PURPOSES.

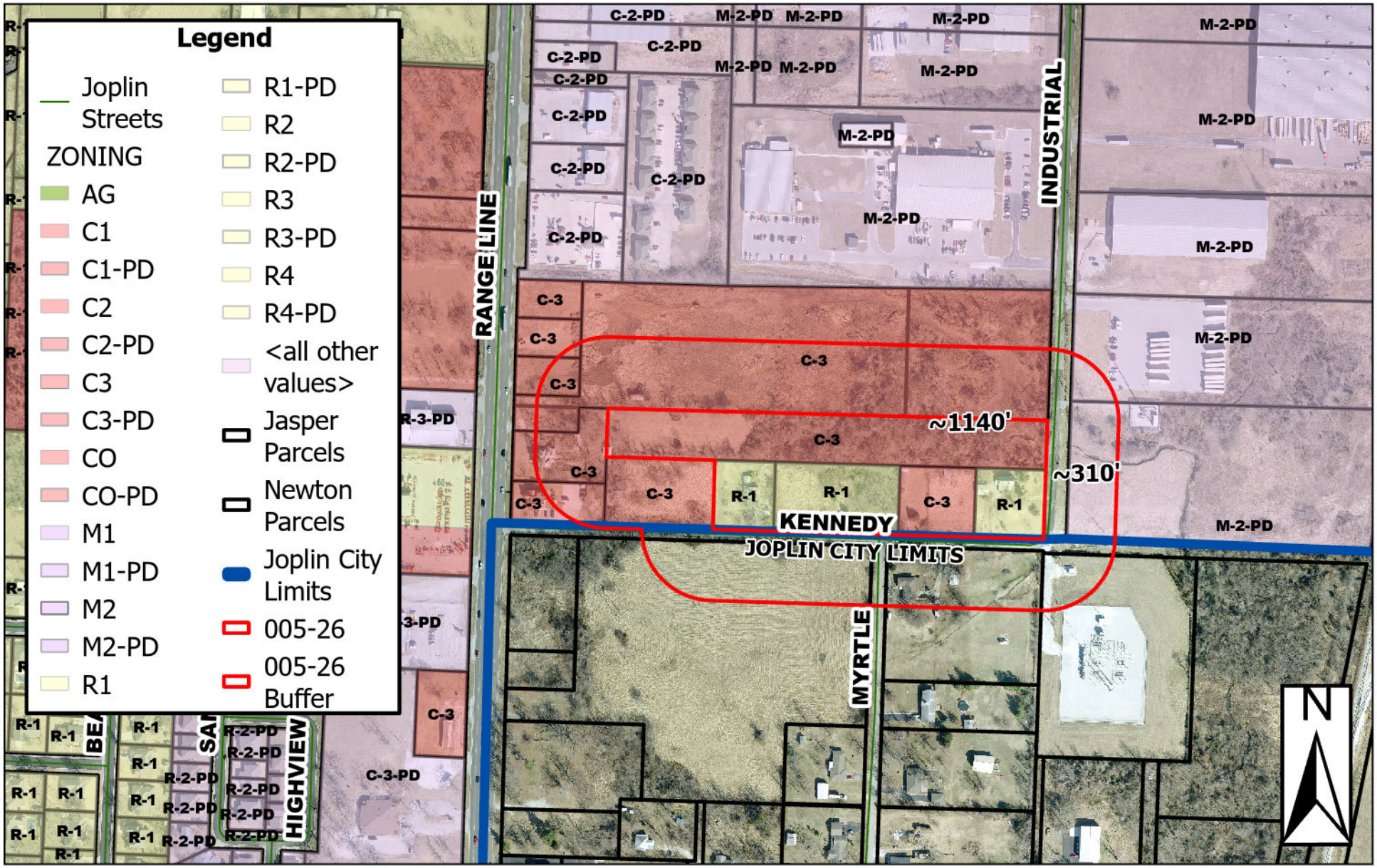
Parcel ID # 15903030003012000

3213 Kennedy Lane – Zoned R1



ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28, RANGE 32, JASPER COUNTY, MISSOURI, COMMENCING 660 FEET SOUTH AND 1127.93 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF LOT NUMBERED TWO (2) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 290.4 FEET, THENCE NORTH 200 FEET, THENCE WEST 290.4 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

Case 005-26: Rezoning



Property located at the NW Corner of the intersection of Industrial Park Road and E Kennedy Lane - Rezoning - A request to rezone from Districts C-3 (Commercial) and District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial - Planned Development Overlay) - Specialty Foods, Inc.

P & Z Case 005-26
Specialty Foods, Inc.
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-258 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in M-2 PD (Heavy Industrial, Planned Development Overlay) property as described below and generally known as property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln, Joplin, Jasper and Newton County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 PD (Heavy Industrial, Planned Development Overlay).

Commencing at the Southeast corner of the South 1/2 of the North 1/2 of Lot Numbered 2 in the Southwest 1/4 of Section 30, Township 28, Range 32, Jasper County, Missouri; thence North 200 feet to the Point of Beginning; thence South 89°54'40" West a distance of 1112.9 feet; thence North 125 feet; thence North 89°54'40" East a distance of 1112.9 feet; thence South 125 feet to the Point of Beginning, except any part taken or deeded for road purposes.
AND
Beginning at the Southwest corner of the South half of the North half of Lot 2 in the Southwest quarter of Section 30, Township 28, Range 32, Thence East 630.42 feet to beginning point, thence North 200 feet, thence East 82.25 feet; thence South 200 feet, Thence West 82.25 feet to beginning, now in the City of Joplin, Jasper County, Missouri, And, all that part of the South half (S 1/2) of the North half (N 1/2) of Lot Numbered Two (2) in the Southwest fractional quarter (SW frt 1/4) of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southwest corner of the South half of the North half of Lot 2 in the Southwest fractional quarter of Section 30, thence East along the South line of the South half of the North half of said Lot 2 a distance of 555.42 feet to the Point of Beginning, thence North 0° 07' 20" East 200.00 feet, thence East 75.00 feet, thence South 0° 07' 20" West 200.00 feet, thence West 75.00 feet to the Point of Beginning;
Except any part taken or deeded for road purposes.
AND
ALL OF THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTWEST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING 290.4 FEET WEST OF THE SOUTHEAST CORNER

OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOT NUMBERED TWO (2) OF THE SOUTHWEST FRACTIONAL QUARTER, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE EAST 80 FEET THEREOF, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

AND

ALL THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, THENCE WEST ALONG THE SOUTH LINE THEREOF 172 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 118.4 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED IN BOOK 1381 AT PAGE 948; THENCE N 0°07'E ALONG THE EAST LINE OF SAID TRACT PARALLEL WITH THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT IN BOOK 1381 AT PAGE 948; THENCE EAST 118.4 FEET TO A POINT BEING 172 FEET WEST OF THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼; THENCE S 0°07' W 200 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 15 FEET THEREOF FOR KENNEDY LANE RIGHT OF WAY.

AND

ALL OF THE EAST 80 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING 290.04 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 OF THE SOUTHWEST FRACTIONAL ¼, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXCEPT ANY PART DEEDED FOR HIGHWAY OR ROAD PURPOSES.

AND

ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28, RANGE 32, JASPER COUNTY, MISSOURI, COMMENCING 660 FEET SOUTH AND 1127.93 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF LOT NUMBERED TWO (2) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 290.4 FEET, THENCE NORTH 200 FEET, THENCE WEST 290.4 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-603– Full Body Scanning System Purchase.

MEETING DATE
February 2, 2026

ORIGINATING DEPT
Police Department

ATTACHMENTS
Council Bill 2026-603, Tek84 Bid Package. Bid Tabulation Document 2026-RFP-09.

REVIEWED BY
Dept. Head: Police Chief Richard Pearson; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves the budgeted purchase of a Full Body Scanning System at a total cost of $181,500.00.

BACKGROUND
This allows for the purchase of a Full Body Scanning System that was budgeted for FY 2025-26 as approved by Council in Ordinance 2025-539 on October 20, 2025. An RFP was advertised for this purchase with two companies responding. Tek84 was the bid winner, as the other company did not meet the size requirements for the space available in the City Jail.

FUNDING SOURCE
This payment is included in the FY 2025-26 Police Budget.

RECOMMENDATION
Staff recommends adoption of this Council Bill..

CITY OF JOPLIN, MISSOURI

JOPLIN

BID PACKAGE

#2026-RFP-09

for

BODY SCANNING SYSTEM

JOPLIN POLICE DEPARTMENT- Jail Division
303 E. 3rd Street
JOPLIN, MO 64801

NOTICE TO BIDDERS

The City of Joplin, Missouri will accept sealed bid proposals until Thursday, January 15th 2026 at 5:00 pm at the Joplin Police Department- Jail Division located at 303 E. 3rd Street, Joplin, Missouri, 64801 to PURCHASE the following:

BODY SCANNING SYSTEM

Specifications and bid forms are available from Mark St. Peter (Jail Administrator Joplin Police Department, by calling 417-623-3131 ext. 1463 or by writing to the address indicated above. Any bids received after the specified deadline will be returned to the vendor.

The City reserves the right to evaluate all bids, to reject any or all bids and re-bid at a later date. The City may waive any irregularities in the bid or negotiate variances from specifications, and make awards that are in the best interests of the City. The City will have final decision in all matters regarding acceptance of bids and issuance of awards.

The City encourages minority and female owned businesses to submit bids on all City purchases.

Leslie Haase, CPA
Finance Director

Publication Date: ***December 18, 2025***

INSTRUCTIONS TO BIDDERS

The City of Joplin, Missouri proposes to PURCHASE the following:

BODY SCANNING SYSTEM
General Description and Specifications

-Provide a Body Scanner to the Joplin City Jail that performs Vertical Scanning using X-ray beams that show images of the inmate's full body including below their feet and above their head. Understand and will comply

-Provide a Body Scanner that has a Operator's control Kiosk that can be operated up to 10 feet away from the Body Scanner. Understand and will comply

-The Body Scanner needs to use low dose imaging that adheres to the "As Low As Reasonably Achievable" concept that meets American National Standard regulations N43.17-2009. Understand and will comply

-The Body Scanner needs to be able to allow the addition of a name to the images, time/date stamp on the images and be able to show the institution name, JMS number and operator's name. Understand and will comply

-Due to limited space available in our jail the Body Scanner must be able to fit in an area that is 36" X 75" (3 ft X 6ft 3in) and function on standard 110 volt electrical systems. Understand and will comply

-The body scanner will need to be waterproof up to 4 inches from the ground. Understand and will comply

-Provide training for the City's Jail Staff on the use of the Body Scanner. Understand and will comply

-Provide a 5-year warranty on all equipment. Understand and will comply

-Provider must agree to accept NET30 Purchase Orders. Understood and will comply

***MARK BID ENVELOPES: "BID #2026-RFP-09* - JAIL BODY SCANNER, Due Thursday, January 15, 2026 AT 5:00 PM"**

Questions concerning the specifications and bidding procedures should be directed to Mark St. Peter, Joplin Police Department- Jail Division at 303 E. 3rd Street, Joplin, MO, 64801 or by phoning 417-623-3131 ext. 1463.

CITY OF JOPLIN, MISSOURI
BID PROPOSAL RESPONSE FORM

Body Scanning System

CITY OF JOPLIN, MISSOURI

BID PROPOSAL RESPONSE FORM

BID # 2026-RFP-09

Body Scanning System

Manufacturer: Tek84

Total BID PRICE: $ 181,500

Estimated Completion Time following receipt of purchase order: 30-60 days

COMPANY NAME: Tek84

ADDRESS: Tek84

13495 Gregg Street

Poway, California 92064

***MARK BID ENVELOPES: "BID #2026-RFP-09* - JAIL BODY SCANNER, Due Thursday, January 15, 2026 AT 5:00 PM"**

Body Scanning System:

JOPLIN POLICE DEPARTMETN
ATTN ; JAIL DIVISION
303 E 3RD STREET
JOPLIN MO. 64801

Quote 12/17/25

Mark St. Peter Jail Administrator
Joplin Police Department
303 E 3rd St Joplin, MO 64801
Phone: 417-623-3131 Ex 1463
mstpeter@joplinmo.org

Quo# 2025-03-31

Please see the quotation below for the Tek84 Intercept Body Scanner. The scanner includes all that is listed below as well as (1) built in camera to include a photo of the subject with each scan (2) Your agency's logo on the scanner as well as on each scan report. (3) Training by a medical professional on the use of the product, required radiation training and expert training on reading the scan results. (4) A one-time grab or your JMS database to upload the current list of subjects currently and previously in your facility. (5) 6 years warranty parts and labor

Qty	Part Number	Description	Net Each	Ext Price
1	SSD-018-0100	Tek84 Intercept Whole Body Security Scanning System High Strength Aluminum Unibody Frame. 106Kv Monoblock Oil Cooled Generator. 34" X 72" X 90" (79" top removed) foot print. 4 Second Scan Time. Variable Scanning Dosage from 0.25 uSv to 8.0 uSv Tethered Ethernet Connected Work Station with 27" Vertically Mounted Touch Screen Monitor. PC with Win OS and (2) 1 TB HDD. RAID. 1 million image storage capacity. Transportable on Built in Heavy Duty Caster System. Corner Mounting Feet. 16 million Grey Scale Levels. 110 V/60hz. 1Kva	139,000.00	139,000.00
1	INT-Training	2 plus days of Formal, Classroom and Hands On Training.	Included	Included
1	INT-WARRANTY	Initial One (1) Year Parts and Labor on Entire System from Time of Delivery	Included	Included
1	INT-Shipping	Freight from San Diego, CA to Joplin, Missouri	$ 2,500.00	$ 2,500.00
5	INT-EXT-WAR	5 Years of Additional Warranty Starting in Month 13*	$ 40,000.00	$ 40,000.00
1	INT-Install	Complete Installation of Entire Systrem with Radiation Survey	Included	Included
		Total		**$ 181,500.00**

By execution of this agreement, by an authorized signature, the customer agrees to purchase the products specified subject to the terms and conditions set forth in the agreement and subject to Tek84 and conditions available at www.Tek84.com.

This quote will expire on: 12/31/25
Delivered-at-place: Joplin, Missouri
Terms: Net 30
Taxes: Circle one Exemption certificate attached Tax rate provided here:
*if taxes apply, please request updated quote

Accepted By:

Printed Name and Title:_____

Authorized Signature_____

Date_____

Prepared by:

Brian D. Hall R.T. (R) (QM) Midwest Regional Sales Manage

Brian D Hall

brian.hall@tek84.com

12/17/2025

CITY OF JOPLIN, MISSOURI

BID PACKAGE

#2026-RFP-09

BODY SCANNING SYSTEM

JOPLIN POLICE DEPARTMENT- Jail Division
303 E. 3rd Street
JOPLIN, MO 64801

Full Body Scanner with Installation

From Tek 84 Inc.



Tek84

Advanced Security Screening

Tek84 is pleased to offer the Joplin Police Department our Intercept™ Full-Body Scanner for security scanning purposes. Please review our company profile, background, and formal quotation, as well as our response to your requirements.

Qualifications and Experience

The Joplin Police Department has an unprecedented opportunity to move with Tek84 and implement the next generation of Full-Body Scanning for Contraband Detection with the Intercept™ System. The existing technology in use until now was patented in 2006 and has largely gone unchanged since then. Excellent for its day, but its day has passed. As a comparison, in 2006, the only "Smart" phone was the Blackberry 8700, and it did not even have a camera. "Flip" phones were the norm. The Apple iPhone was still a year away.

Would you prefer a phone that uses the best of today's technology as a resource for your needs, or would you rather have one of these old phones? This same type of comparison is true for the Tek84 Intercept™ as it relates to all the other outdated Full-Body Scanning technology.

Tek84 roots and predecessor organizations trace back to 1991 and were all chartered by Dr. Steven Smith. He is the inventor of the Secure 1000 Back Scatter Scanning System, which the TSA widely used at airport passenger checkpoints for several years after 9/11. It was an excellent tool for discovering hidden objects that may be underclothing at or near the skin's surface. Dr. Smith is also a committee member that developed the current ANSI STD 43.17-2009 Radiation Safety for Personnel Security Screening. This is the standard that is used for all Security Full-Body Scanning in the United States.

In 2018 Tek84 recognized that the existing scanning technology was a "force fit" into the corrections world and established a Core Development Team to come up with a new type of scanner that would be able to utilize the best features of transmission imaging and also include the "voice of the customer" to assure that necessary correctional screening procedures could be followed without massive upheaval to jail and prison operations.

The result is the patented Tek84 Intercept™.

The **first** and most noticeable feature of the Intercept™ is its size. Or, more specifically, lack thereof. The footprint is 34" x 72". It has casters built into the unit with stabilizer feet that drop down for positioning and security. It is transportable. With the 10" "cap" off, it moves through a 34.25" Wide x 80" High door. It is 90" tall (7'6") fully assembled. It weighs 720 lbs. Installation takes less than two hours per unit, not a few days. Tek84 also quickly developed and incorporated an optional FDA-approved embedded thermal scanner when our customers asked for it. No other Full-Body Scanner has any of these features, much less all of them. Please compare and check others against these important facts.

The **second** unique feature is that the scanned subject is not transported on a conveyor or moving platform. There are no visual moving parts at all. The subject merely stands still on the marked footprint location. This dramatically simplifies the process as officers no longer have to worry about ensuring the subject is cooperative with taking a "ride" on a full-body scanner—a vast improvement to the entire booking process.

The **third** feature which sets the Intercept™ apart from its competition is that it is the only one with a portable viewing station with a 27" touch screen monitor with its pixel size mated to the number of detector diodes that do the imaging. Remember, a monitor is only as good as the capability of equipment it is viewing. Think of a picture taken via the old chemical process and then scanned by a 5K scanner. It sounds like an extraordinary claim, but the resulting image will be the same. Controls are intuitive and straightforward. It is connected to the base unit via one Cat5 cable. It can be relocated very simply as needed to accommodate your needs and various layout conditions. It can even be removed from its pedestal and mounted on a countertop if desired. Image files are simple to download and utilize for training, investigation, or prosecutorial purposes.

The **fourth** unique and new feature is that the Intercept™ scans with no distortion or magnification. The generator and detector are always equidistant from the subject and travel from below the foot to above the head, known as Vertical Scanning. All other systems use a "fixed" generator beam or one that merely moves left to right from a fixed vertical height. That process causes objects inside or on the body to "appear" in locations nowhere near their actual location. This is especially true as the beam gets to the lower and upper body. Our goal at Tek84 is to help you find the hidden

contraband in the simplest way possible. Trying to interpret a distorted image is not the simplest way possible. Additionally, overall throughput is improved when the image is easier for an operator to review.

The **fifth** differentiator of the Tek84 Intercept™ is that it is the safest system sold today. The ANSI Std N43.17-2009 states..." When using transmission systems, to minimize the effective dose received, persons undergoing screening should be positioned facing away from the source of radiation." The Intercept™ is the only scanner that images Posterior to Anterior as the standard process. All other manufacturers have ignored this safety requirement unless the governing agency forces them to adhere to the standard and scan with the subject facing away from the radiation source. Due to the fixed beam configuration of other systems, scanning in the reverse position creates an even worse distortion of the scanned image. This is hugely important since the body and skull protect the most susceptible areas (eyes, breast, gonads, thyroid- located on anterior of the body) from the ionizing radiation.

To further add to the safety of the process, Tek 84 has "Dual Virtual Wall Technology" to assure that the subject is standing in the correct position closest to the detector and away from the generator when being scanned. This system notifies the operator if the subject is out of position. No other manufacturer offers this feature.

The Intercept™ design offers an "exclusion" zone (the area where operators/bystanders should not be standing while the x-ray is on) equal to the unit's footprint. This creates a safer environment for all and much more effective utilization of your floor space. The Intercept™ design also prevents the subject from escaping the system in any direction other than the exact method they entered. One way in, one way out. It is typically placed against a wall or corner, so there is no encumbrance to a field of view.

And the final differentiator at Tek84 is the people that work with us and our commitment to excellence. Our CEO, Dr. Steven Smith, was a police officer for five years before starting his journey to help fellow officers make their jobs safer by using this equipment. The core development team has nearly 100 years of combined experience working in the security field. Our training manager worked in medical radiology for several years before moving over to security full-body scanner training. Tek 84 is not a company that manufactures various x-ray systems and makes Body Scanners. We make only different types of Body Scanners. It is our focus and core competency.

To summarize, we believe the Tek84 Intercept™ has made a huge step forward in the advancement of Security Full Body Scanning Technology as a law enforcement and correctional "tool" and that it will be the correct choice for the Joplin Police Department to include this "tool" in its arsenal moving forward. Tek84 will train you with people certified in medical radiology. This training will take place over three days on your shifts and in small group sessions. Tek84 will also walk through the registration process with the State of Kansas.

Over 875 customers in North America in a little over four years of production would indicate that the Intercept™ is has become the Whole-Body Scanner of choice for Correctional Facilities across the United States.

The Tek84 Intercept™ is designated as MADE IN AMERICA. No other manufacturer can make this claim. Tek84 invites you to our California factory to see our 70 team members and the units being manufactured and to talk to our software engineers. Be sure to review other's capability at doing this as you do your due diligence.

Description of Firm:

Tek84 Inc. is a "C" Type corporate entity formed in 2019 in the State of Delaware, Headquartered at 13495 Gregg St., Poway, CA 92064.

Predecessor Tek84 Engineering Group LLC was formed in 2009 and has manufactured and designed Body Scanning Equipment since then.

Tek84 Federal EIN Number is 27-0910092

Tek84 nor its predecessors have been disbarred, declared ineligible, or voluntarily excluded from doing business with another government entit

A. SPECIFICATIONS/SUBMITTALS:

1. **General**:

The Full Body scanner with installation will be provided will meet all specifications within this RFP.
The Intercept™ Full Body Scanner meets all the specifications within this RFP.

The Department will be using the scanner for detection of contraband among the inmate population at the Joplin Police Department. Vendors must adhere to federal, state and local requirements listed within these documents.
Agreed and Comply

2. Scanner Specifications:

The scanner shall meet the following requirements:

Uses an X-ray beam that images subjects above their head to assure accurate proportional imaging, no magnification or distortion and does not require the subject to move on a platform or conveyor belt during the imaging process

Meets Specifications: The Intercept™ scans with no distortion or magnification. The generator and detector are always equidistant from the subject and travel from below the foot to above the head, called vertical scanning. The subject stands still during the scanning process and is not required to move on a platform or conveyor belt.

a. Has an ultra compact 34" x 72" x 90" inch footprint design
Meets Specifications: The Intercept™ footprint is 34 inches x 72 inches x 90 inches

b. Has an exclusion zone equal to the 34 inch x 72 inch footprint
Meets Specifications: The Intercept™ exclusion zone is equal to the 34 inch x 72 inch footprint of the unit itself.

c. Is waterproof up to 4 inches or higher from the ground
Meets Specifications: The Intercept™ is proven waterproof up to four inches in height from the ground.

d. Has dual virtual technology to make sure that the subject is standing centered or in the correct position in the machine to reduce radiation dose exposure and radiation dose falls within ANSI/HPS N43.17-2009 guidelines.
Meets Specifications: The Intercept™ has Dual Virtual Wall Technology that ensures the subject is standing in the correct position while being scanned to minimize radiation dose as per ANSI/HPS N43.17-2009.

e. Has a low imaging dose of at least 0.25 uSv per scan to ensure that subject is not harmed by radiation.
Meets Specifications: The Intercept™ dose rates of 0.25, 0.50, 1.00, and even 2.00 uSv with optional 4.0 and 8.0 Usv for large subjects if necessary. These dose rates are accumulated for each individual scanned on a one-year running basis. The Intercept™ will not allow a scan if the 250uSv per year ANSI standard or a self-imposed limit has been reached to ensure the subject is not harmed by radiation.

f. Has the capability to provide a photo, 3 images, scan number, time date stamp, comments, unit name, institution name, Jail Management System number and operator embedded on jpg for evidence purposes.
Meets Specifications: The scan record includes an embedded photo of the person just before being scanned, the date/time stamp of the image, either one, two, or all three x-ray image types
(Hi-Res, 3D, Detail), the operator, the jail location, a description of the suspect item, the scan number, and the dosage.

g. Is mobile can be moved but is considered stationary when the wheels are raised off the floor
Meets Specifications: The Intercept™ is transportable and not permanently anchored to the floor.

h. Has at least a four second scan time.
Meets Specifications: The Intercept™ has a four second scan time.

i. Has a high-resolution monitor, clearly showing objects hidden under the clothing and within body cavities.

Meets Specifications: The Intercept™ includes a portable viewing station with a 27" touch screen monitor. The pixel size is *mated* to the number of detector diodes that do the imaging. This provides the highest resolution possible and the best opportunity for the operator to detect hidden objects.

j. Has a pass-through beam not an angled beam for more accurate imaging.

Meets Specifications: The generator and detector are always equidistant from the subject and travel from below the foot to above the head, providing the most accurate imaging possible. All other systems use a "fixed" generator beam or one that merely moves left to right from a fixed vertical height. That process creates an angled beam and causes objects inside or on the body to "appear" in locations nowhere near their actual location. This is Vertical Scanning.

k. Has the capability of plugging into a standard outlet with no additional electrical upgrade needed.

Meets Specifications: The system operates on a standard 110V15A duplex receptacle, probably already available at your desired location. There is no need for special power requirements.

l. Preferably manufactured in the US.

Meets Specifications: All Tek84 products, including Intercept™, are 100 percent developed and assembled in the United States at our manufacturing plant near San Diego, California.

B. DELIVERIES:

1. Product shall be delivered FOB destination, freight prepaid, on ground or inside delivery to the following location:
   a. Joplin Police Department
      303 East 3Rd Street
      Joplin, Missouri 64801
      Agreed and Will Comply

2. Deliveries are required Monday-Friday only between the hours of 7:30am-11:20am and 12:30pm-3:30pm. All deliveries must be confirmed 24 hours in advance. This may be modified by the Joplin Police Department
   Agreed and Will Comply

D. WARRANTIES:

The contractor warrants that:

1. All supplies are merchantable, of good quality and free from defects whether patent or latent in material or workmanship.
2. All supplies to be provided to the COUNTY are fit and sufficient for the purpose intended.
3. Warranties shall be submitted with this RFP.5 years of extended warranty added to RFP
   Agreed and Will Comply

E. MAINTENANCE:

Contractor shall supply Five additional years of maintenance on the equipment included in the pricing.
Agreed and Will Comply

F. SAFETY DATA SHEET:

It is required by law that all hazardous materials must be identified and be accompanied with a "Safety Data Sheet" (SDS) at time of delivery.
Agreed and Will Comply

G. INSPECTION:

All materials furnished are subject to inspection and approval by the Joplin Police Department.
Agreed and Will Comply

H. **INSTALLATION:**

In addition to a complete visual inspection of the equipment, vendor shall install equipment and make sure it is functioning properly prior to the County signing off on installation for payment.

Agreed and Will Comply

I. **TRAINING:**

Vendor shall include training on the full body scanner in the pricing of the equipment to assure that the staff are able to adequately use the equipment.

Agreed and Will Comply: Tek84 trainers are medically certified in radiology. There are three levels of training. Basic user and radiation safety training take approximately 2 hours. The additional training for Management (Train the Trainer) and Super Users (Administrators) typically follows immediately after their user training. Anyone trained at the Management level will be instructed in the "Train the Trainer" format to become the trainer for new employees. Instructors will work around your shifts to minimize or eliminate overtime. Everyone that completes the training will be provided a certificate. Typical Training plan is to travel to site on Monday, and train in these small group sessions all day Tuesday, Wednesday, and part of Thursday. Tek84 will train as many people as requested, all we ask is that those trained will be directly associated with the process and able to use the Intercept as soon after training as possible. Two plus days of training are included.

J. **REJECTED MATERIALS:**

The vendor shall immediately remove any rejected or defective material/products delivered to the facility at his or her own expense. Rejected materials shall never again be offered to the COUNTY. Vendor will be responsible for all costs and transportation charges incurred in replacing materials that do not meet all specifications.

Agreed and Will Comply

K. **SUBSTITUTE PRODUCTS:**

No Substitutions will be accepted or Brand Name or Equal without the consent of the COUNTY User, The Joplin Police Department who is placing the order. If substitute products are delivered without approval, it will be the responsibility of the vendor to pick-up those products at no charge or penalty to the COUNTY.

Agreed and Will Comply

L. **SERVICE REPRESENTATIVE:**

The vendor must provide a knowledgeable representative to respond to all questions regarding orders and billing by phone, fax, or e-mail within twenty-four (24) hours.

Agreed and Will Comply: Tek84 has several layers of responsive customer support to meet the needs of Morrison County.

Tek84 24/7 toll free number is 866-266-7779.

M. **COMPLAINTS:**

Vendor will respond to complaints within twenty-four (24) hours with a reasonable and acceptable solution. Contractor shall be required to rectify any problems including billing issues within fifteen (15) business days of said notification.

Agreed and Will Comply

N. **CONTRACT AUDITS**

Vendor agrees that the **AGENCY** or its delegate will have the right to review, obtain and copy all records pertaining to performance of the contract. Vendor agrees to provide the **AGENCY** or its delegate with any relevant information requested and shall permit the **AGENCY** or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this requirement. Vendor further agrees to maintain such records for a period of three (3) years after final payment under the contract.

Agreed and Will Comply

TECHNICAL APPROACH

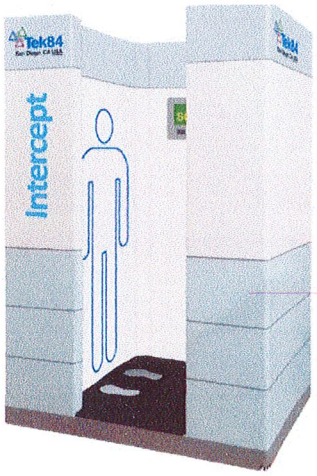
Scope of Project and How the Tek84 Intercept™ meets or exceeds all project requirements.

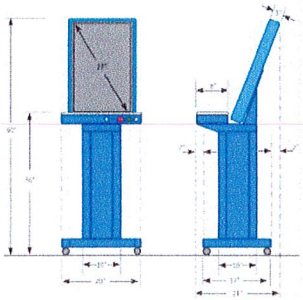
Tek84 proposes to manufacture, ship, deliver, install and provide training on our Intercept™ Full Body Scanner. This product has been customer tested and utilized in over 2,000 locations beginning in Jan 2019. Please compare this install base with the install base of the make and model of any competitive non-moving subject unit offered. There is no comparison. The full load rate of the Intercept™ is 180 scans per hour or 4,320 scans in a twenty-four (24) hour period.

The Tek84 Intercept™ has no visible moving parts such as a conveyor belt or moving platform that can cause safety incidents and fail. The subject does not need to risk falling from a moving platform or taking an often-undesired ride on a conveyor belt. The subject simply stands still for four seconds while the system performs its work. The framework of the Intercept™ is made from heavy-duty aircraft aluminum with unibody construction. The Intercept™ has a 34" x 72" footprint and takes up less floor space than many desks. The unit arrives in two crates, nearly fully assembled, and comes with built-in casters to quickly move the unit into location.

The operating kiosk is connected to the Intercept™ with one (1) CAT5E cable. The kiosk has a 27" touch screen monitor with no need for a keyboard or mouse to operate the system. Just simple and intuitive touch screen commands.

Please see the examples below:



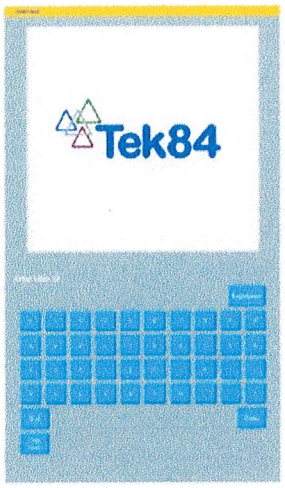




The system operates on a standard 110V15A duplex receptacle which is probably already available at your desired location. There is no need for special power requirements.

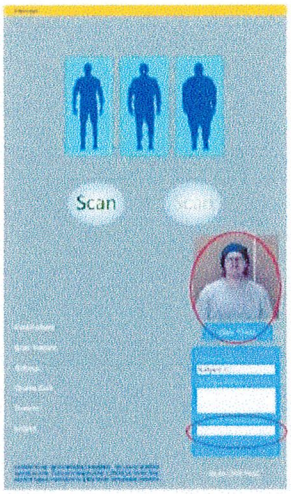
The Intercept™ is simple to operate and simple for the subject. Log in can be done using a quick four-digit pin code or name and password on the touch screen of the provided operating kiosk. There is no warm-up period required for the system to be ready. The system is also self-calibrating and requires only one Preventative Maintenance per year.

Once logged in, the subject name or JMS # is selected, and the operator presses the scan button two times.



User Log in via pin number or name/password

User Data Base and User Level (User, Manager, Super User) Can be pre loaded into system



Subject selected via JMS # or name

Existing Subject Data Base can be pre loaded into system

If already in use, tie in to Bar Code or RFID can also be done.

Take photo of subject if desired

Accumulated dose of each subject is always shown

Press "Scan"...

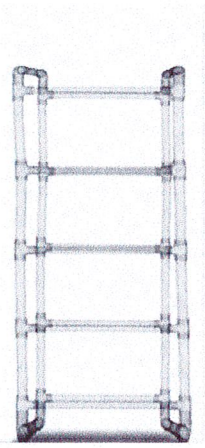
The Operator decides the best technique for scanning based on the subject's size and the frequency with which the subject will be scanned during the year. The scanned image immediately populates after the 4-second scan. The techniques available are dose rates of 0.25, 0.50, 1.00, and even 2.00 uSv if necessary. These dose rates are accumulated for each individual scanned on a one-year running basis and will not allow a scan (or will take a scan w/o the generator on- your choice) if the 250uSv per year (ANSI STD limit or your self-imposed 250 uSv limit has been reached. That would equate to 1,000 or 400 scans annually on the lowest (0.25uSv) setting. The computer has a MINI ITX Industrial Motherboard w/ Intel Core i5-6500 3.3 GHz Processor, and the HARD DRIVE is 1TB 2.5 SATA, 5400 RPM x 2Ea for RAID 1 million images of storage.

IMPORTANT TECHNICAL NOTE

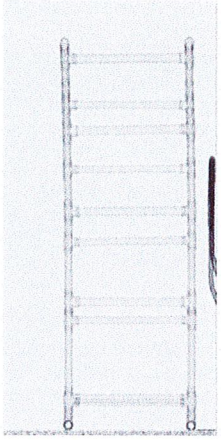
Because the Intercept™ scans directly perpendicular to the body on a vertical axis from below the foot to above the head. The Intercept™ provides no distortion or magnification of the image compared to systems that "fix" their generated beam on a horizontal plane. It also requires less dose to go through the body and present a good image as it has to pass through less mass than a fixed beam with a diagonal passage through the body. See the example with PVC "bread rack" below.



Test Object



Tek84 Intercept

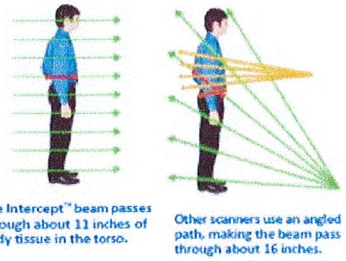


Fixed Beam X Ray

Intercept™

High-Security Contraband Detection

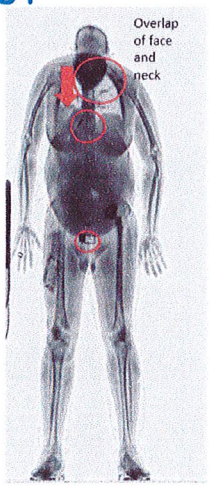
Image Distortion



Some have recognized this poor design and then simply duplicated it creating 2x the generators and detectors that can fail and vastly increasing the dose of ionizing radiation

08/06/20 Tek 84 Confidential 10

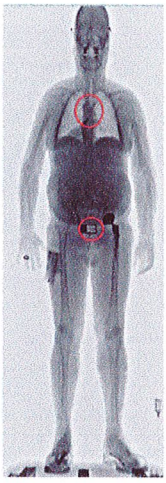
Tek84



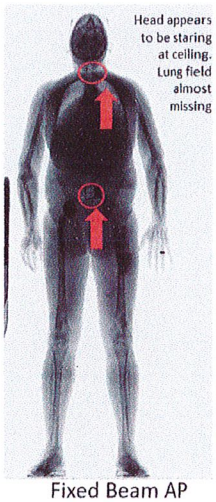
Fixed Beam PA



Intercept PA

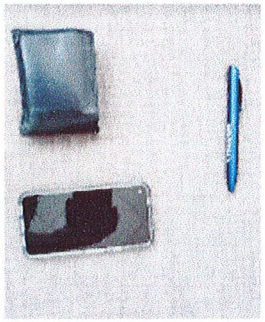


Intercept AP



Fixed Beam AP

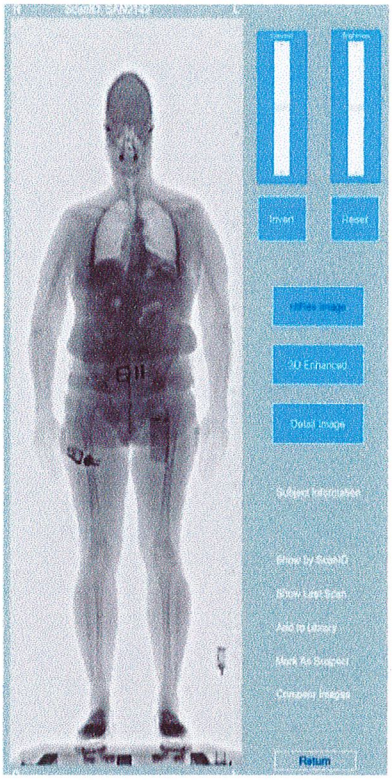
PA = Beam goes through posterior to anterior. AP is the opposite. ANSI requires PA. If the "easy" things are hard to locate, how are you going to find the hard-to-find things?



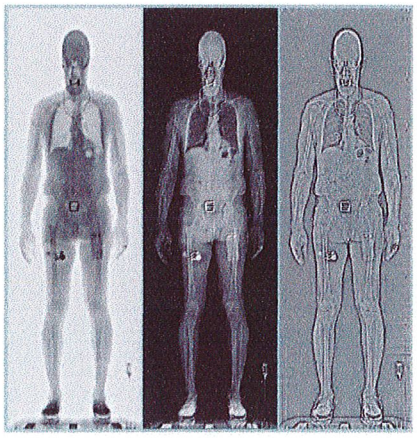


- *And see examples with a person standing in the same exact position each time. Look how the objects on the person "move" in the fixed beam scan and are in the correct position on the Intercept™. PA means that the generated beam passes through the posterior of the person being scanned and then the anterior. AP means just the opposite. As you can see, PA using a fixed beam system causes overlap in head, neck, and shoulder area. The ANSI/HPS N43.17-2009 Section 6 states," The radiation dose delivered to a scanned individual shall be as low as reasonably achievable (**ALARA**) while meeting the required detection performance. When using transmission systems, to minimize the effective dose received, **persons undergoing screening should be positioned facing away from the source of radiation."** The Intercept™ is the only Full Body Scanner designed to scan the subject facing away from the generator. (Posterior to Anterior – PA) The skull and body thickness protects the eyes, gonads, breast, and thyroid from the X-ray beam. SAFER…*

After pressing the scan button, the resultant image is produced (shown below)....and the image can be manipulated in any number of ways to identify potential anomalies and contraband best. The Windows 10 Operating System utilizes 24 bits configured to provide **16 million variations** of gray shades to enhance the image contrast and brightness.



A simple press of the touch screen in any area of suspicion will Zoom that specific body part for further inspection. Pressing the image again will return it to full scale. Panning can be done by simply adjusting the area where the button is pushed to the left or the right.
Additionally, the images can be portrayed in Hi-Resolution, 3D, or Detailed techniques, as shown below. Each of those images can be, in turn, reversed in polarity. If an anomaly of note is discovered, the image can be marked as "suspect." It can also be added to the library of images that can be used to help operators define and compare two different people with similar anomalies.



The Intercept™ has three types of user levels. Screener (User), Management (or train the trainer), and Super User. Each subsequent level has additional *selectable* screens available to them according to your need. SuperUser has every screen available to it.

Selectable features according to your needs are shown here.

Permission	Management	Screener
Add/Modify User	☑	☐
Add Subject	☑	☑
Edit Subject	☑	☑
Edit Scan Data	☑	☐
Export Images	☑	☐
Add Library Images	☑	☐
Maintain Library	☐	☐
View Reports	☑	☐
Export Reports	☑	☐
Upload/Down Users	☐	☐
Upload/Download Subjects	☐	☐
Create Gain Tables	☐	☐
System Configuration	☐	☐
Authorize USB	☐	☐
Perform System Updates	☐	☐
Upload/Download Native Files	☐	☐
Access Service	☐	☐
Set Facility Information	☐	☐
Disable Prea Bypass	☐	☐
Allow Printing	☑	☑

If the Joplin Police Department wishes to print or save an image to the authorized flash drive provided with the Intercept™, it is a straightforward process.

The toolbar at the bottom of the Scan Report has functions accessible with permission.



Figure 59: Scan Report Toolbar

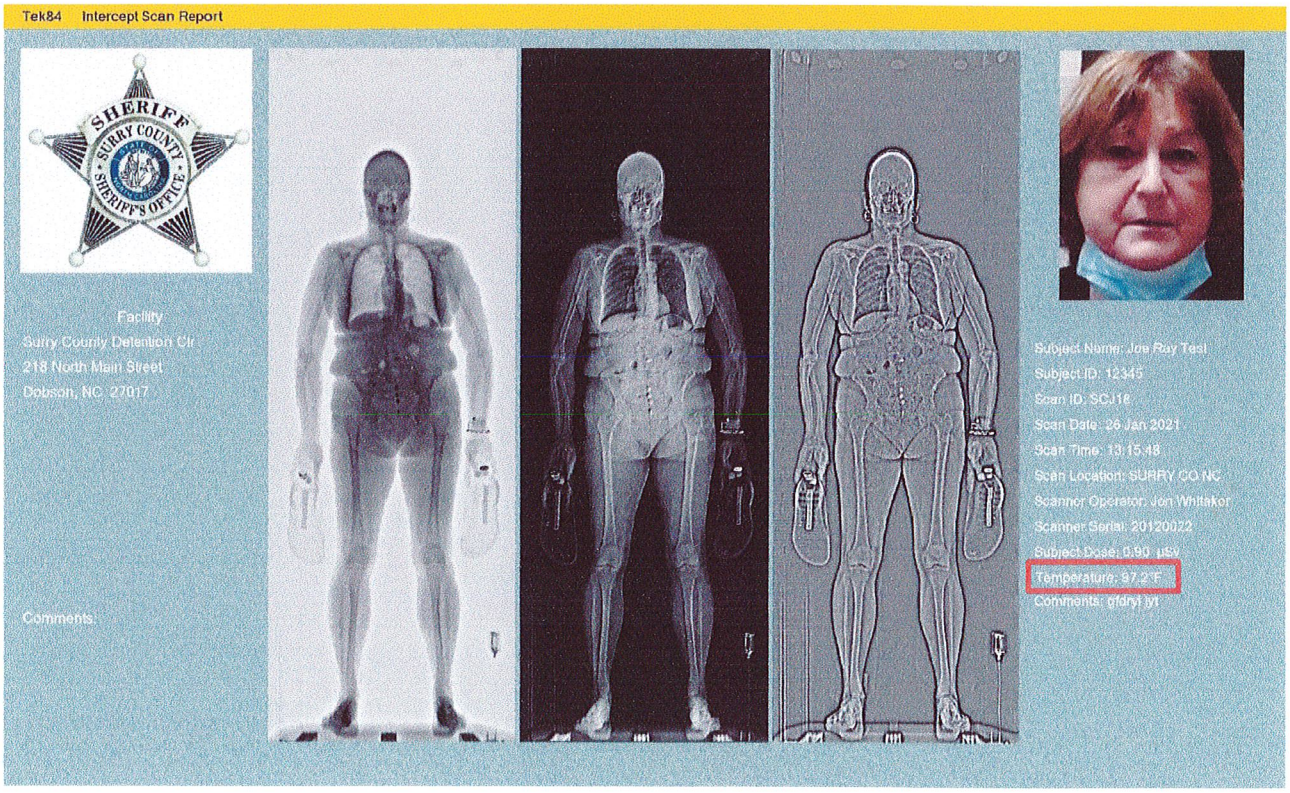
Along the right side of all reports is a vertical scroll bar. Use the vertical scroll bar to scroll to the bottom of lengthy reports.

11.3.1.1 Export Image File

Export Image File refers to exporting the native file of the scan. The native file is Tek84's proprietary image format and can only be viewed on Intercept. This function requires permission.

Insert an authorized USB device into the USB port in the control panel. Select Export Image File.

The image file that gets downloaded appears as shown. This one has the optional thermal scanner, which also provides the temperature of the subject.



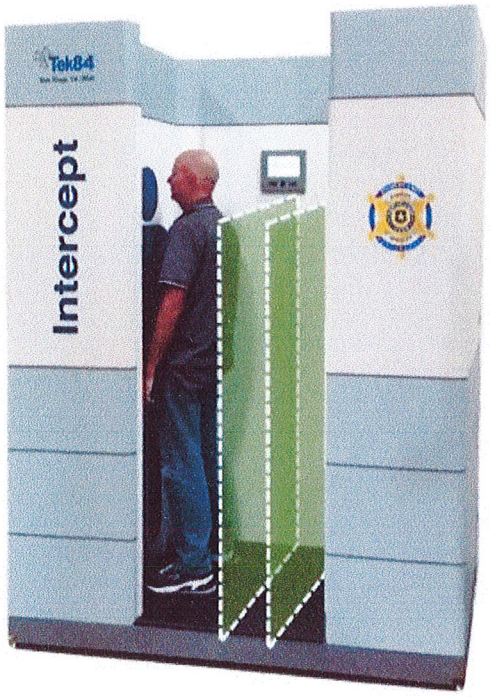
It includes an embedded photo of the person just before being scanned, the date/time stamp of the image, either one, two, or all three x-ray image types (Hi-Res, 3D, Detail), the operator, the jail location, a description of the suspect item, the scan number, and the dosage.

Databases

Both subject and user databases can be uploaded into the Intercept™ utilizing this same flash drive apparatus and a simple text, comma-delimited file. The upload takes less than one minute to perform and can be done by the Tek84 Trainer with the data that the Joplin Police Department provides.

New subjects and new users can be enrolled as well within about a minute.

The Tek84 Intercept™ is also equipped with Dual Virtual Wall Technology. This technology prevents the subject from being out of position when being scanned.



Intercept™
High-Security Contraband Detection

Key Features (continued)

- Dual Virtual Wall Technology
  - Detects when the subject is out of position.
  - Notifies the operator
  - Prevents Scanning
  - Stops in process Scans
  - ANSI 43-17 Compliant
  - Fully configurable for local requirements.

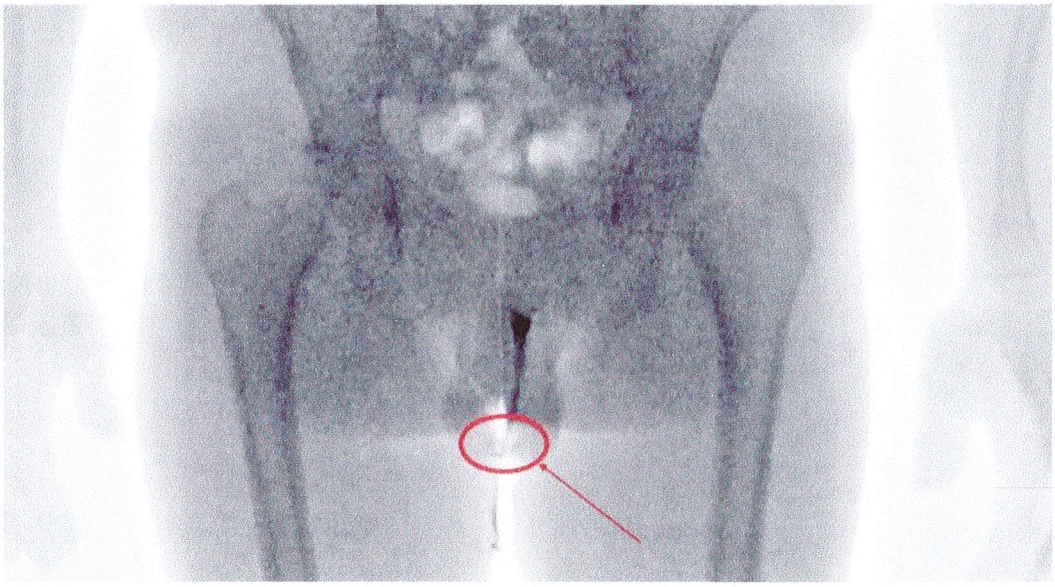
This is exclusive to Tek84, and no other competitor has this safety feature. Our system also constrains the subject on three sides while he is being scanned. This makes it much more difficult to escape than any other system on the market. Again, safer.

For the safety of the equipment operator and bystanders, the Tek84 Intercept™ has an exclusion zone equal to the unit's footprint. In other words, as long as the operator is not standing inside the unit while the system is on, they are in a safe position. See red arrows below.

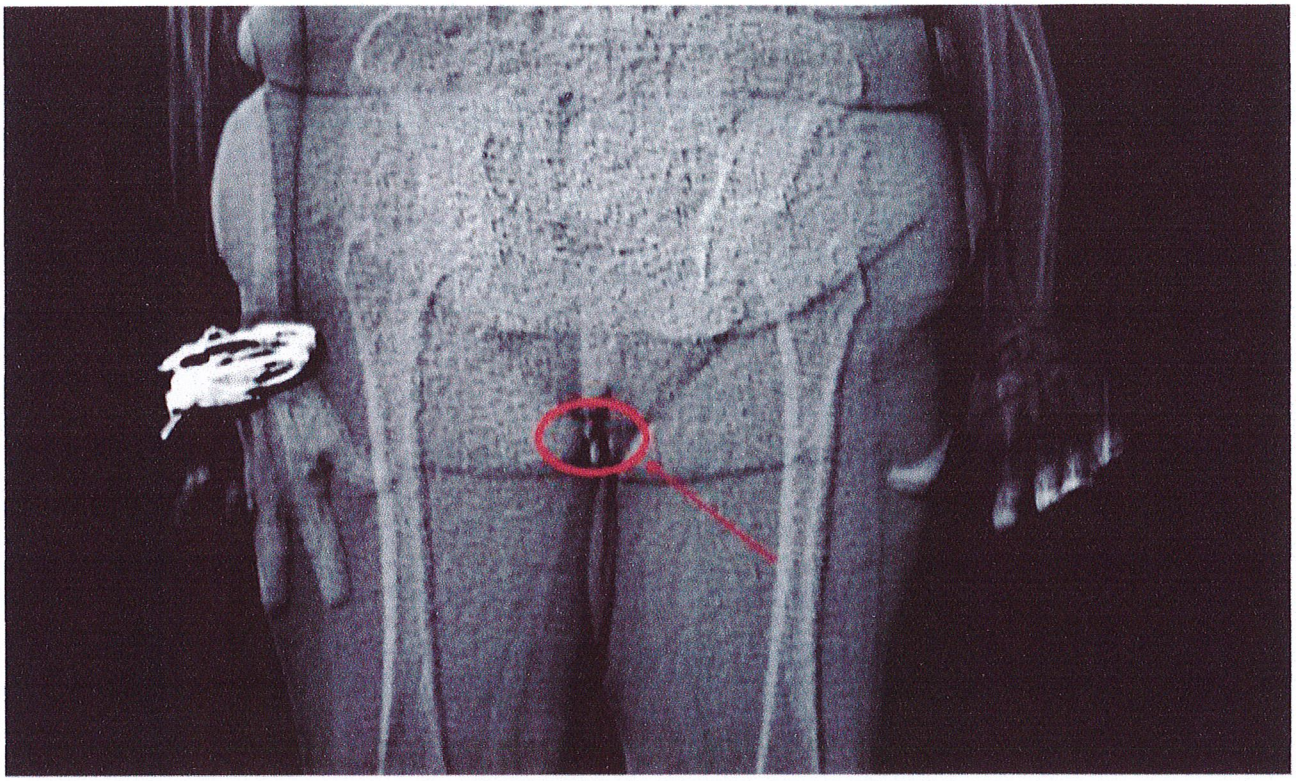


Images

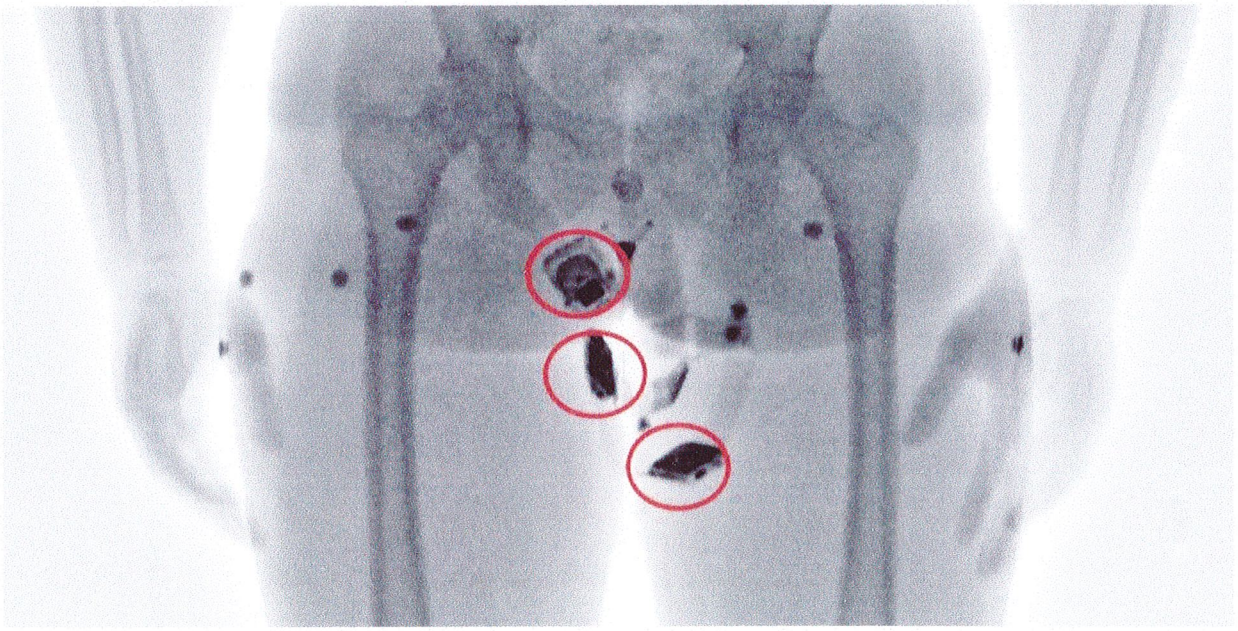
Below are just a few of the images from the Tek84 Intercept™ at various customers.



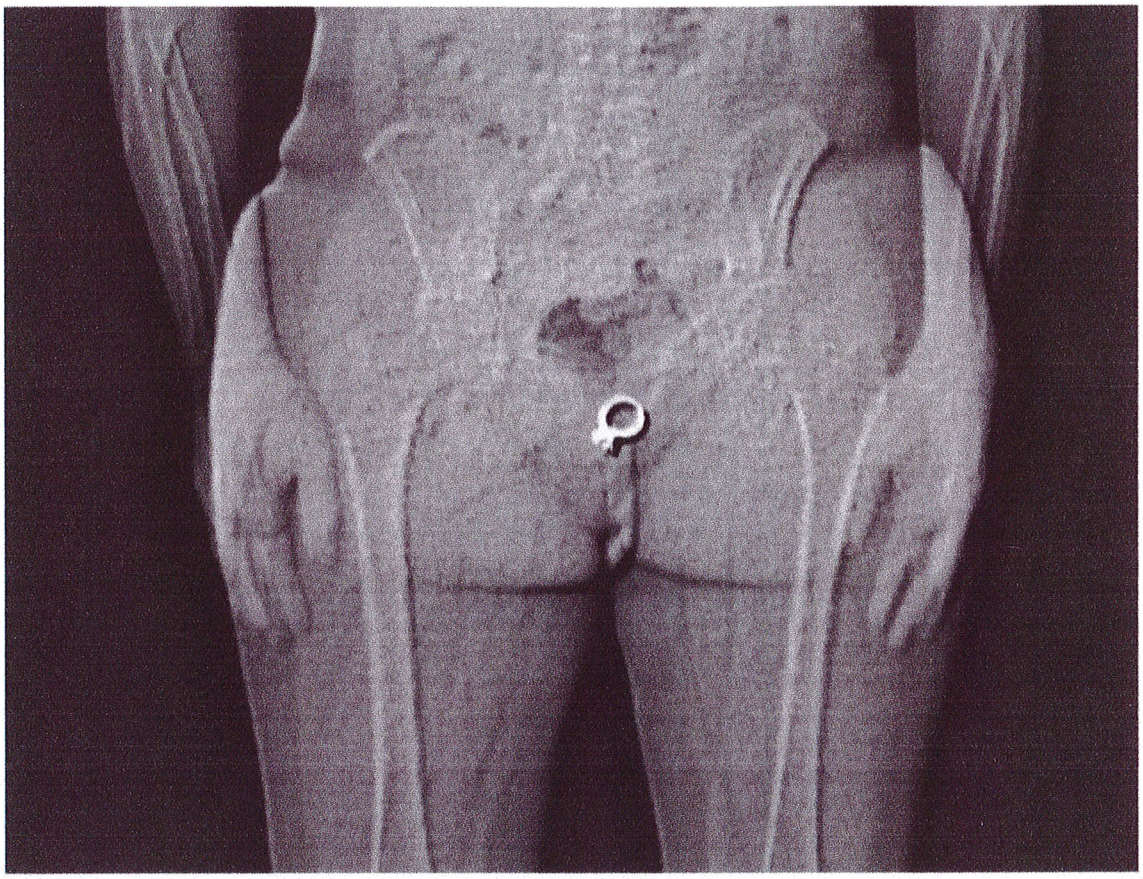
Fentanyl Pills

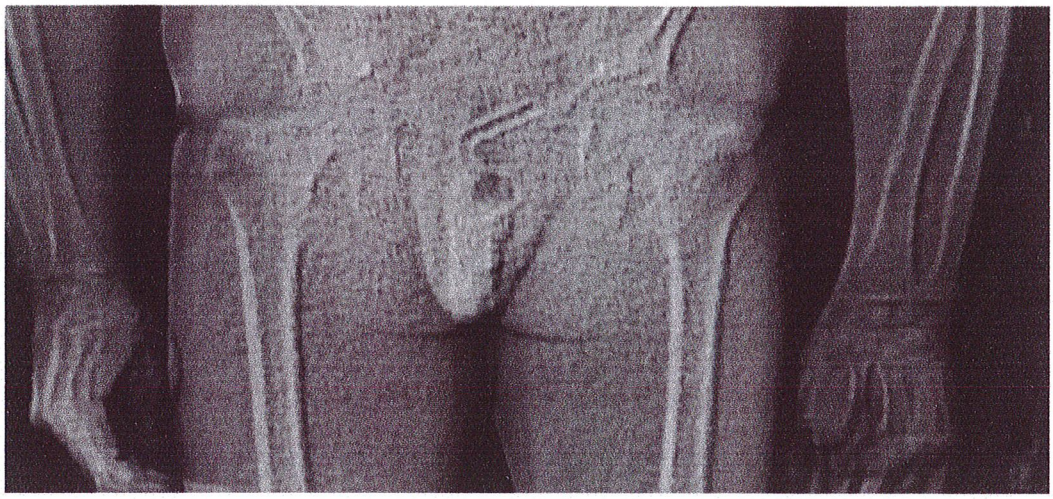


Meth inside



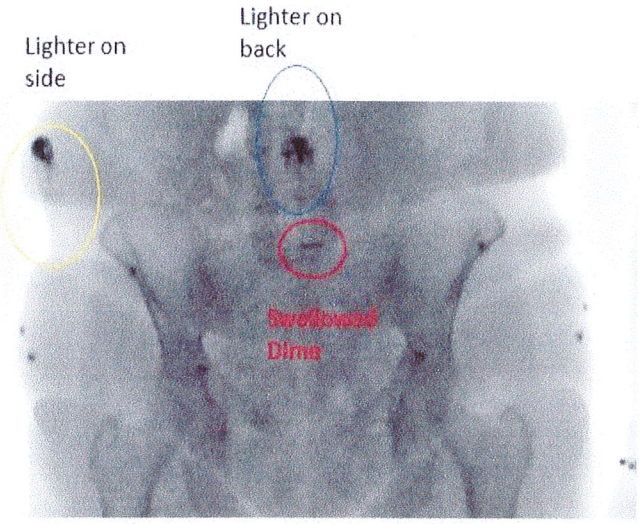
Apple i-watches missed during pat down



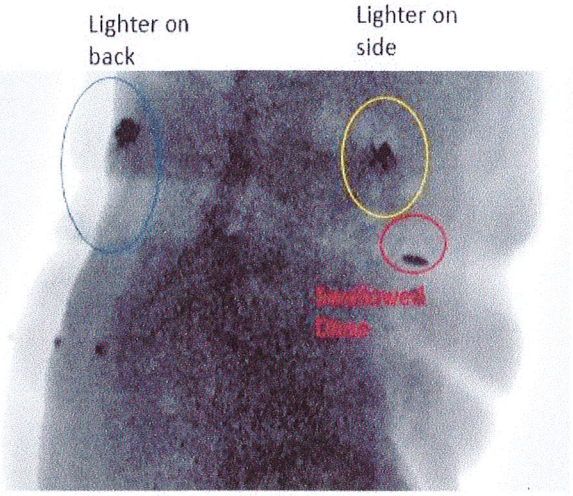


Keistered Crack pipe

ills in a pen



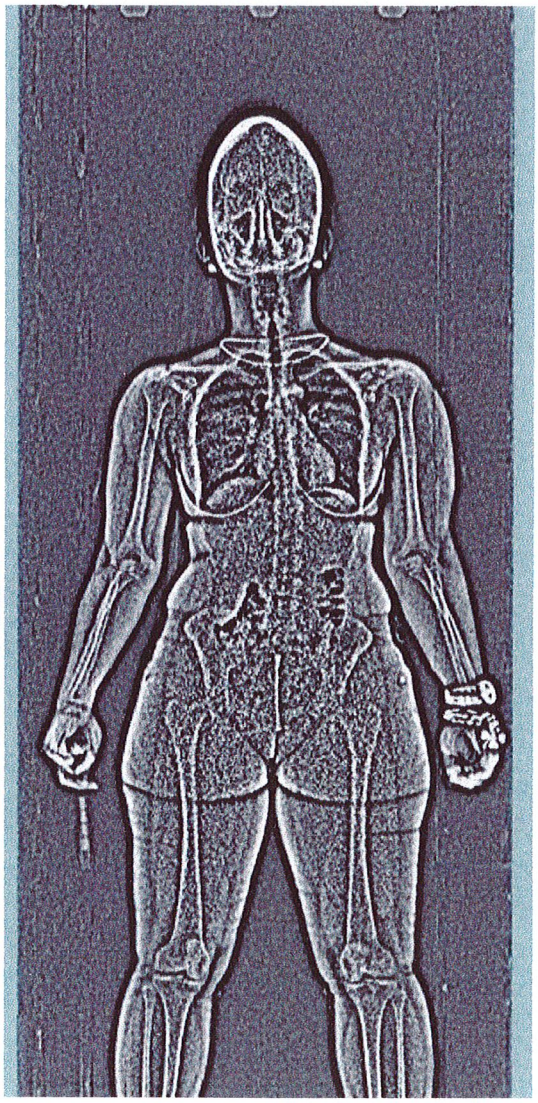
PA View Two lighters and swallowed dime

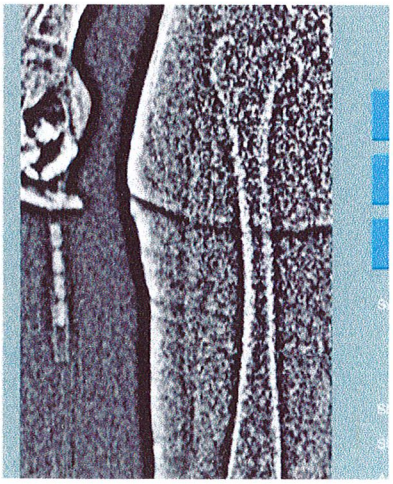


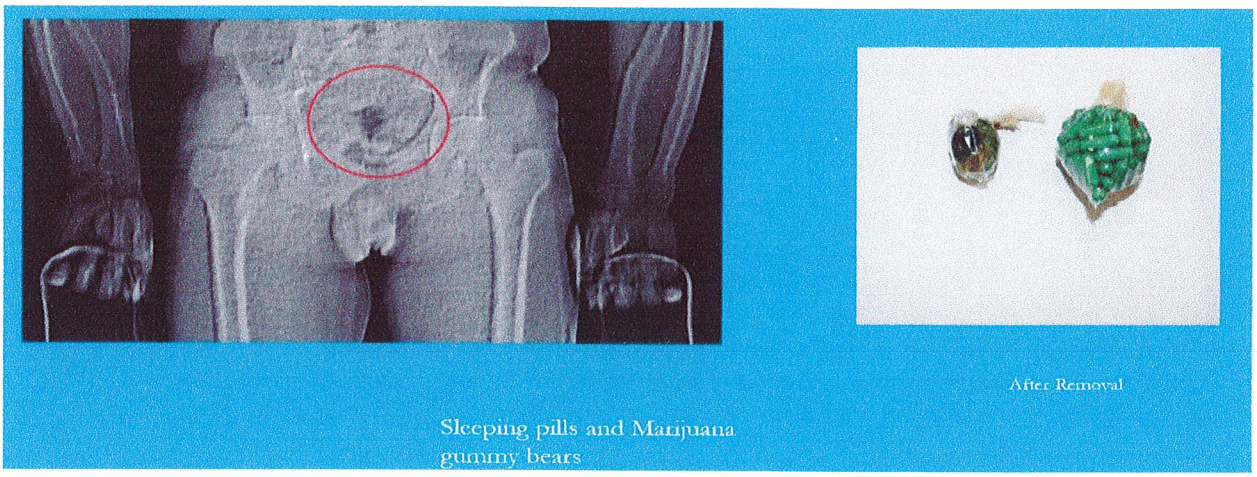
Profile View scan of same person

On Fixed beam systems this type of image comparison is extremely difficult because of the distortion









Training

All of our trainers are medically certified in Radiology. Tek84 believes that you should be trained by people that understand human anatomy and know what should and should not belong in the human body. To the extent that it is relevant, all HIPPA rules will be utilized

Tek84 has learned that comprehension and retention work best for our training if it is kept to groups of approximately four people at a time. There are three levels of training. Basic User training, including radiation safety training, takes about 2 hours per group. The additional training for Management (Train the Trainer) and Super Users typically follows immediately after their User training. Anyone trained at a management level will be instructed how to become the Trainer for future follow-up sessions to new employees.

Tek84 will work on your shifts and time to minimize your overtime. Everyone that completes the training will be provided with a training certificate. A post training question quiz will be administered to all those trained in compliance with many health departments across the United States.

Quote 12/17/25

Mark St. Peter Jail Administrator
Joplin Police Department
303 E 3rd St Joplin, MO 64801
Phone: 417-623-3131 Ex 1463
mstpeter@joplinmo.org

Quo# 2025-03-31

Please see the quotation below for the Tek84 Intercept Body Scanner. The scanner includes all that is listed below as well as (1) built in camera to include a photo of the subject with each scan (2) Your agency's logo on the scanner as well as on each scan report. (3) Training by a medical professional on the use of the product, required radiation training and expert training on reading the scan results. (4) A one-time grab or your JMS database to upload the current list of subjects currently and previously in your facility. (5) 6 years warranty parts and labor

Qty	Part Number	Description	Net Each	Ext Price
1	SSD-018-0100	Tek84 Intercept Whole Body Security Scanning System High Strength Aluminum Unibody Frame. 106Kv Monoblock Oil Cooled Generator. 34" X 72" X 90" (79" top removed) foot print. 4 Second Scan Time. Variable Scanning Dosage from 0.25 uSv to 8.0 uSv Tethered Ethernet Connected Work Station with 27" Vertically Mounted Touch Screen Monitor. PC with Win OS and (2) 1 TB HDD. RAID. 1 million image storage capacity. Transportable on Built in Heavy Duty Caster System. Corner Mounting Feet. 16 million Grey Scale Levels. 110 V/60hz. 1Kva	139,000.00	139,000.00
1	INT-Training	2 plus days of Formal, Classroom and Hands On Training.	Included	Included
1	INT-WARRANTY	Initial One (1) Year Parts and Labor on Entire System from Time of Delivery	Included	Included
1	INT-Shipping	Freight from San Diego, CA to Joplin, Missouri	$ 2,500.00	$ 2,500.00
5	INT-EXT-WAR	5 Years of Additional Warranty Starting in Month 13*	$ 40,000.00	$ 40,000.00
1	INT-Install	Complete Installation of Entire Systrem with Radiation Survey	Included	Included
		Total		**$ 181,500.00**

By execution of this agreement, by an authorized signature, the customer agrees to purchase the products specified subject to the terms and conditions set forth in the agreement and subject to Tek84 and conditions available at www.Tek84.com.

This quote will expire on: 12/31/25
Delivered-at-place: Joplin, Missouri
Terms: Net 30
Taxes: Circle one Exemption certificate attached Tax rate provided here:
*if taxes apply, please request updated quote

Accepted By:

Printed Name and Title:_____

Authorized Signature_____

Date_____

Prepared by:

Brian D. Hall R.T. (R) (QM) Midwest Regional Sales Manage

Brian D. Hall brian.hall@tek84.com

12/17/2025

Bid Tabulation Document

2026-RFP-09

Request For Proposal # 2026-RFP-09 was published on 12/18/2025 for a Jail Body Scanner that was approved in the current budget. The deadline passed on 01/15/2026 with two companies submitting proposals.

Vendor	Total Bid Price	Warranty included	Meets Size Req.
VMI Systems Inc.	$128,995	YES	NO
Tek84	$181,500	YES	YES

Tek84 meets the specifications required for the equipment to operate in the limited space available in the City Jail.

VMI Systems Inc. did not meet the specifications required for the equipment to operate in the limited space available in the City jail.

Tek84 was selected as the winning Bid.

COUNCIL BILL NO. 2026-603 ORDINANCE NO.

AN ORDINANCE Authorizing the City of Joplin to issue a purchase order to Tek84 in the amount of One Hundred and Eighty-One Thousand Five Hundred Dollars and No Cents ($181,500.00) for the purchase of a Full Body Scanning System; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

WHEREAS, Tek84 was selected as the bid winner in response to Request For Proposal 2026-RFP-09 for a Full Body Scanning System for detention facility safety purposes and,

WHEREAS, in Council Bill 2025-539, the Council approved and budgeted funds to cover the purchase of a Full Body Scanning System included in the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 on October 20, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That a purchase order issued to Tek84, covering the purchase of a Full Body Scanning System, be and the same is, hereby approved.

Section 2. That this ordinance shall become effective on February 16, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of

_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-502 – Approving the final year-end budget amendment for FY 2025

MEETING DATE
February 17, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-502 Ordinance; Schedule "A" Budget Amendment

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill amends the adopted 2024-2025 Budget of the City of Joplin.

BACKGROUND
In compliance with Charter regulations and accounting principles, the proposed adjustment is required to ensure that department expenditures do not exceed approved budget appropriations.

Here is an explanation for the items in Schedule A:

- Amending General Fund transfers for an increase in the Parks Subsidy by $650,000, an increase in the Golf Course Subsidy by $75,000 and an increase in the TIF Transfer by $163,400.
- Amending the TIF Transfers in the other Sales Tax Funds, accordingly.
- Amending the Transportation Sales Tax transfers for an increase in the Airport Subsidy by $500,000 and an increase in the Community Planning Fund by $169,100.
- Amending Depreciation Expense in the Airport Fund by $360,000.
- Amending insurance premium expense and judgments & claims in the Health Self-Insurance Fund by $190,000.

The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases expenditures by $2,353,000.

FUNDING SOURCE
This item is not applicable for budget amendments.

RECOMMENDATION
Staff recommends approval of this council bill on an emergency basis due to the timing of the audit.

COUNCIL BILL NO. 2026-502 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024, to adjust appropriations and containing an emergency clause.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2024-151 on October 21, 2024, which estimated revenues and appropriated funds for the fiscal year 2024-2025; and,

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That fiscal year 2024-2025 budgeted appropriations as adopted by Ordinance 2024-151 be amended by increasing appropriations by the total amount of Two Million Three Hundred Fifty-Three Thousand Dollars and No Cents ($2,353,000.00) for the purposes and amounts as shown in Schedule "A" attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (4), of the Home Rule Charter of the City of Joplin, Missouri, in order to continue the day-to-day operations of the City and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2026, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2024-2025 ADOPTED BUDGET
17-Feb-26

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
				$		
	General Fund Transfers	001-9003-500-9015	Parks Fund Subsidy			650,000
	General Fund Transfers	001-9003-500-9040	Golf Course Subsidy			75,000
	General Fund Transfers	001-9003-500-9805	TIF Transfer			163,400
	Total General Fund			$	-	888,400
101	Public Safety Sales Tax					
				$		
	Public Safety Transfers	101-9003-500-9805	TIF Transfer			70,000
	Total Public Safety Sales Tax Fund			$	-	70,000
130	Parks & Stormwater Sales Tax Fund					
				$		
	Parks & Stormwater Transfer	130-9003-530-9805	TIF Transfer			13,500
	Parks & Stormwater Transfer	130-9003-560-9805	TIF Transfer			23,500
	Total Parks & Stormwater Sales Tax Fund			$	-	37,000
140	TST Fund					
	TST Transfers	140-9003-530-9040	Airport Subsidy	$		500,000
	TST Transfers	140-9003-530-9050	Community Planning Subsidy			169,100
	TST Transfers	140-9003-530-9805	TIF Transfer			70,000
	Total TST Fund			$	-	739,100
145	Capital Improvement Sales Tax Fund					
	CIST Transfers	145-9003-520-9805	TIF Transfer	$		68,500
	Total Capital Improvement Sales Tax Fund			$	-	68,500
405	Airport Fund					
				$		
	Regional Airport	405-5004-520-7125	Depreciation Expense			360,000
	Total Airport Fund			$	-	360,000
510	Health Self-Insurance Fund					
	Employee Health	510-7504-500-5305	Judgments & Claims	$		120,000
	Employee Health	510-7504-500-7140	Insurance Premiums			70,000
	Total Health Self-Insurance Fund			$	-	190,000
	Grand Total			$	-	2,353,000

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-503 – Approving a budget amendment for FY 2026

MEETING DATE
February 17, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-503 Ordinance; Schedule "A" Budget Amendment

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill amends the adopted 2025-2026 Budget of the City of Joplin.

BACKGROUND
In compliance with Charter regulations and accounting principles, the proposed adjustment is required to ensure that department expenditures do not exceed approved budget appropriations.

Here is an explanation for the items in Schedule A:

- Increasing General Fund revenue by $178,265.00 for insurance settlement funds, of which $80,562.00 is being transferred from the Liability Self-Insurance fund and $97,703.00 is from the City's outside insurance. Also, increasing the Police Patrol budget by $178,265.00 to replace the two totaled police cars and equip them.
- Increasing General Fund revenue and Police Federal Grants by $335,329.00 each for a Community Oriented Police Services (COPS) grant received after the budget was adopted. This grant is 100% with no local match funds and will be used to implement training involving responses to individuals experiencing a mental health crisis.
- Increasing General Fund revenue and Police Federal Grants by $50,000.00 each for replacement vest carriers. This Homeland Security grant is 100% with no local match funds.
- Increasing General Fund revenue and Police Federal Grants by $39,000.00 each for 21 AED's for the police department. This Firehouse grant is 100% with no local match funds.
- Increasing City Hall Maintenance by $6,276.00 for the unanticipated purchase of a replacement VFD drive for the HVAC condenser water pumps.
- Increasing the Police Investigations budget by $21,750.00 to use drug forfeiture funds to purchase various equipment and supplies for evidence and crime processing needs. Drug forfeiture funds are monies collected in the past, so they are part of the current fund balance in the General Fund.
- Increasing Solid Waste Management Fund revenue and State Grants by $10,000.00 each for a grant received from Region M after the budget was adopted. The grant is 100% with no local matching funds and will be used for Household Hazardous Waste disposal.
- Increasing the Central Garage Fund expenditures by $5,600.00 to make upgrades to the fuel and diesel pumps that was unknown when the budget was adopted.

The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases revenues by $612,594.00 and expenditures by $726,782.00, each.

FUNDING SOURCE

Various funds are being amended to fund this item as shown on Schedule A and detailed above.

RECOMMENDATION

Staff recommends approval of this council bill on a first reading.

COUNCIL BILL NO. 2026-503 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2025-143 on October 20, 2025, which estimated revenues and appropriated funds for the fiscal year 2025-2026; and,

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing revenue by the total amount of Six Hundred Twelve Thousand Five Hundred Ninety-Four Dollars and No Cents ($612,594.00) and by increasing appropriations by the total amount of Seven Hundred Twenty-Six Thousand Seven Hundred Eighty-Two Dollars and No Cents ($726,782.00) for the purposes and amounts as shown in Schedule "A" attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 3. That this ordinance shall become effective on March 3, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2026.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2025-2026 ADOPTED BUDGET
17-Feb-26

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
	Grant Revenue	001-0000-450-0604	Insurance Settlement	$	178,265	
	Grant Revenue	001-0000-470-0102	COPS Grant		335,329	
	Grant Revenue	001-0000-470-0107	Homeland Security Grant		50,000	
	Local Grant Revenue	001-0000-490-0209	Local Participating Grant		39,000	
	City Hall Maintenance	001-4504-520-8220	Operating Equipment			6,276
	Police Patrol	001-5502-510-8210	Motor Vehicles			114,188
	Police Patrol	001-5502-510-8220	Operating Equipment			64,077
	Police Investigations	001-5503-510-2050	Operational Supplies			3,180
	Police Investigations	001-5503-510-8220	Operating Equipment			18,570
	Police-Federal Grant	001-5590-510-2010	Wearing Apparel			50,000
	Police-Federal Grant	001-5590-510-5010	Consulting Fees			335,329
	Police-Federal Grant	001-5590-510-8220	Operating Equipment			39,000
	Total General Fund			$	602,594	630,620
120	Solid Waste Management Fund					
	Grant Revenue	120-0000-480-1002	Region M Solid Waste Grant	$	10,000	
	SWM-State Grant	120-4591-540-2050	Operational Supplies			10,000
	Total Solid Waste Management Fund			$	10,000	10,000
505	Central Garage Fund					
				$	-	
	Administration	505-7870-500-8220	Operating Equipment			5,600
	Total Central Garage Fund			$	-	5,600
515	Liability Self-Insurance Fund					
				$	-	
	Liability Self-Insurance	515-7501-500-5305	Judgments & Claims			80,562
	Total Liability Self-Insurance Fund			$	-	80,562
	Grand Total			$	612,594	726,782

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-256 – Voluntary Annexation

MEETING DATE:
January 20, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 003-26: Approximately 540 Acres SW of the intersection of Central City Rd and W 20th Street – Voluntary Annexation – A request to voluntarily annex property into the Corporate Limits of the City of Joplin – Wildwood Ranch, LLC

BACKGROUND:

The subject property is located within the Wildwood Ranch Annexation Agreement area, which was a contract between the City of Joplin and Wildwood West, LLC, made in 2009. The agreement stipulates that the property will be annexed into the City of Joplin over a specified timeline. All of the property identified in the agreement is required to be annexed by 2029.

The owner is seeking to sell the property for future industrial development. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, City staff has attached the previous Wildwood annexation ordinances, along with the 2018 Wildwood Ranch Industrial Complex Comprehensive Diligence and Master Planning document.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs took a moment to address a few items for case 003-26 and 004-26. A previous

annexation agreement with the property owner of Wildwood Ranch, James Pinjuv. The annexation agreement was completed in 2009. All of the property within the annexation agreements is supposed to be annexed into the City of Joplin by 2029. There are existing industrial uses along the corridor: Owens Corning, a concrete plant, and a Liberty substation. Staff wanted to identify that there are currently heavy industrial uses along the 20th Street corridor and that this area has been identified as a future heavy industrial use. The City has also made improvements to the 32nd Street corridor and is currently making improvements along the 20th Street corridor, to handle the west bound truck traffic. We also have plans for a western bypass that will assist with traffic as well. Mr. Pinjuv represented the case and stated that the annexation is part of an agreement with the City of Joplin. The end-user wants to make sure that the annexation and rezoning is completed beforehand. Ms. Klue-Michael asked how this would impact available drinking water. Mr. Pinjuv stated that the two big concerns are water and power, and the costs will be born by the developer. Ms. Phillips asked if they will buy the land or lease it. Mr. Pinjuv explained that he is selling the land. Mr. Morris Glaze spoke in support, explaining that Mr. Pinjuv has been the sole developer of Wildwood Ranch.

PUBLIC COMMENT;

Mr. Bellairs told Mr. Kimble that you may clarify that this is an annexation case, and there will be a separate case to discuss rezoning. Mr. Kimble relayed this to the opposition's comments. Ms. Mitchell asked if the City would be able to police this area, and how they are going to patrol it with a shortage of officers. Mr. Bellairs stated that these cases go out for interdepartmental comments, and that if JPD has concerns about their ability to police the property, they relay that to Planning and Zoning staff prior to the meeting.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-256
Planning & Zoning Commission recommends approving Case 003-26 (6 in Favor, 1 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Z&P Meeting: January 12, 2026
City Council Meeting: January 20, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 003-26 A request to voluntarily annex property into the City of Joplin

LOCATION Approximately 540 Acres SW of the intersection of Central City Rd and W 20th Street

APPLICANT Wildwood Ranch, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper and Newton County, MO)	Vacant	Approximately 540 acres

DISCUSSION

The subject property is located within the Wildwood Ranch Annexation Agreement area. The agreement stipulates that the property will be annexed into the City of Joplin over a specified timeline.

The owner is seeking to sell the property for future industrial development. There will be a rezoning case following the approval of the annexation.

Staff recommends approval of Case 003-26.

ENCLOSURES

- Map of area to be annexed
- Application

MINUTES (AMENDED)

MONDAY, January 12, 2026

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, January 12, 2026, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Dr. Rosenberg, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**

   Eric Kellstadt called the roll.

2. **Approval of Minutes**

   MS. HARRINGTON MADE A MOTION TO APPROVE THE DECEMBER 8, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

   CASE 003-26: Annexation

   Mr. Kimble asked the applicant to step forward and state their name for the record.

   Mr. Bellairs took a moment to address a few items for case 003-26 and 004-26. A previous annexation agreement with the property owner of Wildwood Ranch, James Pinjuv. The annexation agreement was completed in 2009. All of the property within the annexation agreements is supposed to be annexed into the City of Joplin by 2029. There are existing industrial uses along the corridor: Owens Corning, a concrete plant, and a Liberty substation. Staff wanted to identify that there are currently heavy industrial uses along the 20th Street corridor and that this area has been identified as a future heavy industrial uses. The City has also made improvements to the 32nd Street corridor and is currently making

improvements along the 20th Street corridor, to handle the west bound truck traffic. We also have plans for a western bypass that will assist with traffic as well.

Mr. James Pinjuv, 1032 Antelope Rd., spoke in favor of the case. Mr. Pinjuv explained that the property in question has been under an annexation agreement with the City of Joplin but remained in the county until now that the land is under contract.

Ms. Klue-Michael stated that she has been contacted by several people in the community that a data center would be located there. Why is the annexation and rezoning contingent on using city facilities?

Mr. Pinjuv explained that this is a very expensive development and the agreement shows that the property will be annexed into the City of Joplin. The end-user is very specific about the particulars of the property and that it will in fact be in the City of Joplin. There can't be variables left out there because of the type of investment that's required on this deal. We're likely looking at a build-out is probably four years. There are other variables beyond annexation and rezoning which are more difficult to come by. The cost range is between five and seven billion dollars. I have been working on this deal for two and a half years. We are trying to make sure that we have all of our basis up-front.

Ms. Klue-Michael asked that if this is passed and we do annex it into the City and this does become a data center the water, the drinking water, the Joplin water facilities will become an issue and is a point of concern of residents that have come to me and where does all of our drinking water go?

Mr. Pinjuv stated that the two big concerns are water and power. It's an enormous power consumer and relatively large water consumer and there will need to be improvements to the water system and the grid. Those costs will be one hundred percent born by the developer.

Mr. Kimble asked if there were any questions.

Ms. Phillips asked if they'd buy the land or are you going to lease it to them and the contract is for the business to come in.

Mr. Pinjuv stated that is a purchase agreement and that it is a three-step process. I've owned the land for over 20 years, and I am the local developer. There is a mid-level developer of these types of facilities where they do all of the upgrades. Then there is an end-user who has the money to make this thing work.

Ms. Phillips said "eventually"

Mr. Pinjuv said that it will be in the next nine months or it won't happen. Unfortunately, with this business it is evolving quickly so that the things that end users change every 90 days. Right now, it is a race among six companies in America who can afford to do this and that this is a race to see who gets there first. Our timing is really important. The market will in fact change. It's an opportunity that I don't know will come around again. It an opportunity that will put Joplin in more of a high-tech place and bring a different type of talent to town.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Morris Glaze, 3321 Deleware, I support both projects, both cases in front of you. Jimmer has been in our community for a number of years and has been the sole developer of Wildwood Ranch, he's knocked it out of the park. He's got homes out there, he's got industry out there, he's got healthcare out there. The city built their new fire station out there. The Catholic church went there after the tornado. I support Jimmer and his projects.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

Mr. Bellairs told Mr. Kimble that you may clarify that this is the annexation case, and that there will be a separate case to discuss the rezoning.

Ms. Tammy Britton, 1386 Augusta Ln, I am neither for or opposed but I have some questions before we rezone this. Data centers have a lot of issues with water and power.

Mr. Kimble stated that rather than talking about the rezoning portion we are talking about the annexation portion. The rezoning case will be next.

Dr. Rosenberg commented that Ms. Britton asked what we would annex the property for. All property annexed into the city is zoned R-1 so the very first project would be that we want to bring this property into the city. The second thing when we get into the second case we'll talk about property uses. If you are objecting to bringing it into the city then you should speak now, if not, wait until we get to the next one.

Mr. Britton stated that she will come back when they discuss the rezoning.

Susan Mitchell, 5128 W 20th, if you put it into the city, how are you going to patrol it. We don't have enough police, so how are we going do it. It doesn't make sense to put it into the city out there. I know that the city owns the road, that doesn't make sense to me either, but I know it's for what is going to go on. Can you answer how you're going to patrol it when the city can't patrol what we got where we already have a shortage of police officers.

Mr. Kimble stated they will defer to Tyler about what the City can do. Secondly, we are an impartial group that is not part of the City just volunteers that come in and hear things. So I couldn't speak specifically like a city council member could about what the police can do, if that is something you still have a question about after this meeting today when this comes to city council, they will be able to speak much more clearly and specifically to you on that topic.

Mr. Bellairs added that for all of our public hearings we hold before the Planning and Zoning Commission we take all of the city department. One of the agencies that reviews these cases is the Police Department. They respond if they have any concerns about whether their ability to enforce our laws and ordinances, but we did not receive any concerns indicating that from the Joplin Polic Department. If they don't respond, then we take that as they are confident they can handle it and there is no concern.

Mr. Kimble asked if a facility of this nature would have its own private security with boots on the ground that would be able to assist JPD.

Ms. Mitchell asked if this space will also have residential or will it just be business. You'll still need the city police department to run the roads.

Mr. Bellairs stated the Joplin Police Department hasn't indicated that they will have any problem patrolling this area and while we haven't seen any plans, it is common practice for industrial developments to provide their own private security and fencing.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 03-26. THIS MOTION WAS SECONDED BY M R SPRUCE. MOTION CARRIED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT)

CASE 004-26: REZONE R-1 (RESIDENTIAL) TO M-2 (HEAVY INDUSTRIAL)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. James Pinjuv, 1032 Antelope Rd, spoke in favor of the case. The reason to bring in a high-tech business, we don't know exactly what it will be, there are variables to this that haven't been answered. They will be answered through studies with Liberty and the southwest power pool. It is a large power user and a large water user but any expenses that are required to upgrade the facility to

manage this deal will be paid for by the end user. The local power system will be greatly improved as will portions of the grid. Any of those upgrades will be born by the end user. I think most people here are familiar with senate bill four that passed last year or the year before which is all about data centers and how its wanting to entice data center developers to come to town, that bill specifically excludes any utility provider from being able to go out and do any speculative expense to grow a system that could wind up falling back and being born by existing rate pay. That can't happen. The way this works is that the studies will be done to determine how much power is actually available right now within the southwest power pool, which include a large swath of the United States and two Canadian Provinces. Those guys do the study to determine what if any excess power is available within that grid and can be transmitted to our location for use in this project. That is a time consumptive process, again the developer won't put up the money which is a $200,000 fee for each of the two studies they have two do, one for the SEC the other with Liberty. Liberty, of course, looks at it from their perspective and existing service territory and most of the impact will be on Liberty unless there is power that comes from Saskatchewan or Alabama, that a potential. Anybody who has any excess power would be interested in selling to this project. Then it is a matter of if it can be transmitted here and if can be how much and what upgrades will need to be made to the grid. All of those upgrades will be paid for by the end-user. Once the power studies determine, we know we won't have all of the power that we'd like to have, it's a large amount of power, roughly the size of Liberty right now, it'll come in tranches over the next two to four years. Each of those will come through the exact same studies and again the end user will bear the expense of the upgrade and will never fall back on the rate payer. A common misperception is that all of this power is going to drive up energy rate. This is not a all the case. Here, Liberty doesn't have any excess power, the power is going to come from new generation from some other place in the grid. The end user is not only paying for the water and power to get here but also for the generation itself. So, if in the long run if it goes the way we hope, there will be additional generation on the liberty grid and that will be primarily funded by the end user who will give it to Liberty and Liberty will operate it. They will continue to consume the power. The costs are just staggering. The developer is not going to put in the money for even the study becomes that is non-refundable money which is out the door unless they know they have zoning in place and have community support.

Mr. Kimble asked if there were any questions from the commission.

Ms. Harrington asked what percentage of the property to be annexed in would the user actually purchase, will there be excess property?

Mr. Pinjuv responded that they will purchase the entire site that is to be annexed and rezoned, but that is another great thing about this development that it is a very minor coverage, there won't be a lot of buildings. The maximum, if they were able to get the amount of power that they'd like to get, again we don't know if they will able to get that, the first part will likely be 25% and hope to get a build out, but if they are able to get the maximum amount of power the build-out will be about four million square feet, which on 600 acres is less that 20%. These are not big employers, even if they maxed out at 4 million square feet will likely have 200 jobs. They are high paying jobs, so they don't create new traffic, they create less noise, 25% less noise than the Liberty power plant does right now, they don't create pollution, and they don't create problems that the police department will have to worry about at all. The entire thing will be fenced and secure because nobody can get into a data center other than an employee who works there. Guys that I know who have developed these already who have turned them over to the likes of Meta and Microsoft, once they get a C of O, they never get back in the building. They have really high security.

Ms. Harrington asked if they require the 600 acres for what they're building.

Mr. Pinjuv responded that they really don't but they want to keep competition out, they don't want any other users coming, and they also want to be good neighbors. They're going to provide huge buffering on this. Their minimum setback will be 250 ft. They are laying out the site plans now. They plan to build buffers around residential uses building dirt berms with evergreen trees. They are incredible community partners and citizens because they're in a different world financially that most other businesses and expect people to complain.

Ms. Harrington stated that will alleviate police coverage there. They are going to have very high security.

Ms. Phillips had a question asking if all of the build out would be in Jasper County or would some of it be in Newton County.

Mr. Pinjuv responded that he expects to have a site plan on this prior to City Council meeting in two weeks so he'll have a better idea if the county line runs in there and they may cover the County line.

Franchise takes are enormous property taxes are enormous, there is a lot of benefit to the municipality. At the end they don't create crime, they create exceptionally high paying jobs, from what I'm told, there are six and a half to seven outside jobs created in the community.

Mr. Kimble asked if there were other questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Morris Glaze, 3321 Delaware Ave, I've been on the JIDA board for 18 years and they just renewed me for another 6 years and I've been involved in economic development through the Chamber, and my business and when I was in sales for Standard Transportation for over 35 years. I've known Jimmer (Mr. Pinjuv) for 25 years. He's the soul developer for Wildwood Ranch. He's not asked for any financial help from the city, he's done all of the promotional work himself, I know he's worked on several projects in the past, some happened and some didn't but the IDA authority actually looked at buying his property about three years ago, but we couldn't afford it. We didn't have that kind of cash on hand even if we borrowed funds from the city. That is why we stayed out at the Crossroads center on East 32nd Street. And we just bought 330 acres on the north side of Exit 13 that you all just annexed into the City of Joplin in November. We didn't have any problems with fire or police protection and that's 13 miles east of the state line from where the city limits of Joplin start. Did you know that the convenient store at Downstream is in the City of Joplin? And they used the I-44 roadbed as a continuity to bring them into the city. We did look at this property. The county commissioners have paid for the improvements to 20th Street to get traffic to the west side of Joplin. And eventually the 249 bypass will be on that roadbed for Central City, MoDOT tells us.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

Ms. Tammy Britton, 1386 Augusta Ln, stated that she is not for or against this, but she does have questions that should be answered before we rezone; one, Jimmer (Mr. Pinjuv) did mention about the infrastructure for the utilities. I think there needs to be more in-depth answers on that. I've done my own research from Warrenton, MO to Jefferson County, MO to Jefferson City. All of them have the same infrastructure problem with your utilities. Those costs do get sent down to the consumer. Also, the water, I don't know if you guys are aware how much water one of these data centers takes, but they take thousands and thousands of gallons a day to cool down. I think that needs to be addressed. Air pollution, you're looking at putting a new building that's going to add more lighting, so that is going to take away from the people that built their houses out there in the country and we're going to have a lot of lighting issues. Now, how are they going to address that? The air pollution. These data centers also use large generators. How are they going to maintain the noise level out there when those generators have to be ran? Also, back to the utilities, when we do have power outages, does the data center come first to get resolved? Who comes first? A resident or a company?

Mr. Kimble asked Jimmer (Mr. James Pinjuv) if there is anything that she's asked or raised that you feel like you'd be able to answer?

Mr. Pinjuv stated that if there were an outage and the system were to go down, there would be on-site generators that would back up the site. There would be new infrastructure to bring gas to generate new power. That is all done with a cross country power line with Southern Star. Those engineering and budget plans are being put together now. They're reached out to Missouri American Water and the water is already available now from the pumpstation on 20th, they would have to build new lines to our property. It is relatively expensive, but in the grand scheme of things, and what it costs to build, off site improvements are pretty much rounding error, unless we needed excess power in Canada and had to build new lines down here, that would be a billion dollars but that's not going to be where we get it from. You heard that the local payers would get the bill but if you read Senate Bill 4 that can't happen, it is against the law. If it were to happen, I am not sure who will get sued but I don't see it happening. Again the five or six companies who do this are now worth more that all of the Fortune 500 companies put together.

Ms. Klue-Michael asked if the new water lines that are coming in are going to be paid by the purchaser as well.

Mr. Pinjuv responded that yes, the infrastructure costs will be paid by the end user. The end user will sign an agreement with the city and/or with Liberty. The developer is the builder/contractor and will not pay it. The amount of power that they plan to consume, let just use a wild number, lets say that they are going to get 200 megawatts of power in the first year, the end user will have to bond the first payment of that for, I believe, its like ten years. So it is about a million dollars per megawatt they have to bond for it and/or put up a cash equivalent. The middle guy can't do that; I can't do that.

Mr. Kimble asked Ms. Britton if Jimmer answered her questions.

Ms. Britton asked are we sure that they are willing to put that in writing and guarantee that the rate increases are not going to go down to the customers. For water, for power, for any of it. We're not benefiting from that.

Mr. Kimble asked Jimmer if he is willing to address that.

Mr. Pinjuv said that the senate bill addresses power but does not know if it addresses water. But it is the end user who will pay for the upgrades. The entire community will in fact benefit from this in a huge way. Primarily because of the type of jobs that will come to town and the wage base is dramatically higher. About two times the county average. Maybe some employers may not like it for competition on employees. The lowest wages they have are above $70,000. The average wage is closer to $100,000, mid 90's. I'm a growth guy, I believe that if a community is not growing, it's dying. That's why I bought this piece in the first

place 20 years ago. It took 17-18 years of hanging on by the skin of my teeth to get it to the point where we had an opportunity like this and this is not something that existed 20 years ago. Like Tyler (Mr. Bellairs) said this thing is planned and mapped in our original design that we brought to the city back in, I think 2008, all of it was planned to be industrial and I can't imagine that we wouldn't get industrial zoning, and if we did get that and we didn't get what we're hoping to build right now the cat is out of the bag, I wasn't planning on talking about that. We've got a rail line running through that, you're talking about intense use of M2. This could be manufacturing and dirty stuff, noisy stuff, pollutant causing, which I also heard pollution causing (as one of the concerns raised for this use). I've not heard that data centers pollute. They draw a lot of power and use a lot of air conditioning but there is no smoke stacks. They could create pollution during a power shutdown where they had to start up their generators but that's not even in their plan. They want to have three sources of power to go to their sight, so if one goes down they still have two to back up. Because like I said, they can't go down because of the data. Obviously they are all wired in, if all three of those sources were to go down then they would kick in the generator. That is a very short-term use. There is a massive benefit to the community. This will be the biggest thing to hit Joplin, Missouri since the mining.

Mr. Kimble thanked Jimmer.

Ms. Britton stated that the only objection that she has with his comment about resources coming into the community, I guarantee that those jobs will only be 50k a year and I bet it will only employ 50 people. I work in IT. People really need to do their research on these data centers to see how many people actually work for these. Thank you.

Mr. Kimble asked if there is anyone else who would like to speak in opposition to this case. Please set forward and speak your name and address for the record.

Ms. Jennifer Jones, 2006 E 34th Place, I'd like to know precisely who's benefiting from having an AI data center in Joplin, aside from the developer who is going to sell his land. What benefits do those data centers bring to communities? Specifically, not future promises of this job and future prospects of other companies coming in. What actual benefits do they bring to a community when they're built. I'd also like to ask what company is planning on coming and I'd like to see some proof that in other places that they've built their facilities that they paid for the infrastructure improvements in those communities. Because again, we have been promised many thing by many companies that have come to Joplin through TIF incentives and different things with full-time employment and benefits and those things have not happened in every instance. I'd also like to know if they are going to produce their own private power to help with the electrical

infrastructure, what type of power will that be? Will that be more fossil fuel production? That does cause more pollution and you can't say that it doesn't if you are using more fossil fuel to generate more power that does produce more pollution than is currently being produced. As far a not being aware, the developer not being aware of any pollution in any other areas, it is a really quick Google search to find people who live in communities next to these data centers that have to fill buckets with water to fill in their toilet tanks so that they can flush their toilet, that have brown sludge coming out of their faucets because they don't have water. I'd just like to know do we think that having the benefits of having one of these AI data centers in our community outweighs the costs to our natural resources, to our people to the people that live around as far as noise pollution, light pollution, everything that has already been said, there is proof, there has to be, this is not the first AI data center that's ever been built so there has to be proof for or against so if there is proof for improvements to communities and people are happy and everything is wonderful, I think we need to see that before we vote on rezoning this property. Thank you.

Mr. Kimble said that one thing that I'd like to address with you real quick, I don't know that many or any of those necessarily impact a zoning vote, they're excellent questions that you have, I'm not diminishing those by any means. I feel like those would be excellent questions to bring to the City Council in couple of weeks whenever this goes to them. And I understand the desire to have answers for this, I don't know if this is something that Jimmer can speak to or not.

Ms. Jones said just as a rebuttal to what he just said. They are going to be paying for everything, their won't be extra pollution, I'd like to see proof of that. I'd like to see data. I'm sure he's a fine wonderful honest man but I'm not going to take his word for it. I want to see some data.

Ms. Phillips said that I think Tyler (Mr. Bellairs) maybe you can sum this up, we're here to rezone we're not to approve a data center. I'm not trying to cop out at all, believe me.

Mr. Bellairs said that what Mr. Kimble is saying and what Ms. Mary Ann Phillips is saying is that the scope of the decision for Planning and Zoning Commission it's whether or not this M-2 Heavy Industrial is a suitable zoning district for this area not regarding the specific use whether or it's a data center, whether it's a manufacturing or a something similar to Owens Corning or utilities uses anything that permitted in the M-2 district. The scope of the decision is based solely on whether or not we think that heavy industrial district is a good fit for this area. So what the Commission has to take into consideration is future land use plans existing infrastructure surrounding characters of development in order to make

their decision but they're not here to discuss the particular use or any development plan that may or may not take place after the rezoning.

Ms. Jones stated that okay if this property is not rezoned are you still going to sell it to whatever. Is this deal going to fall through for him if this property is not rezoned, that's my question.

Mr. Bellairs indicated that yes they can't sell to an industrial developer if the rezoning does not pass.

Ms. Jones said that answers it, thank you.

Ms. Phillips said that I know we keep talking about power and water but don't forget about our friends at the wastewater treatment plant and the sewer because the city is going to have to bring in sewer too. Because we are not going to be on a septic system. So that's another huge, huge amount of money to do the infrastructure.

Dr. Rosenberg stated that is says there that all of the utilities are in place. Is that true.

Mr. Bellairs said that city sewer is in place, that says city utilities are in place other utilities will need to be extended.

Mr. Kimble ask if there is anyone else who would like to speak in opposition to the case to please step forward and state your name and address for the record.

Ms. Susan Mitchell, 5128 W. 20th, I'm asking that you don't pass it because if you do your research you'll find out that the data centers take up a lot of electricity it goes back to the consumers it is not going to hurt just Joplin but will hurt the whole state of Missouri it's going to hurt Kansas and everything just because it is a data center. It's only going to employee two hundred people. Most of them, do your research, doesn't employee hardly any person. They don't have parking lots. It's just nothing but computers running in there constant. It take up electricity and it takes up a lot of water and then it's going to bring down my property and a lot of other property out there and a lot of property values because it's going to be a data center and again if you do your research, and I ask that you just put this off a little bit, you'll find out that they're noisy, there is a constant hum in the air. It's been pretty peaceful out our way but it's not now with the road coming in and stuff but it's going to be a hinderance for people and it's going to cost us knock our property values down, and you know, it's going to raise everybody's utilities they even had a thing on TV I just happen to catch it a couple of weeks ago that I didn't even hear about it and it was people in Texas and I think North or South Carolina that are complaining that their power bills meaning their electric bills was more than their house payment. And they were

complaining like $1,100 electric bills. And I know now people have you know electric bills that are out of sight anyways because Liberty getting all of these. But it is going to be the consumers that is going to pay for it. AI is not going to pay for it, you know. You guys should all know that. It's just a fairytale it's not going to happen. I think it still needs to stay out there residential. The original plans were to put a school out there and you know, maybe a convenience store or something like that in a little area and probably put a school out there I said. I think it needs to stay residential and maybe M-3 to add maybe a commercial store or something because there is a lot of people in that area and a lot more people to come. He may have to wait on his money, you know, to get it from residential but I don't think it should be zoned for industrial. It's going to cost all of the taxpayers. Anybody that works or anyone that has a utility bill with you know Empire electric or water it's going to cost them. You can Google it right now and you can ask, and I didn't look it up, you can ask what an AI data center will do and one of them will say 20% of your value of your home higher utility bills its all going to be there, you know, so, I just ask that you don't rezone it to be heavy industrial or don't allow a data center out there because you know like I said we just live right down the road we're not six blocks from there, It won't be going outside to listen to nothing. There is hardly any traffic out there. There never has been on that road. But once they get that done then there is going to be a lot of traffic, we might as well live downtown or we'd have to live by the mall or something, because it's going to get pretty noisy. And you're going to ruin our neighborhood and you're going to raise everyone's utility bill. And not just Joplin's going to raise everyone's, Liberty bills are going to go up a lot. I just ask that you do your research take a little bit of time before you pass this, it's not going to hurt the council to wait a little longer, it's just not good. Not a good thing for anybody. Whether you live out there or, we all have utility bills. And I think and I don't know for sure but I'm sure the water is going to cool those turbines there gonna knock down. They just put in a bench pipe a few years ago, you know for the Empire plant. So I don't know how big this pipe is going to be but it is going to take our water table down, it's gonna hurt our yards it's gonna hurt the water pressure. It's just not going to be good. Nothing good is going to come out of it. That's all I ask is that you wait, you know or don't pass it. Thank you.

Mr. Kimble asked if there is anyone else who would like to speak in opposition to this case. Please set forward and state your name and address for the record.

Ms. Susan Cook 5729 W 20th Street, we received a letter that said that we were within 185 feet of this development, this change. We've lived at our residence for 35 years; we raised our children out there our grandchildren come and visit us. We have young grandchildren. What impact will this have on the traffic patterns? Has anyone done a study of that. There is already because of the Owens

Corning plant and even when the dog food plant prior to Owens Corning. There'd be large semi trucks going back and forth and we had a concern when our children stated driving. What will this rezoning do to the traffic patterns. We have quail out there large population of wildlife, we've seen the owl population diminish since the residential development of Wildwood Rand south of the railroad tracks. What's it going to do for our quail population, has anyone studied that? There is a lot of water runoff that crosses our pasture, beautiful wildflowers in the summer and wild asparagus because of the runoff water. What is that going to do to the quality of water if this is rezoned to commercial? Has anyone looked at this other than the dollar impact this will have? Those are questions that we would love to see answered and what will this do to our property value. Our 10 acre property is a legacy that we have built for our family. They can come out and look at the stars they can look for comets and we've seen the northern lights. What kinds of pollution will take place out there? Not just air pollution, light pollution, noise pollution, these are things that should be considered before you make the vote to change that and affect our lives. Thank you.

Mr. Kimble asked Tyler (Mr. Bellairs) if he has speak to any traffic or environmental impact studies that have been done or will be done in this are.

Mr. Bellairs mentioned that they are working on a western bypass with MoDOT, the 20th Street improvements are currently underway to handle traffic for expected industrial developments, such as semi truck traffic. 32nd street has already been completed out to Central City Rd. A specific traffic study for the scope of this site has not been conducted, but we have made improvements for heavy industrial traffic, and that dates back to 2018 when this was designated as a heavy industrial opportunity area.

Mr. Kimble asked what about environmental impact.

Mr. Bellairs stated he does not have environmental studies with him now, I would have to refer back to the 2018 report. There may have been environmental studies included in the 2018 Wildwood Ranch Industrial Complex Master Plan.

Mr. Kimble asked what it would take to conduct a traffic study.

Mr. Bellairs responded that we have to confer with our engineering teams. Perhaps we could do that in house. He'd have to defer to public works and talk to our traffic engineer.

Mr. Kimball asked about how long it would take to do a environmental study.

Mr. Bellairs responded that we would probably have to hire a consultant for that.

Mr. Kimble asked what the timeline on that would be.

Mr. Bellairs stated he would not have that present at this time. It would not be a quick turnaround because we would have to put that out to bid, or if the developer did that, they would have to confer with their firms to perform that study in house, but that he would have to get back with Mr. Kimble on that, as he does not have that answer now.

Mr. Kimble ask if there is anyone else who would like to speak in opposition to this case. Seeing that there is none, Mr. Kimble asked to open the floor to the Commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 04-26. THIS MOTION WAS SECONDED BY M S HARRINGTON MOTION CARRIED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT) .

CASE 005-26: REZONE C-3 (COMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 PD (HEAVY INDUSTRIAL – PLANNED DEVELOPMENT OVERLAY)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Bellairs interjected that the city received concerns about the case that came in late but were provided to the Commission prior to the start of the meeting.

Mr. Kimble restated that the person who wrote the email concern is outside the 185 feet buffer zone for case notification.

Dr. Rosenburg reminded everyone that this case is a Planned Development. This one is planned.

Mr. Bellairs indicated that the developers will provide a site plan for the city council to review as part of the planned development process.

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stevenson, 302 S. Sergeant Ave. thanked the Planning and Zoning Commission. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being

looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Kimble ask if some of the houses along Kennedy Ln were going to be taken out.

Mr. Stevenson indicated that there maybe one house is habitable but the rest of the structures are old sheds that will be removed.

Mr. Kimble as if there was anyone in attendance who would like to speak in favor of the case.

Mr. Morris Glaze, 3321 Delaware, stated that he worked on the JIDA and that they are familiar with the company and that he is in favor of this rezoning. The traffic will have to go on Kenedy Street to Enterprise Ave.

Tony Dole, 3202 Sunset Drive South, they currently have about 60 trucks and about 75 trailers. The improvements will be able to accommodate about 75 trucks and 100 trailers. Travel times on Industrial Drive would be from 6 in the morning until 6 in the evening. Our hours are from 8am – 5pm. We accept deliveries as early as 7am.

Mr. Kimble asked is there is anyone who would like to speak in opposition to the case.

Dan Harrison, 2629 Myrtle St, Web City, lives just south of Kenedy and Myrtle. Commented that the applicant is a good company and that they have brought a lot of good things to the community, however, we are concerned as residents of that area of the heavy industrial zoning can take even more intensive uses. Mr. Harrison also expressed concerns about storm water runoff and tractor-trailers using Kenedy Street and that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill over into the nearby residences and illuminate the backyards. We'd like to see the area kept C-3 rather than M-2 because we don't want to be trapped with a huge industrial park.

Mr. Kimble asked if there are any plans to keep the storm water runoff from going onto the roadway?

Mr. Bellairs stated that the engineers for Specialty Foods are working on that as part of the site plan. They will have to calculate the impervious surface and take that factor into account. And that will be included in the site plan review when it comes back around. How their doing detention is going to come from the engineer, which will be presented to the Commission and Council.

Mr. Kimble added that he would like to ask a question to the Specialty Foods spokesperson. And respond to how trucks will use the roadways.

Tony Dole, 3202 Sunset Drive, Currently our drivers are not allowed to use Kenedy Rd. It is a narrow lane. I am sure that there are trucks that use that lane but I know that it is none of our trucks. They all come in from Enterprise to Industry to come down that way.

Mr. Kimball asked Mr. Bellairs is there a better zone for this rather than M-2-PD.

Mr. Bellairs responded that they discussed the pre-development phase of this project. The development code indicates that for any off-site parking it needs to have a similar zoning as the parent property. The Joplin 2012 Comprehensive Plan calls for this area be designated as an industrial park. This area calls for it to be classified as industrial all of the way back to the tornado recovery.

Mr. Kimble asked is there is anyone else who would like to speak in opposition to the case.

Mr. Kimble as if there were any questions from the commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 06-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

4. OLD BUSINESS

None

5. NEW BUSINESS

CASE 001-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES , PHASE I – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, this is phase I of The Cottages at Emerald Glades located just off of Fountain Road north and west of the Emerald Glades subdivision. This property is two phases and will be connected into phase 6 of Emerald Glades. Phase 1 is 42 lots on the north side with two detention ponds. The second half, phase II will have 40 lots. The houses will be cottage style, 50 ft wide lots. Appealing to the smaller lots that are doing really well in the community right now.

Mr. Bellairs said that I have an exhibit that shows that there will be a connection for this there will be access to this future development so that it does not all go to Fountain Road.

Ms. Klue-Michael stated that that to be clear that you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision and will not be coming off of Fountain Road.

Mr. Bellairs indicated that was correct. There is currently only one road with access so they will have to build another road for more connections to Emerald Glades for access from St Louis Ave.

Dr. Rosenberg asked if there will be no access to Fountain Road?

Ms. Bryant responded that yes, there will be access to Fountain Road and on to St. Louis.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 01-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

CASE 002-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES, PHASE II – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, stated that both phases of the development will be built at the same time.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 02-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Mr. Kimble asked if there was a motion to adjourn.

MS. WARREN MADE TO ADJOURN . THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Approved _____

Drew Kimble, Chairman

Approved _____

Eric Kellstadt, Recording Secretary

Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

James Pinjuv for Wildwood Ranch LLC.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 4th day of December 20 25, before me appeared James Pinjuv, to me known to be the Managing Member of Wildwood Ranch LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Managing Member of the consideration stated therein and no other, and said Managing Member acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

Notary Public Kimberly S. Hounschell

My commission expires: 7-20-2028

KIMBERLY S. HOUNSCHELL
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
JASPER COUNTY
COMMISSION # 12536153
MY COMMISSION EXPIRES: 7/20/2028

Voluntary

Annexation Application

Corporation

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 003-26
Filing Fee: $0.00
Received: 12/4/25
Proj. No.: 26-004

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Wildwood Ranch, LLC Phone No. 417-529-6440

Email: jimmerpinjuv@gmail.com

Applicant Name: James Pinjuv Phone No. same

Email: same

Mailing Address: 1032 Antelope Rd, Joplin, MO 64804

Annexation Property Location: Approx 600.4 acres @ the SW corner of Central City Rd & 20th St

Present Use of Property: Vacant

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Wildwood Ranch LLC **Telephone Number:** 417-529-6440

Property Address: Approx 600.4 Acres @ SW corner of Central City Rd & W 20th St

1. **Is the annexation the result of an out-of-town sewer agreement?** X **Yes** ___ **No**
2. **Is this property residential property?** ___ **Yes** X **No**
3. **Are there any businesses located on this property?** ___ **Yes** X **No**

If yes, how many businesses are located on this property? N/A

Please list the following information for each business located on the property:

Business #1:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? ___ **Yes** ___ **No**

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? ___ **Yes** ___ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? ___ **Yes** ___ **No**

Business #2:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? ___ **Yes** ___ **No**

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? ___ **Yes** ___ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

Business #3: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

MMENTS

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ___X___No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

Do you plan to build residential living units on the property _____Yes ___X___No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

N/A Are (or Will) the living unit(s) be on a well _____ Yes _____No
If NO, please furnish the name of the water company _____

N/A Are (or Will) the living unit(s) have a septic system? _____ Yes _____ No
If NO, please furnish the name of the municipal sewer system _____

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

DESCRIPTION

ALL THAT PART OF THE NORTH ONE-HALF OF SECTION 13, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD;
THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS:
THENCE S77°22'43"W A DISTANCE OF 1882.59 FEET;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.75 FEET, AN ARC LENGTH OF 222.61 FEET, WITH A CHORD BEARING OF S79°37'28"W AND A CHORD LENGTH OF 222.55 FEET;
THENCE LEAVING SAID RAILROAD N44°29'46"W A DISTANCE OF 3344.93 FEET;
THENCE S88°53'37"E A DISTANCE OF 1832.50 FEET;
THENCE S88°55'44"E A DISTANCE OF 1939.34 FEET;
THENCE S01°52'46"W A DISTANCE OF 659.96 FEET;
THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 153.0 ACRES MORE OR LESS.

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 14;
THENCE S01°53'02"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;
THENCE N88°24'12"W A DISTANCE OF 712.50 FEET;
THENCE S01°50'23"W A DISTANCE OF 1717.04 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD;
THENCE S77°02'27"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 2091.77 FEET;
THENCE N29°57'42"W A DISTANCE OF 2498.82 FEET;
THENCE N88°43'36"W A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.4 ACRES MORE OR LESS.

STATE OF MISSOURI
BRIAN A. ATNIP
NUMBER
PLS-2008000859
12/4/25
PROFESSIONAL LAND SURVEYOR

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;

THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION;

THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES:

THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN;

THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN;

THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23;

THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;

THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN;

THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN;

THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN;

THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13;

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2224 South Main St. Joplin, MO 64804
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THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN;

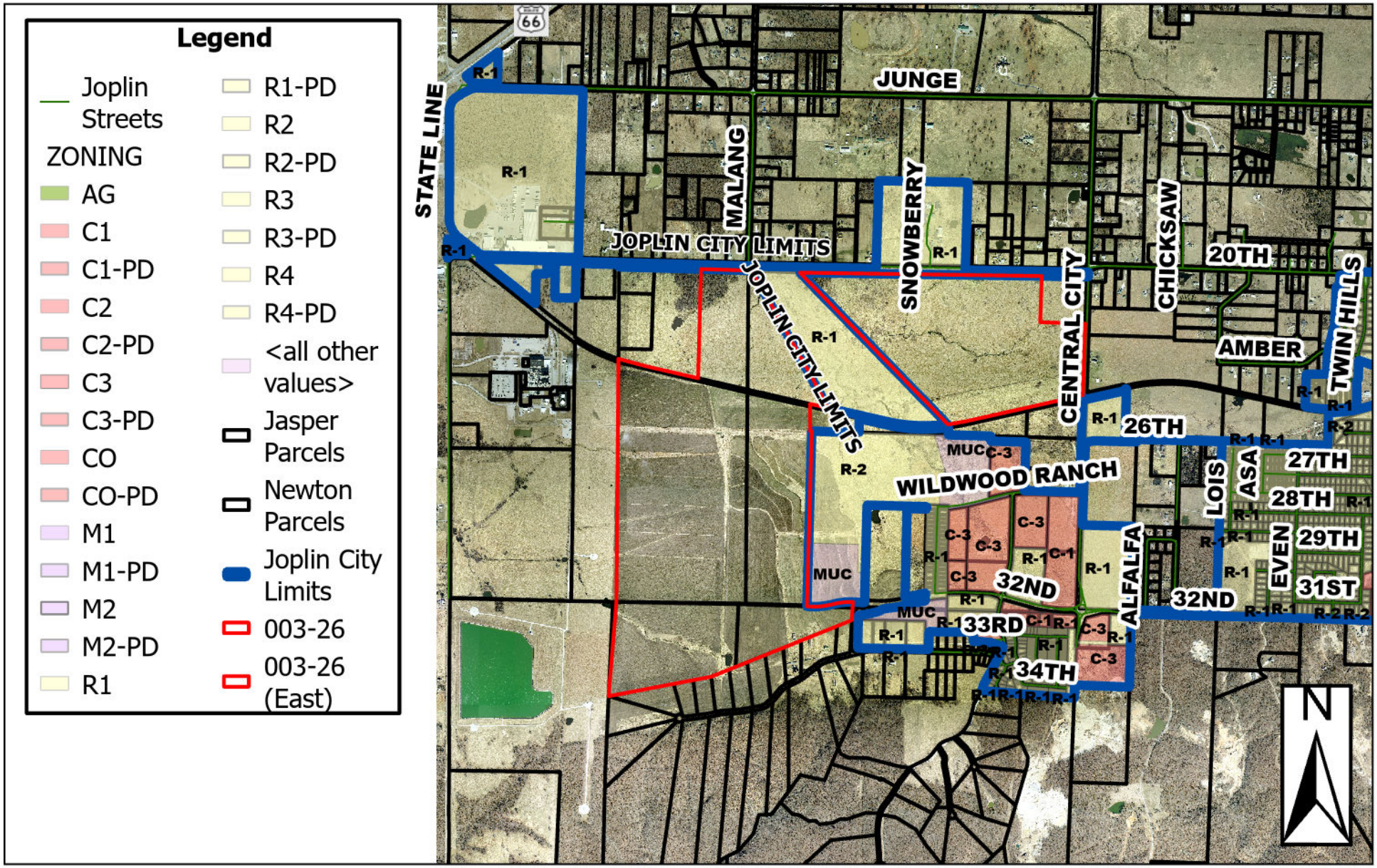
THENCE LEAVING SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN;

THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 313.8 ACRES MORE OR LESS.

Case 003-26: Voluntary Annexation



Approximately 540 Acres SW of the intersection of Central City Rd and W 20th Street – Voluntary Annexation - A request to voluntarily annex property into the Corporate Limits of the City of Joplin – Wildwood Ranch, LLC

P & Z Case 003-26
Wildwood Ranch, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-256 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as Approximately 540 Acres Southwest of the intersection of Central City Rd and W 20th Street, Jasper and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, the City did not receive written objections to the annexation by five percent (5%) of the registered voters or two (2) qualified voters in the area sought to be annexed pursuant to RSMo Section 71.012(3).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS: S77°22'43"W A DISTANCE OF 1882.59 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.75 FEET, AN ARC LENGTH OF 222.61 FEET, WITH A CHORD BEARING OF S79°37'28"W AND A CHORD LENGTH OF 222.55 FEET;

THENCE LEAVING SAID RAILROAD N44°29'46"W A DISTANCE OF 3344.93 FEET; THENCE S88°53'37"E A DISTANCE OF 1832.50 FEET; THENCE S88°55'44"E A DISTANCE OF 1939.34 FEET; THENCE S01°52'46"W A DISTANCE OF 659.96 FEET; THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING. CONTAINING 153.0 ACRES MORE OR LESS.

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S01°53'02"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE N88°24'12"W A DISTANCE OF 712.50 FEET; THENCE S01°50'23"W A DISTANCE OF 1717.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE S77°02'27"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 2091.77 FEET; THENCE N29°57'42"W A DISTANCE OF 2498.82 FEET; THENCE N88°43'36"W A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING. CONTAINING 58.4 ACRES MORE OR LESS.

AND

ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;

THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION; THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES: THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN; THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN; THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23; THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;

THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN; THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN; THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN; THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID SOUTH LINE

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN; THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

Section 3. This Council Bill shall become effective on February 18, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

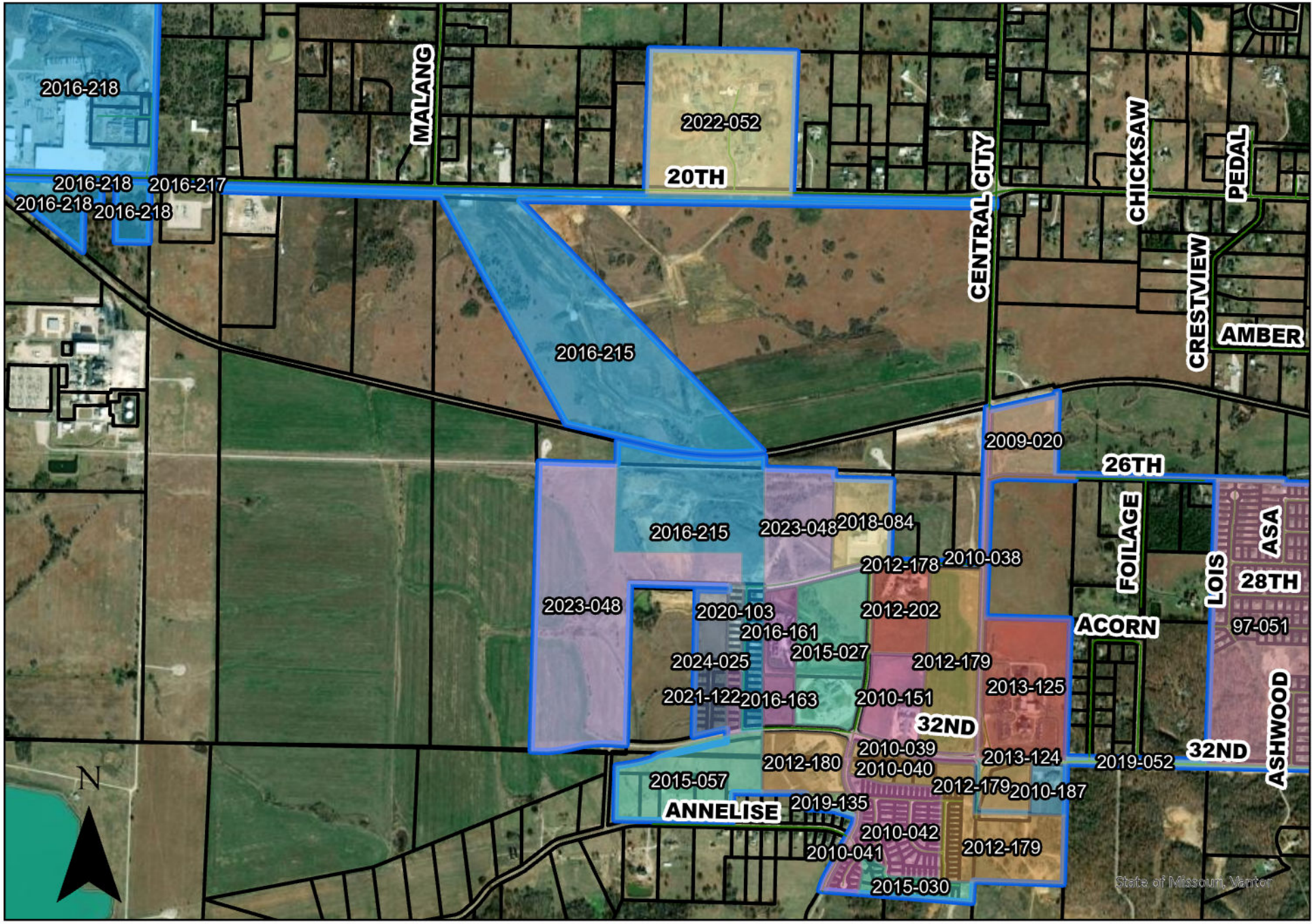
ATTEST:

_____
Holly Nagy, City Clerk

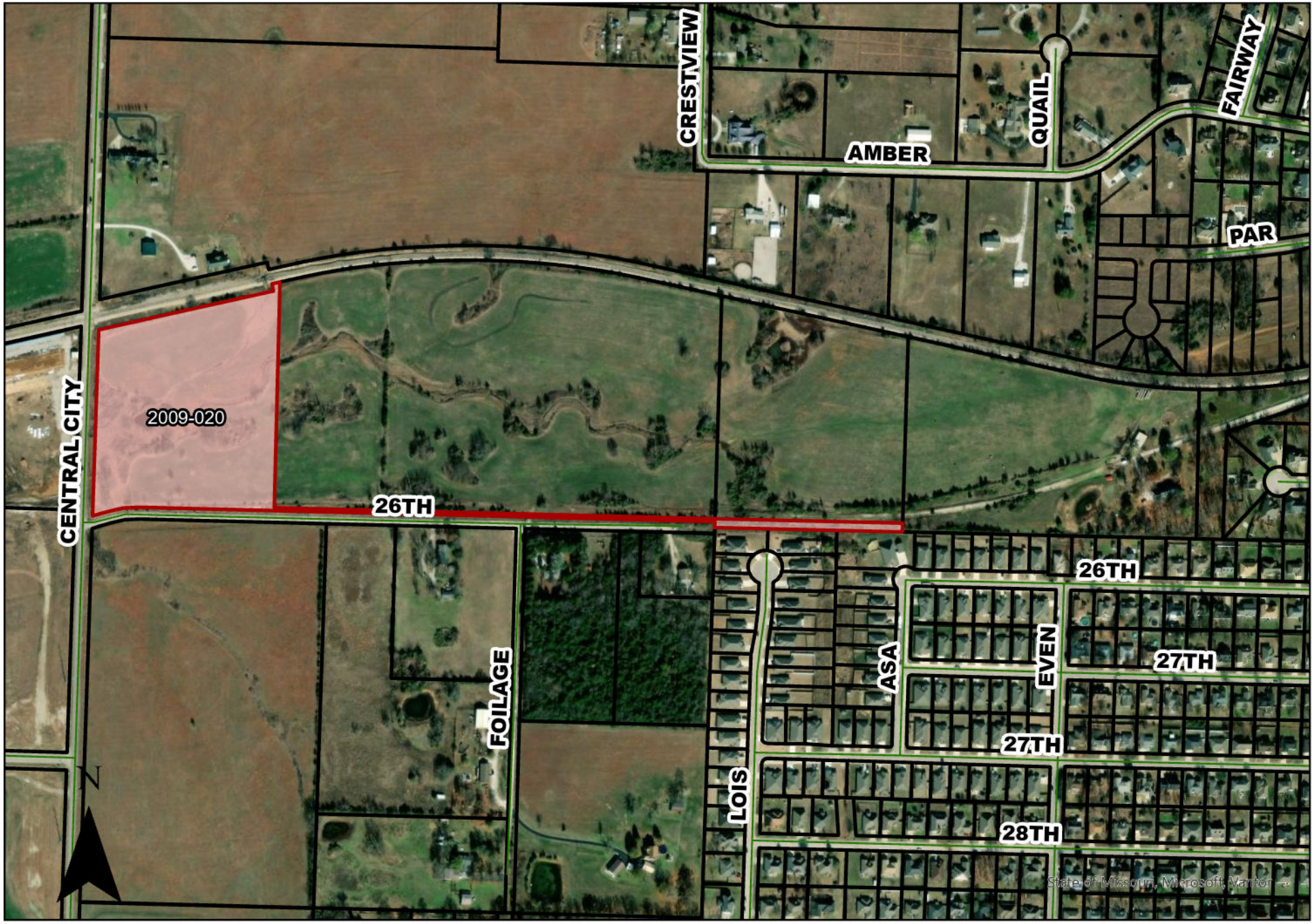
APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Wildwood Annexations



Ordinance 2009-020



COUNCIL BILL NO. 2009-253 **ORDINANCE NO.** 2009-020

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at 2432 South Country Club Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the West 10 acres of the following described property: All of the North One-Half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying south of the St. Louis-San Francisco Railroad Right-of-way, EXCEPT all of the East 2000 feet of the North One-Half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way. Subject to all easements, restrictions, rights-of-way and reservations of record, AND All of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. Louis-San Francisco Railroad Right-of-way EXCEPT all of the East 2000 Feet of the North One-half (N1/2) of Section 18,

Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right -of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record. AND all of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. Louis-San Francisco Railroad Right-of-way EXCEPT all of the East 2000 feet of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2009.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of February, 2009.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

EFFECTIVE 20 DAYS FROM DATE

BK2121PG0107

2/19/2009 1:10:56 PM

09-02370

BOOK: 2121

PAGE: 107 - 110

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2009-253 **ORDINANCE NO.** 2009-020

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at 2432 South Country Club Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the West 10 acres of the following described property: All of the North One-Half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying south of the St. Louis-San Francisco Railroad Right-of-way, EXCEPT all of the East 2000 feet of the North One-Half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way. Subject to all easements, restrictions, rights-of-way and reservations of record, AND All of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. Louis-San Francisco Railroad Right-of-way EXCEPT all of the East 2000 Feet of the North One-half (N1/2) of Section 18,

Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right -of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record. AND all of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. Louis-San Francisco Railroad Right-of-way EXCEPT all of the East 2000 feet of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2009.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of February, 2009.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

EFFECTIVE 20 DAYS FROM DATE

BK2121PG0110

Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2009-020 that was passed by the City Council of the City of Joplin on February 17, 2009 as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 18th day of February, 2009.

Barbara J. Gollhofer
Assistant City Clerk

CHG. & RETURN TO:
CITY OF JOPLIN
FINANCE DEPARTMENT
602 S. MAIN STREET
JOPLIN, MO 64801

17.25
12.75
30 chg

COUNCIL BILL NO. **2009-253** ORDINANCE NO. 2009-020

AN ORDINANCE approving the voluntary **annexation** by the City of Joplin of property **located at** 2432 South Country Club Drive, **in Jasper** County, **Missou**ri**.**

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** a**nd Zoning Commission for a Public Hea**r**ing thereon and having obtained the favorable recommendation and suppo**r**t of said annexation; and,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no w**r**itten objections to the proposed annexation within fou**r**teen (14) days after the Public Hea**r**ing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All of the West 10 acres of the following described property: All of the North One-Half (NI/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying south of the St. Louis-San Francisco Railroad Right-of-way, EXCEPT all of the East 2000 feet of the North One-Half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way. Subject to all easements, restrictions, rights-of-way and reservations of record, AND All of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. Louis-San Francisco Railroad Right-of-way EXCEPT all of the East 2000 Feet of the North One-half (N1/2) of Section 18,

Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. LouisSan Francisco Railroad Right -of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record. AND all of the South 30 feet of the following described property: All of the North One-half (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri lying South of the St. LouisSan Francisco Railroad Right-of-way EXCEPT all of the East 2000 feet of the North Onehalf (N1/2) of Section 18, Township 27 North, Range 33 West in Jasper County, Missouri, lying South of the St. Louis-San Francisco Railroad Right-of-way AND EXCEPT the West 10 Acres. Subject to all easements, restrictions, Rights-of-way and Reservations of record.

Section 2. That the City Clerk is hereby authorized **and directed to cause three** (3) certified **copies of this Ordinance** to be filed with the Clerk **of Jasper** County, **Missou**ri**.**

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2009.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of February, 2009.

ATTEST:

~5a za, - " ~' e) Z! ~ a., "

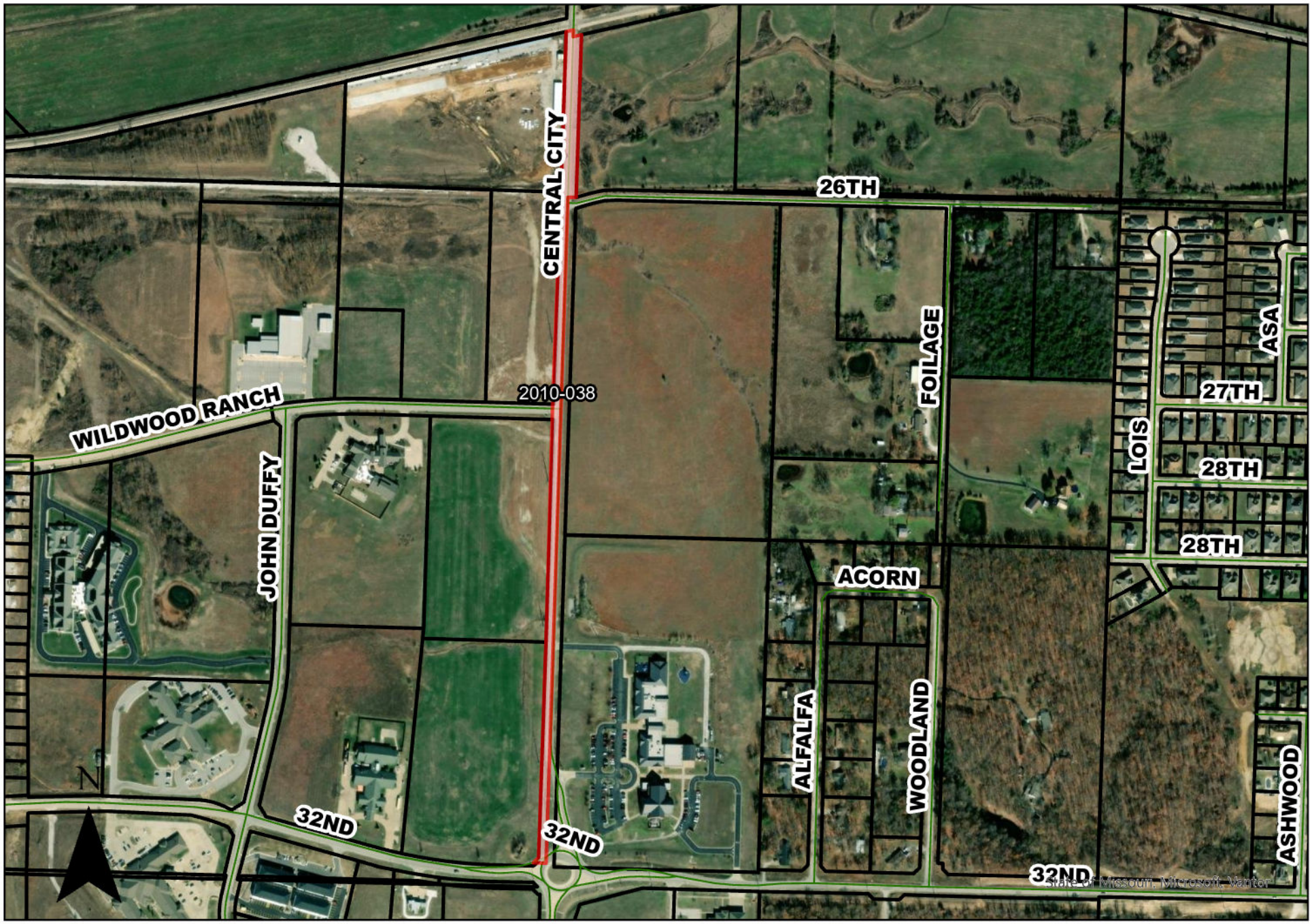
Barbara L. **Hogelin**, ' y Clerk

APPROVED AS TO FORM:

Brian W. **Head**, City Attorney

EFFECTIVE 20 DAYS **FROM DATE**

Ordinance 2010-038



COUNCIL BILL NO. 2010-257 **ORDINANCE NO.** 2010-038

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Central City Road, from the Burlington Northern Railroad to 32nd Street, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.2 ACRES MORE OR LESS.

Council Bill No. 2010-257

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, LYING WEST OF AND ADJOINING THE FOLLOWING DESCRIBED TRACT: ALL OF THE WEST 10 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, EXCEPT ALL OF THE EAST 2000 FEET OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND RESERVATIONS OF RECORD.

CONTAINING 0.5 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2161PG0287

3/18/2010 9:37:57 AM

10-03794

BOOK: 2161

PAGE: 287 - 290

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2010-257 **ORDINANCE NO.** 2010-038

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Central City Road, from the Burlington Northern Railroad to 32nd Street, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.2 ACRES MORE OR LESS.

Council Bill No. 2010-257

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, LYING WEST OF AND ADJOINING THE FOLLOWING DESCRIBED TRACT: ALL OF THE WEST 10 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, EXCEPT ALL OF THE EAST 2000 FEET OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND RESERVATIONS OF RECORD.

CONTAINING 0.5 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2161PG0290

Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance 2010-038 that was passed by the City Council of the City of Joplin on the 15th day of March, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. Hogelin, MMC/MPCC
City Clerk

CHG. & RETURN TO:
CITY OF JOPLIN
FINANCE DEPARTMENT
602 S. MAIN STREET
JOPLIN, MO 64801

17.25
12.75
30 CHRG

COUNCIL **BILL NO. 2010-257 ORDINANCE** NO. 2010-038

AN ORDINANCE approving the voluntary annexation by the City **of Joplin of a portion of Central** City **Road**, **from the Burlington Northern Railroad to 32nd Street**, **in Jasper** County, **Missouri.**

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. **That the following described tract of land be and the same is hereby annexed into the** City **of Joplin**, **Missouri**, **said tract of land described as follows**, **to-wit:**

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.2 ACRES MORE OR LESS.

Council Bill No. 2010-257

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, LYING WEST OF AND ADJOINING THE FOLLOWING DESCRIBED TRACT: ALL OF THE WEST 10 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE NORTH ONE-HALF **(NI/2)** OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, EXCEPT ALL OF THE EAST 2000 FEET OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND RESERVATIONS OF RECORD.

CONTAINING **0.5 ACRES MORE OR LESS.**

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1St) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, **MISSOURI, this the 15th day of March, 2010.**

ATTEST:

Barbara L. **Hogelin**, City Clerk

APPROVED AS TO FORM:

Brian W. **Head**, City At orney

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3/18/2010 9:37:57 AM

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10-03794

STATE **OF MISSOURI** COUNTY **OF JASPER**
RECORDER'S CERTIFICATION
RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

his document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to /cur document in compliance with the laws of the State of Missouri.

DONNA GROVE Jasper County Recorder of Deeds

116 W Second St PO Box 387 Carthage, MO 64836

(417) 358-0431

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COUNCIL BILL NO. 2010-257 ORDINANCE **NO. 2010-038**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Central City Road, from the Burlington Northern Railroad to 32d Street, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, **after said Public Hea**r**ing**, the City of **Joplin determines that the annexation is reasonable** a**nd necessa**ry **to the proper development** of the City of Joplin, and that the City of Joplin has the ability **to fu**r**nish normal municipal services to the area to be annexed within a reasonable time;** a**nd**

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.2 ACRES MORE OR LESS.

6K161PG0289

Council Bill No. 2010-257

ALL THAT PART OF CENTRAL CITY ROAD BEING A 30 FOOT RIGHT-OF-WAY IN SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, LYING WEST OF AND ADJOINING THE FOLLOWING DESCRIBED TRACT: ALL OF THE WEST 10 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, EXCEPT ALL OF THE EAST 2000 FEET OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST **IN** JASPER COUNTY, MISSOURI, LYING SOUTH OF THE ST. LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND RESERVATIONS OF RECORD.

CONTA**IN**ING 0.5 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1S**)** day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **this the 15th day of March, 2010.**

ATTEST:

Barbara L. **Hogelin**, City Clerk

APPROVED AS TO FORM:

BK216IPG0290

Office of the City Clerk

Barbara Hogelin
602 S. Main Street Joplin, MO 64801
(417) 624-0820 Ext. 220 or 221

STATE OF MISSOURI
COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk **in and for** the City of **Joplin**, **Jasper**/**Newton** County, **Missou**ri, **do hereby** certify that **the preceding is a true and correct copy of Ordinance 2010-038 that was passed** by the City **Council of** the City **of Joplin on the 15th day of March**, 2010**, as same appears of record and on file in my office.**

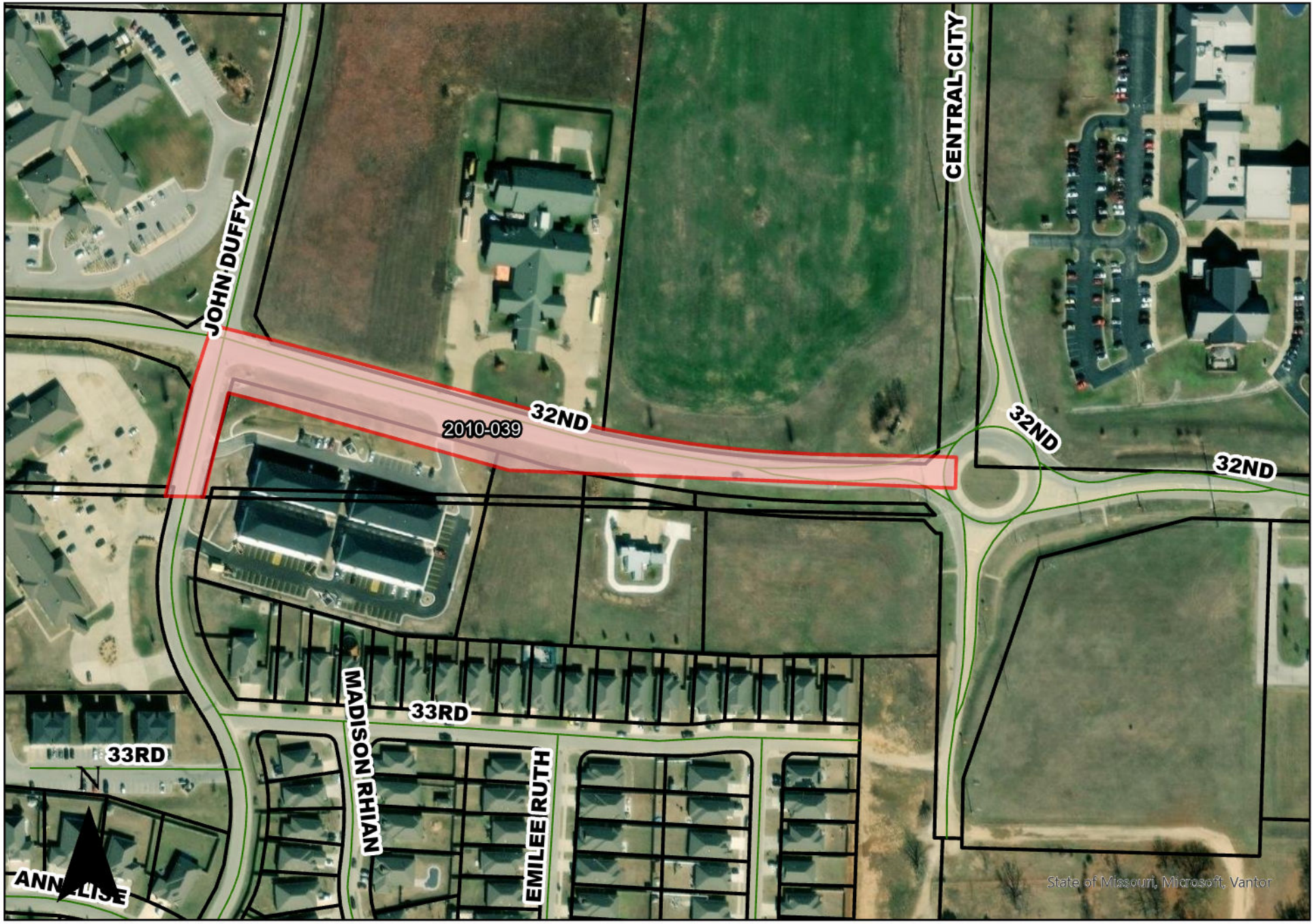
IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. **Hogelin**, MC/MPCC City Clerk

CHG. & RETURN TO: CITY OF JOPLIN FINANCE DEPARTMENT 602 S. MAIN STREET JOPLIN**, MO 64801**

30eM $

Ordinance 2010-039



COUNCIL BILL NO. 2010-258 **ORDINANCE NO.** 2010-039

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE N01°48'09"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 30.81 FEET; THENCE N01°49'48"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 70.52 FEET; THENCE WEST, 30.02 FEET; THENCE S46°24'37"W, 28.49 FEET; THENCE N89°00'35"W, 144.66 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET; THENCE

ALONG SAID CURVE A DISTANCE OF 496.64 FEET; THENCE N74°25'01"W, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 147.44 FEET; THENCE S19°04'50"W, 100.62 FEET;THENCE S13°22'37"W, 171.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 61.35 FEET; THENCE N13°22'37"E, 158.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2950.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°19'33"E, 93.58 FEET; THENCE ALONG SAID NON-TANGENT CURVE A DISTANCE OF 93.58 FEET; THENCE S74°25'01"E, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 220.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 493.55 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.9 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2161PG0291

3/18/2010 10:13:43 AM

10-03795

BOOK: 2161

PAGE: 291-294

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

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DONNA GROVE
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COUNCIL BILL NO. 2010-258 **ORDINANCE NO.** 2010-039

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

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BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE N01°48'09"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 30.81 FEET; THENCE N01°49'48"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 70.52 FEET; THENCE WEST, 30.02 FEET; THENCE S46°24'37"W, 28.49 FEET; THENCE N89°00'35"W, 144.66 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET; THENCE

ALONG SAID CURVE A DISTANCE OF 496.64 FEET; THENCE N74°25'01"W, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET;

Council Bill No. 2010-258 (Continued)

THENCE ALONG SAID CURVE A DISTANCE OF 147.44 FEET; THENCE S19°04'50"W, 100.62 FEET;THENCE S13°22'37"W, 171.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 61.35 FEET; THENCE N13°22'37"E, 158.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2950.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°19'33"E, 93.58 FEET; THENCE ALONG SAID NON-TANGENT CURVE A DISTANCE OF 93.58 FEET; THENCE S74°25'01"E, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 220.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 493.55 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.9 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2161PG0294

Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance 2010-039that was passed by the City Council of the City of Joplin on the 15th day of March, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. Hogelin

Barbara L. Hogelin, MMC/MPCC
City Clerk

CHG. & RETURN TO:
CITY OF JOPLIN
FINANCE DEPARTMENT
602 S. MAIN STREET
JOPLIN, MO 64801

17.25
12.75
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COUNCIL BILL NO. 2010-258 ORDINANCE NO. 2010-039

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Jasper County, Missouri.

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WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

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ALONG SA**ID** CURVE A DISTANCE OF 496.64 FEET; THENCE N74°25'01 "W, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET;

Council Bill No. 2010-258 (Continued)
THENCE ALONG SAID CURVE A DISTANCE OF 147.44 FEET; THENCE S 19-04'50"W, 100.62 FEET;THENCE S 13°22'37"W, 171.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 61.35 FEET; THENCE N13°22'37"**E, 158.88** FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2950.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°19'33"E, 93.58 FEET; THENCE ALONG SAID NON-TANGENT CURVE A DISTANCE OF 93.58 FEET; THENCE S74°25'01 "E, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 220.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE **S88°40**'30"E ALONG SAID SOUTH LINE, 493.55 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 2.9 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

ATTEST:

cyx~k~'

Barbara L. Hogelin, Cit Clerk

BK2I6IPG029I
3/18/2010 10:13:43 AM

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10-03795

STATE OF MISSOURI COUNTY OF JASPER
RECORDER'S CERTIFICATION

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RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE JASPER COUNTY, MI S S O L' RI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE Jasper County Recorder of Deeds

116 W Second St PO Box 387 Carthage, MO 64836

(417) 358-0431

THIS **PAGE HAS BEEN ADDED** AS THE FIRST **PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE**

BK2161PG0292

COUNCIL BILL NO. 2010-258 ORDINANCE NO. 2010-039

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition **requesting annexation** and **signed by the owners of all fee interests of record in the tracts of real** property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** and **Zoning Commission for a Public Hearing thereon** and **having obtained** the favorable **recommendation and support of said annexation; and,**

WHEREAS, **having held a Public Hearing concerning the proposed annexation not less than** fourteen (14) nor more than sixty (60) days after the Petition is received after first having given **seven (7) days' notice of the Hearing in the Joplin Globe;** and**,**

WHEREAS, **after said Public Hearing**, the City of **Joplin determines that the annexation is reasonable and necessary to the proper development** of the City of Joplin, **and that the** City of Joplin has the ability **to furnish normal municipal services to the area to be annexed within a reasonable time;** and

WHEREAS, **having received no written objections to the proposed annexation within** fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following **described** tract of land **be** and **the same** is hereby **annexed into** the City of **Joplin**, **Missouri**, **said tract of land described as follows**, **to-wit:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SA**ID** SOUTHEAST QUARTER OF SECTION 13, THENCE NO 1 °48'09"E ALONG THE EAST LINE OF SA**ID** SOUTHEAST QUARTER, 30.81 FEET; THENCE N01 °49'48"E ALONG THE EAST LINE OF SA**ID** SOUTHEAST QUARTER, 70.52 FEET; THENCE WEST, 30.02 FEET; THENCE S46°24'37"W, 28.49 FEET; THENCE N89°00'35"W, 144.66 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET; THENCE

ALONG SA**ID** CURVE A DISTANCE OF 496.64 FEET; THENCE N74°25'01 "W, 369.44 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET;

THENCE ALONG SA**ID** CURVE A DISTANCE OF 147.44 FEET; THENCE S 19°04'50"W, 100.62 FEET;THENCE S 13 °22'37"W, 171.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SA**ID** SOUTH LINE, 61.35 FEET; THENCE N13 °22'37"E, 158.88 FEET TO **A POINT** ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2950.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°19'33"E, 93.58 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE A DISTANCE OF 93.58 FEET; THENCE S74°25'01 "E, 369.44 FEET TO A CURVE TO THE LEFT HAV**IN**G A RADIUS OF 2050.00 FEET; THENCE ALONG SA**ID** CURVE A DISTANCE OF 220.98 FEET TO A PO**IN**T ON THE SOUTH LINE OF SAID SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE, 493.55 FEET TO THE PO**IN**T OF BEGINN**IN**G.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. CONTAINING 2.9 ACRES

MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1St) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPL**IN**, MISSOURI, this 15th day of March, 2010.

ATTEST:

Barbara L. **Hogelin**, CitlClerk

BK2161PG0294

Office of the City Clerk

Barbara Hogelin
602 S. **Main Street** Joplin, MO 64801
(417) 624-0820 Ext. 220 or 221

STATE OF MISSOURI
COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance 2010-039that was passed by the City Council of the City of Joplin on the 15th day of March, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. ogelin, M C/MPCC City Clerk
CHG. & RETURN TO: CITY OF JOPLIN FINANCE DEPARTMENT 602 S. MAIN STREET JOPLIN**, MO 64801**

30Q- Z

Ordinance 2010-040



COUNCIL BILL NO. 2010-259 **ORDINANCE NO.** 2010-040

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24, 493.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°48'05"E, 300.86 FEET; THENCE ALONG SAID NON-TANGENT CURVE A DISTANCE OF 301.13 FEET; THENCE S89°00'35"E,

143.18 FEET; THENCE S43°32'53"E, 28.06 FEET; THENCE S88°05'10"E, 60.00 FEET; THENCE N01°54'50"E, 70.64 FEET TO A POINT ON THE NORTH LINE OF SAID

SECTION 19; THENCE N88°21'54"W ALONG SAID NORTH LINE, 30.06 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S01°48'09"W ALONG THE WEST LINE OF SAID SECTION 19, 30.81 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 0.3 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

Image# 003695730004 Type: LAN
Recorded: 03/22/2010 at 08:44:21 AM
Total Amt: $30.00 Page 1 of 4
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2010-00001731
BK 359 PG 1724

★
$30.00

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RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance 2010-040 that was passed by the City Council of the City of Joplin on the 15th day of March, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. Hogelin, MMC/MPCC
City Clerk

COUNCIL BILL NO. 2010-259 **ORDINANCE NO.** 2010-040

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32nd Street), west of the intersection of 32nd Street and Central City Road, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24, 493.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°48'05"E, 300.86 FEET; THENCE ALONG SAID NON-TANGENT CURVE A DISTANCE OF 301.13 FEET; THENCE S89°00'35"E,

143.18 FEET; THENCE S43°32'53"E, 28.06 FEET; THENCE S88°05'10"E, 60.00 FEET; THENCE N01°54'50"E, 70.64 FEET TO A POINT ON THE NORTH LINE OF SAID

SECTION 19; THENCE N88°21'54"W ALONG SAID NORTH LINE, 30.06 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S01°48'09"W ALONG THE WEST LINE OF SAID SECTION 19, 30.81 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 0.3 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

COUNCIL BILL NO. 2010-259 ORDINANCE NO. 2010-040

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32"d Street), west of the intersection of 32nd Street and Central City Road, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon** and **having obtained the favorable recommendation and support of said annexation; and,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, **after said Public Hearing**, the City of **Joplin determines that the annexation is reasonable and necessary to the proper development** of the City **of Joplin**, and **that the** City of Joplin **has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and**

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. **That the following described tract of land be and the same is hereby annexed into** the City **of Joplin**, **Missouri**, **said tract of land described as follows, to-wit:**

ALL THAT PART OF THE NORTHEAST QUARTER **(NE** 1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SA**ID** NORTHEAST QUARTER OF SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SA**ID** SECTION 24, 493.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°48'05"E, 300.86 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE A DISTANCE OF 301.13 FEET; THENCE S89°00'35"E,

143.18 FEET; THENCE S43°32'53"E, 28.06 FEET; THENCE S88°05'10"E, 60.00 FEET; THENCE N01 °54'50"E, 70.64 FEET TO A POINT ON THE NORTH LINE OF SA**ID**

Council Bill No. 2010-259 (Continued)
SECTION 19; THENCE N88°21'54"W ALONG SA**ID** NORTH LINE, 30.06 FEET TO THE NORTHWEST CORNER OF SA**ID** SECTION 19; THENCE S01°48'09"W ALONG THE WEST LINE OF SA**ID** SECTION 19, 30.81 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 0.3 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1S) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN**, MISSOURI**, **this 15th day of March, 2010.**

ATTEST:
Barbara L. **Hogelin**, City Clerk
Bri**an W**. **Head**, City Attorney

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Newton County Recorder
Lenora Hyder Recorder of Deeds File# 2010-00001731

BK359 PG1724

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RECORDER OF DEEDS CERTIFICATE NEWTON

COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder **Recorder of Deeds**
101 S. Wood St. P.O. BOX 604 **Neosho,** MO 64850

THIS PAGE HAS **BEEN** ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

Office of the City Clerk

Barbara Hogelin
602 S. **Main Street** Joplin, MO 64801
(417) 624-0820 Ext. 220 or 221

STATE OF MISSOURI
COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance 2010-040 that was passed by the City Council of the City of Joplin on the 15th day of March, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

B&bara **L**. **Hogelin**, MM'C/MPCC City Clerk

COUNCIL BILL NO. **2010**-259 ORDINANCE NO. 2010-040

AN ORDINANCE approving the voluntary annexation by the City of Joplin of a portion of Newton Road (32°d Street), west of the intersection of 32nd Street and Central City Road, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to famish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SA**ID** NORTHEAST QUARTER OF SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SA**ID** SECTION 24, 493.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°48'05"E, 300.86 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE A DISTANCE OF 301.13 FEET; THENCE S89°00'35"E,

143.18 FEET; THENCE S43°32'53"E, 28.06 FEET; THENCE S88°05'10"E, 60.00 FEET; THENCE N01°54'50"E, 70.64 FEET TO A POINT ON THE NORTH LINE OF SAID

Council Bill No. 2010-259 (Continued)
SECTION 19; THENCE N88°21'54"W ALONG SA**ID** NORTH LINE, 30.06 FEET TO THE NORTHWEST CORNER OF SA**ID** SECTION 19; THENCE S01 °48'09"W ALONG THE WEST LINE OF SA**ID** SECTION 19, 30.81 FEET TO THE POINT OF BEG**IN**NING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING **0.3 ACRES MORE OR LESS.**

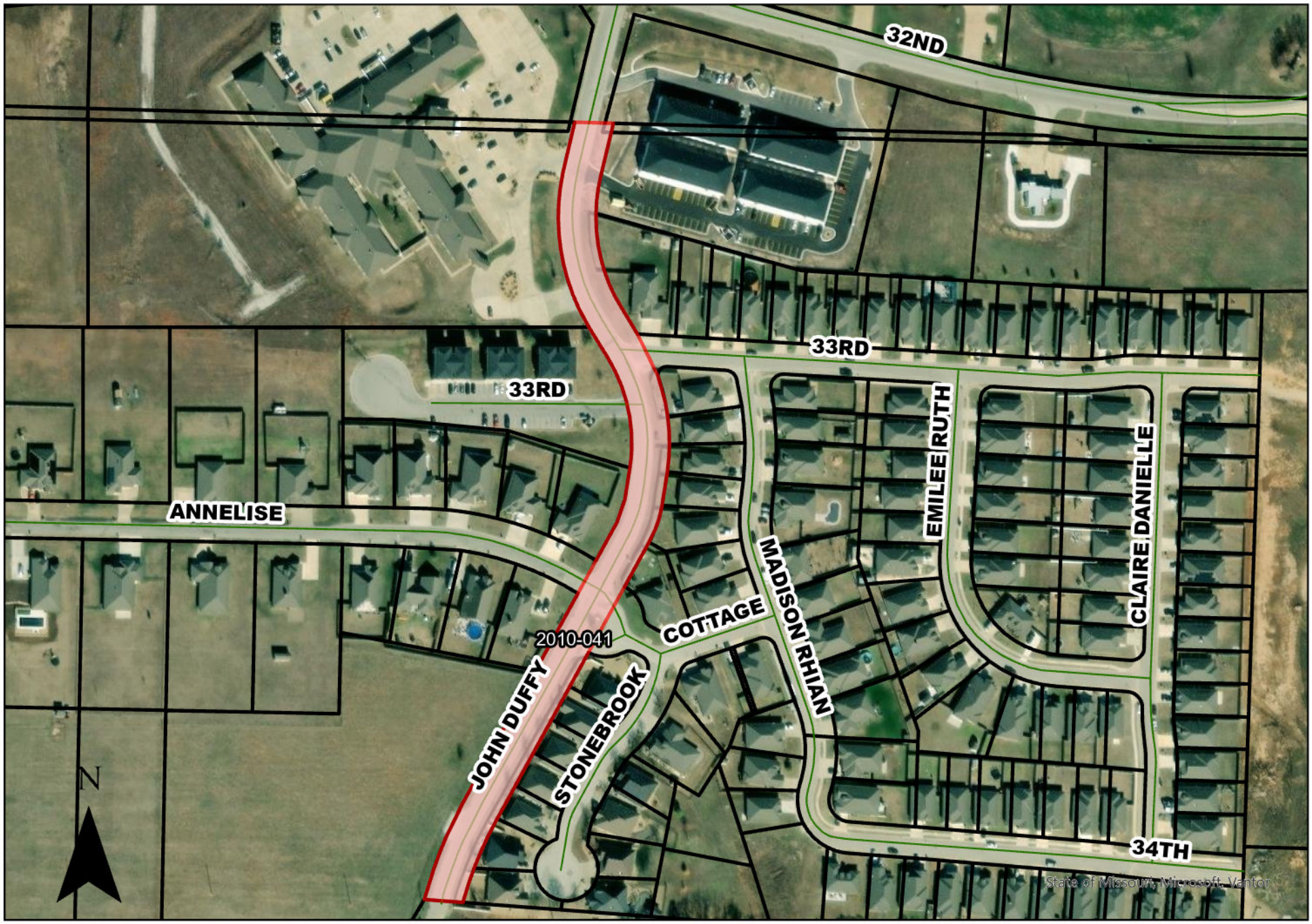
Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this **Ordin**a**nce shall** be in full force and effect as of 12:**02 a.m., on the First** (1St) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **this 15th day of March, 2010.**

ATTEST:
Barbara L. **Hogelin**, City Clerk
Brian **W**. **Head**, City Attorney

Ordinance 2010-041



COUNCIL BILL NO. 2010-260 **ORDINANCE NO.** 2010-041

AN ORDINANCE approving the voluntary annexation by the City of Joplin a portion of John Duffy Drive, which is located approximately 160 feet south of Newton Road (32nd Street) and extends approximately 1,240 feet south from the Newton County Line in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24;
THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1192.52 FEET TO THE POINT OF BEGINNING; THENCE S13°22'37"W, 86.98 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 220.42 FEET; THENCE S31°43'41"E, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 227.51 FEET; THENCE S09°00'29"W, 50.16 FEET TO A

CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 58.60 FEET; THENCE S28°45'25"W, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 128.64 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 9.75 FEET; THENCE N85°41'51"W, 61.74 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°26'25"E, 22.33 FEET; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT 22.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET; THENCE ALONG SAID CURVE 141.94 FEET; THENCE N28°45'25"E, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE 37.92 FEET; THENCE N09°00'29"E, 50.16 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE 184.85 FEET; THENCE N31°43'41"W, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 267.66 FEET;
THENCE N13°22'37"E, 74.17 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE S88°40'30"E ALONG SAID NORTH LINE, 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.8 ACRES MORE OR LESS

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

Image# 003695740004 Type: LAN
Recorded: 03/22/2010 at 08:44:59 AM
Total Amt: $30.00 Page 1 of 4
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2010-00001732
BK 359 PG 1725

$30.00

9732 $90.00

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

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Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2010-041 that was passed by the City Council of the City of Joplin on March 15, 2010 as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. Hogelin, MMC/MPCC
City Clerk

COUNCIL BILL NO. 2010-260 **ORDINANCE NO.** 2010-041

AN ORDINANCE approving the voluntary annexation by the City of Joplin a portion of John Duffy Drive, which is located approximately 160 feet south of Newton Road (32nd Street) and extends approximately 1,240 feet south from the Newton County Line in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24;
THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1192.52 FEET TO THE POINT OF BEGINNING; THENCE S13°22'37"W, 86.98 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 220.42 FEET; THENCE S31°43'41"E, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 227.51 FEET; THENCE S09°00'29"W, 50.16 FEET TO A

CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 58.60 FEET; THENCE S28°45'25"W, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 128.64 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 9.75 FEET; THENCE N85°41'51"W, 61.74 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°26'25"E, 22.33 FEET; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT 22.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET; THENCE ALONG SAID CURVE 141.94 FEET; THENCE N28°45'25"E, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE 37.92 FEET; THENCE N09°00'29"E, 50.16 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE 184.85 FEET; THENCE N31°43'41"W, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 267.66 FEET;
THENCE N13°22'37"E, 74.17 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE S88°40'30"E ALONG SAID NORTH LINE, 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.8 ACRES MORE OR LESS

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

COUNCIL BILL NO. 2010-260 ORDINANCE NO. 2010-041

AN ORDINANCE approving the voluntary annexation by the City of Joplin a portion of John Duffy Drive, which is located approximately 160 feet south of Newton Road (32nd Street) and extends approximately 1,240 feet south from the Newton County Line in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation;** and**,**

WHEREAS, **having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after** first **having given seven** (7) days' **notice of the Hearing in the Joplin Globe; and,**

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
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THENCE N88°40'30"W ALONG THE NORTH LINE OF SA**ID** NORTHEAST QUARTER, 1192.52 FEET TO THE POINT OF BEGINNING; THENCE S13°22'37"W, 86.98 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SA**ID** CURVE AN ARC DISTANCE OF 220.42 FEET; THENCE S31 °43'41 "E, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 227.51 FEET; THENCE S09°00'29"W, 50.16 FEET TO A

Council Bill No. 2010-260 (Continued)

CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE ALONG SA**ID** CURVE AN ARC DISTANCE OF 58.60 FEET; THENCE S28°45'25"W, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET; THENCE ALONG SA**ID** CURVE AN ARC DISTANCE OF 128.64 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET; THENCE ALONG SA**ID** CURVE AN ARC DISTANCE OF 9.75 FEET; THENCE N85°41'51"W, 61.74 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°26'25"E, 22.33 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE TO THE LEFT 22.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET; THENCE ALONG SA**ID** CURVE 141.94 FEET; THENCE N28°45'25 "E, 512.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SA**ID** CURVE 37.92 FEET; THENCE N09°00'29"E, 50.16 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SA**ID** CURVE 184.85 FEET; THENCE **N3** 1°43'41 "W, 52.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE ALONG SA**ID** CURVE AN ARC DISTANCE OF 267.66 FEET;

THENCE N13°22'37"E, 74.17 FEET TO A POINT ON THE NORTH LINE OF SA**ID** SECTION 24; THENCE S88°40'30"E ALONG SA**ID** NORTH LINE, 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING **1.8 ACRES MORE OR LESS**

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1St) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, **MISSOURI, this 15th day of March, 2010.**

ATTEST:

Bri an W. Head, City Attorney

Gary L! Shaw, Mayor

Image# 003695740004 Type: LAN Recorded: 03/22/2010 at 08:44:59 AM Total Amt: $30.00 Page 1 of 4 Newton County Recorder
Lenora Hyder Recorder of Deeds File# 2010-00001732

BK359 PG1725

RECORDER OF DEEDS CERTIFICATE NEWTON

COUNTY, **MISSOURI**

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder Recorder of Deeds
101 S. Wood St. P.O. BOX 604 Neosho, MO 64850

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STATE OF MISSOURI

Office of the City Clerk

Barbara Hogelin
602 S. **Main Street** Joplin, MO 64801
(417) 624-0820 Ext. 220 or 221

COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk **in and for** the City of Joplin, **Jasper**/Newton County, **Missou**ri, do hereby certify that **the preceding is a true and** correct copy of Ordinance No. 2010-041 that **was passed** by the City Council of the City **of Joplin on** March 15, **2010 as same appears of record** and **on** file in my office.

IN WITNESS WHEREOF, I have hereby **set my hand** and affixed the **Seal of the** City of Joplin, **Missou**ri**, this the 16th** day of March, 2010.

Barbara L. **Hogelin,** City Clerk

COUNCIL **BILL NO. 2010-260 ORDINANCE NO. 2010-041**

AN ORDINANCE approving the voluntary annexation by the City of Joplin a portion of John Duffy Drive, which is located approximately 160 feet south of Newton Road (32nd Street) and extends approximately 1,240 feet south from the Newton County Line in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, **after said Public Hea**r**ing**, the City of **Joplin determines that the annexation is reasonable** an**d necessa**ry **to the proper development** of the City **of Joplin**, and that the City of Joplin has the ability **to furnish normal municipal services to the area to be annexed within a reasonable time;** an**d**

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

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COMMENCING AT THE NORTHEAST CORNER OF SA**ID** SECTION 24;
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Council Bill No. 2010-260 (Continued)

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CONTAINING 1.8 ACRES MORE OR LESS

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1S**)** day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **this 15th day of March, 2010.**

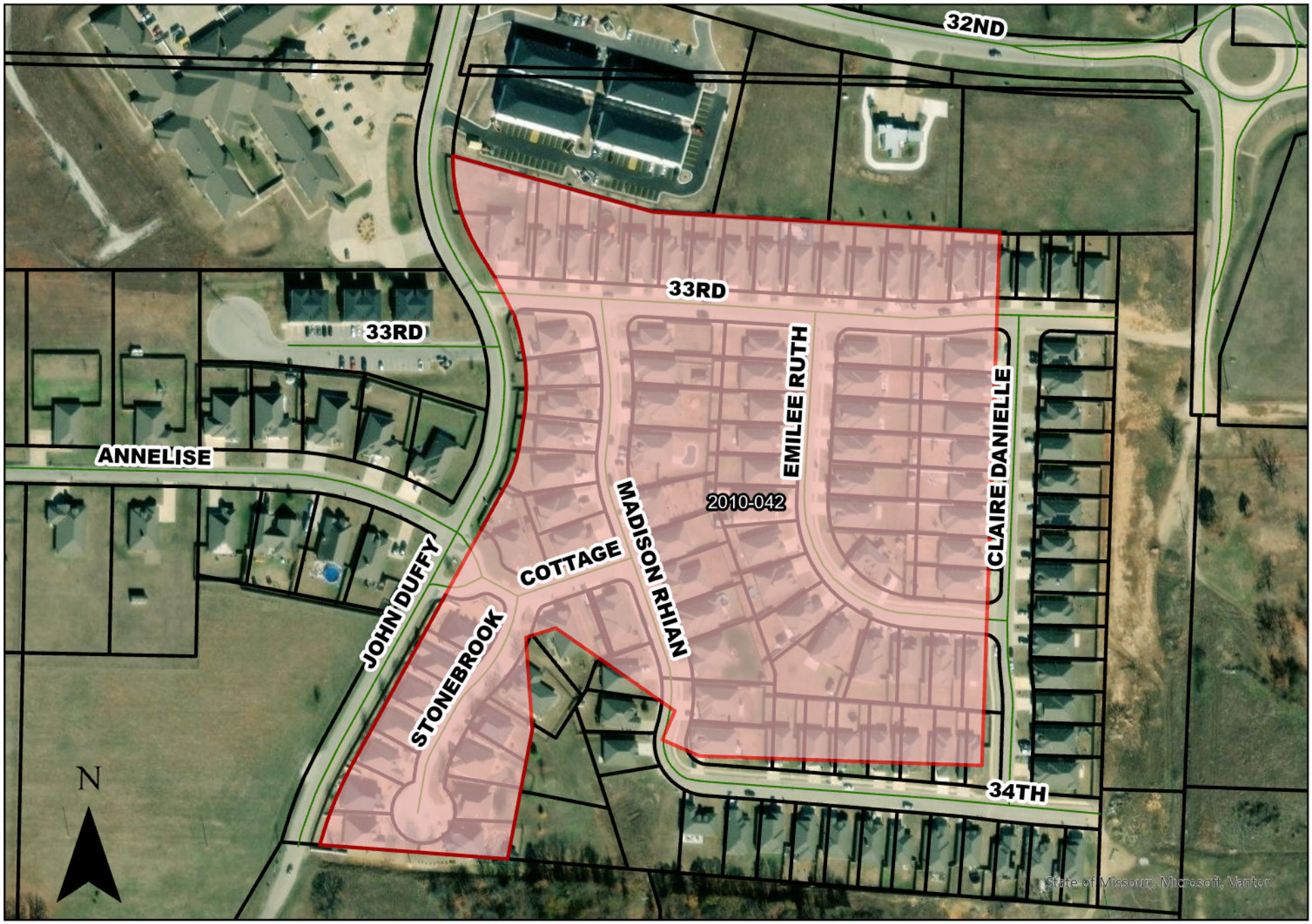
ATTEST:

Barbara L. **Hogelin**, City'Clerk

Brian W. **Head**, City Attorney

/ Gary L! **Shaw, Mayor**

Ordinance 2010-042



COUNCIL BILL NO. 2010-261 **ORDINANCE NO.** 2010-042

AN ORDINANCE approving the voluntary annexation by the City of Joplin the cottages at Wildwood Subdivision, in Newton County, Missouri - Jimmer Pinjuv

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24, THENCE S01°54'50"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 234.26 FEET; THENCE N90°00'00"W, 330.18 FEET TO THE POINT OF BEGINNING; THENCE S01°54'50"W, 850.00 FEET; THENCE N88°05'10"W, 450.00 FEET; THENCE N66°22'12"W, 65.00 FEET; THENCE N23°37'48"E, 50.00 FEET; THENCE N55°07'14"W, 230.97 FEET; THENCE S72°32'08"W, 50.00 FEET;
THENCE S00°29'54"W, 150.00 FEET; THENCE S10°47'25"W, 210.00 FEET;

Council Bill No. 2010-261 (Continued)

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

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Office of the City Clerk

Barbara Hogelin

602 S. Main Street
Joplin, MO 64801
(417) 624-0820
Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2010-042 that was passed by the City Council of the City of Joplin on March 15, 2010 as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16th day of March, 2010.

Barbara L. Hogelin, MMC/MPCC
City Clerk

COUNCIL BILL NO. 2010-261 **ORDINANCE NO.** 2010-042

AN ORDINANCE approving the voluntary annexation by the City of Joplin the cottages at Wildwood Subdivision, in Newton County, Missouri - Jimmer Pinjuv

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

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THENCE S00°29'54"W, 150.00 FEET; THENCE S10°47'25"W, 210.00 FEET;

Council Bill No. 2010-261 (Continued)

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PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of March, 2010.

Gary L. Shaw, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

COUNCIL BILL NO. 2010-261 ORDINANCE NO. 2010-042

AN ORDINANCE approving the voluntary annexation by the City of Joplin the cottages at Wildwood Subdivision, in Newton County, Missouri - Jimmer Pinjuv

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** and **Zoning Commission for a Public Hearing thereon** and **having obtained the favorable recommendation and support of said annexation; and,**

WHEREAS, **having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven** (7) days' **notice of the Hearing in the Joplin Globe; and,**

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. **That the following described tract of land be and the same is hereby annexed into** the City of **Joplin**, **Missouri**, **said tract of land described as follows**, **to-wit:**

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Council Bill No. 2010-261 (Continued)

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PASSED BY THE COUNCIL OF THE CITY OF JOPLIN**, MISSOURI**, **this 15t'' day of March, 2010.**

ATTEST:

Barbara L. **Hogelin**, City-Clerk

APPROVED AS TO FORM:

Brian **W. Head**, City Attorney

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Recorded: 03/22/2010 at 08:45:19 AM Total **Amt: $30.00 Page i of 4 Newton County Recorder**
Lenora Hyder Recorder of Deeds File# 2010-00001733

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RECORDER OF DEEDS CERTIFICATE **NEWTON**

COUNTY, **MISSOURI**

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder 'Recorder of Deeds

101 S. Wood St. P.O. BOX 604 Neosho, MO 64850

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STATE OF MISSOURI

Office of the City Clerk

Barbara Hogelin
it 602 S. **Main Street** Joplin, MO 64801

(417) 624-0820 Ext. 220 or 221

COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk **in and for** the City of **Joplin, Jasper**/Newton County**, Missou**ri, do hereby certify that **the preceding is a true and** correct copy of Ordinance No. 2010-042 **that was passed** by the City Council of the City of **Joplin on March 15, 2010 as same appears of record and on file in my office.**

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 16`h day of March, 2010.

Barbara L. **Hogelin**, M C/MPCC
City Clerk

COUNCIL BILL NO**. 2010-261**

ORDINANCE NO. 2010-042

AN ORDINANCE approving the voluntary annexation by the City of,Joplin the cottages at Wildwood Subdivision, in Newton County, Missouri - Jimmer Pinjuv

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, **having held a Public Hearing concern**ing **the proposed anne ation not less th**an **fourteen** (**14) nor more than sixty** (**60) days after the Petition is received after first having given seven** (7) days' **notice of the Hearing in the Joplin** Globe; and,

WHEREAS, **after said Public Hearing**, the City of **Joplin determines that the annexation is reasonable** an**d necessary to the proper development** of the City of Joplin, and that the City of Joplin has the ability **to furnish normal municipal services to the area to be annexed** within a reasonable **time;** an**d**

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. **That the following descr**i**bed tract of l**an**d be** an**d the same is I h reby** annexed **into** the City of **Joplin, Missou**ri, **said tract of l**an**d descr**i**bed as follows**, to-wit.

ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI DESC ED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24, THENCE S01°54'50"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 234.26 FEET; THENCE N90°**00'00**"W, 330.1 FEET TO THE POINT OF BEGINNING; THENCE S01°54'50"W, 850.00 FEET; THENCE **N88°05'** 10"W, 450.00 FEET; THENCE N66°22' 12"W, 65.00 FEET; THENCE N23°37'48"E, 50.00 FEET; THENCE N55°07' 14"W, 230.97 FEET; THENCE S72°32'08"W, 50.00 FEET;

THENCE SO0°29'54"W, 150.00 FEET; THENCE S10°47'25"W, 210.00 FEET;

Council Bill No. 2010-261 (Continued)

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:0 a.m., on the First (1St) day of May, 2010.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI'y this 15th day of March, 2010.

ATTEST:

Barbara L. **Hogelin**, City-Clerk

APPROVED AS TO FORM:

ary L. SVaw, Mayor

Brian W. Head, City Attorney

Ordinance 2010-151



COUNCIL BILL NO. 2010-266 **ORDINANCE NO.** 2010-151

AN ORDINANCE approving the voluntary annexation by the City of Joplin of two tracts located at the northeast corner of the 32nd Street and John Duffy Drive intersection in the Wildwood Ranch Development, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET;
THENCE N01°19'30"E, 173.51 FEET TO THE POINT OF BEGINNING;
THENCE N06°17'12"E, 824.44 FEET; THENCE S88°17'36"E, 250.00 FEET;
THENCE S05°36'08"W, 882.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°15'33"W, 125.37 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 125.39 FEET;

THENCE N74°25'01"W, 137.25 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 5.0 ACRES MORE OR LESS. AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET; THENCE N01°19'30"E, 173.51 FEET TO THE POINT OF BEGINNING; THENCE N06°17'12"E, 824.44 FEET; THENCE N88°17'36"W, 271.49 FEET; THENCE S01°49'48"W, 136.71 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 207.58 FEET; THENCE S13°22'37"W, 372.06 FEET;
THENCE S31°09'12"E, 57.03 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°51'45"E, 47.43 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 47.43 FEET; THENCE S74°25'01"E, 232.19 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. CONTAINING 5.0 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2010

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 18th day of October, 2010.

Michael R. Woolston, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

EFFECTIVE 20 DAYS FROM DATE

10/21/2010 8:51:54 AM

10-15863

BOOK: 2181

PAGE: 562-565

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2010-266 **ORDINANCE NO.** 2010-151

AN ORDINANCE approving the voluntary annexation by the City of Joplin of two tracts located at the northeast corner of the 32nd Street and John Duffy Drive intersection in the Wildwood Ranch Development, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET;
THENCE N01°19'30"E, 173.51 FEET TO THE POINT OF BEGINNING;
THENCE N06°17'12"E, 824.44 FEET; THENCE S88°17'36"E, 250.00 FEET;
THENCE S05°36'08"W, 882.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°15'33"W, 125.37 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 125.39 FEET;

THENCE N74°25'01"W, 137.25 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 5.0 ACRES MORE OR LESS. AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET; THENCE N01°19'30"E, 173.51 FEET TO THE POINT OF BEGINNING; THENCE N06°17'12"E, 824.44 FEET; THENCE N88°17'36"W, 271.49 FEET; THENCE S01°49'48"W, 136.71 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 207.58 FEET; THENCE S13°22'37"W, 372.06 FEET;
THENCE S31°09'12"E, 57.03 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°51'45"E, 47.43 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 47.43 FEET; THENCE S74°25'01"E, 232.19 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 5.0 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2010

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 18th day of October, 2010.

Michael R. Woolston, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2010-151 that was passed by the City Council of the City of Joplin on October 18, 2010 as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 20th day of October, 2010.

Barbara Gollhofer
Barbara Gollhofer
Assistant City Clerk

City Clerk
City of Joplin
Attn Barbara Hogelin
602 S Main St
Joplin MO 64801

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COUNCIL BILL NO. **2010**-266 ORDINANCE NO. 2010-151

AN ORDINANCE approving the voluntary annexation by the City of Joplin of two tracts located at the northeast corner of the 32nd Street and John Duffy Drive intersection in the Wildwood Ranch Development, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** and **Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation** and **support of said annexation;** and**,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. **That the following described tract of land be and the same is hereby annexed into the City of Joplin**, **Missouri, said tract of land described as follows**, **to-wit:**

ALL THAT PART OF THE SOUTHEAST QUARTER (**SE1/4**) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, **DESCRIBED** AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET;

THENCE N01 ° 19'30"E, 173.51 FEET TO THE POINT OF BEGINNING; THENCE N06°17'12"**E, 824**.44 FEET; THENCE S88°17'36"E, 250.00 FEET; THENCE S05°**36'08**"W, 882.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°15'33"W, 125.37 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 125.39 FEET;

THENCE N74°25'01"W, 137.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 5.0 ACRES MORE OR LESS. AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SEl/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SA**ID** SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SA**ID** SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET; THENCE N01 ° 19'30"E, 173.51 FEET TO THE POINT OF BEGINNING; THENCE N06°17'12"E, 824.44 FEET; THENCE N88°17'36"W, 271.49 FEET; THENCE S01°49'48"W, 136.71 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG SA**ID** CURVE TO THE RIGHT AN ARC DISTANCE OF 207.58 FEET; THENCE S13°22'37"W, 372.06 FEET;
THENCE S31°09'12"E, 57.03 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3050.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°51'45"E, 47.43 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE AN ARC DISTANCE OF 47.43 FEET; THENCE S74°25'01 "E, 232.19 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. CONTAINING 5.0 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed **to cause three (3)** certified **copies of this** Ordinance to be filed with the Clerk of Jasper County**, Missou**ri**.**

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1St) day of December, 2010

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN**, MISSOURI**, **this the 18th day of October, 2010.**

Michael R. Woolston, Mayor
ATTEST:
Barbara L. **Hogelin**, City Clerk
APPROVED AS TO FORM:
r'ian W. Head, Ci y- Atto
EFFECTIVE 20 DAYS FROM DATE

10/21/2010 8:51:54 AM

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10-15863

STATE OF MISSOURI COUNTY **OF JASPER**

RECORDER'S CERTIFICATION

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RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE Jasper County Recorder of Deeds

116 W Second St PO Box 387 Carthage, MO 64836

(417) 358-0431

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COUNCIL **BILL NO**. **2010-266** ORDINANCE NO. 2010-151

AN ORDINANCE approving the voluntary annexation by the City **of Joplin of two tracts located at the northeast corner of the 32°d Street and John** Duffy **Drive intersection in the Wildwood Ranch Development, in Jasper County**, **Missouri.**

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** and **Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation;** and**,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, **after said Public Hearing**, the City of **Joplin determines that the annexation is reasonable and necessary to the proper development** of the City **of Joplin**, **and that** the City of **Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time;** and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **as follows:**

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SA**ID** SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET;

THENCE N01 ° 19'30"E, 173.51 FEET TO THE POINT OF BEGINNING; THENCE N06°17'12"E, 824.44 FEET; THENCE S88°17'36"E, 250.00 FEET; THENCE S05°36'08"W, 882.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°15'33"W, 125.37 FEET; THENCE ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 125.39 FEET;

Council Bill No. 2010-266 (Continued)

THENCE N74°25'01"W, 137.25 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
CONTAINING 5.0 ACRES MORE OR LESS. AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SA**ID** SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N88°40'30"W ALONG THE SOUTH LINE OF SA**ID** SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 818.63 FEET; THENCE N01 ° 19'30"E, 173.51 FEET TO THE POINT OF BEGINN**IN**G; THENCE N06°17'12"E, 824.44 FEET; THENCE N88°17'36"W, 271.49 FEET; THENCE S01 °49'48"W, 136.71 FEET TO A CURVE TO THE RIGHT HAV**IN**G A RADIUS OF 1030.00 FEET; THENCE ALONG SA**ID** CURVE TO THE RIGHT AN ARC DISTANCE OF 207.58 FEET; THENCE S13°22'37"W, 372.06 FEET;
THENCE S31°09'12"E, 57.03 FEET TO A NON-TANGENT CURVE TO THE LEFT HAV**IN**G A RADIUS OF 3050.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°51'45"E, 47.43 FEET; THENCE ALONG SA**ID** NON-TANGENT CURVE AN ARC DISTANCE OF 47.43 FEET; THENCE S74°25'01"E, 232.19 FEET TO THE PO**IN**T OF BEGINNING. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. CONTA**IN**ING 5.0 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (**0**) day of December, 2010

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, **MISSOURI, this the 18th day of October, 2010.**

ATTEST:

Barbara L. **Hogelin**, City Clerk

APPROVED AS TO FORM:

2

Michael R. Woolston, Mayor

STATE OF MISSOURI
COUNTY **OF JASPER**

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2010-151 that was passed by the City Council of the City of Joplin on October 18, 2010 as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 20th day of October, 2010.

Barbara Gollhofer Assistant City Clerk

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M& 4gc 1

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Ordinance 2010-187



COUNCIL BILL NO. 2010-267 **ORDINANCE NO.** 2010-187

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately seventy feet (70') south of the center point of the Central City Road and 32nd Street intersection, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South 399.50 feet of the North 470 feet of the West 30 feet of Lot 2 in the Northwest Fractional Quarter (NW Fr ¼) of Section 19, Township 27 North, Range 33 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040. AND All South 449.50 feet of the North four 489.20 feet of the East 30 feet of the Northeast Quarter (NE ¼) of Section 24, Township 27 North, Range 34 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of February, 2011.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of December, 2010.

Michael R. Woolston, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

$30.00
* Office of City Clerk
Attn: Barbara Hoglin
602 S main Street
Joplin, MO 64801



Image# 004173480004 Type: LAN
Recorded: 12/31/2010 at 10:08:55 AM
Total Amt: $30.00 Page 1 of 4
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2010-00008497
BK 359 PG 8466



Ck#044330 $60.00

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2010-187 that was passed by the City Council of the City of Joplin on December 20, 2010, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 21st day of December, 2010.

Barbara Gollhofer

Barbara Gollhofer
Assistant City Clerk

COUNCIL BILL NO. 2010-267 **ORDINANCE NO.** 2010-187

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately seventy feet (70') south of the center point of the Central City Road and 32nd Street intersection, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South 399.50 feet of the North 470 feet of the West 30 feet of Lot 2 in the Northwest Fractional Quarter (NW Fr ¼) of Section 19, Township 27 North, Range 33 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040. AND All South 449.50 feet of the North four 489.20 feet of the East 30 feet of the Northeast Quarter (NE ¼) of Section 24, Township 27 North, Range 34 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of February, 2011.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of December, 2010.

Michael R. Woolston, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

COUNCIL BILL NO. 2010-267 ORDINANCE NO. 2010-187

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately seventy feet (70') south of the center point of the Central City Road and 32nd Street intersection, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, **pursuant to said Section**, **having referred this matter to the Planning** and **Zoning Commission for a Public Hearing thereon** and **having obtained the favorable recommendation and support of said annexation;** and**,**

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, **having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South 399.50 feet of the North 470 feet of the West 30 feet of Lot 2 in the Northwest Fractional Quarter (NW Fr'/4) of Section 19, Township 27 North, Range 33 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040. AND All South 449.50 feet of the North four 489.20 feet of the East 30 feet of the Northeast Quarter (NE '/4) of Section 24, Township 27 North, Range 34 West of the Fifth Principal Meridian, Newton County, Missouri, lying South of and adjoining a portion of the existing 32nd Street right-of-way annexed by and described in City of Joplin Ordinance No. 2010-040.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1S) day of February, 2011.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, **this the 20th day of December, 2010.**

9 J, *5i~& ~~dat~6 K*

ichael R. Woolston, Mayor

ATTEST:

APPROVED AS TO FORM:

Ordinance 2012-178



COUNCIL BILL NO. 2012-313 **ORDINANCE NO.** 2012-178

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of-way line, 882.90 feet; thence

N01°49'48"E, 826.32 feet to the point of beginning; thence N88°39'24"W, 237.65 feet to a curve to the left having a radius of 1970.00 feet; thence along said curve a distance of 315.43 feet; thence N01°49'48"E away from said curve, 30.42 feet to a point on a non-tangent curve to the right having a radius of 2000.00 feet and a chord bearing and distance of N86°49'46"E, 314.80 feet; thence along said non-tangent curve a distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 30.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 0.4 acres more or less AND a Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of-way line, 882.90 feet; thence N88°17'36"W, 521.49 feet to a point on the East right-of-way line of a street, said point being the beginning; thence continuing N88°17'36"W, 30.00 feet; thence N01°49'48"E, 797.63 feet to a point on a non-tangent curve to the right having a radius of 1970.00 feet and a chord bearing and distance of N83°02'51"E, 60.39 feet; thence along said curve a distance of 60.39 feet; thence S42°39'37"W away from said non-tangent curve, 45.40 feet; thence S01°49'48"W, 772.43 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 0.6 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. Scearce

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Golhofer

Barbara J. Golhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2261PG0879

10/29/2012 11:28:32 AM

12-19777

BOOK: 2261

PAGE: 879-882

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2012-313 **ORDINANCE NO. 2012-178**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of-way line, 882.90 feet; thence

N01°49'48"E, 826.32 feet to the point of beginning; thence N88°39'24"W, 237.65 feet to a curve to the left having a radius of 1970.00 feet; thence along said curve a distance of 315.43 feet; thence N01°49'48"E away from said curve, 30.42 feet to a point on a non-tangent curve to the right having a radius of 2000.00 feet and a chord bearing and distance of N86°49'46"E, 314.80 feet; thence along said non-tangent curve a distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 30.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 0.4 acres more or less AND a Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of-way line, 882.90 feet; thence N88°17'36"W, 521.49 feet to a point on the East right-of-way line of a street, said point being the beginning; thence continuing N88°17'36"W, 30.00 feet; thence N01°49'48"E, 797.63 feet to a point on a non-tangent curve to the right having a radius of 1970.00 feet and a chord bearing and distance of N83°02'51"E, 60.39 feet; thence along said curve a distance of 60.39 feet; thence S42°39'37"W away from said non-tangent curve, 45.40 feet; thence S01°49'48"W, 772.43 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 0.6 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. Scearce

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Golhofer

Barbara J. Golhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2261PG0882

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-178 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23rd day of October, 2012.

Barbara Gollhofer

Barbara Gollhofer, Assistant City Clerk

CITY OF JOPLIN

Office of City Clerk
602 South Main Street
Joplin MO 64801

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12.75
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COUNCIL BILL NO. 1012-313 **ORDINANCE NO.** 2012-178

AN **ORDINANCE** approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County, Missouri.

W EREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requestin annexation and signed by the owners of all fee interests of record in the tracts of real property described herein ¡ was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more tlitan sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (i 4) days after the Public Hearing.

N W, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, 1s4ISSOURI, as follows:

Serion 1. That the following described tract of land be and the same is hereby annexed into the City o Joplin, Missouri, said tract of land described as follows, to-wit:

A Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as fo_lows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, alcing the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of- way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of- way line, 882.90 feet; thence

N01°49' 48"E, 826.32 feet to the point of beginning; thence N88°39'24"W, 237.65 feet to a curve to the left having a radius of 1970.00 feet; thence along said curve a distance of 315.43 feet; thence N01°49'48"E away from said curve, 30.42 feet to a point on a non-tangent curve to the right havipg a radius of 2000.00 feet and a chord bearing and distance of N86°49'46"E, 314.80 feet; thence along said non-tangent curve a distance of 315.13 feet; thence S88°39'247E, 237.90 feet; thence S01°49'48"W, 30.00 feet to the point of beginning. Subject to any

restrictions or easements of record. Containing 0.4 acres more or less AND a Thirty foot (30.00) wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: CommenCing at the Southeast corner of said Southeast Quarter of Section 13; thence NO1°48'09"E, alohg the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line{ of said Southeast Quarter, 70.52 feet; thence N90°00' 00"W, 30.02 feet to a point on the Wet right-of-way line of Central City Road; thence along the North right-of- way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said North right-of- way line, 882.90 fet; thence N88°17'36"W, 521.49 feet to a point on the East right-of-way line of a street, said point being the beginning; thence continuing N88°17'36"W, 30.00 feet; thence N01°49'48"E, 797.63 feet to a point on a non-tangent curve to the right having a radius of 1970.00 feet and a chord bearing and distance of N83°02'51"E, 60.39 feet; thence along said curve al distance of 60.39 feet; thence S42°39'37"W away from said non-tangent curve, 45.40 feet; thence S01°49'48"W, 772.43 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 0.6 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this

the 15t" day of October, 2012.

Wea4101

William C. earce, Mayor Pro

Tern ATTEST:

Ce_

Barbara J. Gol ' ofer, Assistant

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10/29/2012 11:28:32 AM

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12-19777 **STATE OF MISSOURI**

COUNTY OF JASPER
RECORDER'S CERTIFICATION

6P149nm'o.. 301-thk.t.

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE

JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

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COUNCIL BILL NO. 2012-313 **ORDINANCE NO. 2012-178**

AN ORDINANCE

approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the

Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A Thirty foot (30.00') wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48' 09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49' 48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of- way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36' 08"E, leaving said North right-of-way line, 882.90 feet; thence

NO! °49'48"E, 82.32 feet to the point of beginning; thence N88°39'24"W, 237.65 feet to a curve to the left h ng a radius of 1970.00 feet; thence along said curve a distance of 315.43 feet; thence NO1 °49'48"E away from said curve, 30.42 feet to a point on a non-tangent curve to the right havipg a radius of 2000.00 feet and a chord bearing and distance of N86°49'46"E, 314.80 feet; thence along said non-tangent curve a distance of 315.13 feet; thence S88°39'241'E, 237.90 feet; thence S01°49'48"W, 30.00 feet to the point of beginning. Su)ject to any restrictions or easements of record. Containing 0.4 acres more or less AND a Thirty foot (30.00) wide strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commenping at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48' 09"E, alohg the East line of said Southeast Quarter, 30.81 feet; thence NO! °49'48"E, along the East linei of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the Welt right-of-way line of Central City Road; thence along the North right-of- way line of 32'th Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a ldistance of 371.26 feet; thence N05°36'08"E, leaving said North right-of- way line, 882.90 feet; thence N88°17'36"W, 521.49 feet to a point on the East right-of-way line of a street, sai4 point being the beginning; thence continuing N88°! 7'36"W, 30.00 feet; thence N01°49'48"E, 797.63 feet to a point on a non-tangent curve to the right having a radius of 1970.00 feet and a chord bearing and distance

of N83°02'51"E, 60.39 feet; thence along said curve al distance of 60.39 feet; thence S42°39'37"W away from said non-tangent curve, 45.40 feet; thence S01°49'48"W, 772.43 feet to the point of beginning. Subject to any restrictions or easOments of record. Containing 0.6 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of-his Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. earce, Mayor Pro Tern

ATTEST:

APPROVED AS TO F

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CITY OF

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BK22611'60882

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-178 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23" day of October, 2012.

Barbara Gollhofer, AssidtdUClerk

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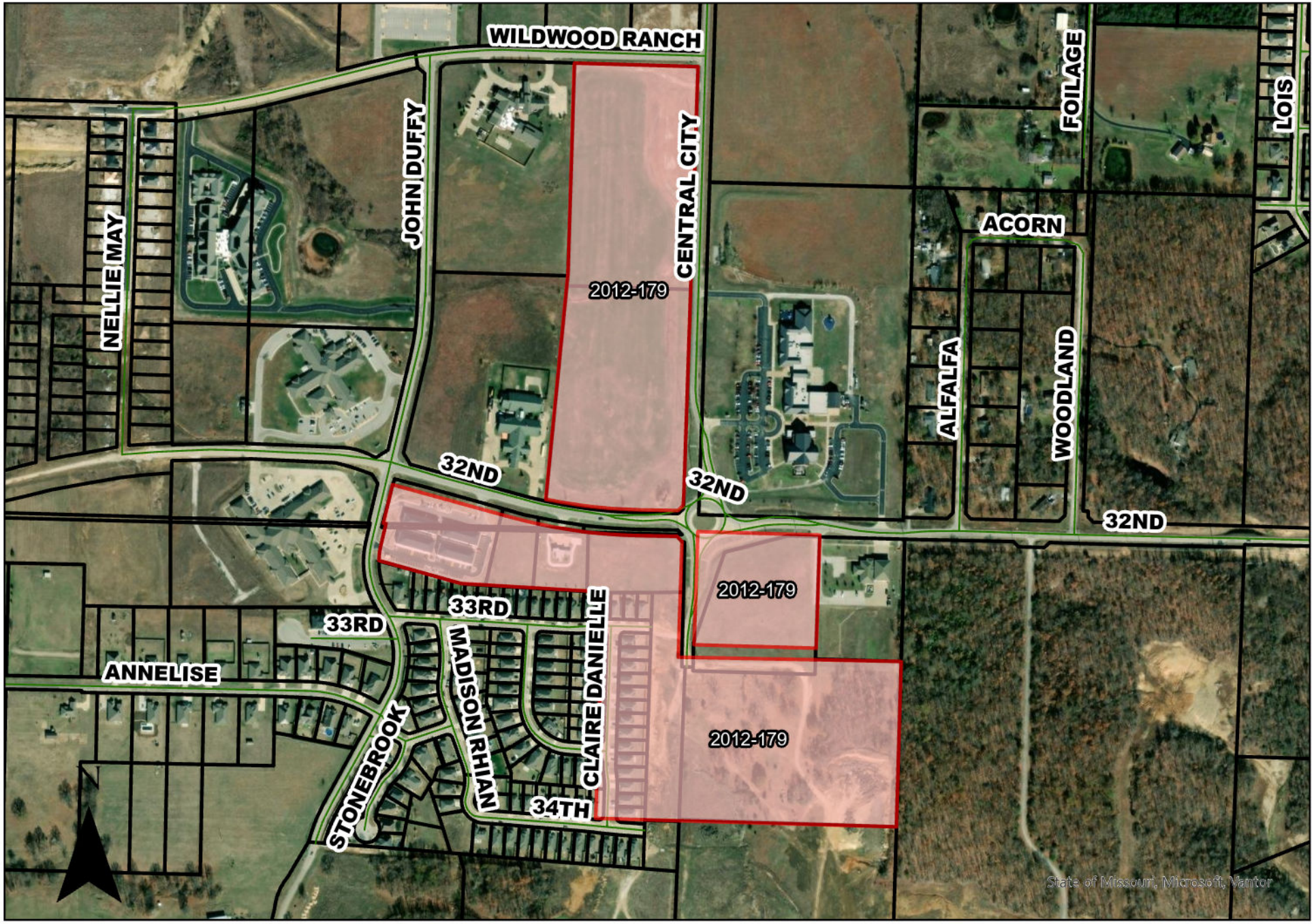
Ordinance 2012-179



COUNCIL BILL NO. 2012-314 **ORDINANCE NO.** 2012-179

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence N01°49'48"E, 826.32 feet; thence S88°39'24"E, 476.08 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 1718.76 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, Newton County, Missouri: Except any part taken or deeded for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the 5th Principal Meridian, Newton County, Missouri, described as follows: Commencing at the Northwest corner of Lot in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the Fifth Principal Meridian , Newton County, Missouri; thence S88°21'43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, S01°50'46"W, parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32nd Street and the point of beginning; thence S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50'46"W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21'43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said Lot 2; thence N01°51'58"E, along said West line, a distance of 50.00 feet; thence leaving said West line, S88°21'43"E, a distance of 504.73 feet; thence N01°50'46"E, parallel with the East line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South line of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tangent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S75°19'33"E, 93.58 feet, said point being on the South right-of-way line of 32nd Street; thence along the South right-of-way line of 32nd Street the following courses: thence along said curve, 93.58 feet; thence S74°25'01"E, 369.44 feet to a curve to the Left having a radius of 2050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND All that part of the Northeast Quarter of Section 24, Township 27 North, Range 34 West, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence S13°22'37"W along said right-of-way line, 86.98 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve, 53.42 feet; thence S74°25'01"E away from said curve, 340.28 feet; thence S86°36'14"E, 554.88 feet; thence S01°54'50"W, 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence N01°54'50"E

along said East line, 1084.52 feet to a point on the South right-of-way line of 32nd Street; thence along said South right-of-way line of 32nd Street the following courses; thence N88°05'10"W, 30.00 feet; thence N43°32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to the Right having a radius of 2050.00 feet; thence along said curve 301.07 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 12.6 acres more or less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a curve to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence S01°49'48"W away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'42"W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'24"E, 714.23 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 60.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginning; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; thence N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 762.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to the Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thence S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55'10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to a non-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said

Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 147.44; thence S19°04'50"W, 13.09 feet to the point of beginning; thence continuing S19°04'50"W, 87.53 feet; thence N13°22'37"E, 1.69 feet; thence N32°19'50"W, 41.90 feet to a point on a non-tangent curve to the Left having a radius of 2981.50 feet with a chord bearing and distance of N78°00'11"W, 3.63 feet; thence along said curve a distance of 3.63 feet to a compound curve to the Left having a radius of 955.00 feet; thence along said curve a distance of 154.61 feet; thence N87°18'50"W, 326.65 feet to a curve to the Left having a radius of 2955.00 feet; thence along said curve a distance of 308.39 feet; thence N00°00'00"E away from said curve, 60.10 feet to a point on a non-tangent curve to the Right having a radius of 3015.00 feet with a chord bearing and distance of N89°43'45"E, 311.06 feet; thence S87°18'50"E, 326.65 feet to curve to the Right having a radius of 1015.00 feet; thence along said curve a distance of 164.32 feet to a compound curve to the Right having a radius of 3041.50 feet; thence along said curve 5.12 feet; thence S70°55'10"E, 38.88 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

36.00
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Image# 004588840006 Type: LAN
Recorded: 10/29/2012 at 09:44:50 AM
Total Amt: $36.00 Page 1 of 6
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2012-00007651
BK 361 PG 7640

RECORDER OF DEEDS SEAL NEWTON CO

CK#101518 66.00

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-179 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23rd day of October, 2012.

Barbara Gollhofer

Barbara Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2012-314 **ORDINANCE NO. 2012-179**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence N01°49'48"E, 826.32 feet; thence S88°39'24"E, 476.08 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 1718.76 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, Newton County, Missouri: Except any part taken or deeded for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the 5th Principal Meridian, Newton County, Missouri, described as follows: Commencing at the Northwest corner of Lot in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the Fifth Principal Meridian , Newton County, Missouri; thence S88°21'43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, S01°50'46"W, parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32nd Street and the point of beginning; thence S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50'46"W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21'43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said Lot 2; thence N01°51'58"E, along said West line, a distance of 50.00 feet; thence leaving said West line, S88°21'43"E, a distance of 504.73 feet; thence N01°50'46"E, parallel with the East line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South line of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tangent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S75°19'33"E, 93.58 feet, said point being on the South right-of-way line of 32nd Street; thence along the South right-of-way line of 32nd Street the following courses: thence along said curve, 93.58 feet; thence S74°25'01"E, 369.44 feet to a curve to the Left having a radius of 2050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND All that part of the Northeast Quarter of Section 24, Township 27 North, Range 34 West, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence S13°22'37"W along said right-of-way line, 86.98 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve, 53.42 feet; thence S74°25'01"E away from said curve, 340.28 feet; thence S86°36'14"E, 554.88 feet; thence S01°54'50"W, 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence N01°54'50"E

along said East line, 1084.52 feet to a point on the South right-of-way line of 32nd Street; thence along said South right-of-way line of 32nd Street the following courses; thence N88°05'10"W, 30.00 feet; thence N43°32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to the Right having a radius of 2050.00 feet; thence along said curve 301.07 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 12.6 acres more or less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a curve to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence S01°49'48"W away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'42"W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'24"E, 714.23 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 60.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginning; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; thence N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 762.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to the Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thence S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55'10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to a non-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said

Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 147.44; thence S19°04'50"W, 13.09 feet to the point of beginning; thence continuing S19°04'50"W, 87.53 feet; thence N13°22'37"E, 1.69 feet; thence N32°19'50"W, 41.90 feet to a point on a non-tangent curve to the Left having a radius of 2981.50 feet with a chord bearing and distance of N78°00'11"W, 3.63 feet; thence along said curve a distance of 3.63 feet to a compound curve to the Left having a radius of 955.00 feet; thence along said curve a distance of 154.61 feet; thence N87°18'50"W, 326.65 feet to a curve to the Left having a radius of 2955.00 feet; thence along said curve a distance of 308.39 feet; thence N00°00'00"E away from said curve, 60.10 feet to a point on a non-tangent curve to the Right having a radius of 3015.00 feet with a chord bearing and distance of N89°43'45"E, 311.06 feet; thence S87°18'50"E, 326.65 feet to curve to the Right having a radius of 1015.00 feet; thence along said curve a distance of 164.32 feet to a compound curve to the Right having a radius of 3041.50 feet; thence along said curve 5.12 feet; thence S70°55'10"E, 38.88 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

10/29/2012 11:28:34 AM

12-19778

BOOK: 2261

PAGE: 883-888

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

SEAL

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2012-314 **ORDINANCE NO. 2012-179**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence N01°49'48"E, 826.32 feet; thence S88°39'24"E, 476.08 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 1718.76 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, Newton County, Missouri: Except any part taken or deeded for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the 5th Principal Meridian, Newton County, Missouri, described as follows: Commencing at the Northwest corner of Lot in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the Fifth Principal Meridian , Newton County, Missouri; thence S88°21'43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, S01°50'46"W, parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32nd Street and the point of beginning; thence S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50'46"W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21'43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said Lot 2; thence N01°51'58"E, along said West line, a distance of 50.00 feet; thence leaving said West line, S88°21'43"E, a distance of 504.73 feet; thence N01°50'46"E, parallel with the East line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South line of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tangent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S75°19'33"E, 93.58 feet, said point being on the South right-of-way line of 32nd Street; thence along the South right-of-way line of 32nd Street the following courses: thence along said curve, 93.58 feet; thence S74°25'01"E, 369.44 feet to a curve to the Left having a radius of 2050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND All that part of the Northeast Quarter of Section 24, Township 27 North, Range 34 West, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence S13°22'37"W along said right-of-way line, 86.98 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve, 53.42 feet; thence S74°25'01"E away from said curve, 340.28 feet; thence S86°36'14"E, 554.88 feet; thence S01°54'50"W, 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence N01°54'50"E

along said East line, 1084.52 feet to a point on the South right-of-way line of 32nd Street; thence along said South right-of-way line of 32nd Street the following courses; thence N88°05'10"W, 30.00 feet; thence N43°32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to the Right having a radius of 2050.00 feet; thence along said curve 301.07 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 12.6 acres more or less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a curve to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence S01°49'48"W away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'42"W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'24"E, 714.23 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 60.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginning; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; thence N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 762.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to the Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thence S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55'10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to a non-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said

Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road; thence along the North right-of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 147.44; thence S19°04'50"W, 13.09 feet to the point of beginning; thence continuing S19°04'50"W, 87.53 feet; thence N13°22'37"E, 1.69 feet; thence N32°19'50"W, 41.90 feet to a point on a non-tangent curve to the Left having a radius of 2981.50 feet with a chord bearing and distance of N78°00'11"W, 3.63 feet; thence along said curve a distance of 3.63 feet to a compound curve to the Left having a radius of 955.00 feet; thence along said curve a distance of 154.61 feet; thence N87°18'50"W, 326.65 feet to a curve to the Left having a radius of 2955.00 feet; thence along said curve a distance of 308.39 feet; thence N00°00'00"E away from said curve, 60.10 feet to a point on a non-tangent curve to the Right having a radius of 3015.00 feet with a chord bearing and distance of N89°43'45"E, 311.06 feet; thence S87°18'50"E, 326.65 feet to curve to the Right having a radius of 1015.00 feet; thence along said curve a distance of 164.32 feet to a compound curve to the Right having a radius of 3041.50 feet; thence along said curve 5.12 feet; thence S70°55'10"E, 38.88 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2261PG0888

CITY OF JOPLIN MISSOURI

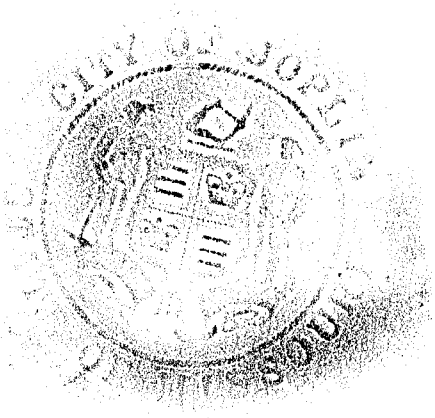
Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-179 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23rd day of October, 2012.

Barbara Gollhofer
Barbara Gollhofer, Assistant City Clerk



Office of City Clerk
602 South Main Street
Joplin MO 64801

17.25
18.75
36 CK

COUNCIL BILL NO. 4012-314 **ORDINANCE NO.** 2012-179

AN **ORDINANCE** approving the voluntary annexation by the City of Joplin of property located near 32nd Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein ¡ was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursnant to said Section, having referred this matter to the Planning and Zoning Commission for a Public nearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more tlitan sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ablity to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

N W, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, lvIISSOUR1, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

AL that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the said Southeast Qnarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Rqad, said point being the point of beginning; thence along the North right-of-way line of 32r Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence N01°49'48"E, 826.32 feet; thence S88°39'24"E, 476.08 feet to a point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 1718.76 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, Newton County, Missouri: Except any part taken or deeded for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the $_{5}$th Principal Meridian, Newton County, Missouri, described as follows:
Commencing at t1- e Northwest corner of Lot in the Northwest

Fractional Quarter of Section 19, Township 27 North, Range 33 West,

of the Fifth Principal Meridian , Newton County,

Missouri; thence $88°21'43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, S01°50'46"W, parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32" Street and the point of beginning; thence S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50' 46"W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21'43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said Lot 2; thence N01°51'58"E, along said West line, a distance of 50.00 feet; thence leaving said West line, S88°21'43"E, a distance of 504.73 feet; thence N01°50'46"E, parallel with the Bast line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South line of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tangent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S/5°19'33"E, 93.58 feet, said point being on the South right-of-way line of 32" Street; thence along the South right-of-way

line of 32nd Street the following courses: thence along said 'curve, 93.58 feet; thence S74°25'01"E, 369.44 feet to a curve to the Left having a radius of 2050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND All that part of the Northeast Quarter of Section 24, Township 27 North, Range 34 West, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Quarter, 493.49 feet to the point of beginning; thence continuing 1¥188°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence S13°22'37"W along said right-of-way line, 86.98 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve, 53.42 feet; thence S74°25'01"E away from said curve, 340.28 feet; thence S86°36'14"E, 554.88 feet; thence S01°54'50"W, 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence N01°54'50"E

along said East line, 1084.52 feet to a point on the South right-of-way line of 32nd Street; thence along said South right-of-way line of 32nd Street the following courses; thence N88°05 '10"W, 30.00 feet; thence N43°32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to tie Right having a radius of 2050.00 feet; thence along said curve 301.07 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 12.6 acres more or less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence

N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the pOint of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a curve to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence S01°49'48"W away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'42"W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'24"E, 714.23 feet to a point on the West right-of-way line of Central City Road; thence SO1P49'48"W along said West right-of-way line, 60.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the Wet right-of-way line of Central City Road; thence along the North right-of- way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginning; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; thence N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 762.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to the Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thence S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55'10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to a non-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E,

along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said

Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right- of-way line of Central City Road; thence along the North right-of-way line of 32"I Street the followir_g courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 147.44; thence S19°04'50"W, 13.09 feet to the point of beginning; thence continuing 519°04'50"W, 87.53 feet; thence N13°22'37"E, 1.69 feet; thence N32°19'50"W, 41.90 feet to a point on a non-tangent curve to the Left having a radius of 2981.50 feet with a chord bearing and distance of N78°00'11"W, 3.63 feet; thence along Said curve a distance of 3.63 feet to a compound curve to the Left having a radius of 955.oq feet; thence along said curve a distance of 154.61 feet; thence N87°18'50"W, 326.65 feet to a curve to the Left having a radius of 2955.00 feet; thence along said curve a distance of 308.39 feet; thence N00°00'00"E away from said curve, 60.10 feet to a point on la non-tangent curve to the Right having a radius of 3015.00 feet with a chord bearing and distance of N89°43'45"E, 311.06 feet; thence S87°18'50"E, 326.65 feet to curve to the Right having a radius of 1015.00 feet; thence along said curve a distance of 164.32 feet to a compound curve to the Right having a radius of 3041.50 feet; thence along said curve 5.12 feet; thence S70°55'10"E, **38.88** feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

ATTEST:

APPROVED AS TO FORM:

Brian ead, CitY AttorneyWilliam C. S$rce, Mayor Pro Tern

A.

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Barbara J. ollhofer, Assist t City Clerk

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Imepe# 004588840006 Type: LAN Recorded: 10/29/2012 at 09:44:50 AM Total Amt: $36.00 Page i of 6
Newton County Recorder
Lenora Nyder Recorder of Deeds FileN 2012-00007651
BK361 PG7640

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RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF

71- Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221

(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-179 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23"1 day of October, 2012.

Barbara Gollhofer, Assis t City Clerk

COUNCIL BILL NO. 2012-314 **ORDINANCE NO. 2012-179**

AN **ORDINANCE**

approving the voluntary annexation by the City of Joplin of property located near 32nd Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee

interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, **THEREFORE, BE** IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast

Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence along the North right- of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence N01°49'48"E, 826.32 feet; thence S88°39'24"E, 476.08 feet to a, point on the West right-of-way line of Central City Road; thence S01°49'48"W along said West right-of-way line, 1718.76 feet to the point of beginning Subject to any restirictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 **West, Newton County, Missouri: Except any part taken or deeded** for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Nathwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the 5th Principal Meridian, Newton County, Missouri, described as follows: Commencing at tLe Northwest corner of Lot in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the Fifth Principal Meridian, Newton County, Missouri; thence $88°21 '43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, **S01°50'46"W,** parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32' Street and the point of beginning;

thence! S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50'46P'W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21 '43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said tot 2; thence NO1⁰51'58"E, along said West line, a distance of 50.00 feet; thence leaving sail West line, S88°21 '43"E, a distance of 504.73 **feet; thence N01°50'46"E, parallel** with the nut line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any resirictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter', 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South Ole of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffyi Drive; thence N13°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tanoent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S75°19'33"E, 93.58 feet, said point being on the South right-of-way line of 32nd Street; thence along the South right-of-way line of 32nd Street the following courses: thence along said lcurve, 93.58 feet; thence S74°25'01''E, 369.44 feet to a curve to the Left having a radius of12050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or

easements of record. Containing 1.2 acres more or less. AND All thalt part of the Northeast Quarter of Section 24, Township 27 North, Range 34 West, Newton; County, Missouri, described as follows: Commencing at the Northeast corner of said Noritheast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Ouarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence Si 3°22'37"W along said right-of-way line, 86.98 feet to la curve to the Left having a radius of 280.00 feet; thence along said curve, 53!.42 feet; thence **S74°25'01"E away from said curve, 340.28 feet; thence S86°36' 14"E, 554.88 feet; thence S01°54'50"W,** 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence NO! °54'50"E

along said East line, 1084.52 feet to a point on the South right-of-way line of 32nd Street; thence along said South right-of-way line of 32nd Street the **following courses;** thence N88°05'10"W, 30.00 feet; thence N43°32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to tIlle Right having a radius of 2050.00 feet; thence along said **curve 301.07 feet to the point ofibeginning. Subject to any restrictions or easements of record. Containing** 12.6 acres more oi less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of Sectioin 13, Township 27 **North, Range** 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of

said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the pOint of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a **curve** to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence S0P49'48"W away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'421'W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non- tangent curve to tile right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'20E, 714.23 feet to a point on the West right-of-way line of Central City Road; thence S011°49'48"W along said West right-of-way line, 60.00 feet to the point of beginning Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip !of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 Nolrth, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east line of said Southeast Quarter, 70.52 feet; thence N90°00' 00"W, 30.02 feet to a point on the Weit right-of-way line of Central City Road; thence along the North right-of- way line of **32nd ptreet the following courses; thence S46°24'37"W,** 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44

feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginning; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; the* N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 76/.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to tile Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thcince S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55' 10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to anon-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containin* 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said

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Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance (1st) day of December, 2012.shall be in full force and effect as of 12:02 a.m., on the First

PASSED BY THE COUNCIL of October, 2012.

OF THE CITY OF JOPLIN, MISSOURI, this the 15th day

William C S e, Mayor Pro Tern
ATTEST:

Barbara J. dlihofeti, Assi t City Clerk APPROVED AS TO FORM:

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STATE OF MISSOURI COUNTY OF JASPER RECORDER'S CERTIFICATION

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RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY-, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

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COUNCIL BILL NO. 2012-314 **ORDINANCE NO. 2012-179**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32' Street and Central City Road, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast

corner of the said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 70.52 feet; thence N90°00' 00"W, 30.02 feet to a point on the West right-of-way line of Central City Road, said point being the point of beginning; thence along the North right- of-way line of 32nd Street the following courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to the right having a radius of 1950.00 feet; thence along said curve a distance of 371.26 feet; thence N05°36'08"E, leaving said

North right-of-way line, 882.90 feet; thence NO! °49'48"E, 826.32 feet; thence S88°39'24"E,

476.08 feet to a, point on the West right-of-way line of Central

City Road; thence

S01°49'48"W aloing said West right-of-way line, 1718.76 feet to the point of beginning.

Subject to any resirictions or easements of record. Containing 19.5 acres more or less. AND All of the North 1;155.00 feet of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, Newton County, Missouri: Except any part taken or deeded for County Road right-of-way. And except the following described tract: that portion of Lot 2 in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the 5th Principal Meridian, Newton County, Missouri, described as follows: Commencing at the **Northwest corner of** Lot in the Northwest Fractional Quarter of Section 19, Township 27 North, Range 33 West, of the Fifth Principal Meridian , Newton County, Missouri; thence $88°21 '43"E, along the North line of said Lot 2, a distance of 504.57 feet; thence leaving said North line, S01°50'46"W, parallel with the East line of said Lot 2, a distance of 30.00 feet, to the South right-of-way line of West 32nd Street and the point of

beginning; thence! S88°21'43"E, along said right-of-way line, a distance of 324.00 feet to a point on the East line of said Lot 2 lying 30.00 feet South of the Northeast corner thereof; thence S01°50'46"W, along said East line, a distance of 490.00 feet; thence leaving said East line, N88°21 '43"W, parallel with the North line of said Lot 2, a distance of 828.75 feet to the West line of said 11,ot 2; thence N01°51'58"E, along said West line, a distance of 50.00 feet; thence leaving saiti West line, S88°21 '43"E, a distance of 504.73 feet; thence N01°50'46"E, parallel with the ast line of said Lot 2, a distance of 440.00 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 17.2 acres more or less. AND All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N88°40'30"W, along the South line of said Southeast Quarter, 493.49 feet to the point of beginning; thence continuing N88°40'30"W, along the South line of said Southeast Quarter, 699.05 feet to a point on the East right-of-way line of John Duffy Drive; thence NI 3°22'37"E along said right-of-way line, 158.89 feet to a point on a non-tangent curve to the right having a radius of 2950.00 feet with a chord bearing and distance of S7, 5°19'33"E, 93.58 feet, said point being on the South right-of-way line of

Street; thence along the South right-of-way line of 32nd Street the following courses: thence along said curve, 93.58 feet; thence S74°25'01"E, 369.44 feet to a curve to the Left having a radius of12050.00 feet; thence along said curve a distance of 221.05 feet to the point of beginning; Subject to any restrictions or easements of record. Containing 1.2 acres more or less. AND All that part of the Northeast Quarter of Section

24, Township 27 North, Range 34 West, Newton; County, Missouri, described as follows: Commencing at the Northeast corner of said Notitheast Quarter of Section 24; thence N88°40'30"W, along the North line of said Northeast Ouarter, 493.49 feet to the point of beginning; thence continuing N$8°40'30"W, along the North line of said Northeast Quarter, 699.05 feet to a point on the East right-of-way: line of John Duffy Drive; thence S13°22'37"W along said right-of-way line, 86.98 feet to la curve to the Left having a radius of 280.00 feet; thence along said curve, 53[1].42 feet; thence S74°25'01"E away from said curve, 340.28 feet; thence S86°36'14"E, 554.88 feet; thence **S01°54'50"W,** 880.24 feet; thence S88°19'17"E, 330.03 feet to a point on the East line of said Northeast Quarter; thence N01°54'50"E

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along said East line, 1084.52 feet to a point on the South right-of-way line of 32`'[d] Street; thence along said South right-of-way line of 32nd Street the following courses; thence N88°05'10"W, 30.00 feet; thence N43'[3]32'53"W, 28.06 feet; thence N89°00'35"W, 143.18 feet to a curve to the Right having a radius of 2050.00 feet; thence along said curve 301.07 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 12.6 acres more or less. AND A strip of land for road right-of-way, lying in the Southeast Quarter of

Sectidn 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of section 13; thence N01°48'09"E, along the East lien of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the East line of said Southeast Quarter, 1788.60 feet; thence N88°39'24"W, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the Nint of beginning; thence continuing N88°39'24"W, 476.08 feet; thence N01°49'48"E, 30.00 feet; thence N88°39'24"W, 237.90 feet to a curve to the Left having a radius of 2000.00 feet; thence along said curve a distance of 315.13 feet; thence **S01°49'48"W** away from said curve, 65.77 feet; thence N88°10'12"W, 30.00 feet; thenceN48°39'421'W, 38.17 feet; thence N09°35'22"W, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of N85°52'37"E, 386.76 feet; thence along said non-tangent curve a distance of 387.35 feet; thence S88°39'24PE, 714.23 feet to a point on the West right-of-way line of Central City Road; thence S011°49'48"W along said West right-of-way line, 60.00 feet to the point of beginning. Subjedt to any restrictions or easements of record. Containing 1.2 acres more or less. AND A strip !of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence N01°49'48"E, along the east linejof said Southeast Quarter, 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the Weit right-of-way line of Central City Road; thence along the North right-of- way line of 32^{ad} ptreet the following courses; thence S46°24'37"W, 28.49

feet; thence N89°00'35"W, 144.66 feet to a curve to the Right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 47.43 feet to the point of beginithig; thence N31°09'13"W, 57.03 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve a distance of 207.58 feet; thence N01°49'48"E, 136.71 feet; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E, 76/.28 feet; thence N88°10'12"W, 30.00 feet; thence S01°49'48"W, 898.92 feet to a curve to the Right having a radius of 970.00 feet; thence along said curve a distance of 195.49 feet; thOnce S13°22'37"W, 380.55 feet; thence S57°54'22"W, 57.03 feet; thence S70°55'10"E, 38.88 feet; thence N19°04'50"E, 13.09 feet to a non-tangent curve to the Right having a chord bearing and distance of S76°14'50"E, 100.00 feet; thence along said curve a distance of 100.01 feet to the point of beginning. Subject to any restrictions or easements of record. Containint 1.6 acres more or less. AND A strip of land for road right-of-way lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence N01°48'09"E, along the East line of said Southeast Quarter, 30.81 feet; thence **N01°49'48"E, along the East line of said**

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Southeast Quarter$_p$ 70.52 feet; thence N90°00'00"W, 30.02 feet to a point on the West right- of-way line of Ceilitr•al City Road; thence along the North right-of-way line of 32nd
Street the fo11owi4 courses; thence S46°24'37"W, 28.49 feet; thence N89°00'35"W, 144.66 feet to a curve to *e right having a radius of 1950.00 feet; thence along said curve a distance of 496.65 feet; thence N74°25'01"W, 369.44 feet to a curve to the Left having a radius of 3050.00 feet; thence along said curve a distance of 147.44; thence S19°04'50"W, 13.09 feet to the point of beg·nning; thence continuing S19°04'50"W, 87.53 feet; thence N13°22' 37"E, 1.69 feet; thence N32°19'50"W, 41.90 feet to a point on a non-tangent curve to the Left having a radius 01 2981.50 feet with a chord bearing and distance of N78°00'11"W, 3.63 feet; thence along Said curve a distance of 3.63 feet to a compound curve to the Left having a radius of 955.oq feet; thence along said curve a distance of 154.61 feet; thence N87°18'50"W, 326.65 feet to a curve to the Left having a radius of 2955.00 feet; thence along said curve aidistance of 308.39 feet; thence N00°00'00"E away from said curve, 60.10 feet to a point on a non-tangent curve to the Right having a radius of 3015.00 feet with a chord bearing andldistance of N89°43'45"E, 311.06 feet; thence S87°1 8'50"E, 326.65 feet to curve to the Right having a radius of 1015.00 feet; thence along said curve a distance of 164.32 feet to a cOmpound curve to the Right having a radius of 3041.50 feet; thence along said curve 5.12 feet; thence S70°55'10"E, 38.88 feet to the point of beginning. Subject to any restrictions or easements of record. Containing 1.2 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance !to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 15th day of October, 2012.

ATTEST:
Barbara J. ollhAssi t A-Cit-5; Clerk

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APPROVED AS TO FOlkM:

William C. S ce, Mayor Pro Tern

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BK2261P60888

CITY OF

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Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 5. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-179 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23"ᵀday of October, 2012.

Barbara Gollhofer, Assistant City Clerk

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Ordinance 2012-180



COUNCIL BILL NO. 2012-315 **ORDINANCE NO.** 2012-180

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE ¼) of Section 13, Township 27 North, Range 34 West, in Jasper County, Missouri and also part of the Northeast Quarter (NE ¼) of Section 24, Township 27 North, Range 34 West, Newton County, Missouri described as follows: Commencing at the Northeast corner of said Northeast Quarter of said Section 24, thence North 88°40'30" West along the South line of said Northeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence South 13°22'37" West along said East right-of-way line 86.99 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve to the Left an arc distance of 220.42 feet; thence South 56°16'19" West, 60.00 feet to a point on the West right-of-way line of John Duffy

Drive, said point being the point of beginning; thence North 90°00'00" West, 798.04 feet; thence North 00°00'00" East, 567.63 feet to a point on a non-tangent curve to the Right having a radius of 2955.00 feet and a chord bearing and distance of North 89°41'47" East, 308.25 feet; thence along said non-tangent curve to the Right an arc distance of 308.39 feet; thence South 87°18'50" East, 326.65 feet to a curve to the Right having a radius of 955.00 feet; thence along said curve to the Right an arc distance of 154.61 feet to a compound curve to the Right having a radius of 2981.50 feet; thence along said curve to the Right an arc distance of 3.63 feet; thence South 32°19'50" East, 41.90 feet; thence South 13°22'37" West, 247.36 feet to a curve to the Left having a radius of 340.00 feet; thence along said curve to the Left an arc distance of 267.66 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:03 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of October, 2012.

William C. Scearce

ATTEST: William C. Scearce, Mayor Pro Tem

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

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Image# 004588850004 Type: LAN
Recorded: 10/29/2012 at 09:45:50 AM
Total Amt: $30.00 Page 1 of 4
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2012-00007652
BK 361 PG 7641

Ck#16518 66.00

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-180 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23rd day of October, 2012.

Barbara Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2012-315 **ORDINANCE NO. 2012-180**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE ¼) of Section 13, Township 27 North, Range 34 West, in Jasper County, Missouri and also part of the Northeast Quarter (NE ¼) of Section 24, Township 27 North, Range 34 West, Newton County, Missouri described as follows: Commencing at the Northeast corner of said Northeast Quarter of said Section 24, thence North 88°40'30" West along the South line of said Northeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence South 13°22'37" West along said East right-of-way line 86.99 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve to the Left an arc distance of 220.42 feet; thence South 56°16'19" West, 60.00 feet to a point on the West right-of-way line of John Duffy

Drive, said point being the point of beginning; thence North 90°00'00" West, 798.04 feet; thence North 00°00'00" East, 567.63 feet to a point on a non-tangent curve to the Right having a radius of 2955.00 feet and a chord bearing and distance of North 89°41'47" East, 308.25 feet; thence along said non-tangent curve to the Right an arc distance of 308.39 feet; thence South 87°18'50" East, 326.65 feet to a curve to the Right having a radius of 955.00 feet; thence along said curve to the Right an arc distance of 154.61 feet to a compound curve to the Right having a radius of 2981.50 feet; thence along said curve to the Right an arc distance of 3.63 feet; thence South 32°19'50" East, 41.90 feet; thence South 13°22'37" West, 247.36 feet to a curve to the Left having a radius of 340.00 feet; thence along said curve to the Left an arc distance of 267.66 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:03 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of October, 2012.

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

10/29/2012 11:28:35 AM

12-19779

BOOK: 2261

PAGE: 889-892

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2012-315 **ORDINANCE NO.** 2012-180

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE ¼) of Section 13, Township 27 North, Range 34 West, in Jasper County, Missouri and also part of the Northeast Quarter (NE ¼) of Section 24, Township 27 North, Range 34 West, Newton County, Missouri described as follows: Commencing at the Northeast corner of said Northeast Quarter of said Section 24, thence North 88°40'30" West along the South line of said Northeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence South 13°22'37" West along said East right-of-way line 86.99 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve to the Left an arc distance of 220.42 feet; thence South 56°16'19" West, 60.00 feet to a point on the West right-of-way line of John Duffy

Drive, said point being the point of beginning; thence North 90°00'00" West, 798.04 feet; thence North 00°00'00" East, 567.63 feet to a point on a non-tangent curve to the Right having a radius of 2955.00 feet and a chord bearing and distance of North 89°41'47" East, 308.25 feet; thence along said non-tangent curve to the Right an arc distance of 308.39 feet; thence South 87°18'50" East, 326.65 feet to a curve to the Right having a radius of 955.00 feet; thence along said curve to the Right an arc distance of 154.61 feet to a compound curve to the Right having a radius of 2981.50 feet; thence along said curve to the Right an arc distance of 3.63 feet; thence South 32°19'50" East, 41.90 feet; thence South 13°22'37" West, 247.36 feet to a curve to the Left having a radius of 340.00 feet; thence along said curve to the Left an arc distance of 267.66 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:03 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of October, 2012.

William C. Scearce, Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, Assistant City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

BK2261PG0892

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

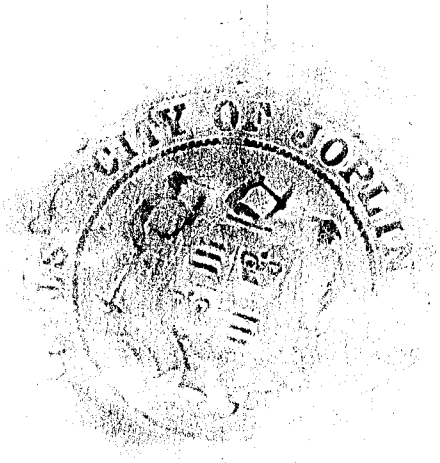
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-180 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23rd day of October, 2012.

Barbara Gollhofer

Barbara Gollhofer, Assistant City Clerk



Office of City Clerk
602 South Main Street
Joplin MO 64801

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COUNCIL BILL NO. 2012-315

AN **ORDINANCE**

ORDINANCE NO. 2012-180

approving the voluntary annexation by the City of Joplin of property located near 32" Street and John Duffy Drive, in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City ofJoplin, Missouri; and,

WHEREAS, purstiant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City ofJoplin, and that the City ofJoplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE 1/4) of Section 13, Township 27 North, Range 34 West, in Jasper Cbunty, Missouri and also part of the Northeast Quarter (NE 1/4) of Section 24, Township 27 North, Range 34 West, Newton County, Missouri described as follows: Commencing at the Northeast corner of said Northeast Quarter of said Section 24, thence North 88°40'30" 'West along the South line of said Northeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence South 13°22'37" West along said East right-of-way line 86.99 feet to a curve to the Left having a radius of 280.00 feet; thence along said curve to the Left an arc distance of 220.42 feet; thence South 56°16'19" West, 60.00 feet to a point on the West

right-of-way line of John Duffy

Drive, said point being the point of beginning; thence North 90°00'00" West, 798.04 feet; thence North 00°00'00" East, 567.63 feet to a point on a non-tangent curve to the Right having a radius of 2955.00 feet and a chord bearing and distance of North 89°41'47" East, 308.25 feet; thence along said non-tangent curve to the Right an arc distance of 308.39 feet; thence South 87°18'50" East, 326.65 feet to a curve to the Right having a radius of 955.00 feet; thence along said curve to the Right an arc distance of 154.61 feet to a compound curve to the Right having a radius of 2981.50 feet; thence along said curve to the Right an arc distance of 3.63 feet; thence South 32°19'50" East, 41.90 feet; thence South 13°22'37" West, 247.36 feet to a cirve to the Left having a radius of 340.00 feet; thence along said curve to the Left an arc distance of 267.66 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:03 a.m., on the First (1st) day of December, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15th day of October, 2012.

William C. Scear , Mayor Pro Tern

ATTEST:

APPROVED AS TO FORM:

Brian W. Head, City Attorney

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Newton County Recorder
Lenora Nyder Recorder of Deeds Flle# 2012-00007652
BK 361 PB7 641

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RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF

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--.1■MISSOURI■

+Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-180 that was passed by the Joplin City Council on October 15, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 23"[I] day of October, 2012.

Barbara Gollhofer, Assis
City Clerk

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COUNCIL BILL, NO. 2012-315 **ORDINANCE NO. 2012-180**

AN 04.DINANCE

WHEREAS, puritant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein I was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursfiant to said Section, having referred this matter to the Planning and Zoning Commission for a Public II-fearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more lian sixty (60) days after the Petition is received after first having given seven (7) days' notice of he Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish 'normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THERERIME, BE IT ORDAINED BY THE COUNCIL. OF THE CITY OF JOPLIN, MISSOURI, as lfollows:

Section 1. That t.10 following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE 'A) of Section 13, Township 27 North, Range 34 West, in Jasper County, Missouri and also part of the Northeast Quarter (NE 'A) of Section 24, Township 27 North, Range 34 **West, Newton County, Missouri described as follows:**

tya

Commencing at i e Northeast corner of said Northeast Quarter of said Section 24, thence North 88°40'30"**l West along the South line of said Northeast Quarter, 1192.53 feet** to the

East right-of-wa , line of John Duffy Drive; thence South 13°22'37" West along said East right-of-way line i36.99 feet to a curve to the Left having a radius of280.00 feet; thence gong **said curve to the Left an arc distance of 220.42 feet; thence South**

56°16'19" West, 60.00 feet to a point on the West right-of-way line of John Duffy

approving the voluntary annexation by the City of Joplin of property located near 32nd Street and John Duffy Drive, in Jasper County and Newton County, Missouri.

Drive, said point being the point of beginning; thence North 90°00'00" West, 798.04 feet;

thence North 00°00'00" East, 567.63 feet to a **point** on a non-tangent curve to the Right
having a radius of 2955.00 feet and a chord bearing and distance of North 89°41'47" East, 308.25 feet; thence along said non-tangent curve to the Right an arc distance of 308.39 feet; thence South 87° 8'50" East, 326.65 feet to a curve to the **Right** having a radius of 955.00 feet; thence along said curve to the Right an arc distance of 154.61 feet to a compound curve to the Right having a radius of 2981.50 feet; thence along said curve to the Right an arc distance of 3.63 feet; thence South 32°19'50" East, 41.90 feet; thence South 13°22'37" West, 247.36 feet to a curve to the Left having a radius of 340.00 feet; thence along said curve to the Left an arc diitance of 267.66 feet to the **point of beginning.**

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance Ito be filed with the Clerk of Jasper County, Missouri, and the Clerk of Newton County,

Missomli.

Section 3. That tills Ordinance shall be in full force and effect as of 12:03 a.m., on the First (1') day of Decembr, 2012.

PASSED BY T4 COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 15[1] day of October, 2012.

illiam C. Scear , Mayor Pro Tern

Ferizei•-f

ATTEST:

Barbara J. Golihofer, Assistant City Clerk APPROVED AS TO

FORM:

Ordinance 2012-202



COUNCIL BILL NO. 2012-317 **ORDINANCE NO.** 2012-202

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near Wildwood Ranch Parkway and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE ¼) of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter, thence N88°40'30"W along the South line of said Southeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said East right-of-way line 158.88 feet; thence N17°27'58"E 140.28 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve to the Left an arc distance of 207.58 feet; thence N01°49'48"E 136.71 feet to the point of beginning; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E 828.06 feet to a point on a non-tangent curve to the Right having a radius of 2000.00 feet and a chord bearing and distance of N85°49'46"E, 314.80 feet; thence along said non-tangent curve to the right

an arc distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 856.32 feet, thence N88°17'36"W, 521.49 feet to the point of beginning; Subject to any easements or restrictions of record; Containing 10.8 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri,.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of January, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 19th day of November, 2012.

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

12/3/2012 2:24:07 PM

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BOOK: 2265

PAGE: 530-533

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy Ordinance No. 2012-202 that was passed by the City Council of the City of Joplin on November 19, 2012, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 20th day of November, 2012.

Barbara Hogelin

Barbara Hogelin, MMC/MPCC
City Clerk

COUNCIL BILL NO. 2012-317 **ORDINANCE NO.** 2012-202

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located near Wildwood Ranch Parkway and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE ¼) of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter, thence N88°40'30"W along the South line of said Southeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said East right-of-way line 158.88 feet; thence N17°27'58"E 140.28 feet; thence N13°22'37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve to the Left an arc distance of 207.58 feet; thence N01°49'48"E 136.71 feet to the point of beginning; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E 828.06 feet to a point on a non-tangent curve to the Right having a radius of 2000.00 feet and a chord bearing and distance of N85°49'46"E, 314.80 feet; thence along said non-tangent curve to the right

an arc distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 856.32 feet, thence N88°17'36"W, 521.49 feet to the point of beginning; Subject to any easements or restrictions of record; Containing 10.8 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri,.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of January, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 19th day of November, 2012.

Melodee Colbert-Kean

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L Hogelin

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

City of Joplin
602 S. Main St.
Joplin MO 64801

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COUNCIL BILL NO. 2012-317 **ORDINANCE NO.** 2012-202

AN **ORDINANCE** approving the voluntary annexation by the City of Joplin of property located near Wildwood Ranch Parkway and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is

hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE 'A) of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter, thence N88°40'30"W along the South line of said Southeast Quarter, 1192.53 feet to the East right-of-way line of John Duffy Drive; thence N13°22'37"E along said East right-of-way line 158.88 feet; thence N17°27'58"E 140.28 feet; thence N13 '22 37"E, 372.06 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve to the Left an arc distance of 207.58 feet; thence N01°49'48"E 136.71 feet to the point of beginning; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E 828.06 feet to a point on a non-tangent curve to the Right having a radius of 2000.00 feet and a chord bearing and distance of N85°49'46"E, 314.80 feet; thence along said non-tangent curve to the right

an arc distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 856.32 feet, thence N88°17'36"W, 521.49 feet to the point of beginning; Subject to any easements or restrictions of record; Containing 10.8 acres more or less.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri,.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of January, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 19th day of November, 2012.

ATTEST:

Barbara L. Hogelin[f], City Clerk

APPROVED AS TO FORM:

Brian Head, City Attorney

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Melodee Colbert-Kean, Mayor

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BOOK:
PAGE: 530-533

12-211'55 **STATE OF MISSOURI**

COUNTY OF JASPER
R11CORDER'S CERTIFICATION

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RECORDER OF DEEDS

RECORIER OF DEEDS CERTIFICATE

JAS ER COUNTY, MISSOURI

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XEMPT DOCUMENT

This docurient has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE

Jasper County Recorder of Deeds

116 W Second St

PO Box 387

Carthage, MO 64836

(417)358-0431

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0 AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

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CITY OF _____

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--■MISSOURI■

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Assistant, Barbara Gollhofer, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221 (417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara L. Hogelin, City Clerk in and for the City of Joplin, Jasper ewton County, Missouri, do hereby certify that the precedi g is a true and correct copy Ordinance No. 2012-202 that was pas ed by the City Council of the City of Joplin on November 19, 2012, as same appears of record and on file in my office.

IN WI ESS WHEREOF, I have hereby set my hand and affixed the Sea of the City of Joplin, Missouri, this 20th day of Novem er, 2012.

/jAbooti

Barbara Hogelin, MMtIMPCC
City Clerk

BK2265P60532

COUNCIL BILL NO. 212-317 **ORDINANCE** NO.2012-202

AN **ORDIN CE** approving the voluntary annexation by the City of Joplin of property located near Wildwood Ranch Parkway and John Duffy Drive, in Jasper County, Missouri.

WHEREAS, pursu t to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and igned by the owners of all fee interests of record in the tracts of real property described herein, iwas presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after s 'd Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, havin received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

NOW, THEREFO , BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as f llows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter (SE V4) of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter, thence N88°40'30"W along the South line of said Southeast Quarter, 1192.53 feet to the 1ast right-of-way line of John Duffy Drive; thence N13°22'37"E along said East right-of way line 158.88 feet; thence N17°27'58"E 140.28 feet; thence N13 °22 37"E, 372.()6 feet to a curve to the Left having a radius of 1030.00 feet; thence along said curve to the Leirt an arc distance of 207.58 feet; thence N01°49'48"E 136.71 feet to the point of beginning; thence N88°17'36"W, 30.00 feet; thence N01°49'48"E 828.06 feet to a point on a non-tang nt curve to the Right having a radius of 2000.00 feet and a chord bearing and distance **of N85**

49'46"E, 314.80 feet; thence along said non-tangent curve to the right

Council Bill No. 2012-317 (Continued)

an arc distance of 315.13 feet; thence S88°39'24"E, 237.90 feet; thence S01°49'48"W, 856.32 feet, thenc N88°17'36"W, 521.49 feet to the point of beginning; Subject to any easements or restri tions of record; Containing 10.8 acres **more or less.**

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri,.

Section 3. That thiS Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of January, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 19th day of November, 2012.

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ATTEST:

Melodee Colbert-Kean, Mayor

Barbara L. Hogel , City Clerk

APPROVED AS TO FO

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Brian . Head, ity ttomey

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Ordinance 2013-124



COUNCIL BILL NO. 2013-264 **ORDINANCE NO.** 2013-124

AN ORDINANCE approving the voluntary annexation by the City of Joplin of Central City Road between 26th Street and 32nd Street, including 26th Street between Central City Road and East approximately 795 feet, and 32nd Street between Central City Road and East approximately 795 feet, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OFJOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND also, All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Northwest Fractional Quarter (NW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the Central City Roar Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33

West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3rd day of June, 2013.

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

6/10/2013 10:59:28 AM

13-09949

BOOK: 2289

PAGE: 71-74

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

SEAL

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

BK2289PG0072

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2013-124 that was passed by the Council of the City of Joplin, Missouri on June 3, 2013, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 4th day of June, 2013.

Barbara Gollhofer

Barbara Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2013-264 **ORDINANCE NO. 2013-124**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of Central City Road between 26th Street and 32nd Street, including 26th Street between Central City Road and East approximately 795 feet, and 32nd Street between Central City Road and East approximately 795 feet, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OFJOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND also, All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Northwest Fractional Quarter (NW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the Central City Roar Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33

BK2289PG0074

West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac ¼) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3rd day of June, 2013.

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

✓ CITY OF JOPLIN
~~FINANCE DEPARTMENT~~
602 S. MAIN STREET
JOPLIN, MO 64801

17.25
12 75
30 CK

COUNCIL BILL NO. 2013-264 **ORDINANCE NO.** 2013-124

AN **ORDINANCE** approving the voluntary annexation by the City of Joplin of Central City Road between 26th Street and 32nd Street, including 26th Street between Central City Road and East approximately 795 feet, and 32nd Street between Central City Road and East approximately 795 feet, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OFJOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac 'A) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND also, All that part of the 26th Street Right-of-Way lying in Lot Numbered Two (2) in the Northwest Fractional Quarter (NW Frac 1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the Central City Roar Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac 'A) of Section 18, Township 27 North, Range 33

Council Bill No. 2013-264 (Continued)

West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in Lot Numbered Two (2) in the Southwest Fractional Quarter (SW Frac 1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3rd day of June,
2013.

Mtivti, 611.1M

Melodee Colbert-Kean, Mayor

ATTEST:

APPROVED AS TO FORM:

Barbara L. Hogelin, City Cler
Brian W. Head, City Atto

Ordinance 2013-125



COUNCIL BILL NO. 2013-265 **ORDINANCE NO.** 2013-125

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northeast corner of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN,MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South One-half (S ½) of Lot Numbered Two (2) in the Southwest Fractional Quarter of Section 18, Township 27, Range 33, Jasper County, Missouri, being more particularly described as follows: Beginning at the Southwest Corner of Section 18, Township 27, Range 33, Jasper County, Missouri, Thence North 01 Degrees, 52 Minutes, 40 Seconds East along the West line of said Lot Number Two (2) in the Southwest Fractional Quarter 1320.66 feet to the Northwest Corner of the South One-Half of Lot Number Two (2) in the Southwest Fractional Quarter, Thence South 88 Degrees, 36 Minutes, 58 Seconds East along the North line of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter 824.88 feet to the Northeast Corner of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence South 01 Degrees, 43 Minutes, 11 Seconds West along the East line of Lot Numbered Two (2) in the Southwest Fractional Quarter 1324.31 feet to the Southeast Corner of the Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence North 88 degrees, 21 minutes, 44 seconds West along the South line of Lot Numbered Two (2) in the Southwest Fractional Quarter 828.50 feet to

the Point of Beginning. Except any part taken or deed for road right-of-way along the South and West side thereof, and being subject to all other easements, right-of-ways, and reservation of record, containing 23.36 acres more or less including road right-of-way.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3rd day of June, 2013.

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

6/10/2013 10:59:27 AM

13-09948

BOOK: 2289

PAGE: 67- 70

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

RECORDER OF DEEDS SEAL JASPER COUNTY, MISSOURI

Donna Grove

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

DONNA GROVE
Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

COUNCIL BILL NO. 2013-265 **ORDINANCE NO.** 2013-125

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northeast corner of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN,MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South One-half (S ½) of Lot Numbered Two (2) in the Southwest Fractional Quarter of Section 18, Township 27, Range 33, Jasper County, Missouri, being more particularly described as follows: Beginning at the Southwest Corner of Section 18, Township 27, Range 33, Jasper County, Missouri, Thence North 01 Degrees, 52 Minutes, 40 Seconds East along the West line of said Lot Number Two (2) in the Southwest Fractional Quarter 1320.66 feet to the Northwest Corner of the South One-Half of Lot Number Two (2) in the Southwest Fractional Quarter, Thence South 88 Degrees, 36 Minutes, 58 Seconds East along the North line of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter 824.88 feet to the Northeast Corner of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence South 01 Degrees, 43 Minutes, 11 Seconds West along the East line of Lot Numbered Two (2) in the Southwest Fractional Quarter 1324.31 feet to the Southeast Corner of the Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence North 88 degrees, 21 minutes, 44 seconds West along the South line of Lot Numbered Two (2) in the Southwest Fractional Quarter 828.50 feet to

the Point of Beginning. Except any part taken or deed for road right-of-way along the South and West side thereof, and being subject to all other easements, right-of-ways, and reservation of record, containing 23.36 acres more or less including road right-of-way.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3rd day of June, 2013.

Melodee Colbert-Kean, Mayor

ATTEST:

Barbara L Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

✓ CITY OF JOPLIN
~~FINANCE DEPARTMENT~~
602 S. MAIN STREET
JOPLIN, MO 64801

17.25
12.75
30 CK

COUNCIL BILL NO. 2013-265 **ORDINANCE NO.** 201 3-125

AN **ORDINANCE** approving the voluntary annexation by the City of Joplin of property located at the northeast corner of 32nd Street and Central City Road, in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN,MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South One-half (S '/2) of Lot Numbered Two (2) in the Southwest Fractional Quarter of Section 18, Township 27, Range 33, Jasper County, Missouri, being more particularly described as follows: Beginning at the Southwest Corner of Section 18, Township 27, Range 33, Jasper County, Missouri, Thence North 01 Degrees, 52 Minutes, 40 Seconds East along the West line of said Lot Number Two (2) in the Southwest Fractional Quarter 1320.66 feet to the Northwest Corner of the South One-Half of Lot Number Two (2) in the Southwest Fractional Quarter, Thence South 88 Degrees, 36 Minutes, 58 Seconds East along the North line of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter 824.88 feet to the Northeast Corner of the South One-half of Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence South 01 Degrees, 43 Minutes, 11 Seconds West along the East line of Lot Numbered Two (2) in the Southwest Fractional Quarter 1324.31 feet to

the Southeast Corner of the Lot Numbered Two (2) in the Southwest Fractional Quarter, Thence North 88 degrees, 21 minutes, 44 seconds West along the South line of Lot Numbered Two (2) in the Southwest Fractional Quarter 828.50 feet to

Council Bill No. 2013-265 (Continued)

the Point of Beginning. Except any part taken or deed for road right-of-way along the South and West side thereof, and being subject to all other easements, right-of-ways, and reservation of record, containing 23.36 acres more or less including road right-of-way.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of July, 2013.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 3' day of June,

2013.

Nued, aafgec__

Melodee Colbert-Kean, Mayor

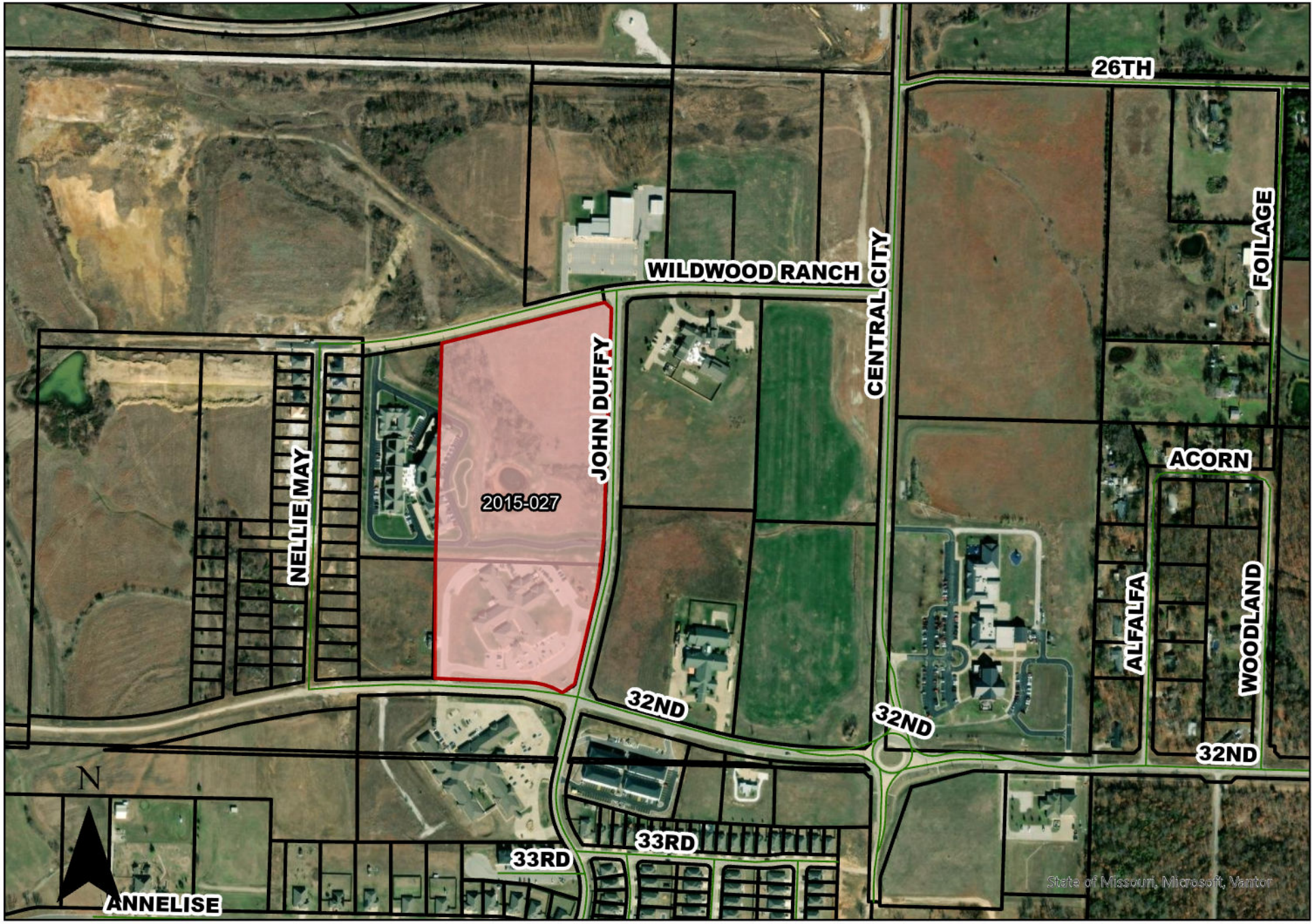
ATTEST:

Barbara L Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

Ordinance 2015-027



COUNCIL BILL NO. 2015-254 **ORDINANCE NO.** 2015-027

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northwest corner of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County Missouri, More particularly described as follows: Commencing at the Southeast corner of said Section 13; thence North 88 degrees 40 minutes and 30 seconds West along the South line of said Section 13, 1169.38 feet; thence North 00 degrees, 0 minutes and 0 seconds East, 313.95 feet to a point on the West right-of-way line of John Duffy Drive and the point of beginning; thence South 57 degrees 54 minutes and 25 seconds west along said right-of-way, 42.77 feet to the north right-of-way line of 32nd street; thence North 77 degrees 33 minutes and 48 seconds West along said North right-of-way line, 15.47 feet to a curve to the left with a radius of 952.37 feet; thence along said curve and said North right-of-way line, a distance of 169.78 feet; thence North 87 degrees 18 minutes 50 seconds West continuing along said North right-of-way, 326,47 feet; thence North 1 degree 49 minutes 48 seconds East, 1305.04 feet to a point on the South right-of-way line of West Wildwood Ranch Parkway to a non-tangent curve to the left having a radius of 2030 feet and a chord bearing and distance of North 76 degrees 32 minutes 38 seconds East, 33. 78 feet;

thence along said curve and said South right-of-way line, a distance of 33.78 feet; thence North 76 degrees 4 minutes 1 second East along said South right-of-way line, 447.37 feet, to a curve to the right having a radius of 1970.00 feet; thence along said curve and said South right-of-way line 149.35 feet to a point on the West right-of-way line of John Duffy Drive; thence South 48 degrees 39 minutes 41 seconds East along said West right-of-way line, 38.17 feet; thence South 1 degree 49 minutes 48 seconds West along said West right-of-way line 898.92 feet, to a curve to the right having a radius of 970.00 feet; thence along said curve and said West right-of-way line 195.48 feet; thence South 13 degrees 22 minutes 37 seconds West along said West right-of-way line 360.59 feet to the point of beginning, generally described as located on the Northwest corner of 32nd Street and John Duffy Drive containing 20.0 acres more or less and subject to any existing easements or restrictions of record.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February, 2015.

Morris C. Glaze, Mayor Pro Tem

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney


Annexation
Ordinance No. 2015-027
W WILDWOOD RANCH PKWY
S JOHN DUFFY DR
S CENTRAL CITY RD
W 26TH ST
S FOILAGE LN
S LOIS LN
W 28TH ST
W 28TH PL
W ACORN DR
S ALFALFA RD
S WOODLAND DR
JOPLIN
W 32ND ST
Annexation
Ordinance No. 2015-030
N

3/2/2015 2:16:56 PM

BOOK: 2352

PAGE: 1855-1858

15-02847

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Charlotte Pickering

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015-027 that was passed by the Joplin City Council on February 17, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 18th day of February, 2015.

Barbara Gollhofer

Barbara Gollhofer, MRCC
Assistant City Clerk

COUNCIL BILL NO. 2015-254 **ORDINANCE NO.** 2015-027

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northwest corner of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County Missouri, More particularly described as follows: Commencing at the Southeast corner of said Section 13; thence North 88 degrees 40 minutes and 30 seconds West along the South line of said Section 13, 1169.38 feet; thence North 00 degrees, 0 minutes and 0 seconds East, 313.95 feet to a point on the West right-of-way line of John Duffy Drive and the point of beginning; thence South 57 degrees 54 minutes and 25 seconds west along said right-of-way, 42.77 feet to the north right-of-way line of 32nd street; thence North 77 degrees 33 minutes and 48 seconds West along said North right-of-way line, 15.47 feet to a curve to the left with a radius of 952.37 feet; thence along said curve and said North right-of-way line, a distance of 169.78 feet; thence North 87 degrees 18 minutes 50 seconds West continuing along said North right-of-way, 326,47 feet; thence North 1 degree 49 minutes 48 seconds East, 1305.04 feet to a point on the South right-of-way line of West Wildwood Ranch Parkway to a non-tangent curve to the left having a radius of 2030 feet and a chord bearing and distance of North 76 degrees 32 minutes 38 seconds East, 33. 78 feet;

thence along said curve and said South right-of-way line, a distance of 33.78 feet; thence North 76 degrees 4 minutes 1 second East along said South right-of-way line, 447.37 feet, to a curve to the right having a radius of 1970.00 feet; thence along said curve and said South right-of-way line 149.35 feet to a point on the West right-of-way line of John Duffy Drive; thence South 48 degrees 39 minutes 41 seconds East along said West right-of-way line, 38.17 feet; thence South 1 degree 49 minutes 48 seconds West along said West right-of-way line 898.92 feet, to a curve to the right having a radius of 970.00 feet; thence along said curve and said West right-of-way line 195.48 feet; thence South 13 degrees 22 minutes 37 seconds West along said West right-of-way line 360.59 feet to the point of beginning, generally described as located on the Northwest corner of 32nd Street and John Duffy Drive containing 20.0 acres more or less and subject to any existing easements or restrictions of record.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February, 2015.

Morris C. Glaze, Mayor Pro Tem

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

See 1st Pgr

(B)
17.25
12.75
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COUNCIL BILL NO. 2015-254 **ORDINANCE** NO.2015-027

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northwest corner of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1.That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County Missouri, More particularly described as follows: Commencing at the Southeast corner of said Section 13; thence North 88 degrees 40 minutes and 30 seconds• West along the South line of said Section 13, 1169.38 feet; thence North 00 degrees, 0 minutes and 0 seconds East, 313.95 feet to a point on the West right-of-way line of John Duffy Drive and the point of beginning; thence South 57 degrees 54 minutes and 25 seconds west along said right-of-way, 42.77 feet to the north right-of-way line of 32nd street; thence North 77 degrees 33 minutes and 48 seconds West along said North right-of-way line, 15.47 feet to a curve to the left with a radius of 952.37 feet; thence along said curve and said North right-of-way line, a distance of 169.78 feet; thence North 87 degrees 18 minutes 50 seconds West continuing along said North right-of-way, 326,47 feet; thence North 1 degree 49 minutes 48 seconds

East, 1305.04 feet to a point on the South right-of-way line of West Wildwood Ranch Parkway to a non-tangent curve to the left having a radius of 2030 feet and a chord bearing and distance of North 76 degrees 32 minutes 38 seconds East, 33. 78 feet;

thence along said curve and said South right-of-way line, a distance of 33.78 feet; thence North 76 degrees 4 minutes 1 second East along said South right-of-way line, 447.37 feet, to a curve to the right having a radius of 1970.00 feet; thence along said curve and said South right-of-way line 149.35 feet to a point on the West right-of-way line of John Duffy Drive; thence South 48 degrees 39 minutes 41 seconds East along said West right-of-way line, 38.17 feet; thence South 1 degree 49 minutes 48 seconds West along said West right-of-way line 898.92 feet, to a curve to the right having a radius of 970.00 feet; thence along said curve and said West right-of-way line 195.48 feet; thence South 13 degrees 22 minutes 37 seconds West along said West right-of-way line 360.59 feet to the point of beginning, generally described as located on the Northwest comer of 32w' Street and John Duffy Drive containing 20.0 acres more or less and subject to any existing easements or restrictions of record.

Section 2.That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3.That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February,

2015.

. Glaze, Mayor Pro

ATTEST:

arbara L. Hoge in, Ci Clerk

APPROVED AS TO FORM:

Peter C. Edars, City Attorney

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15-02847STATE OF MISSOURI

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SEAL) **RECORDER'S** CERTIFICATION

COUNTY OF JASPER)

11)?qf vf, RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE

JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has

been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116W Second St
PO Box 387
Carthage, MO 64836
(417) 35870431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF
--e■MISSOURI■

BK2352P61856

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

V.,

STATE OF MISSOURI

COUNTY OF JASPER•

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015- 027 that was passed by the Joplin City Council on February 17, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 18th day of February, 2015.

(A-A-/

Barbara Gollhofer, MRC Assistant City Clerk

COUNCIL BILL NO. 2015-254 **ORDINANCE NO.** 2015-027

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northwest corner of 32'd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1.That the following described tract of land be and the same is hereby annexed

into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County Missouri, More particularly described as follows: Commencing at the Southeast corner of said Section 13; thence North 88 degrees 40 minutes and 30 seconds West along the South line of said Section 13, 1169.38 feet; thence North 00 degrees, 0 minutes and 0 seconds East, 313.95 feet to a point on the West right-of-way line of John Duffy Drive and the point of beginning; thence South 57 degrees 54 minutes and 25 seconds west along said right-of-way, 42.77 feet to the north right-of-way line of 32nd street; thence North 77 degrees 33 minutes and 48 seconds West along said North right-of-way line, 15.47 feet to a curve to the left with a radius of 952.37 feet; thence along said curve and said North right-of-way line, a distance of 169.78 feet; thence North 87 degrees 18 minutes 50 seconds West continuing along said North right-of-way, 326,47 feet; thence North 1 degree 49 minutes 48 seconds East, 1305.04 feet to a point on the South right-of-way line of West Wildwood Ranch Parkway to a non-tangent curve to the left having a radius of 2030 feet and a chord bearing and distance of North 76 degrees 32 minutes 38 seconds East, 33. 78 feet;

thence along said curve and said South right-of-way line, a distance of 33.78 feet; thence North 76 degrees 4 minutes 1 second East along said South right-of-way line, 447.37 feet, to a curve to the right having a radius of 1970.00 feet; thence along said curve and said South right-of-way line 149.35 feet to a point on the West right-of-way line of John Duffy Drive; thence South 48 degrees 39 minutes 41 seconds East along said West right-of-way line, 38.17 feet; thence South 1 degree 49 minutes 48 seconds West along said West right-of-way line 898.92 feet, to a curve to the right having a radius of 970.00 feet; thence along said curve and said West

right-of-way line 195.48 feet; thence South 13 degrees 22 minutes 37 seconds West along said West right-of-way line 360.59 feet to the point of beginning, generally described as located on the Northwest corner of 32nd Street and John Duffy Drive containing 20.0 acres more or less and subject to any existing easements or restrictions of record.

Section 2.That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3.That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1') day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February,
2015. -

Morn. Glaze, Mayor Pro

ATTEST:

etg-a4 lioCa_e_21"e) arbara L. Hogefin, CO
Clerk

APPROVED AS TO FORM:

Peter C. EdWar)s, City Attorney

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t 9-5

Ordinance 2015-030



COUNCIL BILL NO. 2015-257 **ORDINANCE NO.** 2015-030

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately one quarter mile south of the intersection of 32nd Street and Central City Road in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the northeast quarter of section 24, township 27 north, range 34 west, Joplin, Newton County, Missouri, described as follows: commencing at the northeast corner of said northeast quarter of section 24; thence along the east line of said northeast quarter, south 01°52'01" west, 1124.17 feet to the point of beginning; thence continuing along said east line, south 01°52'01" west, 194.56 feet; thence leaving said east line, north 85°42'22" west, 1092.65 feet; thence north 10°50'48" east, 209.73 feet; thence north 00°28'33" east, 150.00 feet; thence north 72°32'08" east, 50.00 feet; thence south 55°07'14" east, 230.00 feet; thence south 23°37'48" west, 50.00 feet; thence south 66°22'12" east, 65.00 feet; thence south 88°05'10" east, 450.76 feet; thence south 01°52'01" west, 30.24 feet; thence south 88°19'17" east, 329.95 feet to the point of beginning generally described as located ¼ South of the intersection of 32nd St. & Central City Road, containing 5.5 acres more or less. Bearings based on grid north of the Missouri coordinate system of 1983, west zone.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February, 2015.

Morris C. Glaze, Mayor Pro Tem

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney


Annexation
Ordinance No. 2015-027
W 26TH ST
W WILDWOOD RANCH PKWY
S JOHN DUFFY DR
S CENTRAL CITY RD
S FOILAGE LN
S LOIS LN
W 28TH ST
W 28TH PL
W ACORN DR
S ALFALFA RD
S WOODLAND DR
JOPLIN
W 32ND ST
Annexation
Ordinance No. 2015-030
N

Recorded in Newton County, Missouri

Recording Date/Time: 03/02/2015 at 09:13:32 AM

Book: 364 Page: 1174

Instr #: 201501191
Type: ORDIN
Pages: 4
Fee: $30.00 S 20150000592

30.00
City of Joplin
602 S. Main St.
Joplin Mo 64801

SEAL

Lenora Hyder
Recorder of Deeds

OK #90899

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
)§
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015-030 that was passed by the Joplin City Council on February 17, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 18th day of February, 2015.

Barbara Gollhofer

Barbara Gollhofer, MRCC
Assistant City Clerk



COUNCIL BILL NO. 2015-257 **ORDINANCE NO.** 2015-030

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately one quarter mile south of the intersection of 32nd Street and Central City Road in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1.That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the northeast quarter of section 24, township 27 north, range 34 west, Joplin, Newton County, Missouri, described as follows: commencing at the northeast corner of said northeast quarter of section 24; thence along the east line of said northeast quarter, south 01°52'01" west, 1124.17 feet to the point of beginning; thence continuing along said east line, south 01°52'01" west, 194.56 feet; thence leaving said east line, north 85°42'22" west, 1092.65 feet; thence north 10°50'48" east, 209.73 feet; thence north 00°28'33" east, 150.00 feet; thence north 72°32'08" east, 50.00 feet; thence south 55°07'14" east, 230.00 feet; thence south 23°37'48" west, 50.00 feet; thence south 66°22'12" east, 65.00 feet; thence south 88°05'10" east, 450.76 feet; thence south 01°52'01" west, 30.24 feet; thence south 88°19'17" east, 329.95 feet to the point of beginning generally described as located ¼ South of the intersection of 32nd St. & Central City Road, containing 5.5 acres more or less. Bearings based on grid north of the Missouri coordinate system of 1983, west zone.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February, 2015.

Morris C. Glaze, Mayor Pro Tem

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2015-257 **ORDINANCE** NO.2015-030

AN ORDNANCE approving the voluntary annexation by the City of Joplin of property located approximately one quarter mile south of the intersection of 32nd Street and Central City Road in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1.That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the northeast quarter of section 24, township 27 north, range 34 west, Joplin, Newton County, Missouri, described as follows: commencing at the northeast corner of said northeast quarter of section 24; thence along the east line of said northeast quarter, south 01°52'01" west, 1124.17 feet to the point of beginning; thence continuing along said east line, south 01°52'01" west, 194.56 feet; thence leaving said east line, north 85°42'22" west, 1092.65 feet; thence north 10°50'48" east, 209.73 feet; thence north 00°28'33" east, 150.00 feet; thence north 72°32'08" east, 50.00 feet; thence south 55°07'14" east, 230.00 feet; thence south 23°37'48" west, 50.00 feet; thence south 66°22'12" east, 65.00 feet; thence south 88°05'10" east, 450.76 feet; thence south 01°5201" west, 30.24 feet; thence south 88°19'17" east, 329.95 feet to the point of beginning generally described as located 'A South of the intersection of 32nd St. & Central City Road, containing 5.5 acres more or less. Bearings based on grid north of the Missouri coordinate system of 1983, west zone.

Section 2.That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3.That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February,

2015.

Morn i C. Glaze, Mayor Pro T

ATTEST:

arbara L. Hogelin, Clerk

APPROVED AS TO FORM:

Peter C. Edwar s, CityKAttorney

Recorded in Newton County, Missouri

Recording Date/Time: 0310212015 at 09 131?j),,m_

, Book:· .3641:.: Page:; 1174 - -

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Lenora Nyder
Recorder of Deeds

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RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document hasteen'recorded under exempt statuS "pursuanfto RSMo
59.310.4 and this Ceitificate haS been added to your dodUrrierit in Compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

Instr

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CITY OF

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Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801

(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

IN

STATE OF MISSOURI COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015- 030 that was passed by the Joplin City Council on February 17, 2015, as same appears of record -and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 18th day of February, 2015.

Barbara Gollhofer, MRCC Assistant City Clerk

COUNCIL BILL NO. 2015-257 **ORDINANCE** NO.2015-030

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately one quarter mile south of the intersection of 32" Street and Central City Road in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1.That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the northeast quarter of section 24, township 27 north, range 34 west, Joplin, Newton County, Missouri, described as follows: commencing at the northeast corner of said northeast quarter of section 24; thence along the east line of said northeast quarter, south 01°52'01" west, 1124.17 feet to the point of beginning; thence continuing along said east line, south 01°52'01" west, 194.56 feet; thence leaving said east line, north 85°42'22" west, 1092.65 feet; thence north 10°50'48" east, 209.73 feet; thence north 00°28'33" east, 150.00 feet; thence north 72°32'08" east, 50.00 feet; thence south 55°07'14" east, 230.00 feet; thence south 23°37'48" west, 50.00 feet; thence south 66°22'12" east, 65.00 feet; thence south 88°05'10" east, 450.76 feet; thence south 01^{0}52^{1}01" west, 30.24 feet; thence south 88°19'17" east, 329.95 feet to the point of beginning generally described as located $^{1}/_{4}$ South of the intersection of 32"^{d} St. & Central City Road, containing 5.5 acres more or less. Bearings based on grid north of the Missouri coordinate system of 1983, west zone.

Section 2.That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3.That this Ordinance shall be in full force and effect as of 12:02 a.m., on the First (1st) day of April, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of February,

2015.

,AVAA

Mom C. Glaze, Mayor Pro T

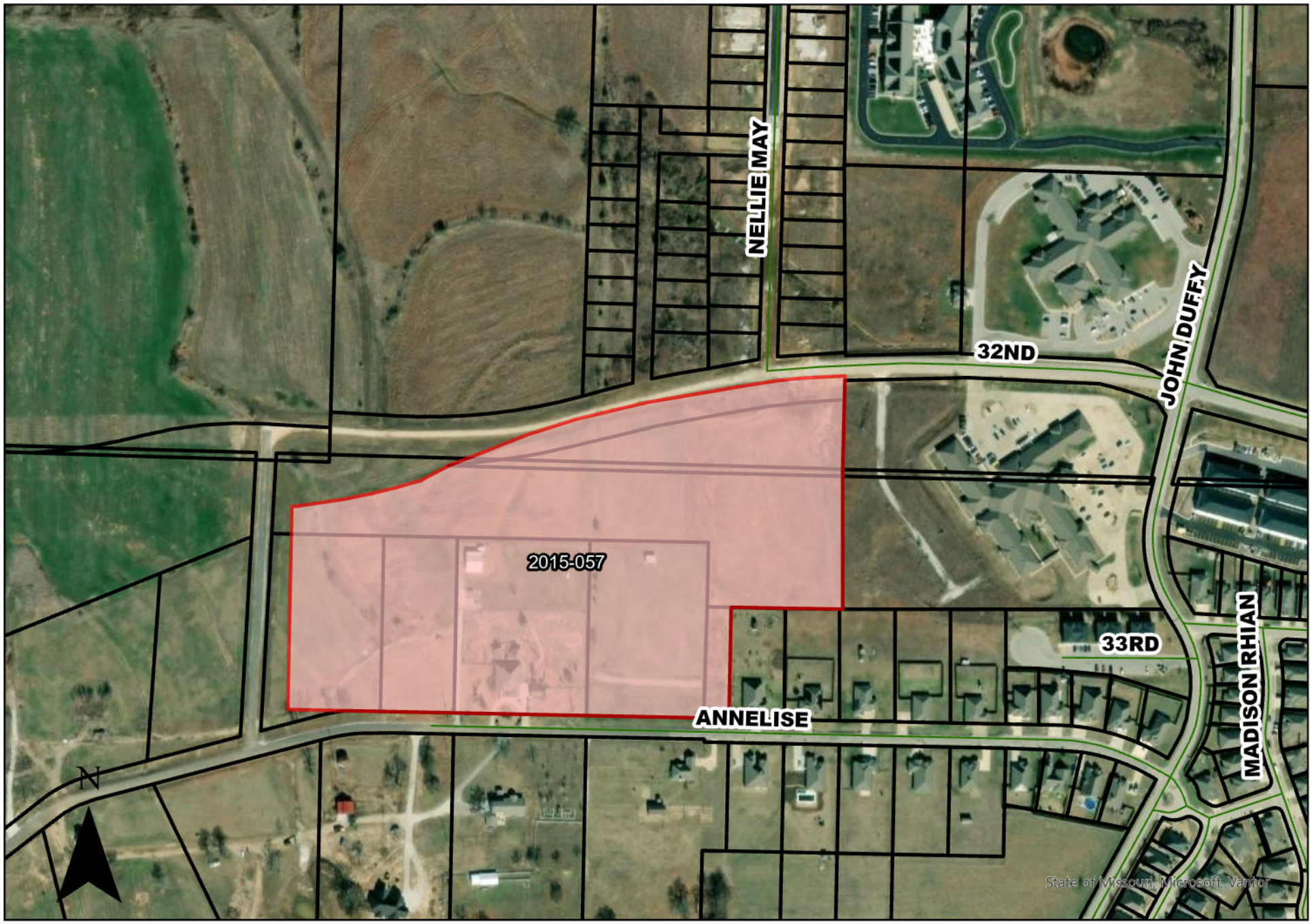
arbara L. Hogelin, Clerk

APPROVED AS TO FORM:

Peter C. Edwar s, City Attorney

ATTEST:

Ordinance 2015-057



COUNCIL BILL NO. 2015-258 **ORDINANCE NO.** 2015-057

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately 800 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> All that part of the north half of the northeast quarter of section 24, township 27, range 34 and the south half of the southeast quarter of section 13, township 27, range 34 lying in Jasper and Newton County, Missouri, described as follows: commencing at the northeast corner of the northeast quarter of said section 24, thence N88° 40'30"W along the north line of said northeast quarter a distance of 2027.70 feet to the point of beginning; thence S00° 00'00"E a distance of 347.52 feet; thence N88° 50'39"W a distance of 269.81 feet; thence S01° 09'21"W a distance of 276.71 feet to a point on the north line of a road right-of-way conveyance in book 363 at page 881 in the newton county recorder's office; thence N88° 50'39"w along the north line of said road right-of-way conveyance a distance of 1098.54 feet; thence N01° 09'21"E a distance of 505.79 feet to a point on a non-tangent curve to the left having a radius of 1645.00 feet and a chord bearing and distance of N76° 21 '11"E, 456.89 feet; thence along said curve to the left an arc distance of 458.37 feet to the beginning of a reverse curve to the right having a radius of 2955.00 feet and a chord bearing and distance of

N77° 32'18"E, 941.65 feet; thence along said reverse curve to the right an arc distance of 945.68 feet; thence away from said reverse curve S00° 00'00"E a distance of 220.11 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerks of Jasper County and Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of June, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of April, 2015.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

5/4/2015 2:39:11 PM

BOOK: 2359

PAGE: 1108-1111

15-06389

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Charlotte Pickering

RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116 W Second St
PO Box 387
Carthage, MO 64836
(417) 358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015-057 n that was passed by the Joplin City Council on April 20, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 23rd day of April, 2015.

Barbara Gollhofer

Barbara Gollhofer, MRCC
Assistant City Clerk

COUNCIL BILL NO. 2015-258 **ORDINANCE NO.** 2015-057

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located approximately 800 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

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N77° 32'18"E, 941.65 feet; thence along said reverse curve to the right an arc distance of 945.68 feet; thence away from said reverse curve S00° 00'00"E a distance of 220.11 feet to the point of beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerks of Jasper County and Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of June, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of April, 2015.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

✓ City of Joplin
602 S. Main St
Joplin MO 64801

(3)
17.25
12.75
30CK

Recorded in Newton County, Missouri

30.00

City of Joplin
602 S. Main St.
Joplin MO 64801

Recording Date/Time: 05/04/2015 at 09:46:16 AM
Book: 364 Page: 2623
Instr #: 201502663
Type: ORDIN
Pages: 3
Fee: $30.00 S 20150001894

SEAL

Lenora Hyder
Recorder of Deeds

Ck#93047

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE

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Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015-057 n that was passed by the Joplin City Council on April 20, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 23rd day of April, 2015.

Barbara Gollhofer

Barbara Gollhofer, MRCC
Assistant City Clerk



COUNCIL BILL NO. 2015-258 **ORDINANCE NO.** 2015-057

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Council Bill NO. 2015-258 (Continued)

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APPROVED AS TO FORM:
Peter C. Edwar , ity Attorney
PASSED BY THE COUNCIL OF THE CITY OF JOP
2015.

ATTEST:

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, MISSOURI, t
Barbara L. Hogelin, City Cl

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BOOK:

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STATE OF MISSOURI COUNTY OF JASPER

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RECORDER'S CERTIFICATION

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15-06389
RECORDER OF DEEDS

RECORDER OF DEEDS CERTIFICATE

JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116W Second St
• PO Box 387
Carthage, MO 64836
(417) 358-0431

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CITY OF

PUN

--0■MISSOURI■--

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2015- 057 n that was passed by the Joplin City Council on April 20, 2015, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this the 23" day of April, 2015.

Barbara Gollhofer, MRCC Assistant City Clerk:-

DU.

COUNCIL BILL NO. 2015-258 **ORDINANCE NO. 2015-057**

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WHEREAS, pursuant to Section 71.012, RSMo., 2001, **as amended, a verified Petition requesting annexation and signed** by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

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Section 3.That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of June, 2015.

PASSED BY THE COUNCIL OF THE CITY OF JOP 2015.

ATTEST:

dwki, //04-,

Barbara L. Hogelin, City CI9fk

APPROVED AS TO FORM:

Peter C. Edwar , ity Attorney

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Recorded in Newton County Missouri

- **Recording Date/Time: 0510412015 at 09:46:16 AM**

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SEAL: :=

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Lenora Hyder
Recorder of Deeds

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RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

1:his document has been recorded under exempt status pursuant to RSMo
59.310.4 and this certificate has been added to Your document in compliance

Lenora Hyder
Recorder of Deeds
101 S. Wood St.
P.O. BOX 604
Neosho, MO 64850

Crf

5. Mai A Sc.

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Book **364** **Page: 2623**
Instr **201502663**
TYPe: **ORDIN**
Pages: 3
Fee: **$30.00 S 20150001894**

COUNCIL BILL NO. 2015-258 **ORDINANCE NO.** 2015-057

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Council Bill NO. 2015-258 (Continued)

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PASSED BY THE COUNCIL OF THE CITY OF JOP
2015.

ATTEST:

, MISSOURI,

pril,

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icha, L[t] eibert,

Barbara L. Hogelin, City Cl

APPROVED AS TO FORM:

Peter C. Edwara[l-]Pty Attorney

CITY OF

PUN

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant, MRCC
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

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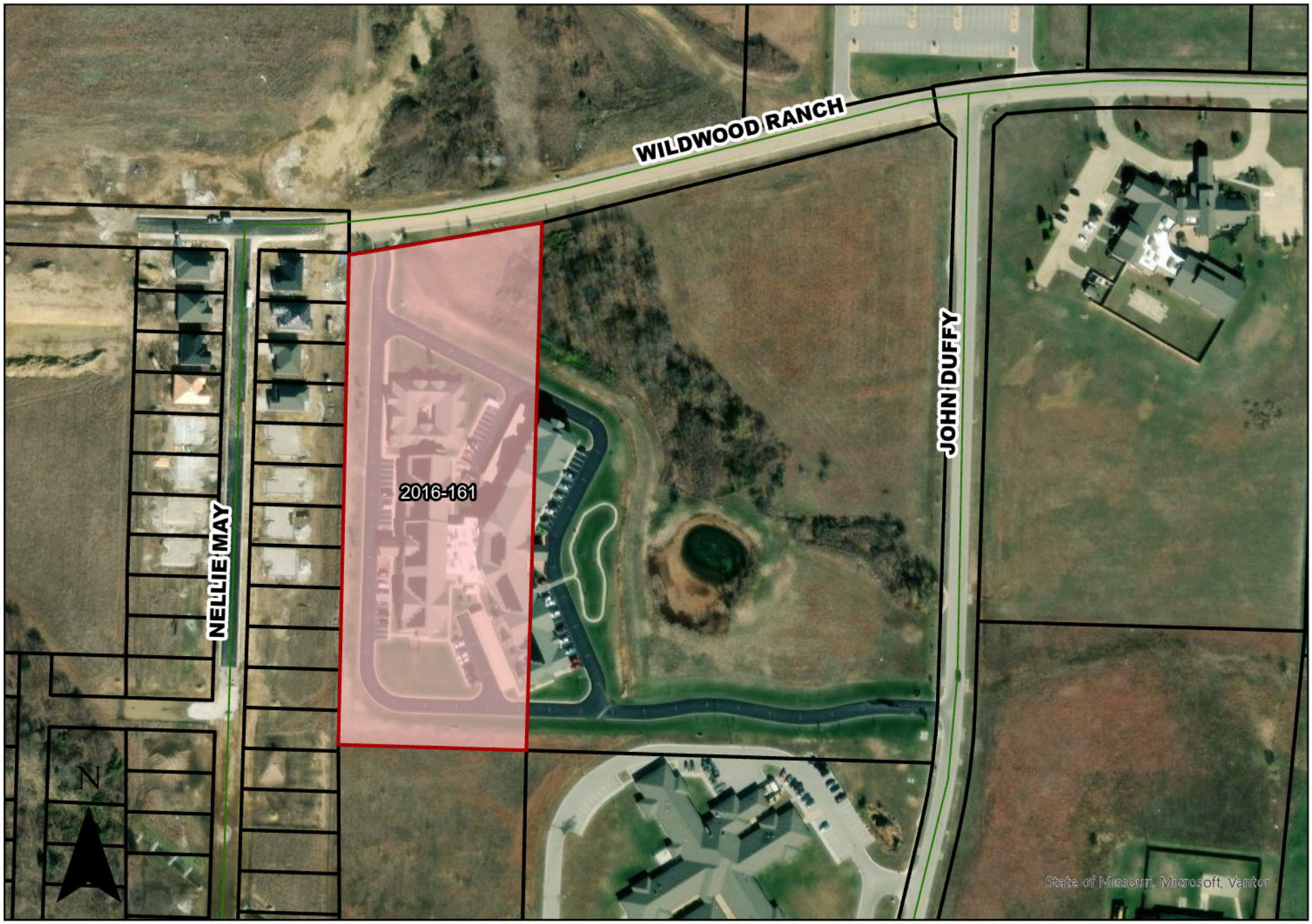
Barbara Gollhofer, MRCC Assistant City Clerk

Ordinance 2016-161



COUNCIL BILL NO. 2016-281 **ORDINANCE NO.** 2016-161

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west and 600 feet north of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1169.38 FEET; THENCE NORTH 00 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE SOUTH 57 DEGREES 54 MINUTES AND 25 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE NORTH 77 DEGREES 33 MINUTES AND 48 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.47 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 169.78 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 50 SECONDS WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, A

DISTANCE OF 326.47 FEET TO A POINT ON THE WEST LINE OF THE JOPLIN CITY LIMITS AS IT NOW EXIST; THENCE NORTH 1 DEGREE 49 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 476.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE NORTH 88 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 312.26 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 772.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2030 FEET AND A CHORD BEARING OF NORTH 81 DEGREES 30 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 317.41 FEET, AN ARC DISTANCE OF 317.73 FEET TO A POINT ON THE WEST LINE OF THE JOPLIN CITY LIMITS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01 DEGREES 49 MINUTES 48 SECONDS ALONG SAID WEST LINE A DISTANCE OF 829.02 FEET TO THE POINT OF BEGINNING, CONTAINING 5.709 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Sixth (6th) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of October, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 10/24/2016 at 09:48:39 AM
Book: 2412 Page: 413
Instr #: 2016016775
Type: ORDIN
Pages: 4
Fee: $30.00 E 20160014928

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2016-161 that was passed by the Joplin City Council on October 17, 2016, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, on this 18th day of October, 2016.

Barbara J Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2016-281 **ORDINANCE NO.** 2016-161

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west and 600 feet north of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

> ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1169.38 FEET; THENCE NORTH 00 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE SOUTH 57 DEGREES 54 MINUTES AND 25 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE NORTH 77 DEGREES 33 MINUTES AND 48 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.47 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 169.78 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 50 SECONDS WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, A

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Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Sixth (6th) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of October, 2016.

Michael I. Seibert, Mayor

ATTEST:

Barbara L Hogelin

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-281 **ORDINANCE NO.** 2016-161

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west and 600 feet north of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

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WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

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Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Sixth (6[41]) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF J PL-111,
2016.

ATTEST:

Barbara L. Hogelin, City C1er

URI, this the 17[1] day of October,

APPROVED AS TO FORM:

Peter C. Edwafds, City Attorney

Recorded in Jasper County, Missouri
1110

Recording Date/Time: 1012412016 Book: 2412 Page: 413
at 09:14,1,!?)."".4%

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% SEAL

Charlotte Pickering Recorder of Deeds
Instr 0: 2016016775
Type: ORDIN
Pages: 4
Fee: $30.00 E 20160014928

RECORDER OF DEEDS CERTIFICATE

JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document hAs been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116 W. Second Street
P. 0. Box 387
Carthage, MO 64836
417-358-0431

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E q

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

CITY OF

UN

--eMISSOURIa-

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2016-161 that was passed by the Joplin City Council on October 17, 2016, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, on this 18th day of October, 2016.

Barbara J. Gollhofer, Assistan City Clerk

COUNCIL BILL NO. 2016-281 **ORDINANCE NO.** 2016-161

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west and 600 feet north of the intersection of 32'd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows.

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described *as* follows, to-wit:

> ALL THAT PART OF THE SOUTHEAST QUARTER. OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Sixth (e[h]) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF J 0, [tl- g] URI, this the 17th day of October,
2016.

Al 1EST:

_e[a] jstitaL2Lozits Barbara L. Hogelin, City CI APPROVED AS TO FORM:

Peter C. Ed , City Attorney

•- Seibe' Mayor

Ordinance 2016-163



COUNCIL BILL NO. 2016-283 **ORDINANCE NO.** 2016-163

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

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Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the Sixth (6th) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of October, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 10/24/2016 at 09:48:40 AM
Book: 2412 Page: 414
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SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

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P. O. Box 387
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417-358-0431

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2016-163 that was passed by the Joplin City Council on October 17, 2016, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, on this 18th day of October, 2016.

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2016-283 **ORDINANCE NO.** 2016-163

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SECTION 13, 1169.38 FEET; THENCE N00°00'00"E, 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE S57°54'25"W ALONG SAID RIGHT-OF-WAY LINE, 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE N77°33'48"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 169.78 FEET; THENCE N87°18'50"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 326.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3045.00 FEET, AND THE POINT OF BEGINNING; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 312.61 FEET; THENCE N01°49'48"E AWAY FROM SAID CURVE, 487.39 FEET; THENCE S88°10'12"E, 312.26 FEET; THENCE S01°49'48"W, 476.02 FEET TO THE POINT OF BEGINNING; CONTAINING 3.4 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the Sixth (6th) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of October, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-283 **ORDINANCE NO.** 2016-163

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days'· notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SECTION 13, 1169.38 FEET; THENCE N00°00[1]00"E, 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE 557°54'25"W ALONG SAID RIGHT-OF-WAY LINE, 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE N77°33'48"W ALONG SAID NORTH RIGHT-OF- WAY LINE, 15.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 169.78 FEET; THENCE N87°18'50"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 326.47 FEET TO A CURVE TO THE LEFT HAVING A

RADIUS OF 3045.00 FEET, AND THE POINT OF BEGINNING; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 312.61 FEET; THENCE N01°49'48"E AWAY FROM SAID CURVE, 487.39 FEET; THENCE S88°10'12"E, 312.26 FEET; THENCE S01°49'48"W, 476.02 FEET TO THE POINT OF BEGINNING; CONTAINING 3.4 ACRES MORE OR LESS.

Council Bill No. 2016-283 (Continued)

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the Sixth (6th) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JO

2016.

ATTEST:

URI, this 17 d of October,

p'A

¸o■ chael L. S - -1/f ayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edw. , City Attorney

1111111111111111111111ıı1111111111111111111111

Recording Date/Time: 10/2412016 at 09:48:4 AM
Book: 2412 Page: 414
Instr 2016016776
Type: ORDIN
Pages: 4
Fee: S30.00 E 20160014928

RECORDER OF DEEDS CERTIFICATE

JASPER COUNTY, MISSOURI

EXEMPT DOCUMENT

This document hL been recorded under exempt status pursuant to RSMo 59.3104 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Jasper County Recorder of Deeds
116W. Second Street
P. 0. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

SEAL)

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Charlolle 'Hakering Recorder of Deeds

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Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

CITY **OF**

PUN

-IsMISSOURIa-

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2016-163 that was passed by the Joplin City Council on October 17, 2016, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, on this 18th day of October, 2016.

St-tutell

Barbara J. G ofer, Assis t City Clerk

COUNCIIIBELL NO. 2016-283 ORDINANCE NO.2016-163

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 570 feet west of the intersection of 32nd Street and John Duffy Drive in Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, *as* amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition *is* received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City ofJoplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, *as* follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described *as* follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N88°40'30"W ALONG THE SOUTH LINE OF SAID SECTION 13, 1169.38 FEET; THENCE NOO°00[1]00"E, 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE S57°5425"W ALONG SAID RIGHT-OF-WAY LINE, 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE N77°33'48"W ALONG SAID NORTH RIGHT-OF- WAY LINE, 15.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 169.78 FEET; THENCE N87°18'50"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 326.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3045.00 FEET, AND THE POINT OF BEGINNING; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 312.61 FEET; THENCE N01°49[1]48"E AWAY FROM SAID CURVE, 487.39 FEET; THENCE S88°10'12"E, 312.26 FEET; THENCE S01°4948"W, 476.02 FEET TO THE POINT OF BEGINNING; CONTAINING 3.4 ACRES MORE OR LESS.

Council Bill No. 2016-283 (Continued)

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:02 a.m., on the Sixth (6h) day of November, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JO 2016.

ATTEST:

URI, this 17'h d of October,

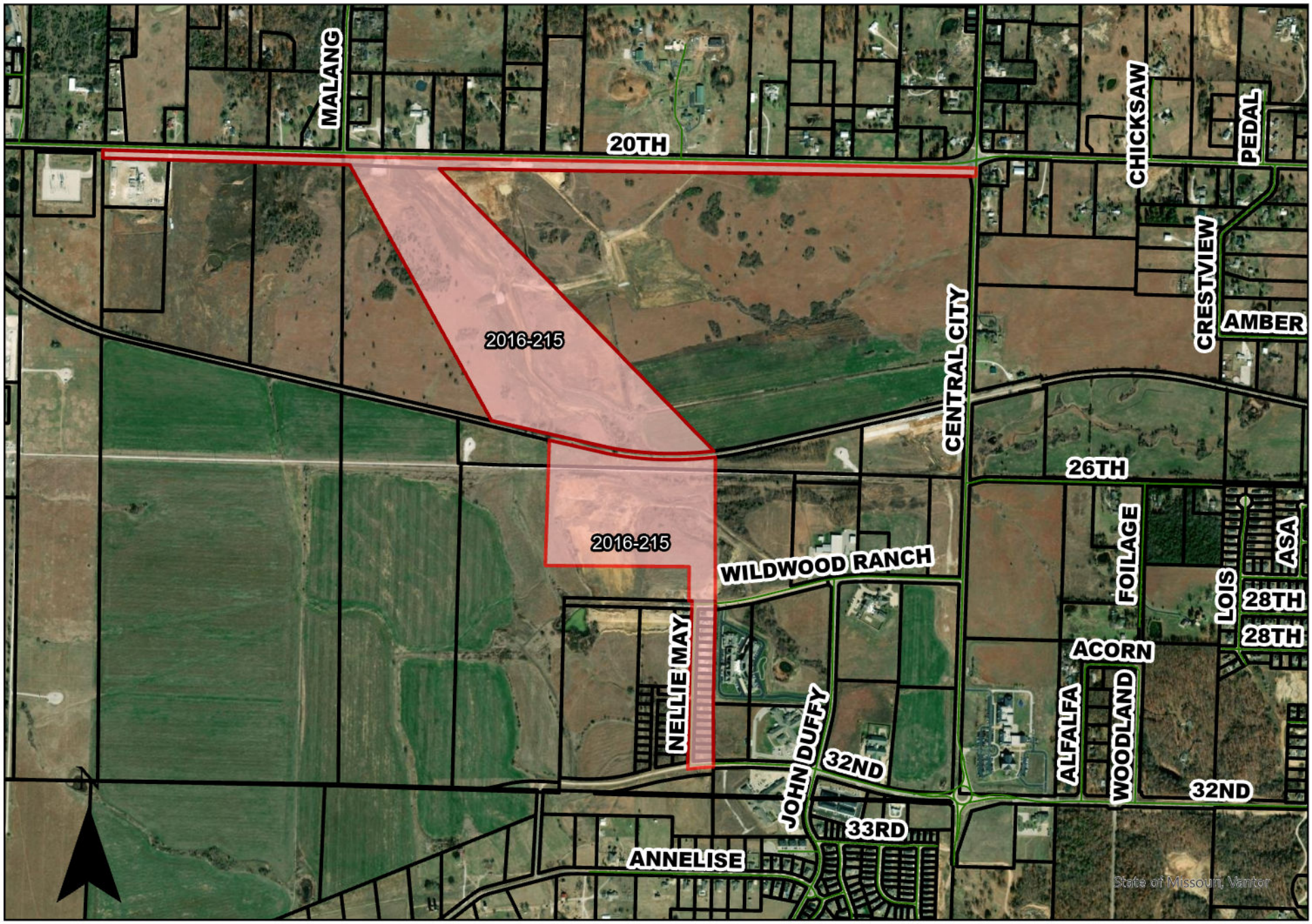
Michael L. Seig ayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

. Peter C. Ed , City Attorney

Ordinance 2016-215



COUNCIL BILL NO. 2016-294 **ORDINANCE NO.** 2016-215

AN ORDINANCE approving the voluntary annexation of approximately 110 acres by the City of Joplin lying west of Central City Road and South of 20th Street, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of section 13, township 27 north, range 34 west, Jasper County, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence n01°49'48"e, 310.18 feet to a point on the north right-of-way line of 32nd street and the point of beginning, said point being on a non-tangent curve to the left having a radius of 3045.00 feet with a chord bearing and distance of s84°43'57"w, 220.13 feet; thence along said curve and north right-of-way line of 32nd street an arc distance of 220.13 feet; thence n01°13'37"e, 1693.04 feet; thence N88°30'22"W, 1200.00 feet; thence N01°29'38"E, 944.57 feet to a point on the south right-of-way line of BNSF railroad; thence S77°02'42"E along said south right-of-way line, 399.36 feet to a curve to the left having a radius of 2889.79 feet; thence along said curve and said south right-of-way line an arc distance of 1055.87 feet; thence S01°49'48"W away from said south right-of-way line, 2514.15 feet to the point of beginning. containing 36.7 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13 and 14, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section

13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence N01°49'48"E, 2875.09 feet to a point on the north right-of-way line of BSNF railroad and the point of beginning, said point being on a non-tangent curve to the right having a radius of 2839.79 feet with a chord bearing and distance of N87°35'58"W, 1040.34 feet; thence along said curve and said north right-of-way line an arc distance of 1046.25 feet; thence N77°02'42"W along said north right-of-way line, 856.47 feet; thence away from said north right-of-way line N29°57'42"W, 2499.69 feet; thence N88°24'37"W, 23.40 feet, to a point on the west line of said section 13; thence N88°24'37"W, 1943.92 feet; thence N01°50'09"E, 70.00 feet to a point on the north line of said section 14; thence S88°24'16"E along said north line of section fourteen (14), 1944.11' feet to the northwest corner of said section 13; thence along the north line of said section 13 the following courses; thence S88°53'37"E, 2632.87 feet to the northwest corner of the northeast quarter of said section 13; thence S88°55'56"E, 1316.68 feet to the northwest corner of the northeast quarter of the northeast quarter of said section 13; thence S88°55'18"E, 1313.88 feet to the northeast corner of said section 13; thence S01°55'58"W along the east line of said section 13, 70.01 feet; thence N88°55'18"W, 1312.82 feet; thence N88°55'56"W, 1316.73 feet; thence N88°53'37"W, 1832.50 feet; thence S44°29'46"E, 3345.29 feet to the point of beginning. except any part taken or deeded for road right-of-way on the north side thereof. containing 73.3 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence N88°40'30"W along the south line of said section 13, 1169.38 feet; thence N00°00'00"E, 313.95 feet to a point on the west right-of-way line of John Duffy drive and the point of beginning; thence S57°54'25"W along said right-of-way line, 42.77 feet to the north right-of-way line of 3nd street; thence N77°33'48"W along said north right-of-way line, 15.47 feet to a curve to the left having a radius of 952.37 feet; thence along said curve and said north right-of-way line, an arc distance of 169.78 feet; thence N87°18'50"W continuing along said north right-of-way line, 326.47 feet to a curve to the left having a radius of 3045.00 feet; thence along said curve and said north right-of-way line, an arc distance of 532.79 feet; thence S01°13'37"W away from said north right-of-way line, 91.03 feet to a point of the south right-of-way line of 32nd street to a non-tangent curve to the right having a radius of 2955.00 feet with a chord bearing and distance of N84°33'20"E, 222.13 feet; thence along said curve and south right-of-way line an arc distance of 222.19 feet; thence N00°00'00"E, 60.11 feet to a non-tangent curve to the right having a radius of 3015.00 feet with a cord bearing and distance of N89°43'45"E, 311.06 feet; thence along said curve an arc distance of 311.20 feet; thence S87°18'50"E, 326.65 feet, to a curve to the right having a radius of 1015.00 feet; thence along said curve an arc distance of 164.32 feet; thence S78°01'47"E, 5.12 feet; thence N57°54'22"E, 57.03 feet; thence N13°22'37"E, 19.96 feet to a point on the west right-of-way line of John Duffy Drive and the point of beginning. containing 1.0 acres more or less. subject to any existing easements or restrictions of record, being more generally described as approximately 110 acres lying west of Central City Road and South of 20th Street.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 01/05/2017 at 09:29:37 AM

Book: 2420 Page: 195

Instr #: 2017000176

Type: ORDIN

Pages: 5

Fee: $33.00 E 20170000159

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

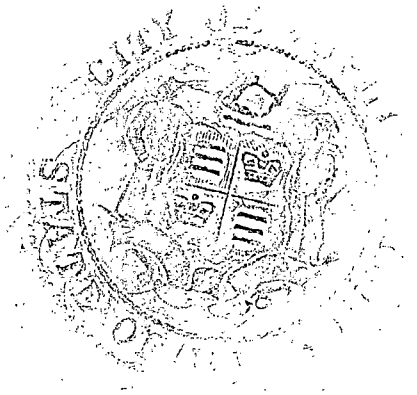
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-215 that was approved by the Joplin City Council on December 19, 2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



COUNCIL BILL NO. 2016-294 **ORDINANCE NO.** 2016-215

AN ORDINANCE approving the voluntary annexation of approximately 110 acres by the City of Joplin lying west of Central City Road and South of 20th Street, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of section 13, township 27 north, range 34 west, Jasper County, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence n01°49'48"e, 310.18 feet to a point on the north right-of-way line of 32nd street and the point of beginning, said point being on a non-tangent curve to the left having a radius of 3045.00 feet with a chord bearing and distance of s84°43'57"w, 220.13 feet; thence along said curve and north right-of-way line of 32nd street an arc distance of 220.13 feet; thence n01°13'37"e, 1693.04 feet; thence N88°30'22"W, 1200.00 feet; thence N01°29'38"E, 944.57 feet to a point on the south right-of-way line of BNSF railroad; thence S77°02'42"E along said south right-of-way line, 399.36 feet to a curve to the left having a radius of 2889.79 feet; thence along said curve and said south right-of-way line an arc distance of 1055.87 feet; thence S01°49'48"W away from said south right-of-way line, 2514.15 feet to the point of beginning. containing 36.7 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13 and 14, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section

13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence N01°49'48"E, 2875.09 feet to a point on the north right-of-way line of BSNF railroad and the point of beginning, said point being on a non-tangent curve to the right having a radius of 2839.79 feet with a chord bearing and distance of N87°35'58"W, 1040.34 feet; thence along said curve and said north right-of-way line an arc distance of 1046.25 feet; thence N77°02'42"W along said north right-of-way line, 856.47 feet; thence away from said north right-of-way line N29°57'42"W, 2499.69 feet; thence N88°24'37"W, 23.40 feet, to a point on the west line of said section 13; thence N88°24'37"W, 1943.92 feet; thence N01°50'09"E, 70.00 feet to a point on the north line of said section 14; thence S88°24'16"E along said north line of section fourteen (14), 1944.11' feet to the northwest corner of said section 13; thence along the north line of said section 13 the following courses; thence S88°53'37"E, 2632.87 feet to the northwest corner of the northeast quarter of said section 13; thence S88°55'56"E, 1316.68 feet to the northwest corner of the northeast quarter of the northeast quarter of said section 13; thence S88°55'18"E, 1313.88 feet to the northeast corner of said section 13; thence S01°55'58"W along the east line of said section 13, 70.01 feet; thence N88°55'18"W, 1312.82 feet; thence N88°55'56"W, 1316.73 feet; thence N88°53'37"W, 1832.50 feet; thence S44°29'46"E, 3345.29 feet to the point of beginning. except any part taken or deeded for road right-of-way on the north side thereof. containing 73.3 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence N88°40'30"W along the south line of said section 13, 1169.38 feet; thence N00°00'00"E, 313.95 feet to a point on the west right-of-way line of John Duffy drive and the point of beginning; thence S57°54'25"W along said right-of-way line, 42.77 feet to the north right-of-way line of 3nd street; thence N77°33'48"W along said north right-of-way line, 15.47 feet to a curve to the left having a radius of 952.37 feet; thence along said curve and said north right-of-way line, an arc distance of 169.78 feet; thence N87°18'50"W continuing along said north right-of-way line, 326.47 feet to a curve to the left having a radius of 3045.00 feet; thence along said curve and said north right-of-way line, an arc distance of 532.79 feet; thence S01°13'37"W away from said north right-of-way line, 91.03 feet to a point of the south right-of-way line of 32nd street to a non-tangent curve to the right having a radius of 2955.00 feet with a chord bearing and distance of N84°33'20"E, 222.13 feet; thence along said curve and south right-of-way line an arc distance of 222.19 feet; thence N00°00'00"E, 60.11 feet to a non-tangent curve to the right having a radius of 3015.00 feet with a cord bearing and distance of N89°43'45"E, 311.06 feet; thence along said curve an arc distance of 311.20 feet; thence S87°18'50"E, 326.65 feet, to a curve to the right having a radius of 1015.00 feet; thence along said curve an arc distance of 164.32 feet; thence S78°01'47"E, 5.12 feet; thence N57°54'22"E, 57.03 feet; thence N13°22'37"E, 19.96 feet to a point on the west right-of-way line of John Duffy Drive and the point of beginning. containing 1.0 acres more or less. subject to any existing easements or restrictions of record, being more generally described as approximately 110 acres lying west of Central City Road and South of 20th Street.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-294 **ORDINANCE NO.** 2016-215

AN ORDINANCE approving the voluntary annexation of approximately 110 acres by the City of Joplin lying west of Central City Road and South of 20th Street, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

-WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of section 13, township 27 north, range 34 west, Jasper County, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence nOl°49'48"e, 310.18 feet to a point on the north right-of-way line of 32nd street and the point of beginning, said point being on a non-tangent curve to the left having a radius of 3045.00 feet with a chord bearing and distance of s84°43'57"w, 220.13 feet; thence along said curve and north right-of-way line of 32nd street an arc distance of 220.13 feet; thence nO 1 °13'37"e, 1693.04 feet; thence N88°3022"W, 1200.00 feet; thence N01°29'38"E, 944.57 feet to a point on the south right-of-way line of BNSF railroad; thence S77°02'42"E along said south right-of-way line, 399.36 feet to a curve to the left having a radius of 2889.79 feet; thence along said curve and said south right-of-way line an arc distance of 1055.87 feet; thence S01°49'48W away from said south right-of-way line, 2514.15 feet to the point of beginning containing 36.7 acres more or less. subject to any existing easements or restrictions of record. and all that part of

section 13 and 14, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section

13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence N01°49'48"E, 2875.09 feet to a point on the north right-of-way line of BSNF railroad and the point of beginning, said point being on a non-tangent curve to the right having a radius of 2839.79 feet with a chord bearing and distance of N87°35 '58"W, 1040.34 feet; thence along said curve and said north right-of- way line an arc distance of 1046.25 feet; thence N77°02'42"W along said north right-of-way line, 856.47 feet; thence away from said north right-of-way line N29°57'42"W, 2499.69 feet; thence N88°24'37"W, 23.40 feet, to a point on the west line of said section 13; thence N88°24'37"W, 1943.92 feet; thence N01°50'09"E, 70.00 feet to a point on the north line of said section 14; thence S88°24'16"E along said north line of section fourteen (14), 1944.11' feet to the northwest corner of said section 13; thence along the north line of said section 13 the following courses; thence S88°53'37"E, 2632.87 feet to the northwest corner of the northeast quarter of said section 13; thence S88°55'56"E, 1316.68 feet to the northwest corner of the northeast quarter of the northeast quarter of said section 13; thence S88°55'18"E, 1313.88 feet to the northeast corner of said section 13; thence S01°55'58"W along the east line of said section 13, 70.01 feet; thence N88°55'18"W, 1312.82 feet; thence N88°55'56"W, 1316.73 feet; thence N88°53'37"W, 1832.50 feet; thence S44°29'46"E, 3345.29 feet to the point of beginning. except any part taken or deeded for road right-of-way on the north side thereof. containing 73.3 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence N88°40'3 0"W along the south line of said section 13, 1169.38 feet; thence N00°00'00"E, 313.95 feet to a point on the west right-of-way line of John Duffy drive and the point of beginning; thence S57°54'25"W along said right-of-way line, 42.77 feet to the north right-of-way line of 3nd street; thence N77°33'48"W along said north right-of-way line, 15.47 feet to a curve to the left having a radius of 952.37 feet; thence along said curve and said north right-of-way line, an arc distance of 169.78 feet; thence N87°18'50"W continuing along said north right-of-way line, 326.47 feet to a curve to the left having a radius of 3045.00 feet; thence along said curve and said north right-of-way line, an arc distance of 532.79 feet; thence S01°13 '37"W away from said north right-of- way line, 91.03 feet to a point of the south right-of-way line of 32nd street to a non-tangent curve to the right having a radius of 2955.00 feet with a chord bearing and distance of N84°33 '20"E, 222.13 feet; thence along said curve and south right-of-way line an arc distance of 222.19 feet; thence N00°00'00"E, 60.11 feet to a non-tangent curve to the right having a radius of 3015.00 feet with a cord bearing and distance of N89°43'45"E, 311.06 feet; thence along said curve an arc distance of 311.20 feet; thence S87°18'50"E, 326.65 feet, to a curve to the right having a radius of 1015.00 feet; thence along said curve an arc distance of 164.32 feet; thence S78°01'47"E, 5.12 feet; thence N57°54'22"E, 57.03 feet; thence N1 3°22'37"E, 19.96 feet to a point on the west right-of-way line of John Duffy Drive and the point of beginning. containing 1.0 acres more or less. subject to any existing easements or restrictions of record, being more generally described as approximately 110 acres lying west of Central City Road and South of 20th Street.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

Council Bill No. 2016-294 Continued

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this t th day of December, 2016.

ATTEST:

Barbara L. Hogelin, City Cler

APPROVED AS TO FORM:
Peter C. Edwa s, City Attorney

Recorded in Jasper County, Missouri
1111111111111111111111111111111111111111111111111111

Recording Date/Time: 0110512017 at 09:29:37 AM

SEAL 1 =..--
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Charlotte Pickering Recorder of Deeds
2420 **195 Page:**
Book
Instr #: 2017000176
Type: **ORDIN**
Pages: 5
Fee: $33.00 E 20170000159

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E E OF EEDS CERTIRC TE

.1 SPE° C TY, lvi1SS EXEiiPT DOC ENT

• This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

CITY OF
Office of the City clerk
Barbara Hogelin, MMC/MPCC
Barbara Goilhofer, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-215 that was approved by the Joplin City Council on December 19, 2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhofer, Assistant City Clerk

COUNCIL BILL NO. 2016-294 **ORDINANCE NO. 2016-215**

AN ORDINANCE approving the voluntary annexation of approximately 110 acres by the City of Joplin lying west of Central City Road and South of 20th Street, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All that part of section 13, township 27 north, range 34 west, Jasper County, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence nOl°49'48"e, 310.18 feet to a point on the north right-of-way line of 32nd street and the point of beginning, said point being on a non-tangent curve to the left having a radius of 3045.00 feet with a chord bearing and distance of s84°43'57"w, 220.13 feet; thence along said curve and north right-of-way line of 32nd street an arc distance of 220.13 feet; thence n01°13 '37"e, 1693.04 feet; thence N88°3022"W, 1200.00 feet; thence N01 °29'38"E, 944.57 feet to a point on the south right-of-way line of BNSF railroad; thence S77°02'42"E along said south right-of-way line, 399.36 feet to a curve to the left having a radius of 2889.79 feet; thence along said curve and said south right-of-way line an arc distance of 1055.87 feet; thence S01°49'48"W away from said south right-of-way line, 2514.15 feet to the point of beginning containing 36.7 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13 and 14, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section

13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence N01°49'48"E, 2875.09 feet to a point on the north right-of-way line of BSNF railroad and the point of beginning, said point being on a non-tangent curve to the right having a radius of 2839.79 feet with a chord bearing and distance of N87°35'58"W, 1040.34 feet; thence along said curve and said north right-of- way line an arc distance of 1046.25 feet; thence N77°02'42"W along said north right-of-way line, 856.47 feet; thence away from said north right-of-way line N29°57'42"W, 2499.69 feet; thence N88°24'37"W, 23.40 feet, to a point on the west line of said section 13; thence N88°24'3 7"W, 1943.92 feet; thence N01°50 09"E, 70.00 feet to a point on the north line of said section 14; thence S88°24'16"E along said north line of section fourteen (14), 1944.11' feet to the northwest corner of said section 13; thence along the north line of said section 13 the following courses; thence S88°53'37"E, 2632.87 feet to the northwest corner of the northeast quarter of said section 13; thence S88°55'56"E, 1316.68 feet to the northwest corner of the northeast quarter of the northeast quarter of said section 13; thence S88°55' 18"E, 1313.88 feet to the northeast corner of said section 13; thence SO! °55'58"W along the east line of said section 13, 70.01 feet; thence N88°55'18"W, 1312.82 feet; thence N88°55'56"W, 1316.73 feet; thence N88°53'37"W, 1832.50 feet; thence S44°29'46"E, 3345.29 feet to the point of beginning, except any part taken or deeded for road right-of-way on the north side thereof. containing 73.3 acres more or less. subject to any

existing easements or restrictions of record. and all that part of section 13, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence N88°40'30"W along the south line of said section 13, 1169.38 feet; thence N00°00100"E, 313.95 feet to a point on the west right-of-way line of John Duffy drive and the point of beginning; thence S57°54'25"W along said right-of-way line, 42.77 feet to the north right-of-way line of 3nd street; thence N77°33'48"W along said north right-of-way line, 15.47 feet to a curve to the left having a radius of 952.37 feet; thence along said curve and said north right-of-way line, an arc distance of 169.78 feet; thence N87°18' 50"W continuing along said north right-of-way line, 326.47 feet to a curve to the left having a radius of 3045.00 feet; thence along said curve and said north right-of-way line, an arc distance of 532.79 feet; thence S01^{0}13 '37"W away from said north right-of- way line, 91.03 feet to a point of the south right-of-way line of 32nd street to a non-tangent curve to the right having a radius of 2955.00 feet with a chord bearing and distance of N84°33 '20"E, 222.13 feet; thence along said curve and south right-of-way line an arc distance of 222.19 feet; thence N00°00'00"E, 60.11 feet to a non-tangent curve to the right having a radius of 3015.00 feet with a cord bearing and distance of N89°43'45"E, 311.06 feet; thence along said curve an arc distance of 311.20 feet; thence S87°18'50"E, 326.65 feet, to a curve to the right having a radius of 1015.00 feet; thence along said curve an arc distance of 164.32 feet; thence S78°01'47"E, 5.12 feet; thence N57°54'22"E, 57.03 feet; thence N13°22'37"E, 19.96 feet to a point on the west right-of-way line of John Duffy Drive and the point of beginning containing 1.0 acres more or less. subject to any existing easements or restrictions of record, being more generally described as approximately 110 acres lying west of Central City Road and South of 20^{1} Street.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

Council Bill No. 2016-294 Continued

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this day of December, 2016.

ATTEST:

ayor

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Vic . L. Seibe

Barbara L. Hogelin, City Cler

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Ordinance 2016-216



COUNCIL BILL NO. 2016-295 **ORDINANCE NO.** 2016-216

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.6 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

Two strips of land 30 feet in width and 100 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and being described as follows: The North thirty (30) feet of the West One Hundred (100) feet and the North thirty (30) feet of the East One Hundred (100) feet of the West Seven Hundred (700) feet of Northeast Quarter (NE Y<I) lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) Jasper County, Missouri, subject to reservations, restrictions and easements of record, if any. AND A strip of land 30 feet in width and 135 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and further described as follows: The North thirty (30) feet of the following described tract: Beginning at the North Quarter comer of Section 14, Township 27 North, Range 34 West, thence South 89 degrees 36 minutes West 630 feet, thence South 687.54 feet to the center of

the Frisco Railroad, thence Southeasterly along the center of the Frisco Railroad to the center line of Section 14, thence North 1230.56 feet to the point of beginning, EXCEPT Railroad right-of-way and EXCEPT the East 325 feet of the North 600 feet and EXCEPT beginning 460 feet West of the North Quarter comer of said Section, thence West 170 feet, thence South 235 feet, thence North 89 degrees 36 minutes East 170 feet, thence North 235 feet to the point of beginning, all in Jasper County, Missouri, EXCEPT any part taken or deeded for road purposes, subject to reservations, restrictions and easements of record, if any, being more generally described as 1.5 miles west of the intersection of 20th Street and Central City Road.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 01/05/2017 at 09:29:38 AM

Book: 2420 Page: 196

Instr #: 2017000177

Type: ORDIN

Pages: 4

Fee: $30.00 E 20170000159

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E (4)

CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

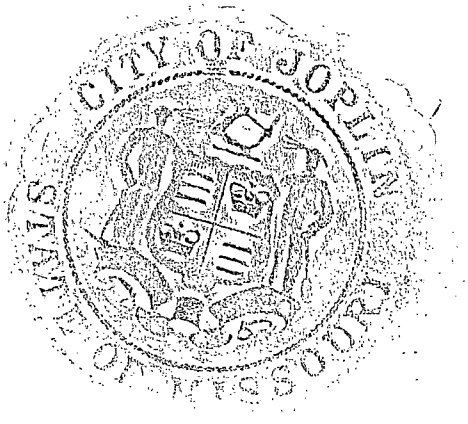
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-216 that was approved by the Joplin City Council on December 19, 2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



(3)

COUNCIL BILL NO. 2016-295 **ORDINANCE NO.** 2016-216

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.6 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

Two strips of land 30 feet in width and 100 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and being described as follows: The North thirty (30) feet of the West One Hundred (100) feet and the North thirty (30) feet of the East One Hundred (100) feet of the West Seven Hundred (700) feet of Northeast Quarter (NE Y<I) lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) Jasper County, Missouri, subject to reservations, restrictions and easements of record, if any. AND A strip of land 30 feet in width and 135 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and further described as follows: The North thirty (30) feet of the following described tract: Beginning at the North Quarter comer of Section 14, Township 27 North, Range 34 West, thence South 89 degrees 36 minutes West 630 feet, thence South 687.54 feet to the center of

the Frisco Railroad, thence Southeasterly along the center of the Frisco Railroad to the center line of Section 14, thence North 1230.56 feet to the point of beginning, EXCEPT Railroad right-of-way and EXCEPT the East 325 feet of the North 600 feet and EXCEPT beginning 460 feet West of the North Quarter comer of said Section, thence West 170 feet, thence South 235 feet, thence North 89 degrees 36 minutes East 170 feet, thence North 235 feet to the point of beginning, all in Jasper County, Missouri, EXCEPT any part taken or deeded for road purposes, subject to reservations, restrictions and easements of record, if any, being more generally described as 1.5 miles west of the intersection of 20th Street and Central City Road.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-295 **ORDINANCE NO.** 2016-216

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.6 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

. WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

Two strips of land 30 feet in width and 100 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and being described as follows: The North thirty (30) feet of the West One Hundred (100) feet and the North thirty (30) feet of the East One Hundred (100) feet of the West Seven Hundred (700) feet of Northeast Quarter (NE Y<I) lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) Jasper County, Missouri, subject to reservations, restrictions and easements of record, if any. AND A strip of land 30 feet in width and 135 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and further described as follows: The North thirty (30) feet of the following

described tract: Beginning at the North Quarter corner of Section 14, Township 27 North, Range 34 West, thence South 89 degrees 36 minutes West 630 feet, thence South 687.54 feet to the center of

Council Bill No. 2016-295 Continued

the Frisco Railroad, thence Southeasterly along the center of the Frisco Railroad to the center line of Section 14, thence North 1230.56 feet to the point of beginning, EXCEPT Railroad right-of-way and EXCEPT the East 325 feet of the North 600 feet and EXCEPT beginning 460 feet West of the North Quarter comer of said Section, thence West 170 feet, thence South 235 feet, thence North 89 degrees 36 minutes East 170 feet, thence North 235 feet to the point of beginning, all in Jasper County, Missouri, EXCEPT any part taken or deeded for road purposes, subject to reservations, restrictions and easements of record, if any, being more generally described as 1.5 miles west of the intersection of 20th Street and Central City Road.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF J0pLINF-M December, 2016.

ATTEST:

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Barbara L. Hogelin, City k APPROVED AS TO FORM:

Peter C. Ed s, City Attorney

Recorded in Jasper County, Missouri

IM11111111110111111111111111111111111111111111

Recording Date/Time: 01/0512017 at O9:29:3 AM Book: 2420 Page: 196

Instr #: 2017000177
Type: ORDIN.._ ; SEAL i =
Pages: 4
Fee: $30.00 E 20170000159

Charlotte Pickering
Recorder of Deeds

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EC E OF

JASPER CO

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. 0. Box 387
Carthage, MO 64836
417-358-0431

CITY OF
--41■MISSOURIA■--

Office of the City Clerk
Barbara Hogelin, MMUMPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-216 that was approved by the Joplin City Council on December 19,2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhdf C - e r, Assistant 11,7 -y Clerk

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COUNCIL BILL NO. 2016-295 **ORDINANCE NO.** 2016-216

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.6 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed

annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

Two strips of land 30 feet in width and 100 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and being described as follows: The North thirty (30) feet of the West One Hundred (100) feet and the North thirty (30) feet of the East One Hundred (100) feet of the West Seven Hundred (700) feet of Northeast Quarter (NE Y<I) lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) Jasper County, Missouri, subject to reservations, restrictions and easements of record, if any. AND A strip of land 30 feet in

width and 135 feet in length lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri and further described as follows: The North thirty (30) feet of the following described tract: Beginning at the North Quarter corner of Section 14, Township 27 North, Range 34 West, thence South 89 degrees 36 minutes West 630 feet, thence South 687.54 feet to the center of

the Frisco Railroad, thence Southeasterly along the center of the Frisco Railroad to the center line of Section 14, thence North 1230.56 feet to the point of beginning; EXCEPT Railroad right-of-way and EXCEPT the East 325 feet of the North 600 feet and EXCEPT beginning 460 feet West of the North Quarter comer of said Section, thence West 170 feet, thence South 235 feet, thence North 89 degrees 36 minutes East 170 feet, thence North 235 feet to the point of beginning, all in Jasper County, Missouri, EXCEPT any part taken or deeded for road purposes, subject to reservations, restrictions and easements of record, if any, being more generally described as 1.5 miles west of the intersection of 2clth Street and Central City Road.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

ATTEST:

OfaL L /4c5.41

Barbara L. Hogelin, City

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APPROVED AS TO FORM:

Peter C. Ed , City Attorney

th day of

PASSED BY THE COUNCIL OF THE CITY OF JOP December, 2016.

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Ordinance 2016-217



COUNCIL BILL NO. 2016-296 **ORDINANCE NO.** 2016-217

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.5 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A strip of land 30 feet in width and 500 feet in length and lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri described as follows: The North thirty (30) feet of the following described tract: a tract of land being located in the northeast quarter (ne ¼) of section 14, township 27 north, range 34 west, all in jasper county, Missouri, being described more fully as follows: commencing at a found ½" iron pin at the northwest corner of the northeast quarter of said section 14; thence S88°24'10"E along the north line of the northeast quarter of said section 14, 100.00 feet to the point of beginning; thence continuing along the north line of the northeast quarter of said section 14 S88°24'10"E, 500.00 feet; thence N01°50'37"W, 550.00 feet; thence N88°24'10"W, 500.00 feet; thence N01°50'37"E, 550.00 feet more or less to the north line of the northeast quarter of said section 14 and the point of beginning. containing 6.31 acres more or less. subject to all restrictions, easements or right-of-ways, if any.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 01/05/2017 at 09:29:39 AM

Book: 2420 Page: 197

Instr #: 2017000178

Type: ORDIN

Pages: 4

Fee: $30.00 E 20170000159

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

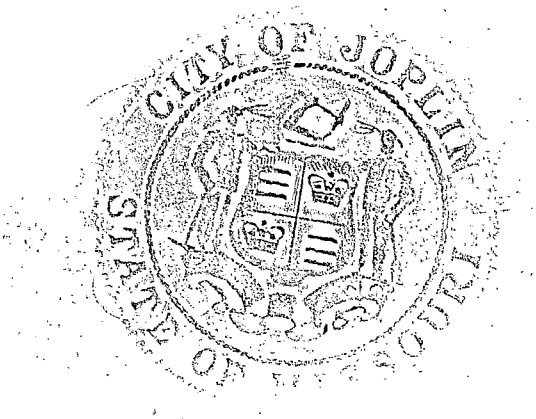
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-217 that was approved by the Joplin City Council on December 19, 2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



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COUNCIL BILL NO. 2016-296 **ORDINANCE NO.**2016-217

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.5 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A strip of land 30 feet in width and 500 feet in length and lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri described as follows: The North thirty (30) feet of the following described tract: a tract of land being located in the northeast quarter (ne ¼) of section 14, township 27 north, range 34 west, all in jasper county, Missouri, being described more fully as follows: commencing at a found ½" iron pin at the northwest corner of the northeast quarter of said section 14; thence S88°24'10"E along the north line of the northeast quarter of said section 14, 100.00 feet to the point of beginning; thence continuing along the north line of the northeast quarter of said section 14 S88°24'10"E, 500.00 feet; thence N01°50'37"W, 550.00 feet; thence N88°24'10"W, 500.00 feet; thence N01°50'37"E, 550.00 feet more or less to the north line of the northeast quarter of said section 14 and the point of beginning. containing 6.31 acres more or less. subject to all restrictions, easements or right-of-ways, if any.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-296 **ORDINANCE** NO.2016-217

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.5 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A strip of land 30 feet in width and 500 feet in length and lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri described as follows: The North thirty (30) feet of the following described tract: a tract of land being located in the northeast quarter (ne 1/4) of section 14, township 27 north, range 34 west, all in jasper county, Missouri, being described more fully as follows: commencing at a found 1/2" iron pin at the northwest corner of the northeast quarter of said section 14; thence 588°24'10"E along the north line of the northeast quarter of said section 14, 100.00 feet to the point of beginning; thence continuing along the north line of the northeast quarter of said section 14 S88°24' 10"E, 500.00 feet; thence N01°50'37"W, 550.00 feet; thence N88°24' 10"W, 500.00 feet; thence N01 °50'37"E, 550.00 feet more or less to the north line of the northeast quarter of said section 14 and the point of beginning. containing 6.31 acres more or less. subject to all restrictions, easements or right-of-ways, if any.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.
Council Bill No. 2016-296 Continued

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN I °URI, this t e 19th day of December, 2016.

ATTEST:

Barbara L. Hogelin, City Cler

APPROVED AS TO FORM:
Peter C. Edwa , City Attorney

Recorded in Jasper County, Missouri

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Recording Date/Time: 01/0512017 at 09:29:39 AM
Book: 2420 **Page: 197**

Instr #: 2017000178
Type: **ORDIN**
Pages: 4
Fee: $30.00 E 20170000159

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Charlotte Pickering Recorder of Deeds

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EXE

*EES CERTIFICATE

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This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. 0. Box 387
Carthage, MO 64836
417-358-0431

CITY OF MI SSOU

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-217 that was approved by the Joplin City Council on December 19,2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

)Barbara J. Goll1CO(2

fer, Assistant Oty Clerk

COUNCIL BILL NO. 2016-296 **ORDINANCE** NO.2016-217

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1.5 miles west of the intersection of 20th Street and Central City Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

A strip of land 30 feet in width and 500 feet in length and lying South of and adjacent to the South right-of-way line of the public road known as West Twentieth (20th) Street in Section Fourteen (14), Township Twenty-Seven (27) North, Range Thirty-Four (34) West, Jasper County, Missouri described as follows: The North thirty (30) feet of the following described tract: a tract of land being located in the northeast quarter (ne %) of section 14, township 27 north, range 34 west, all in jasper county, Missouri, being described more fully as follows: commencing at a found **1/2"** iron pin at the northwest corner of the northeast quarter of said section 14; thence S88°24'10"E along the north line of the northeast quarter of said section 14, 100.00 feet to the point of beginning; thence continuing along the north line of the northeast quarter of said section 14 S88°24'10"E, 500.00 feet; thence N01 °50'37"W, 550.00 feet; thence N88°24' 10"W, 500.00 feet; thence N01 °50'37"E, 550.00 feet more or less to the north line of the northeast quarter of said section 14 and the point of beginning. containing 6.31 acres more or less. subject to all restrictions, easements or right-of-ways, if any.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIML OURI, this t 19th day of December, 2016.

ATTEST:

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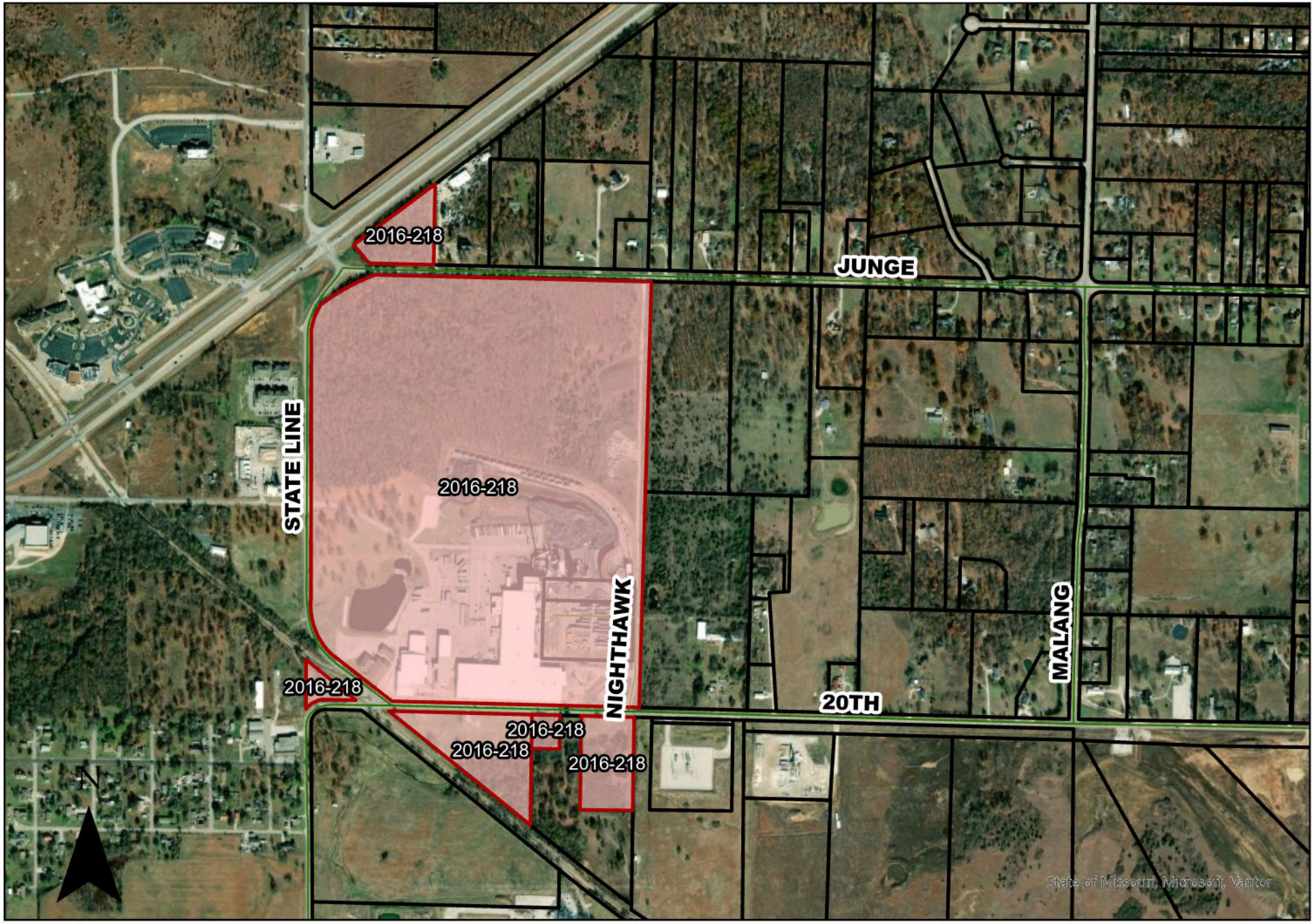
- L. Sei Z¡p ayor

Barbara L. Hogelin, City Cler

APPROVED AS TO FORM:

Peter C. Edw , City Attorney

Ordinance 2016-218



COUNCIL BILL NO. 2016-297 **ORDINANCE NO.** 2016-218

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1983 South State Line Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

TRACT 1: All that part of Lot Numbered Two (2) of the Northwest Fractional Quarter (NWFrtl1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, lying South of Hwy 66, and All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and All of a tract of land described as follows: Commencing at the North Quarter corner of Section 14, Township 27, Range 34, Jasper County, Missouri, thence South 89°36' West 630 feet to the point of beginning, thence South 687.54 feet to the center line of the Frisco Railroad, thence Northwesterly along the center line of the Railroad to the North line of Section 14, thence South 89°48' East 467.78 feet, thence North 89°36' East 527.74 feet to the point of beginning, being a part of the Northwest Fractional Quarter (NWFrtl1/4) of Section 14, Township 27 North, Range 34 West, North of Railroad, in Jasper County, Missouri, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along

the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, EXCEPT the following tract: Commencing at the South Quarter corner of said Section 11, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89°52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, EXCEPT: That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the Centerline of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05' West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'50" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. And All of the Southwest Fractional Quarter of Section 11, Township 27 North, Range 34 West, Jasper County, Missouri, except the following described tracts: EXCEPT: All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet

to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and EXCEPT: All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89°52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning. And All of a tract of land described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, thence South 89°36' West along the North line of said Quarter Section (the East line of said Quarter Section being taken as due North and South), 460.0 feet to the point of beginning, thence continuing on the same course 170.0 feet, thence South 235.0 feet, thence North 89°36' East 170.0 feet, thence North 235.0 feet to the point of beginning. TRACT 2: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning. TRACT 3: Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. Also Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.00 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, Except: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning, and Except: Commencing at the South

Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 4: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 5: All of the East Three Hundred Twenty-five (325) feet of the North Six Hundred (600) feet of the Northwest Quarter of Section 14, Township 17, Range 34, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 01/05/2017 at 09:29:40 AM

Book: 2420 Page: 198

Instr #: 2017000179

Type: ORDIN

Pages: 6

Fee: $36.00 E 20170000159

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

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CITY OF JOPLIN MISSOURI

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

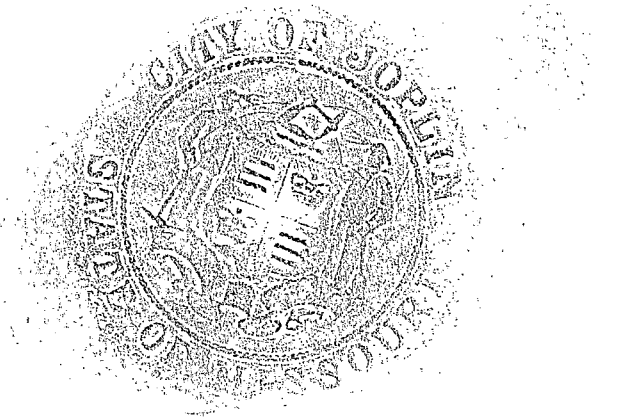
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-218 that was approved by the Joplin City Council on December 19, 2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

Barbara J. Gollhofer

Barbara J. Gollhofer, Assistant City Clerk



(5)

COUNCIL BILL NO. 2016-297 **ORDINANCE NO.** 2016-218

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1983 South State Line Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

TRACT 1: All that part of Lot Numbered Two (2) of the Northwest Fractional Quarter (NWFrtl1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, lying South of Hwy 66, and All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and All of a tract of land described as follows: Commencing at the North Quarter corner of Section 14, Township 27, Range 34, Jasper County, Missouri, thence South 89°36' West 630 feet to the point of beginning, thence South 687.54 feet to the center line of the Frisco Railroad, thence Northwesterly along the center line of the Railroad to the North line of Section 14, thence South 89°48' East 467.78 feet, thence North 89°36' East 527.74 feet to the point of beginning, being a part of the Northwest Fractional Quarter (NWFrtl1/4) of Section 14, Township 27 North, Range 34 West, North of Railroad, in Jasper County, Missouri, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along

the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, EXCEPT the following tract: Commencing at the South Quarter corner of said Section 11, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89°52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, EXCEPT: That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the Centerline of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05' West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'50" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. And All of the Southwest Fractional Quarter of Section 11, Township 27 North, Range 34 West, Jasper County, Missouri, except the following described tracts: EXCEPT: All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet

to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and EXCEPT: All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89°52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning. And All of a tract of land described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, thence South 89°36' West along the North line of said Quarter Section (the East line of said Quarter Section being taken as due North and South), 460.0 feet to the point of beginning, thence continuing on the same course 170.0 feet, thence South 235.0 feet, thence North 89°36' East 170.0 feet, thence North 235.0 feet to the point of beginning. TRACT 2: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning. TRACT 3: Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. Also Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.00 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, Except: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning, and Except: Commencing at the South

Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 4: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 5: All of the East Three Hundred Twenty-five (325) feet of the North Six Hundred (600) feet of the Northwest Quarter of Section 14, Township 17, Range 34, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the19th day of December, 2016.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2016-297 **ORDINANCE NO.** 2016-218

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1983 South State Line Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

TRACT 1: All that part of Lot Numbered Two (2) of the Northwest Fractional Quarter (NWFrt11/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, lying South of Hwy 66, and All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest comer of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and All of a tract of land described as follows: Commencing at the North Quarter comer of Section 14, Township 27, Range 34, Jasper County, Missouri, thence South 89°36' West 630 feet to the point of beginning, thence South 687.54 feet to the center line of the Frisco Railroad, thence Northwesterly along the center line of the Railroad to the North

line of Section 14, thence South 89°48' East 467.78 feet, thence North 89°36' East 527.74 feet to the point of beginning, being a part of the Northwest Fractional Quarter (NWFrt11/4) of Section 14, Township 27 North, Range 34 West, North of Railroad, in Jasper County, Missouri, and Commencing at the South Quarter comer of Section 11, Township 27, Range 34 West, running thence due West along

the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°5T West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°5T East 171.3 feet to the point of beginning, EXCEPT the following tract: Commencing at the South Quarter corner of said Section 11, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89°5T West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°T East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, EXCEPT: That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°5T East 750.0 feet, thence South 355.5 feet to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0^{0}08'13" West along the Centerline of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05' West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'50" East

549.50 feet, thence South 0^{0}08'13" East 129.35 feet to the point of beginning, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0^{0}08'13" West along the center line of said Section 11, 665.50 feet, thence North 89^{0}59^{1}05" West 599.65 feet to the point of beginning, thence South 0^{0}04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89^{0}59'05" East 200.0 feet to the point of beginning. And All of the Southwest Fractional Quarter of Section 11, Township 27 North, Range 34 West, Jasper County, Missouri, except the following described tracts: EXCEPT: All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet

to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along the South Section line 566.85 feet to the true point of beginning, thence North 1°08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1°8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and EXCEPT: All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right- of-way line of West 20th Street, thence North 89°52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89052' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning. And All of a tract of land described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, thence South 89°36' West along the North line of said Quarter Section (the East line of said Quarter Section being taken as due North and South), 460.0 feet to the point of beginning, thence continuing on the same course 170.0 feet, thence South 235.0 feet, thence North 89°36' East 170.0 feet, thence North 235.0 feet to the point of beginning. TRACT 2: Commencing at the Southeast comer of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0

feet to the point of beginning. TRACT 3: Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. Also Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.00 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, Except: Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning, and Except: Commencing at the South

Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 4: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 5: All of the East Three Hundred Twenty-five (325) feet of the North Six Hundred (600) feet of the Northwest Quarter of Section 14, Township 17, Range 34, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

ISSOURL th· the 1 9th day of
PASSED BY THE COUNCIL OF THE CITY OF JOEL December, 2016.

ATTEST:

APPROVED AS TO FORM:

Barbara L. Hogelin, City Clerk

Recorded in Jasper County, Missouri

Recording Date/Time: 01/05/2017 at 09:2t4v9,0,g1

Book: 2420 Page: 198 .?4$. ****

Instr#: 2017000179

Type: ORDIN SEAL **z**

Pages: 6

ECIMJE F PEEIS CE TIFICATE S ER COUNTY, MSSIU1

EXEMPT CU ENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. 0. Box 387
Carthage, MO 64836
417-358-0431

Fee: $36.00 E 20170000159

ri IL ,t\ INk
Charlotte Pickering
Recorder of Deeds

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

CITY OF—
"NTT ci[pi]i

Office of the City Clerk
Barbara Hogelin, MMC/MPCC
Barbara Gollhofer, MRCC, Assistant
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
(417)625-4710 (Fax)

STATE OF MISSOURI

COUNTY OF JASPER

I, Barbara J. Gollhofer, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the following is a true and correct copy of Ordinance No. 2016-218 that was approved by the Joplin City Council on December 19,2016; as same appears of record and on file in the office of the Joplin City Clerk.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this twentieth day of December, 2016.

_

Barbara J. Gollhofer, Assistant City clerk

COUNCIL BILL NO. 2016-297 **ORDINANCE NO.** 2016-218

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located 1983 South State Line Road, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than

fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

TRACT 1: All that part of Lot Numbered Two (2) of the Northwest Fractional Quarter (NWFrt11/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, lying South of Hwy 66, and All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 .West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and All of a tract of land described as follows: Commencing at the North Quarter corner of Section 14, Township 27, Range 34, Jasper County, Missouri, thence South 89°36' West 630 feet to the point of beginning, thence South 687.54 feet to the center line of the Frisco Railroad, thence Northwesterly along the center line of the Railroad to the North line of Section 14, thence South 89°48' East 467.78 feet, thence North 89°36' East 527.74 feet to the point of beginning, being a part of the Northwest Fractional Quarter (NWFrt11/4) of Section 14, Township 27 North, Range 34 West, North of Railroad, in Jasper County, Missouri, and Commencing at the South Quarter comer of Section 11, Township 27, Range 34 West, running thence due West along

the South Section line 566.85 feet to the true point of beginning, thence North 1^{0}08' East 305.2 feet,
thence North 88°59' West 592.17 feet, thence South 1^{0}8' West 315.6 feet to the South line of said
Section, thence due East along said South line 592.26 feet to the place of beginning, and
That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described

as follows: Beginning at the Southeast corner of the Southwest Quarter (S W1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0^{0}08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, EXCEPT the following tract: Commencing at the South Quarter corner of said Section 11, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89^{0}59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0^{0}08'13" East 129.35 feet to the point of beginning, and All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to theNorth right-of-way line of West 20th Street, thence North 89^{0}52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, EXCEPT: That part of the Southwest Quarter of Section 11, Township 27, Range 34 in Jasper County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said Section 11, thence North along the center line of said Section 665.5 feet, thence West 167.8 feet to the point of beginning, thence North 0°08' East 66 feet, thence East 107.78 feet, thence North 150 feet, thence West 107.78 feet, thence North 0°08' East 612.87 feet, thence North 89°52' West 171.3 feet, thence South 0°0' West 828.87 feet, thence South 90°52' East 171.3 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the Centerline of said Section 11, 665.50 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05' West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'50" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, and Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. And All of the Southwest Fractional Quarter of Section 11, Township 27 North, Range 34 West, Jasper County, Missouri, except the following described tracts: EXCEPT: All that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 27 North, Range 34 West, lying South and West of the right-of-way of the St. Louis-San Francisco Railway Company and described as follows, to-wit: Beginning at the Southwest corner of said Section 11 and running thence East along the South line of said Section for a distance of 327.4 feet

to the right-of-way line of said St. Louis-San Francisco Railway Company, thence running Northwesterly along the Southwesterly line of said right-of-way for a distance of 422 feet more or less to the West line of said Section 11 and running thence South along the West line of said Southwest Quarter of said Section 11 to the point of beginning, and EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34 West, running thence due West along the South Section line 566.85 feet to the true point of beginning, thence North 1^{0}08' East 305.2 feet, thence North 88°59' West 592.17 feet, thence South 1^{0}8' West 315.6 feet to the South line of said Section, thence due East along said South line 592.26 feet to the place of beginning, and EXCEPT: All of a tract of land described as follows: Beginning 25 feet South of the center of Section 11, Township 27, Range 34, in Jasper County, Missouri, thence due South 2593.0 feet to the North right-of-way line of West 20th Street, thence North 89^{0}52' West along the North right-of-way line of West 20th Street, a distance of 75 feet, thence due North a distance of 458.5 feet, thence North 89°52' West parallel with the South line of said Section 11 a distance of 725 feet, thence due North parallel with the North-South center line of said Section 11 a distance of 392.8 feet, thence North 35°19' East a distance of 325 feet, thence North 00°7' East a distance of 1476.07 feet to the South right-of-way line of West 13th Street, thence South 89°52' East along the South right-of-way line of West 13th Street a distance of 609.1 feet to the point of beginning, and EXCEPT Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning And All of a tract of land described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, thence South 89°36' West along the North line of said Quarter Section (the East line of said Quarter Section being taken as due North and South), 460.0 feet to the point of beginning, thence continuing on the same course 170.0 feet, thence South 235.0 feet, thence North 89°36' East 170.0 feet, thence North 235.0 feet to the point of beginning. TRACT 2: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning. TRACT 3: Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89°52' West 750.0 feet, thence North 355.5 feet, thence South 89°52' East 750.0 feet, thence South 355.5 feet to the point of beginning, EXCEPT: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section 11, 665.50 feet, thence North 89°59'05" West 599.65 feet to the point of beginning, thence South 0°04'10" East 355.50 feet, thence North 89°59'05" West 200.0 feet, thence North 0°04'10" West 355.50 feet, thence South 89°59'05" East 200.0 feet to the point of beginning. Also Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 0°08'13" West along the center line of said Section

11, 665.00 feet, thence North 89°59'05" West 50.0 feet to the point of beginning, thence North 89°59'05" West 549.65 feet, thence North 0°04'10" West 129.35 feet, thence South 89°59'05" East 549.50 feet, thence South 0°08'13" East 129.35 feet to the point of beginning, Except: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of Section 11, Township 27, Range 34, Jasper County, Missouri, thence North 310 feet, thence North 89°52' West 50.0 feet to the point of beginning, thence North 89° 52' West 125.0 feet, thence North 250.0 feet, thence South 89° 52' East 125.0 feet, thence South 250.0 feet to the point of beginning, and Except: Commencing at the South

Council Bill No. 2016-297 Continued

Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North **89°** 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 4: Commencing at the South Quarter corner of Section 11, Township 27, Range 34, Jasper County Missouri: thence North along the center line of said Section 11, 589.25 feet; thence North 89° 52' West 50.00 feet to the point of beginning; thence North 185.25 feet; thence North 89° 52' West 82.56 feet; thence South 185.25 feet; thence South 89° 52' East 82.56 feet to the point of the beginning. TRACT 5: All of the East Three Hundred Twenty-five (325) feet of the North Six Hundred (600) feet of the Northwest Quarter of Section 14, Township 17, Range 34, Jasper County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the Ninth (9th) day of January, 2017.

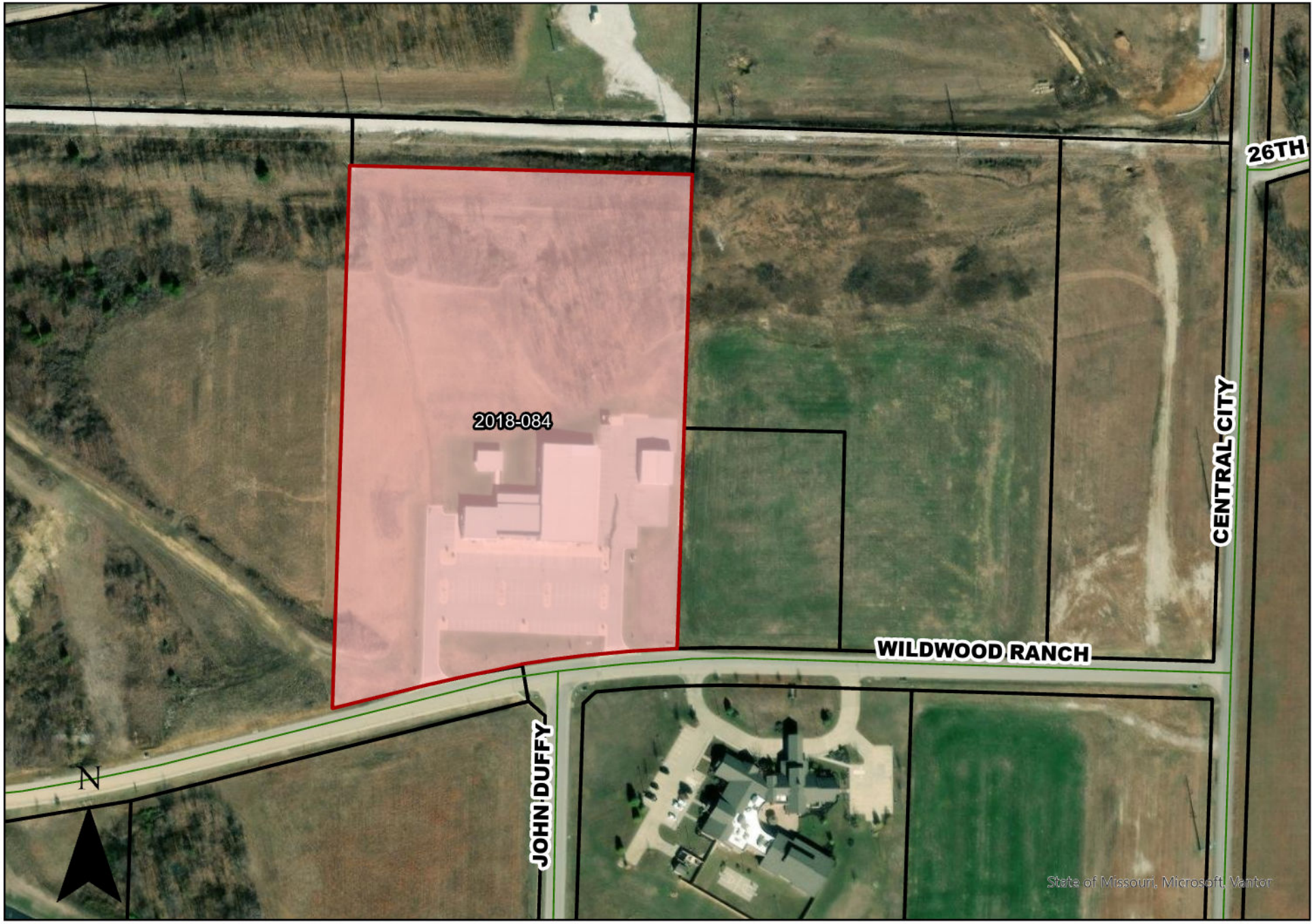
APPROVED AS TO FORM:

PASSED BY THE COUNCIL OF THE CITY OF JoguN, December, 2016.

ATTEST:

Barbara L. Hogelin, City Clerk

Ordinance 2018-084



COUNCIL BILL NO. 2018-263 **ORDINANCE NO.** 2018-084

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having help a Public Hearing concerning the proposed annexation not lest that fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPKIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into City of Joplin, Missouri, said tract of land be described as follows, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, more particularly described as follows: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE NORTH 01 DEGREES 48'09" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 30.81 FEET, THENCE NORTH 01 DEGREES 49'48" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1848.60 FEET, THENCE NORTH 88 DEGREES 39'24" WEST, 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF WILDWOOD RANCH PARKWAY, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, THENCE CONTINUING NORTH 88 DEGREES 39'24" WEST, 714.23 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 137.17 FEET TO THE POINT OF BEGINNING,

THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 404.07 FEET, THENCE SOUTH 76 DEGREES 04'01" WEST, 153.64 FEET, THENCE NORTH 01 DEGREES 49'48" EAST, AWAY FROM SAID NORTH RIGHT-OF-WAY LINE, 864.27 FEET, THENCE SOUTH 88 DEGREES 30'36" EAST, 545.07 FEET, THENCE SOUTH 01 DEGREES 49'48" WEST, 755.30 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 5th day of August 2018.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 16th day of July 2018, by a vote of 8-0. Absent: Brown.

Gary L. Shaw, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Jordan L. Paul, Assistant City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 07/30/2018 at 12:47:56 PM

Book: 2475 Page: 47

Instr #: 2018010615

Type: ORDIN

Pages: 4

Fee: $30.00 E 20180010739

SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

CITY OF JOPLIN MISSOURI

Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2018-084 that was approved by the Joplin City Council on July 16, 2018, as same appears of record and on file in my office

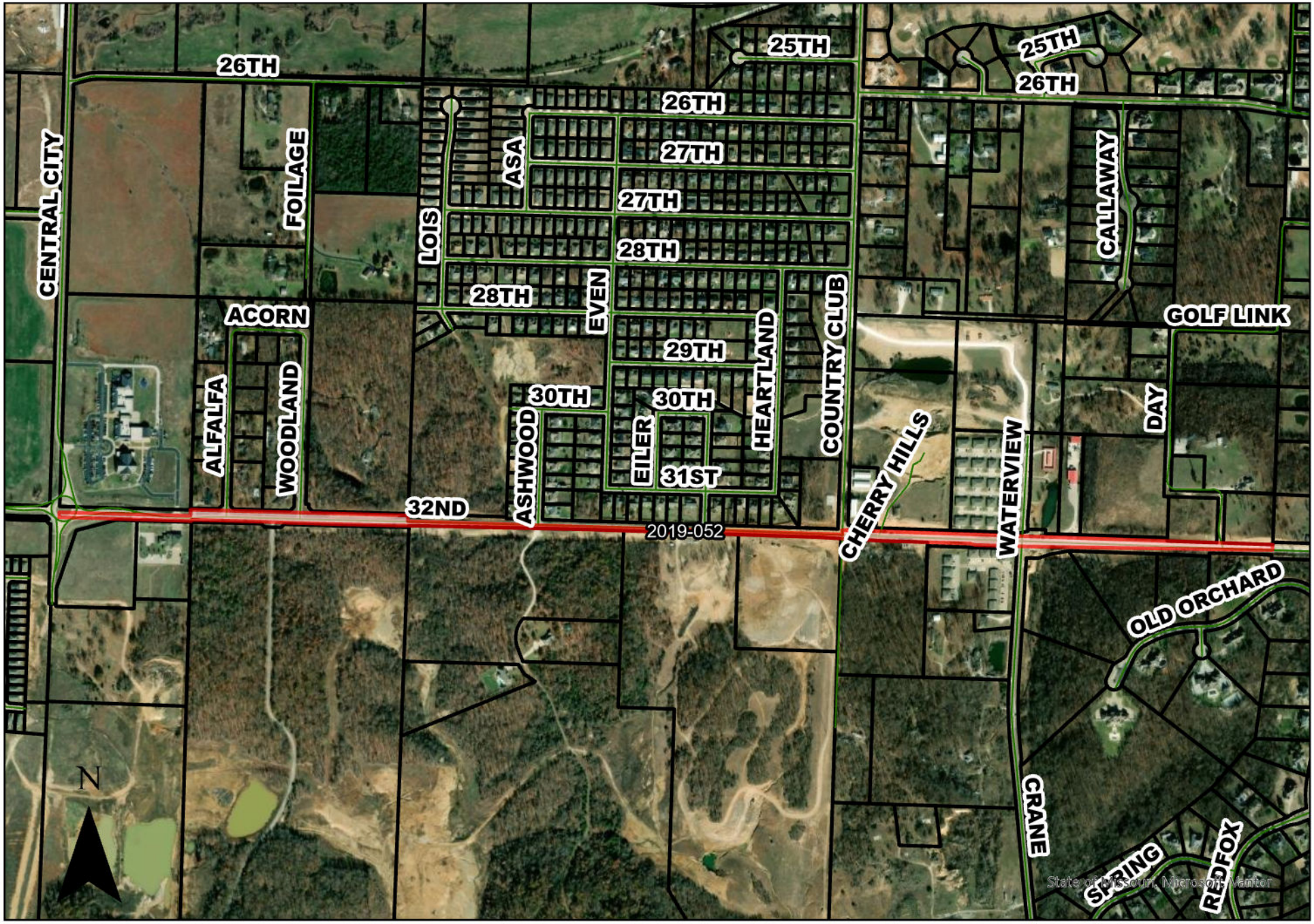
IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 19th day of July 2018, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk

CITY OF
PLIN
Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
STATE OF MISSOURI
)§
COUNTY OF JASPER
I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2018- 084 that was approved by the Joplin City Council on July 16, 2018, as same appears of record and on file in my office
IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 19th day of July 2018, as same appears of record and on file in my office.
Ros'tthèlle Forsythe, Assistant City' Clerk

Ordinance 2019-052



AMENDED COUNCIL BILL NO. 2019-257 **ORDINANCE NO.** 2019-052

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately 3.4 miles of Right of Way, located along 32nd Street between Central City Road and Golf Link Road; along Coyote Drive between McClelland Boulevard and Schifferdecker Avenue, Joplin, MO., Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

> All that part of the 32nd Street Right-of-Way lying in Lot Numbered One (1) in the Southwest Fractional Quarter (SW Frac 1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri. And all that part of the 32nd Street Right-of-Way lying in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 27 North, Range 33 West, Jasper County, Missouri.
>
> All that part of the 32nd Street Right-of-Way lying in Lot Numbered Two (2) in the Northwest Fractional Quarter (NW Frac 1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32nd Street Right-of-Way lying

in Lot Numbered One (1) in the Northwest Fractional Quarter (NW Frac 1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32nd Street Right-of-Way lying in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri. All that part of the 32nd Street Right-of-Way in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, lying West of the East Right-of-Way line of Crane Drive.
All that part of the of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the South One-Half (S ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southeast Quarter (SE ¼) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the South One-Half (S ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 21, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 21, Township 27 North, Range 33 West, Newton County, Missouri; more generally described as approximately 1.4 miles of 32nd Street between Central City Road and Golf Link Road; and approximately 0.96 miles of Coyote Drive between McClelland Boulevard and Schifferdecker Avenue.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 7th day of April 2019.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 18th day of March 2019, by a vote of 8-0.

Gary L. Shaw, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Jordan L. Paul, Assistant City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 04/01/2019 at 10:48:29 AM
Book: 2497 Page: 516
Instr #: 2019004065
Type: ORDIN
Pages: 4
Fee: $30.00 E 20190004126

SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

CITY OF JOPLIN MISSOURI

Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221

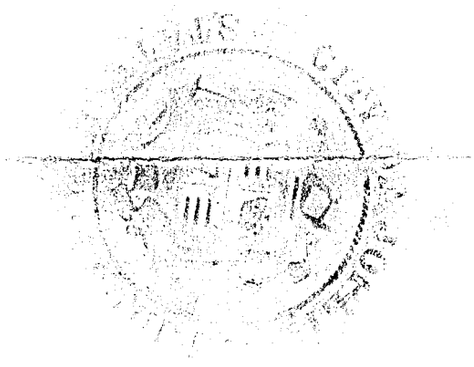
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2019-052 that was approved by the Joplin City Council on March 18, 2019, as same appears of record and on file in my office

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 25th day of March 2019, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk



AMENDED COUNCIL BILL NO. 2019-257 ORDINANCE NO.2019-052
AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately 3.4 miles of Right of Way, located along 32nd Street between Central City Road and Golf Link Road; along Coyote Drive between McClelland Boulevard and Schifferdecker Avenue, Joplin, MO., Jasper County, Missouri.
WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,
WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,
WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,
WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,
WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:
Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:
All that part of the 32" Street Right-of-Way lying in Lot Numbered One (1) in the Southwest Fractional Quarter (SW Frac 1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32" Street Right-of-Way lying in the Southwest Quarter (SWI/4) of the Southeast Quarter (SE1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32"d Street Right-of-Way lying in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 18, Township 27 North, Range 33 West, Jasper County, Missouri. And all that part of the 32" Street Right-of-Way lying in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 27 North, Range 33 West, Jasper County, Missouri, AND All that part of the 32" Street Right-of-Way lying in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 27 North, Range 33 West, Jasper County, Missouri. All that part of the 32"d Street Right-of-Way lying in Lot Numbered Two (2) in the Northwest Fractional Quarter (NW Frac 1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32d Street Right-of-Way lying

in Lot Numbered One (1) in the Northwest Fractional Quarter (NW Frac 1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32" Street Right-of-Way lying in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri, AND All that part of the 32" Street Right-of-Way lying in the Northeast Quarter (NET/4) of the Northeast Quarter (NE1/4) of Section 19, Township 27 North, Range 33 West, Newton County, Missouri. All that part of the 32" Street Right-of-Way in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, lying West of the East Right-of-Way line of Crane Drive.
All that part of the of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southeast Quarter (SE 1/4) of Section 20, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the South One-Half (S 1/2) of the

Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 'A) of Section 21, Township 27 North, Range 33 West, Newton County, Missouri, AND, All that part of the Coyote Drive Right-of-Way (aka Schifferdecker Avenue) lying in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 27 North, Range 33 West, Newton County, Missouri; more generally described as approximately 1.4 miles of 32nd Street between Central City Road and Golf Link Road; and approximately 0.96 miles of Coyote Drive between McClelland Boulevard and Schifferdecker Avenue.
Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.
Section 3. That this Ordinance shall be in full force and effect as of 12:01 am., on the 7th day of April 2019.
PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 1 Sth day of March 2019, by a vote of 8-0.
ary L. 1iaw, Mayor
ATTEST:
la Barbara J. Gollh er, City Clerk.
APPROVED AS TO FORM:
Jordan L. Paul, Assistant City Attorney
Recorded In Jasper County, Missouri
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Charlotte Pickering Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT
This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.
CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.
CITY OF
- 11^MISSOURI4m.--
Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
STATE OF MISSOURI
) §
COUNTY OF JASPER
I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and

correct copy of Ordinance No. 2019- 052 that was approved by the Joplin City Council on March 18, 2019, as same appears of record and on file in my office
IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 25th day of March 2019, as same appears of record and on file in my office.

- Alit, Roschelle Forsythe, Assistant ity Clerk

Ordinance 2019-135



COUNCIL BILL NO. 2019-272 **ORDINANCE NO.** 2019-135

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, located approximately 650 feet South and 200 feet West of the intersection of W. 32nd St. and S. John Duffy Dr., Joplin, MO., Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

All that part of the North Half (N1/2) of Section 24, Township 27, Range 34, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Section 24; thence N88°40'30"W along the North line of said Section 24 a distance of 1229.45 feet; thence S00°00'00"E a distance of 329.07 feet to the point on the Western Right-of-Way of John Duffy Drive and the Point of Beginning; thence S31°43'41"E along said Right-of-Way line a distance of 52.21 feet to a curve to the Right having a radius of 260.00 feet; thence along said curve a distance of 184.85 feet to the Northeast Corner of Lot 1 in Quail Park Estates; thence leaving said Right-of-Way N73°00'49" a distance of 198.81 feet to the Northwest Corner of Lot 2 of Quail Park Estates; thence N84°29'46"W a distance of 177.92 feet to the Northeast Corner of Lot 5 of Quail Park Estates; thence N88°50'39"W a distance of 80.01 feet to the Northwest Corner of Lot 5 of Quail Park Estates; thence N0°00'00"W a distance of 145.09 feet; thence N90°00'00"E a distance of 384.121 feet to the Point of Beginning.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 6th day of October 2019.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 16th day of September 2019, by a vote of 9-0.

Gary L. Shaw, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Joplin City Clerk
602 S. main St.
Joplin, MO 64801

Recorded In Newton County, Missouri

Recording Date/Time: 09/24/2019 at 12:26:35 PM
Book: 368 Page: 6320
Instr #: 201906384
Type: ORDIN
Pages: 4
Fee: $30.00 E 20190005620

SEAL

Jennifer A. Childers
Recorder of Deeds

ChK# 188707 30-

RECORDER OF DEEDS CERTIFICATE

NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance

Jennifer A. Childers
Recorder of Deeds
101 S. Wood St.
P.O. Box 604
Neosho, MO 64850

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT - DO NOT REMOVE THIS PAGE

CITY OF JOPLIN MISSOURI

Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221

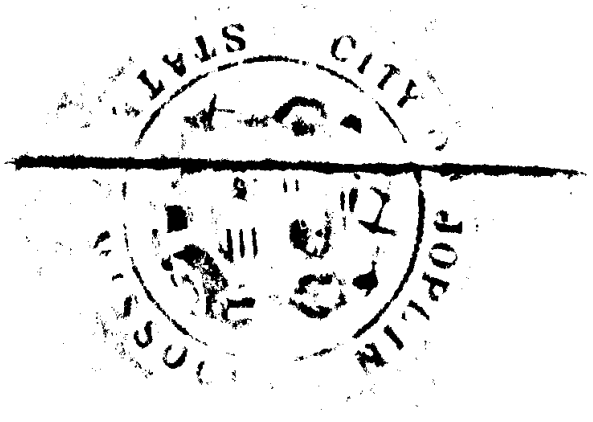
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2019-135 that was approved by the Joplin City Council on September 16, 2019, as same appears of record and on file in my office

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 17th day of September 2019, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk



COUNCIL BILL NO. 2019-272 ORDINANCE NO. 2019-135
AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, located approximately 650 feet South and 200 feet West of the intersection of W. 32" St. and S. John Duffy Dr., Joplin, MO., Newton County, Missouri.
WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,
WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,
WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,
WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,
WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:
Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:
All that part of the North Half (N1/2) of Section 24, Township 27, Range 34, Newton County, Missouri, described as follows: Commencing at the Northeast corner of said Section 24; thence N88°40'30"W along the North line of said Section 24 a distance of 1229.45 feet; thence S00°00'00"E a distance of 329.07 feet to the point on the Western Right-of-Way of John Duffy Drive and the Point of Beginning; thence S31°43'4 I"E along said Right-of-Way line a distance of 52.21 feet to a curve to the Right having a radius of 260.00 feet; thence along said curve a distance of 184.85 feet to the Northeast Corner of Lot 1 in Quail Park Estates; thence leaving said Rightof-Way N73°00'49" a distance of 198.81 feet to the Northwest Corner of Lot 2 of Quail Park Estates; thence N84°29'46"W a distance of 177.92 feet to the Northeast Corner of Lot 5 of Quail Park Estates; thence N88°50'39"W a distance of 80.01 feet to the Northwest Corner of Lot 5 of Quail Park Estates; thence N0°00'00"W a distance of 145.09 feet; thence N90°00'00"E a distance of 384.121 feet to the Point of Beginning.
Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Newton County, Missouri.
Council Bill No. 2019-272
Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 6th day of October 2019.
PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 16th day of September 2019, by a vote of 9-0.
ATTEST:
62/Ittt,c0-1
Barbara J. Gollkfer, City C rk
APPR93/T TO FORM:
Peter wards, City Attorney
Roca dad In Newton County, Missouri itill111111111111111111
Recording Date/Time: 09/2412019 at 12:261§,, Fro
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Book: 368 Page: 6320
SEAL
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Jennifer re Recorder of Deeds
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RECORDER OF DEEDS CERTIFICATE
NEWTON COUNTY, MISSOURI

EXEMPT DOCUMENT
This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance
Jennifer A. Childers
Recorder of Deeds
101 S. Wood St.
P.O. Box 604
Neosho, MO 64850
THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT - DO NOT REMOVE THIS PAGE
Ins1r 9: 201906384
Type: ORDIN
Pages: 4
Fee: 930.00 E 20190005620
Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221
CITY OF
STATE OF MISSOURI
) §
COUNTY OF JASPER
I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2019- 135 that was approved by the Joplin City Council on September 16, 2019, as same appears of record and on file in my office
IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin. Missouri, this 17th day of September 2019, as same appears of record and on file in my office.
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Roschelle Forsythe, Assistant City Clerk
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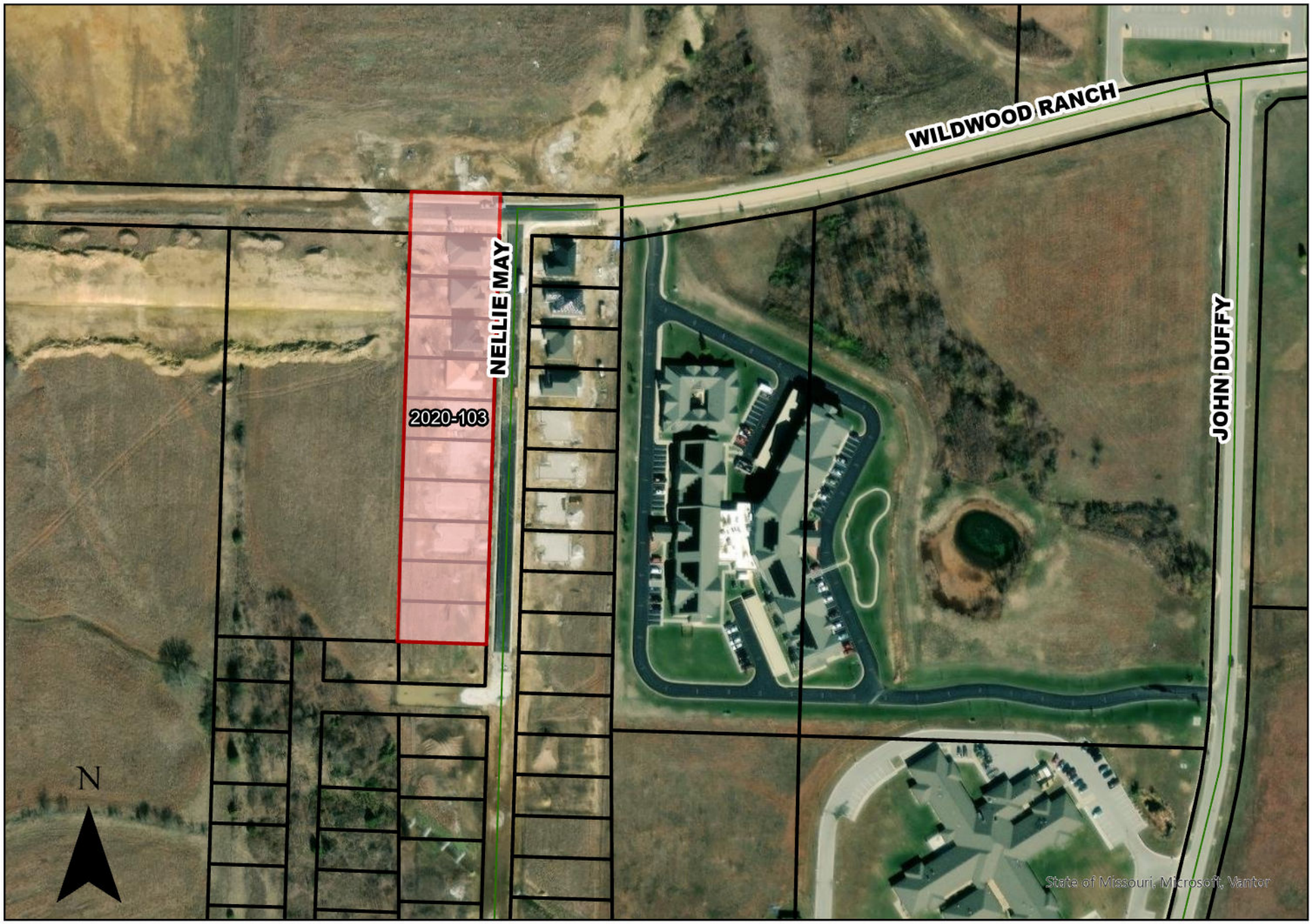
Ordinance 2020-103



AMENDED COUNCIL BILL NO. 2020-265 ORDINANCE NO. 2020-103

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St., Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

> As part of a tract of land described in Book 1962, Page 1457 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 88°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 2501, Page 39 in the Recorder of Deeds Office in Jasper County, Missouri; thence North 0°00'00" East along the East line thereof, 220.09 feet to a found 1/2" iron bar at the Northeast corner of said tract of land; thence North 1°33'33" East, 675.44 feet to the point of beginning of the tract herein described; thence North 88°10'12" West, 199.70 feet; thence North 1°49'48" East, 11.27 feet; thence North 88°10'12" West, 142.00 feet; thence North 1°49'48" East, 651.92 feet; thence North 1°30'00" East, 65.00 feet; thence South 88°30'00" East, 146.60 feet; thence 195.86 feet on a curve to the left, having a radius of 1970.00 feet and a chord bearing North 88°39'06" East, 195.78 feet; thence South 1°49'48" West along the West line of a tract of land

described in Book 2398, Page 218, 739.89 feet to the point of beginning. Contains 5.70 acres, more or less, subject to any existing easements, more generally described as being located approximately 200' Southwest of the end of public right-of-way of W. Wildwood Ranch Pkwy.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 9th day of August 2020.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 20th day of July 2020, by a vote of 9-0.

Keenan T. Cortez, Sr., Mayor Pro Tem

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Recorded in Jasper County, Missouri

Recording Date/Time: 08/07/2020 at 10:29:36 AM

Book: 2552 Page: 36

Instr #: 2020011736
Type: ORDIN
Pages: 4
Fee: $30.00 E 20200011207

SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

CITY OF JOPLIN MISSOURI

Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 220 or 221

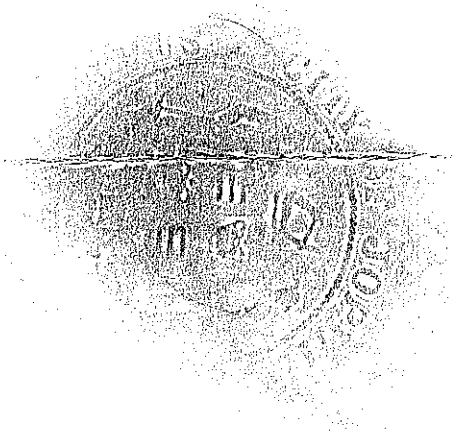
STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2020-103 that was approved by the Joplin City Council on July 20, 2020, as same appears of record and on file in my office

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 4th day of August 2020, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk



Ordinance 2021-122



COUNCIL BILL NO. 2021-280 **ORDINANCE NO.** 2021-122

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the End of Public Right-of-Way of W. 32nd St., Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THERECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OFSECTION 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 88°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 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 348.95 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST, WITH A DISTANCE OF 348.74 FEET; THENCE NORTH 01°49'48" EAST, 738.38 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, 585.36 FEET; THENCE SOUTH 00°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE TRACT LYING IN JOPLIN CITY LIMITS, JASPER COUNTY, MISSOURI. CONTAINS 5.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of September 2021, by a vote of 9-0.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

Recorded in Jasper County, Missouri

Recording Date/Time: 10/12/2021 at 10:16:29 AM

Book: 2612 Page: 394

Instr #: 2021018591
Type: ORDIN
Pages: 4
Fee: $30.00 E 20210017235

SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

CITY OF JOPLIN MISSOURI

Barbara Gollhofer, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 1220 or 1221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2021-122 that was approved by the Joplin City Council on September 20, 2021, as same appears of record and on file in my office

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 22nd day of September 2021, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk



Ordinance 2022-052



COUNCIL BILL NO. 2022-257 **ORDINANCE NO. 2022-052**

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 1949 Snowberry Lane, Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

> In the County of Jasper and State of Missouri (the "Property") to-wit: Lots Three (3), Four (4), Five (5), and Six (6), in Central Grove, an Addition located in the North Half (N ½) of the Southwest Quarter (SW¼), and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of SE¼ of Section 12, Township 27, Range 34, in Jasper County, Missouri (otherwise referred to as being in the East Half (E ½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 12, Township 27, Range 34.) and All that part of West 20th Street right-of-way lying in Sections 12 and 13 of Township 27 North, Range 34 West of the 5th Principal Base and Meridian in Jasper County, Missouri, within the following limits: Beginning at a point 1972.6 feet East of the Northwest corner of said Section 13, said point being on the West line of Lot 6 in Central Grove addition, thence extending East a distance of 1383.3 feet to the terminus point on the East line of Lot 3 in Central Grove addition. The South line of described right-of-way is contiguous to existing City Limits of Joplin, Missouri.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 18th day of April 2022, by a vote of 9-0.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

Recorded in Jasper County, Missouri

Recording Date/Time: 05/23/2022 at 10:25:05 AM

Book: 2642 Page: 435

Instr #: 2022008981
Type: ORDIN
Pages: 4
Fee: $30.00 E 20220008312

SEAL

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

COUNCIL BILL NO. 2022-257 **ORDINANCE NO. 2022-052**

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 1949 Snowberry Lane, Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

> In the County of Jasper and State of Missouri (the "Property") to-wit: Lots Three (3), Four (4), Five (5), and Six (6), in Central Grove, an Addition located in the North Half (N ½) of the Southwest Quarter (SW¼), and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of SE¼ of Section 12, Township 27, Range 34, in Jasper County, Missouri (otherwise referred to as being in the East Half (E ½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 12, Township 27, Range 34.) and All that part of West 20th Street right-of-way lying in Sections 12 and 13 of Township 27 North, Range 34 West of the 5th Principal Base and Meridian in Jasper County, Missouri, within the following limits: Beginning at a point 1972.6 feet East of the Northwest corner of said Section 13, said point being on the West line of Lot 6 in Central Grove addition, thence extending East a distance of 1383.3 feet to the terminus point on the East line of Lot 3 in Central Grove addition. The South line of described right-of-way is contiguous to existing City Limits of Joplin, Missouri.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 18th day of April 2022, by a vote of 9-0.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

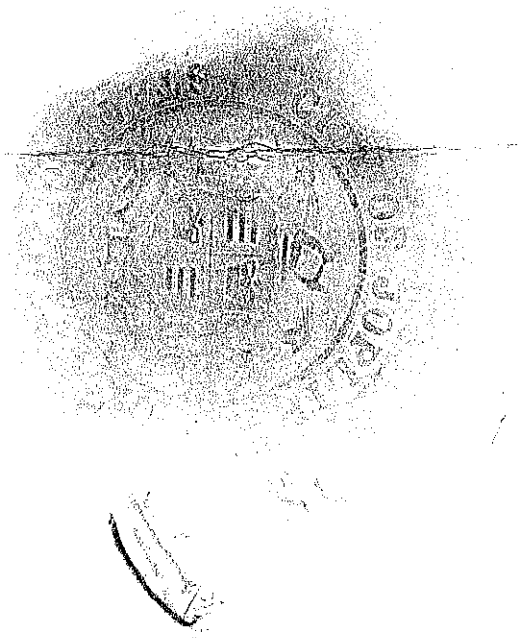
Holly Nagy, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 1220 or 1221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

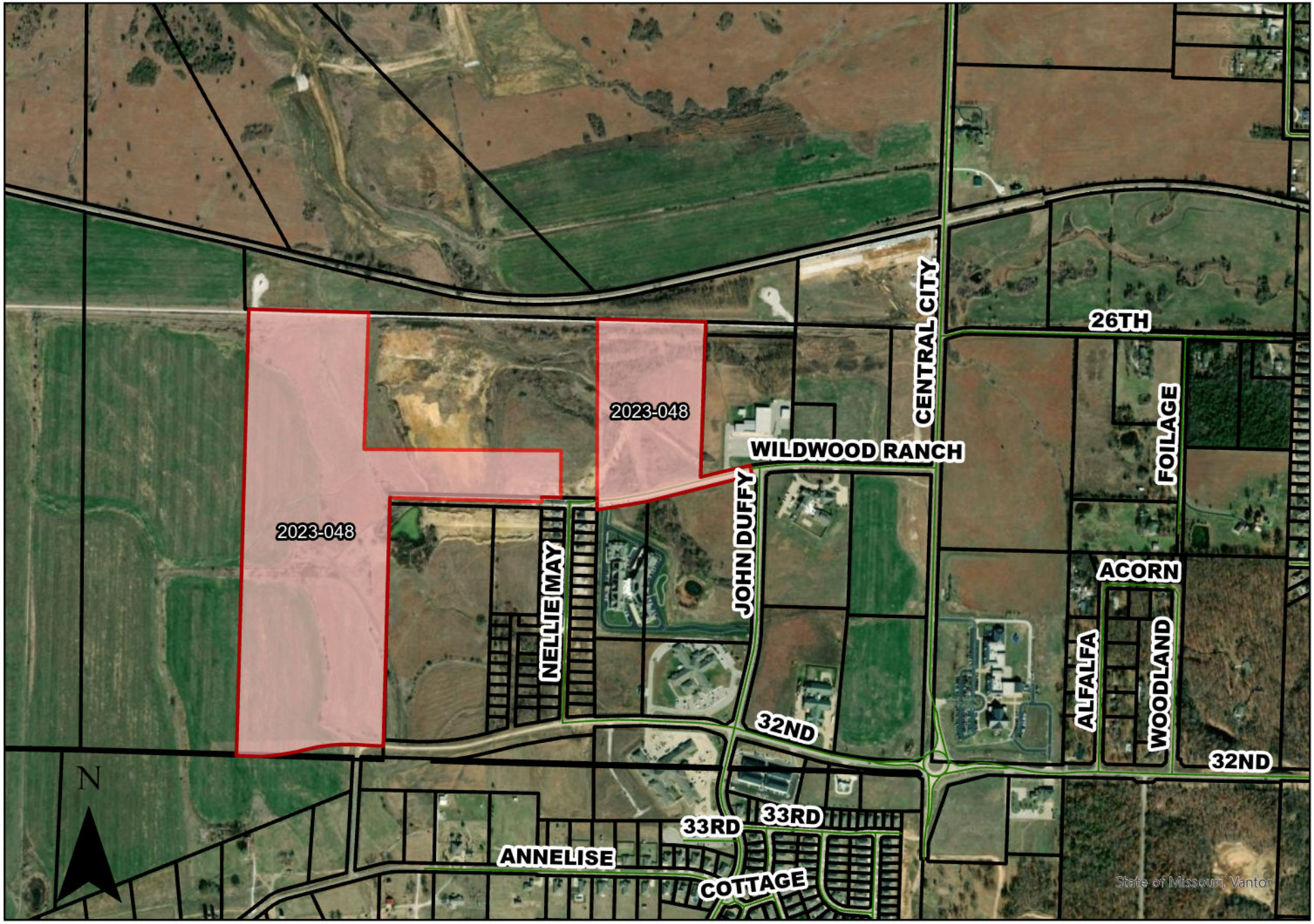
I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No. 2022-052 that was approved by the Joplin City Council on April 18, 2022, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 29th day of April, as same appears of record and on file in my office.

Roschelle Forsythe
Roschelle Forsythe, Assistant City Clerk



Ordinance 2023-048



COUNCIL BILL NO. 2023-260 **ORDINANCE NO.** 2023-048

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the intersection of W 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2641, AT PAGE 30. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°40'30" WEST, 3311.77 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION, NORTH 01°30'00" EAST, 85.93 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 1543.61 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP" SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 88°30'00" EAST, 1088.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 195.85 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 88°39'07" EAST, A DISTANCE OF 195.77 FEET TO A POINT LYING ON THE JOPLIN CITY LIMITS LINE; THENCE ALONG SAID JOPLIN CITY LIMITS LINE, NORTH 01°49'48" EAST, 1069.31 FEET; THENCE SOUTH 88°22'53" EAST, 611.05 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 01°49'48" WEST, 928.57 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 76°04'01" WEST, 293.74 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 334.79 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 80°56'07" WEST, WITH A DISTANCE OF 334.38 FEET TO A POINT LYING ON THE JOPLIN CITY LIMITS LINE SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13,

TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 14.15 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2641, AT PAGE 30. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°40'30" WEST, 3311.77 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION, NORTH 01°30'00" EAST, 85.93 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP" SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE NORTH 86°40'29" WEST, 159.85 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 307.22 FEET ALONG A 1000.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 84°31'27" WEST, A DISTANCE OF 306.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 408.46 FEET ALONG A 1500.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 83°31'27" WEST, WITH A DISTANCE OF 407.20 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 88°40'30" WEST, 16.49 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 2715.76 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 88°22' 53" EAST, 732.29 FEET TO THE EAST LINE OF THE JOPLIN CITY LIMIT LINE; THENCE ALONG SAID CITY LIMIT LINE THE FOLLOWING THREE COURSES, SOUTH 01°29'38" WEST, 730.87 FEET; THENCE SOUTH 88°30'22" EAST, 1200.00 FEET; THENCE SOUTH 01°13'37" WEST, 351.27 FEET TO THE NORTH LINE OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°30'00" WEST, 1050.77 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 01°30'00" WEST, 1543.61 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 59.89 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 17th day of April 2023, by a vote of 9-0.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

Recorded in Jasper County, Missouri

Recording Date/Time: 05/01/2023 at 10:35:31 AM

Book: 2680 Page: 121

Instr #: 2023005592
Type: ORDIN
Pages: 4
Fee: $30.00 E 20230005472

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

EK

Holly Nagy, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 1220 or 1221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

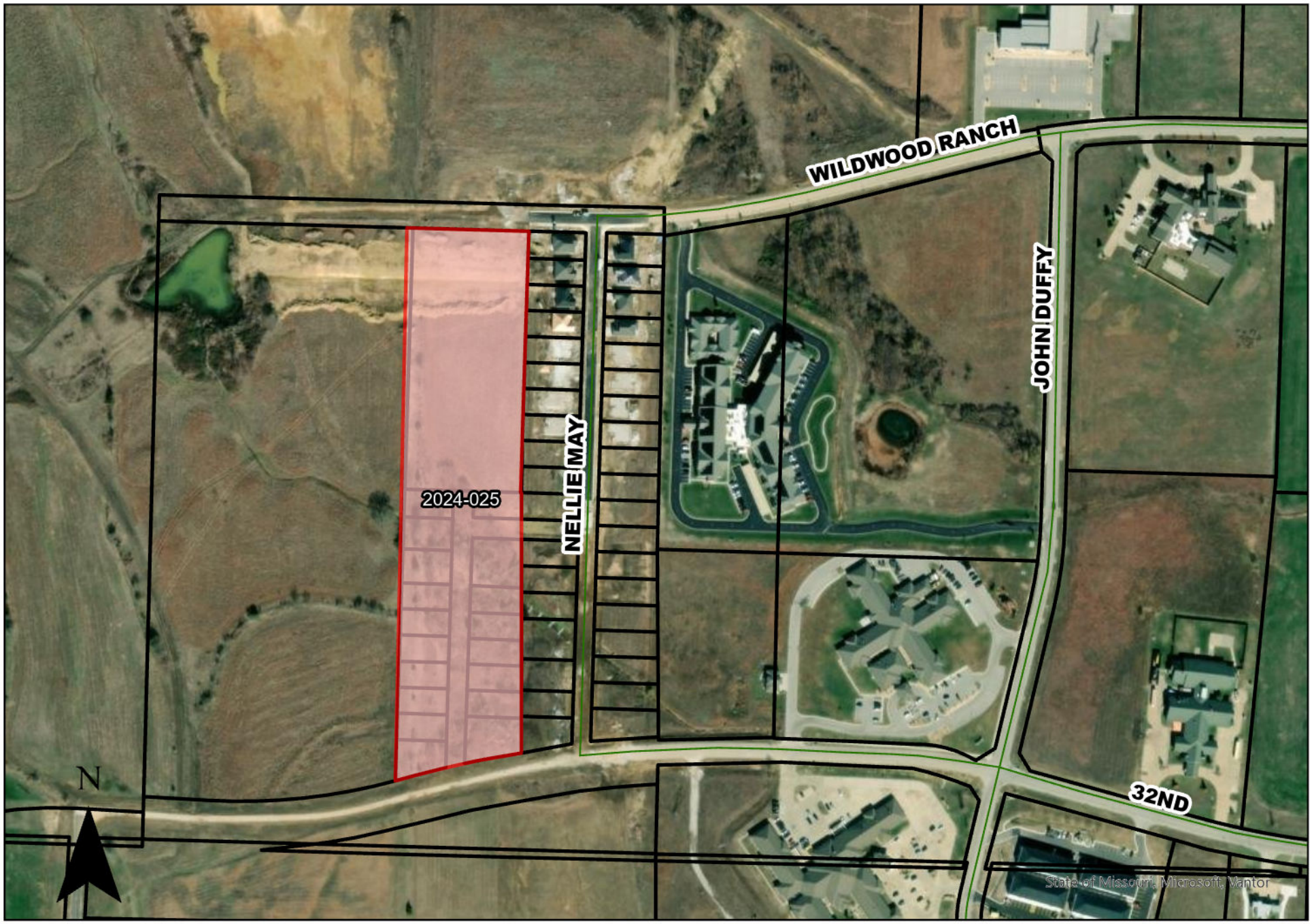
I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2023-048 that was approved by the Joplin City Council on April 17, 2023, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 19th day of April, as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk

Ordinance 2024-025



COUNCIL BILL NO. 2024-252 **ORDINANCE NO.** 2024-025

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located West of the Intersection of Wildwood Ranch Parkway Ave and Nellie Mae.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, 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 88°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 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET; THENCE LEAVING SAID NORTH

RIGHT-OF-WAY, NORTH 01°49'48" EAST, 646.47 FEET, TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 25, AT PAGE 6; THENCE NORTH 88°10'12" WEST, 142.00 FEET; THENCE NORTH 88°23'50" WEST, 50.00 FEET; THENCE NORTH 88°30'00" EAST, 120.00 FEET; THENCE NORTH 01°49'48" EAST, 651.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°30'00" EAST, 312.00 FEET, TO THE NORTHWEST CORNER OF LOT 11 IN EAGLE EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 30; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 651.92 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.67 ACRES, MORE OR LESS.

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, 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:

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Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of February 2024, by a vote of 9-0.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

Recorded In Jasper County, Missouri

Recording Date/Time: 03/04/2024 at 10:07:48 AM

Book: 2709 Page: 404

Instr #: 2024002593

Type: ORDIN

Pages: 5

Fee: $33.00 E 20240002543

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

Holly Nagy, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 1220 or 1221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2024-025 that was approved by the Joplin City Council on February 20, 2024, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 22nd day of February 2024 as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk

Recorded In Jasper County, Missouri

Recording Date/Time: 03/13/2024 at 09:52:52 AM

Book: 2710 Page: 402

Instr #: 2024003037

Type: ORDIN

Pages: 5

Fee: $33.00 E 20240003004

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

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CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

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CORRECTION CERTIFICATE TO ORDINANCE DESCRIPTION

Whereas, the undersigned did on the 29th day of November, 2023, prepared a description of a certain tract of land and issued its certificate which was recorded on the 4th day of March, 2024 as Ordinance No. 2024-025 in Book 2709 Page 404 in the records of Jasper County Recorder of Deeds office describing the following tract of land, to wit: City of Joplin

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, 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:

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AND

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, 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:

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And whereas, the undersigned has subsequently discovered a scrivener's error in the above said description, and do hereby desire to correct and amend said description.

Therefore, the above description shall be replaced in its entirety by the following description, which the undersigned certifies to be true and correct:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, 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:

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FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'48" EAST, 646.47 FEET, TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 25, AT PAGE 6; THENCE NORTH 88°10'12" WEST, 142.00 FEET; THENCE NORTH 88°23'50" WEST, 50.00 FEET; THENCE NORTH 88°30'00" WEST, 120.00 FEET; THENCE NORTH 01°49'48" EAST, 651.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°30'00" EAST, 312.00 FEET, TO THE NORTHWEST CORNER OF LOT 11 IN EAGLE EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 30; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 651.92 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.67 ACRES, MORE OR LESS.

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In witness whereof, Ronald W. Wallace, Professional Land Surveyor No. 2019015191, has caused these presents to be signed this 11th day of March, 2024.

R. Wallace 03/11/2024

Ronald W. Wallace PLS No. 2019015191 Date

STATE OF MISSOURI
RONALD W. WALLACE NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

State of Missouri }
}
County of Jasper }

On this 11th day of March, 2024, before me, a Notary Public, appeared Ronald W. Wallace, Professional Land Surveyor No. 2019015191.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written

Jinah Rai Lee

Notary Public

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

Jinah Rai Lee
Notary Public - Notary Seal
Commission Number 22564950
My Commission Expires Jan 10, 2026

A17-1501

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

APRIL 2018

Prepared By

OLSSON ASSOCIATES



Wildwood Ranch

TABLE OF CONTENTS

SUMMARY REPORT

SITE DEVELOPABILITY

1. Site Map
2. USGS Topography Map
3. Floodplain Map
4. National Wetlands Inventory (NWI) Map
5. Soil Map
6. Foreign Trade Zone Map
7. New Market Tax Credit

SITE MARKETABILITY

1. Targeting Viability

TRANSPORTATION

1. Local Transportation Network Map
2. Regional Transportation Network Map
3. Travel Distance Map
4. Airport Locations Map

UTILITIES

1. Sewer / Stormwater Infrastructure Map
2. Electrical Map
3. Water Map
4. Natural Gas Map

CONCEPTUAL PLANS

1. Master Plan Introduction
2. Option 1 Summary
3. Master Plan 1 Map
4. Primary Option Summary
5. Primary Option Map

APPENDIX

1. NRCS Soils Information
2. EDR
3. Title
4. HDR Sewer Study (2016)

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Summary Report

Wildwood Ranch

To: Wildwood Ranch
Attn: Jimmer Pinjuv
1032 Antelope
Joplin, MO 64802

From: Courtney Dunbar, CEcD, EDFP, Olsson Associates
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OVERVIEW

Olsson Associates has performed a property assessment and due diligence review for Wildwood Ranch Industrial Complex, which is located southeast of U.S. Highway 66 in Jasper and Newton counties, Missouri. The purpose of the assessment was to review existing property features, identify existing transportation and utility infrastructure, and analyze the property's readiness and limitations for industrial development. The findings of this assessment follow.

GENERAL SITE INFORMATION

- The overall study area location is as follows:
  - **West Boundary:** Undeveloped ground currently owned by Westar Energy
  - **North Boundary:** West 20th Street
  - **East Boundary:** City of Joplin and South Central City Road
  - **South Boundary:** Undeveloped property
- The exact site location is shown on the site map within the site developability section of this report.
- The city limits for the City of Joplin, as represented in all diligence maps, are based on the orientation of the 2016 city limits, which precede the annexations within and adjacent to the Wildwood property approved in the year 2017 and beyond.
- There are existing easements on the property for the utility infrastructures that run through and around the site. A detailed map of the property and the corresponding easements is included with this report.
- The total area contained within the study area is approximately 1,129 acres.

SITE ACCESS

The site has the potential access at multiple locations:

- Potential Site Access Points:
  - North of the BNSF rail line, the potential access locations include West 20th Street and South Central City Road.
    - West 20th Street extends to the east through town and has several intersections with north/south roadways that have interchanges with Interstate 44 (I-44).
    - West 20th Street extends to the west to State Line Road with connectivity to Highway 66.
    - South Central City Road borders the east boundary. Approximately 1 mile north of this is where this road intersects with Highway 66.

- South of the BNSF rail line, the potential access locations include West 32nd Street and West Wildwood Ranch Parkway.
  - There are additional access points from the east, but it would be through neighborhoods and would not be likely to mix with commercial or industrial.
  - Access to State Line Road (SE 118th Street) would be achievable because of an easement that would allow access.
  - Both West Wildwood Ranch Parkway and West 32nd Street connect to South Central City Road, which connects to Highway 66, as noted above.
- The site is bisected by a BNSF railroad. Any access crossing will need to be further investigated with BNSF. Any improvements to the roadways to allow access may require installation of active warning devices including signals and crossing gates.
- Traffic control on adjacent roadways would need to be studied based on the projected traffic loading of the intersections.

SITE TOPOGRAPHY AND FLOODPLAIN INFORMATION

- The maximum elevation on the property is 1,040 feet.
- The minimum elevation on the property is 830 feet.
- The ridge line in the site appears to be at about the line between Jasper and Newton counties.
  - The drainage to the north drains through tributaries to Short Creek.
  - The drainage to the south drains through tributaries to Shoal Creek.
  - Both creeks drain to Lowell Reservoir in Kansas.
- A review of the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) was performed for the site. The following is the breakdown of the findings:
  - A portion of the parcels north of the BNSF railroad have a 100-year floodplain present. The nearest 100-year floodplain is southwest of the site, just south of the Union Pacific Railroad.
  - A very small portion of the southwest corner has a 100-year floodplain present.
  - Information from the FIRM maps is included within the site developability section of this due diligence report.
    - FIRM Map Panel Number: 29097C0255E (Dated November 11, 2012)
    - FIRM Map Panel Number: 29145C0011E (Dated November 26, 2010)
    - FIRM Map Panel Number: 29097C0265E (Date not available)

WETLANDS AND WATERWAY INFORMATION

Construction activities that affect wetlands or waterways should be given special consideration. Wetlands and waterways have the potential to be classified as Waters of the United States. The final determination of whether a wetland or waterway is jurisdictional is completed by the United States Army Corps of Engineers (USACE) acting under the authority of the Clean Water Act. Impacts to wetlands and waterways that are deemed jurisdictional must be permitted through the USACE. Minor impacts (less than 0.5 acre of wetlands impacted and/or less

than 300 feet of waterway channel impacted) requires the application for a Nationwide Permit. Major impacts to existing wetlands or waterways will likely require an Individual Permit. This permit will typically have a review period with the USACE of at least six to nine months. Along with the permit, mitigation of the impacted wetlands and/or loss of stream channel is required as a part of the Individual Permit.

- A map of wetlands as identified by the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) is attached within the site developability section of this due diligence report.
  - The NWI and the National Hydrography Dataset (NHD) indicate potential waterways are within the limits of the study area and the surrounding areas. The NHD indicates four channel features with a total length of 13,585 linear feet within the project area.
  - The NWI map does not indicate the presence of the wetlands on the site. However, the NWI does not always accurately depict the existing condition of wetlands.

A wetland delineation will need to be performed on the site to more accurately evaluate the condition of any wetlands that may exist. This wetland delineation would also include an investigation of the waterways on the site. Once the delineation is complete, the information would be sent to the USACE to obtain a formal jurisdictional determination. Once the jurisdictional determination is complete, the impacts to the property and the potential development of the property can be more fully known.

ENVIRONMENTAL

GeoSearch was contracted to complete an environmental database search for sites located within the search distances from the property, as defined by the American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database information was reviewed to identify potentially hazardous sites in connection with the property or within one-eighth of a mile from the property. Information in this section is subject to the accuracy of the data and the date that the information was updated by the information services company. Olsson reviewed the database information for its relevance to the Property; that is, as the information referred to spills or releases either occurring on the property, or at properties having the potential to affect the property. Eleven sites were identified within one-eighth-mile from the property.

- Four sites were identified within the property boundary.
  - Wildwood Ranch Development Phase 3 is listed in the Enforcement and Compliance History Online (ECHO), Facility Registry System (FRS), Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES), Permit Compliance System (PCS) databases. These supplemental database listings do not indicate a release has occurred.
  - Two unnamed sites are listed in the Mineral Resource Data Systems (MRDS) database. These supplemental database listings do not indicate a release has occurred.
  - Oronogo-Duenweg Mining Belt is listed in the National Priorities List (NPL) database. The site is part of the Tri-State Mining District; mining, milling, and smelting of lead and zinc ore date back to 1850 and continued in the district until the 1970s. Waste generated from these operations contribute metals contamination to surface soils, surface water, and groundwater. Cleanup activities and site monitoring are ongoing.

- Wildwood Ranch Substation is listed in the ECHO, FRS, ICISNPDES, and NPDES databases. The site adjoins the northwest corner of the property. These supplemental database listings do not indicate a release has occurred.
- Wildwood Senior Living Center is listed in the ECHO, FRS, ICISNPDES, and NPDES databases. The site adjoins the south east property boundary. These supplemental database listings do not indicate a release has occurred.
- An unnamed site is listed in the Clandestine Drug Laboratory (CDL) database. The site adjoins the north property boundary. This supplemental database listing does not indicate a release has occurred.
- Four unnamed sites are listed in the MRDS database. These sites are located between 100 feet and 650 feet from the property. These supplemental database listings do not indicate a release has occurred.
- Cherokee County is listed in the NPL database. This site, which represents the Kansas portion of the Tri-State Mining District, is located outside of the one-eighth-mile search distance, approximately 0.44 mile west of the property. Waste generated from previous mining operations contribute metals contamination to surface soils, surface water, and groundwater. Several cleanups have been completed or are currently underway at the site.

Based on the property's proximity to two active NPL sites, further investigation is recommended.

AIR QUALITY CONSTRUCTION PERMITTING ASSESSMENT

A qualitative scale can be used to describe the anticipated difficulty to permit construction of an industrial facility from an air quality construction permitting perspective. Easy, moderate, difficult, and impossible ratings are used to qualitatively describe the air quality construction permitting difficulty. A description of each rating is available under the heading Qualitative Air Permitting Scale.

An "easy" rating is assigned to the Wildwood Ranch site for all regulated air pollutants. There are no existing air emission issues associated with the property. A routine air quality construction permitting process can be expected.

- Qualitative Air Permitting Scale
  - EASY: There are no air emission issues associated with the property. A proposed facility can expect a routine air construction permitting process.
  - MODERATE: Existing emissions of one or more air pollutants in or near the property may require air emission controls and/or operational limitations, beyond the original anticipated construction plans, for proposed industrial facilities to satisfy Missouri Department of Natural Resources (MDNR) requirements.
  - DIFFICULT: Existing emissions of one or more air pollutants in or near the property will require air emission controls and/or operational limitations, beyond the original anticipated construction plans, for proposed industrial facilities to satisfy MDNR requirements. The property is in an area with existing concentrated industrial development and/or is located near a sensitive population (i.e., hospital, school). Demonstrating compliance with national ambient air quality standards and allowable air concentration increases will not be possible without proposing additional air emission controls (i.e., baghouses, scrubbers, thermal oxidizers, etc.) beyond the original scope of equipment.

- **IMPOSSIBLE:** One or both of the following criteria would result in an "Impossible" rating. (A) Existing emissions of one or more air pollutants have consumed the allowable ambient air concentration increase in the area, air emission offsets are too costly to obtain, and/or potential air emission control equipment to accommodate the proposed facility is not cost effective. (B) Existing ambient levels of pollutants exceed national ambient air quality standards in the area and proposing additional air emissions cannot be accomplished without installing air emission control equipment that is not cost effective.

- Air Quality Construction Permitting Timeline Estimates
  - MINOR air emission source (typically a small industrial facility):
    - Two (2) months to develop air construction permit application +
    - Five (5) months in regulatory agency review and permit public notice period =
    - Seven (7) total months to receive an air construction permit from the day the application is first initiated.
  - MAJOR air emission source (typically a large industrial facility):
    - Four (4) months to develop air construction permit application +
    - Eight (8) months in regulatory agency review and permit public notice period =
    - Twelve (12) total months to receive an air construction permit from the day the application is first initiated.
  - Air Quality Regulatory Agency Information
    - Regulatory Agency: Missouri Department of Natural Resources, Air Pollution Control Program
    - Air Pollution Control Program Director: Kyra Moore, (Phone) 573-526-3835
  - Summary Table:

Permit Type	Timing	Agency	Contact
Air Quality Construction Permit	MINOR (Small) facility: Seven months to receive a permit from the date the application is initiated	Missouri Department of Natural Resources, Air Pollution Control Program	Kyra Moore Missouri DNR Air Pollution Control 573-526-3835
	MAJOR (Large) Facility: Twelve months to receive a permit from the date the application is initiated		

SOILS INFORMATION

- Soil information was obtained from the State of Missouri Soil Survey prepared by the National Resources Conservation Service (NRCS).
- A soil map showing the soil types has been included within the due diligence section of the report; full descriptions of the soil types are included in the appendix.
- The soil survey map for the site indicates that the property contains mostly Eldorado very gravelly silt loam (36 percent), Maplegrove silt loam (17 percent), Gerald silt loam (14 percent), and Clarksville extremely gravely silt loam (9 percent). Other soils types comprise approximately 24 percent of the site.
- Soils found within the site have varying properties and qualities. Expect similar soils to other developments near the Wildwood Ranch area. NRCS notes most of the soils identified as “very limited,” which indicates that the soil has one or more features that are unfavorable for the specified use.
- The typical physical properties and construction limitations, as provided by the NRCS, are provided within the appendix of this due diligence report. These are general values and are intended to be used for guidance purposes only. Additional laboratory testing will be necessary to verify soil parameters.
- Generally, the soils discussed in the NRCS report can be properly prepared to provide suitable bearing capacity for lightly loaded building construction. Moderately to heavily loaded structures may require an intermediate and/or deep foundation system to provide adequate support.
- It is suggested that a geotechnical report be prepared in the event of development and building design to confirm the suitability of the soils specific to the specific building pad site contained within the project area.
- It is suggested that this geotechnical report include recommendations for necessary grading procedures and bearing pressures for foundation support.

UTILITY INFRASTRUCTURE INFORMATION

SANITARY SEWER

- The City of Joplin operates the wastewater system.
- A gravity sewer main is planned to serve a major portion of this site and to carry flows to West 20th Street. A pump station is planned for West 20th Street that will connect to a force main that will take flows to a gravity main at South John Duffy Drive and West 32nd Street. From there, the flow will be taken to Pump Station 19, which will take it to the Shoal Creek Wastewater Treatment Plant.
- Pump Station 19 currently has some limited capacity. The initial plan proposed by HDR Inc. in the Conceptual Phase Design Memo for sewer infrastructure (Oct. 2016) proposed to add pumps to this station to handle additional capacity.
- Once the pump station reaches a specific flow (as noted in the report by HDR) additional considerations will need to be made as the industrial complex develops. The pumps are rated as follows:
    - » LS19: 577 gallons per minute (gpm) at 96 feet of TDH (Total Dynamic Head)
    - » West 20th Street and Malang Road: 259 gpm @ 114 feet of TDH
- Discharging industrial development may require pre-treating the sewer to remove certain industrial byproducts before discharging to the sanitary sewer system.
- Current available capacity is less than 0.5 million gallons per day (MGD).

WATER

- Missouri American Water owns and operates the water distribution system.
- A 16-inch water main is available along the south side of West 20th Street. Typical bury depth is 3 feet.
- A 12-inch water main is available along the south side of West 32nd Street. Typical bury depth is 3 feet.
- Existing capacity is 1.5 MGD under typical operation conditions. Increasing capacity would require an approximately two-year process (budgeting, design, and construction).
- Distribution reinforcement planning efforts are still in process. One or more projects to reinforce supply to this industrial area are being considered.
- A water tank is located at 402 South Adele Avenue. No other structures are planned.
- Distribution reinforcement planning efforts are still in process. One or more projects to reinforce supply to this industrial area are being considered.

STORMWATER

- The ridge line in the site appears to be at about the line between Jasper and Newton counties.
  - The drainage to the north drains through tributaries to Short Creek.
  - The drainage to the south drains through tributaries to Shoal Creek.
  - Both creeks drain to Lowell Reservoir in Kansas.
- Proposed industrial users should incorporate grading and storm sewer design into their site developments so that the existing drainage patterns would not be adversely affected.
- Wildwood Ranch has an agreement with the City of Joplin to provide regional stormwater detention to comply with the City of Joplin's stormwater management criteria.
- The future of the development should take best management practices (BMPs) into consideration to maintain existing drainage flows via detention cells and/or retention areas.

ELECTRICAL SERVICE

- Empire District provides electrical distribution to the site.
- Located substation just west of this site.
- Overhead and underground services are nearby.
- The voltage of each electrical line:
  - Single phase power = 7.2 kilovolt (kV)
  - Three phase power = 12.47 kV
- Right-of-way (ROW) allowances for any electrical infrastructure elements within the site are as follows:
  - 10 feet either side of centerline
  - 15 feet either side of centerline for three-phase power
- Existing available capacity to the site is currently 32 megawatts (MW).
- A preliminary layout should be prepared and reviewed with Empire District officials to determine the specific requirements and capabilities to provide electric service to the project site.

NATURAL GAS SERVICE

- Spire provides service to the site.
  - A regulator station exists to the west of the site and south of West 20th Street.
  - Depending on how the property is developed, natural gas mains can be extended to the developed property in accordance with Spire's tariffs on file with the Missouri Public Service Commission. Spire will provide cost sharing on natural gas infrastructure. The amount of main and service Spire will install at no cost to the customer will be determined from an analysis of the character of the service requested, the estimated annual revenue to be derived from the customer, the estimated annual cost of providing gas service, and the estimated annual return to be derived from such service.
  - Spire does not share specific capacity information since conditions can change with operations and customer consumption variations.
  - Preliminary review from Spire indicates the current available capacity can meet 1,666 Mcf (thousand cubic feet)/day. Spire would prefer a listing of specific equipment with Mcfh (thousand cubic feet per hour) to conduct detailed load analyses.
  - Spire currently has existing 6-inch intermediate pressure natural gas mains along South Central City Road and West 20th Street. A 6-inch steel high-pressure line operating at a 275 psig (pound per square inch gauge) maximum allowable operating pressure runs from West 20th Street just east of State Line Road.
  - The mains along West 20th Street and South Central City Road operate at 58 psig maximum operating pressure. The 6-inch steel high-pressure line running west of 20th Street operates at 275 psig maximum allowable operating pressure.
  - Final delivery pressure to any customer(s) and capacity can be examined once additional details on specific gas requirements and project siting is shared.
  - Mains are defined as distribution mains by Spire.
  - Spire does use a few existing easements within the current property boundaries. This should not affect the development because the easements run adjacent to the roadways on the north and east sides. However, Spire would prefer to review in the context of a planned development – existing and needed easement to serve the project.
  - No extensions are currently planned within the site. Extensions outside the site along John Duffy Drive, Cottages of Wildwood, and the Woodlands Phase 4 have recently been completed or planned.
  - Natural gas mains are installed in compliance with local, state, and federal requirements. The actual depth and conditions can change over time and should be field verified. State law requires locating mains prior to any excavation.
- Southern Star provides service to the site as well.
  - Southern Star has no current plans for natural gas structures (i.e., compressor station, gate station).
  - On February 7, 2018, the existing available natural gas capacity was calculated at 2,000 Firm Capacity, although availability is subject to change daily.
  - Gas measurement facilities will be required. The line has capacity for large interruptible delivery service. Firm transportation is evaluated daily to what is not contracted.

- Line FP-001 is a 16-inch transmission line along the BNSF Railroad; that line currently has an MAOP (Maximum Allowable Operating Pressure) of 720 pounds per square inch (psi).
- Typical ROW is 33 feet on either side of the pipeline.
- There is no planned activity of any proposed or planned routing of natural gas facilities either within the site or within a half mile of the site.

- A preliminary layout should be prepared and reviewed with Spire and Southern Star officials to determine the specific requirements and capacities to provide gas service to the project site.

TELECOMMUNICATION PROVIDERS

- AT&T serves the site with telecom for this property.
  - Any fiber-optic service can be provided within 60 days.
  - Fiber facilities are available in both TRAC 1 and TRAC 2.

TRANSPORTATION INFRASTRUCTURE

ROADWAY INFRASTRUCTURE

- This site has immediate access to major roadway infrastructure.
- The site is located north of Interstate 44, which is a four-lane divided interstate that runs east/west and connects to the following major interstates and cities:
  - Interstates and Highways:
    - East: Approximately 10 miles to access I-49
    - South: Approximately 6 miles to access I-44
    - North: Approximately 1 mile to access Highway 66
    - West: Approximately 175 miles to I-35
  - City Proximity:
    - North: Approximately 165 miles to Kansas City via I-49
    - Southwest: Approximately 110 miles to Tulsa via I-44
    - East: Approximately 72 miles to Springfield via I-44
    - Southeast: Approximately 275 miles to Little Rock via I-49 and I-40
- The widening of 32nd Street is slated to start around the end of 2018 and is part of a five-year plan to widen to three lanes. Phase 1 will be to widen from Central City Road back to Shifferdecker to three lanes; the ROW and grading is being completed for five-lane growth potential.

RAILROAD INFRASTRUCTURE

- Railroad access is provided by BNSF Railway (BNSF) on the Joplin Spur track.
- The Joplin Spur connects to the Afton subdivision and the rest of the BNSF network approximately 15 miles west in Columbus, Kansas. The Joplin Spur connects to the Missouri & Northern Arkansas Railroad (MNA) approximately 3.5 miles east of the site in Joplin.
- The Joplin Spur bisects the site west to east and allows for rail development both north and south of the track.
- No active industrial tracks branch off the Joplin Spur within the limits of the site.
- The Joplin Spur is an unsignalized track featuring hand-thrown turnouts. New tracks branching from the Joplin Spur will also likely use hand-thrown turnouts and will not require signals.

- Federal Railroad Administration (FRA) records indicate that the Joplin Spur serves an average of two trains per day with maximum speeds of 10 miles per hour (mph).
- The track features a two degree (2°00') curve near the middle of the site. New tracks must connect to the Joplin Spur on tangent sections of track on either side of the curve.
- A 28-foot bridge and a 44-foot bridge are on the Joplin Spur near the middle of the site. New tracks may also require bridges where the tracks cross the two waterways flowing through the existing bridges.

COMMERCIAL AIR SERVICE

- Three public use airports are generally located near the site and are designated as a part of the National Plan of Integrated Airport Systems (NPIAS).
  - The Joplin Regional Airport (JLN) is categorized a non-hub primary commercial service facility and is approximately 11 miles north of the site.
    - This airport has three runways:
      - Runway 13/31: 1,982 feet long
      - Runway 18/36: 1,981 feet long
      - Runway 5/23: 1,098 feet long
    - Commercial air operations are provided by American Airlines.
    - Major destinations include Dallas/Fort Worth.
  - Tulsa International Airport (TUL) is a primary use airport providing commercial flights for the region and is located roughly 110 miles west of the site with easy access via I-44.
    - This airport has three runways:
      - Runway 18L/36R: 9,999 feet long
      - Runway 18R/36L: 6,101 feet long
      - Runway 8/26: 7,376 feet long
    - Commercial air operations are provided by Allegiant, American Airlines, Delta, Frontier, Southwest, United Airlines, and Via Airlines.
    - Major destinations include Atlanta, Charlotte, Chicago-O'Ohare, Dallas/Fort Worth, Detroit, Houston, Las Vegas, Orlando, Phoenix, Salt Lake City, and Washington D.C.
  - Springfield-Branson National Airport (CVG) is located in Springfield, Missouri, and is approximately 72 miles east of the site. The airport is served by regional traffic with connections to major airline hubs with international connecting flights.
    - This airport has two runways:
      - Runway 14/32: 8,000 feet long
      - Runway 02/20: 7,003 feet long
    - Commercial air operations are provided by Allegiant, American, Delta, and United.
    - Major Destinations include Dallas/Fort Worth, Chicago-O'Hare, Atlanta, Denver, Charlotte, Orlando, Las Vegas, and Los Angeles.

- An international airport is located south of this site.
  - Dallas/Fort Worth International Airport (DFW) is located approximately 350 miles south of the site. The airport is served by regional traffic and international destinations.
    - This airport has several runways, including the following:
      - Runway 13L/31R: 9,000 feet long
      - Runway 13R/31L: 9,301 feet long
      - Runway 17C/35C: 13,401 feet long
      - Runway 17L/35R: 8,500 feet long
      - Runway 17R/35L: 13,401 feet long
      - Runway 18L/36R: 13,400 feet long
      - Runway 18R/35L: 13,400 feet long
    - Several airlines provide service at Dallas/Fort Worth. Dallas/Fort Worth is a major hub for American Airlines.
    - Major destinations include several domestic and international destinations.

WATERWAY SERVICE

- The site is near the Tulsa Port of Catoosa, in Tulsa, Oklahoma, which is approximately 97 miles from the site.
- The port is the originating point for The McClellan–Kerr Arkansas River Navigation System (MKARNS). It is part of the inland waterway system running southeast through Oklahoma and Arkansas to the Mississippi River.

ZONING AND LAND USE

- The proposed site resides outside of the City of Joplin limits. The current city limits are located to the immediate east of the site. The site falls within Jasper County and Newton County.
- Wildwood Ranch requires annexation upon development and adherence to the City of Joplin's building codes.
- There are no height restrictions because of the airport aerospace zones.
- The proximity is shown on a map within the site developability section of this due diligence report.

SITE CONSTRUCTION AND BUILDING PERMITS

The following are general instructions for obtaining the necessary approvals and permits:

- **Zoning:** Property is currently zoned I-M. The city or county could require that individual use permits be submitted for each parcel.
- **Floodplain Development:** Floodplains are identified on this property. Depending on grading operations within the flood areas, a floodplain development permit could be required.
- **Site Construction Permits:** Prior to moving dirt on a site, a grading permit must be granted. This process requires the creation of a stormwater pollution prevention plan (SWPPP) and the design of proper sediment and erosion control BMPs to be used during construction.
- **Building Permits:** Obtaining a certificate of occupancy for a new structure is a multistep process that begins with obtaining a building permit. Plan reviews, inspections, and the Final Certificate of Occupancy are handled by authorities having jurisdiction.

ENTERPRISE AND FOREIGN TRADE ZONES[1]

ENTERPRISE ZONE (EZ)

- Wildwood Ranch is designated by the state of Missouri's Department of Economic Development as an Enhanced Enterprise Zone, providing additional tax credits to qualified businesses. (Contact: Mark Stombaugh; mark.stombaugh@ded.mo.gov; 573.522.0338)
- Companies that would be eligible as "Enhanced Business Enterprises" include those which fall within one of the following North American Industry Classification System (NAICS) codes:
  - 31-33 - Manufacturing
  - 48-49 - Transportation - Distribution
  - 51-56 - Office/Computer Software
  - 62 - Medical Labs
  - 71 - Arts, Entertainment, and Recreation
  - 81 - Machinery Repair/ Other

FOREIGN TRADE ZONE (FTZ)

- Wildwood Ranch is not designated as a Free Trade Zone (FTZ) by the U.S. Department of Customs.
- The nearest FTZ is the Springfield Airport (FTZ 225), which is 75 miles east of the site. The creation of an FTZ subzone is only allowed on sites that are within a distance of 60 miles from and exiting FTZ.
  - FTZ is considered outside U.S. customs territory.
  - Goods remain "in international commerce" as long as they are held or until exported.
    - Companies can inspect and destroy substandard materials or defective merchandise before paying taxes on it.
    - Bulk shipments can be brought in more cheaply and then redistributed in the U.S.
    - Components can be manufactured into final products without paying separate taxes on all the parts.
- The FTZ is a secured area under the supervision of the United States Customs Department.

NEW MARKET TAX CREDIT[2]

- Wildwood Ranch is not eligible for New Market Tax Credit (NMTC) as of Census Year (CY) 2017.
- CDFI Fund New Markets Tax Credit (NMTC) eligibility and distress status for CY 2017, using 2011-2015 Census American Community Survey data. Census tracts identified as those under severe distress contain a population whose median family income is at or below 60 percent of AMI; poverty rate at or above 30 percent; and unemployment at least 1.5 times the national rate or qualify based on non-metropolitan county status. Calculations are based on the period of 2011-2015, using 2010 Census tracts.
- An NMTC Status Map is included in the due diligence section of this report.

[1] Source: https://ded.mo.gov/programs/business/enhanced-enterprise-zone

[2] The New Markets Tax Credit (NMTC) Program, enacted by Congress as part of the Community Renewal Tax Relief Act of 2000, is incorporated as section 45D of the Internal Revenue Code. This Code section permits individual and corporate taxpayers to receive a credit against federal income taxes for making Qualified Equity Investments (QEIs) in qualified community development entities (CDEs).

These investments are expected to result in the creation of jobs and material improvement in the lives of residents of low-income communities. Examples of expected projects include financing small businesses, improving community facilities such as daycare centers, and increasing home ownership opportunities. Source: irs.gov.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

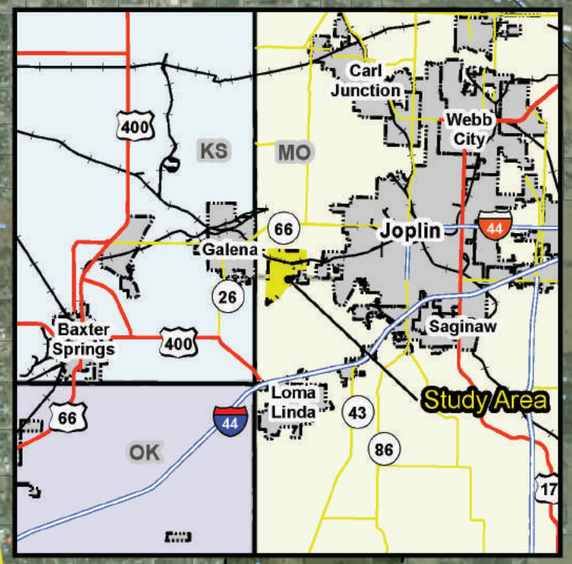
Prepared By

OLSSON ASSOCIATES



Site Developability

Wildwood Ranch



Joplin Metro Area

1,000' Buffer

20th St

State Line Rd

BNSF

Spring Branch

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

John Duffy Rd

1,000' Buffer

Shoal Creek

KS

MO

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Total Area = 1,129 acres

Wildwood Ranch - **Site Map**

Jasper & Newton County, Missouri

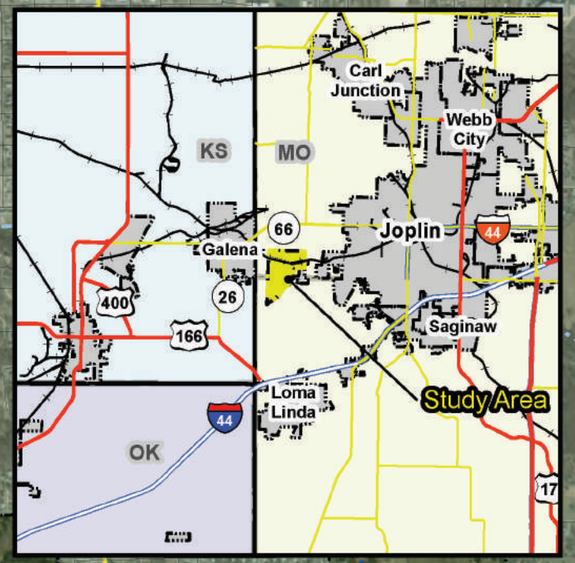
April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch

OLSSON ASSOCIATES



Joplin Metro Area

1,000' Buffer

20th St

BNSF

State Line Rd

Spring Branch

S Central City Rd

Highest Elevation

Galena

Jasper County

Joplin

32nd St

John Duffy Rd

Lowest Elevation

Shoal Creek

MO

KS

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Contour Lines (in Feet)

830 - 834	899 - 904	971 - 978
835 - 840	905 - 912	979 - 984
841 - 848	913 - 920	985 - 990
849 - 858	921 - 926	991 - 996
859 - 864	927 - 934	997 - 1004
865 - 870	935 - 942	1005 - 1010
871 - 878	943 - 950	1011 - 1016
879 - 886	951 - 956	1017 - 1022
887 - 892	957 - 962	1023 - 1030
893 - 898	963 - 970	1031 - 1040

Highest Elevation = 1040 ft a.s.l.
Lowest Elevation = 830 ft a.s.l.
Total Area = 1,129 acres

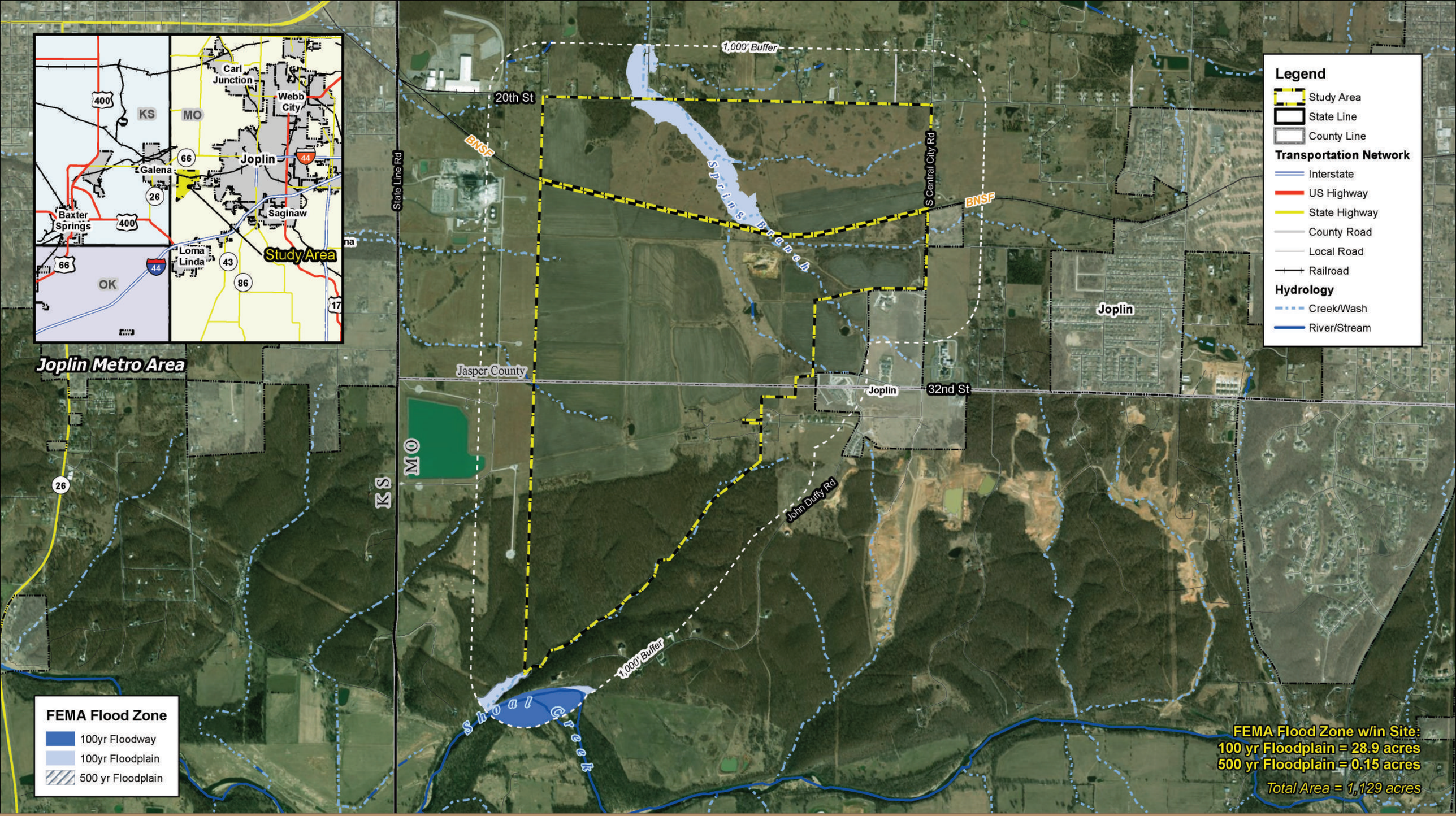
Wildwood Ranch - **Topography Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.25 0.5 1 Miles

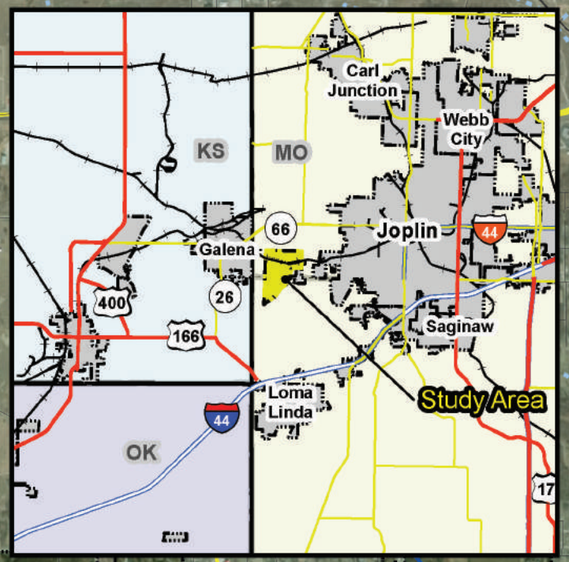
Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **FEMA Flood Zone Map**

Jasper & Newton County, Missouri

April 2018



Joplin Metro Area

Galena

State Line Rd

BNSF

20th St

1,000' Buffer

Spring Branch

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

KS

MO

John Duffy Rd

1,000' Buffer

Shoal Creek

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Legend

Wetland Types

- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Riverine

Hydrology

- Creek/Wash
- River/Stream

NWI (Freshwater Pond) w/in site = 1.7 acres
Linear Length of Streams w/in site = 21,250.5 feet
Total Area = 1,129 acres

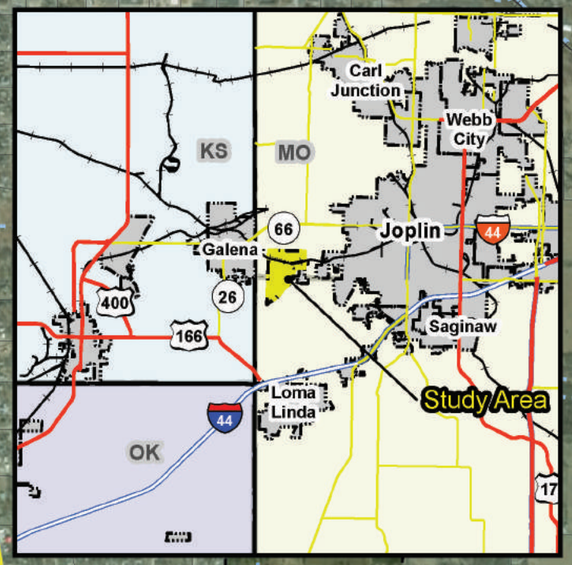
Wildwood Ranch - **National Wetlands Inventory Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.3 0.6 1.2 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

Legend

Soil Types

- Cedargap gravelly silt loam (76008)
- Clarksville extremely gravelly silt loam (73325)
- Creldon silt loam (70006)
- Dapue silt loam (75380)
- Eldorado silt loam (40015)
- Eldorado very gravelly silt loam (40016)
- Gerald silt loam (73031)
- Keeno gravelly silt loam (70045)
- Maplegrove silt loam (40017)
- Nixa very gravelly silt loam (73480)
- Pomme silt loam (73059)
- Rock outcrop-Clarksville complex (73506)
- Rueter extremely gravelly silt loam (70063)
- Rueter very gravelly silt loam (70064 & 70065)
- Tonti silt loam70022)
- Water (99001)

1,000' Buffer
20th St
BNSF
State Line Rd
S Central City Rd
Spring Branch
Jasper County
Newton County
MO
KS
Joplin
32nd St
John Duffy Rd
Shoal Creek

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Eldorado very gravelly silt loam = 35.8%
Maplegrove silt loam = 16.5%
Gerald silt loam = 13.6%
Clarksville extremely gravelly silt loam = 9.6%
Site Area = 1,129 acres

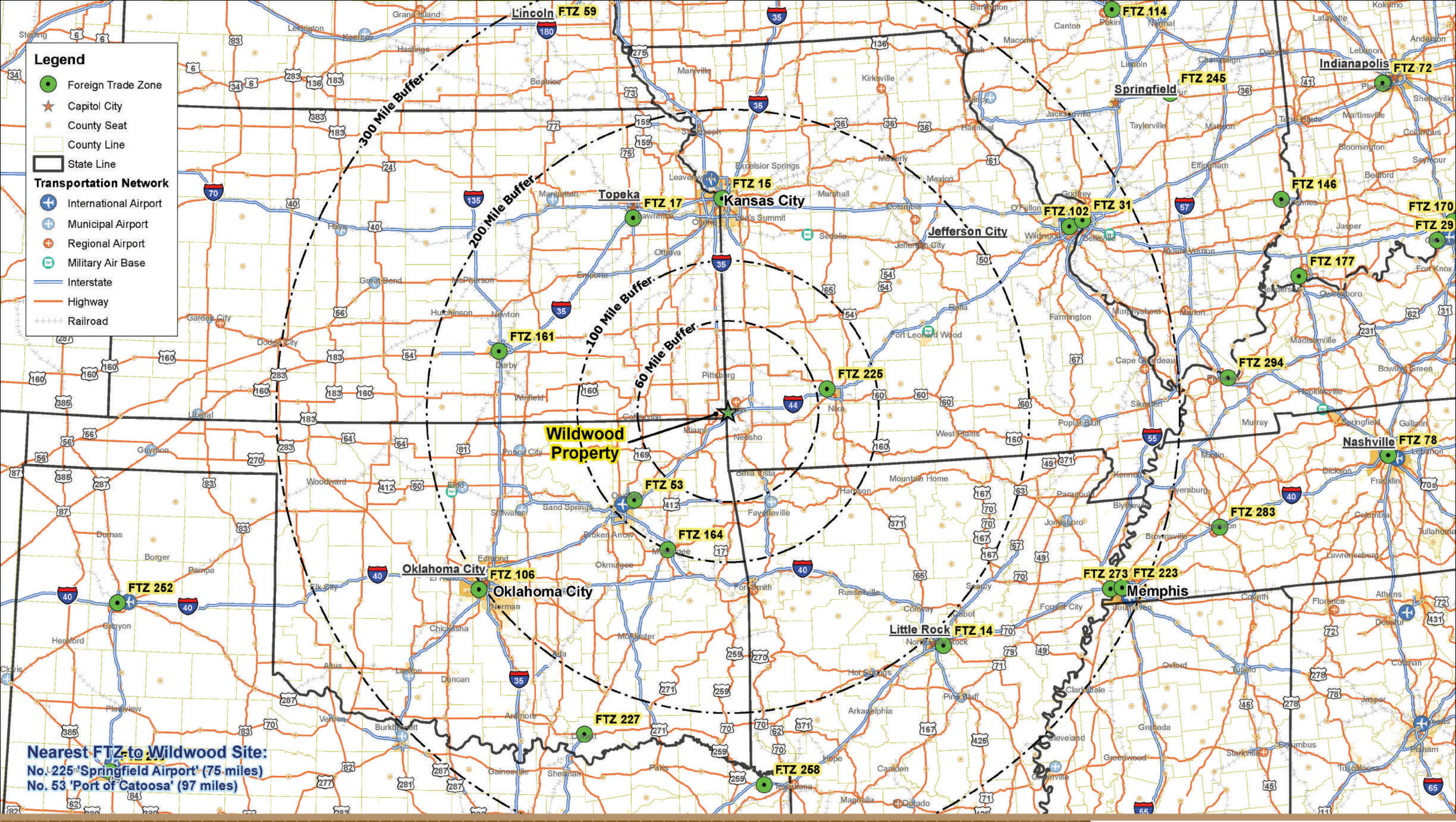
Wildwood Ranch - **SSURGO Soils Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **Foreign Trade Zone Map**

Jasper & Newton County, Missouri

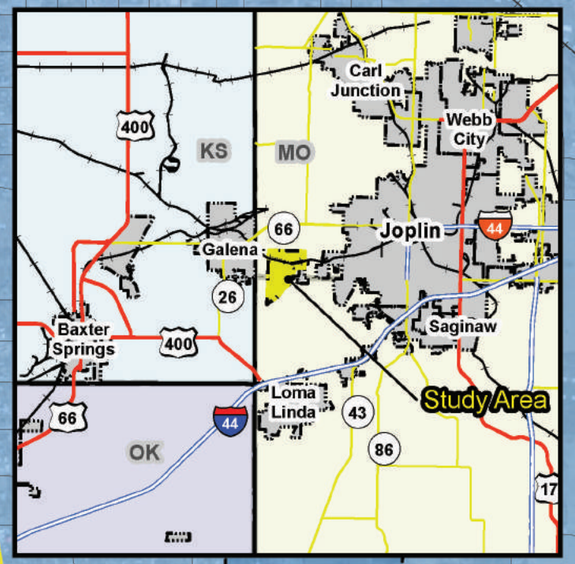
April 2018

N

0 75 150 300 Miles

1 in = 300,000 feet

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

CDFI Fund New Markets Tax Credit (NMTC) eligibility and distress status for CY 2017, using 2011-2015 Census American Community Survey data. Census tracts identified as "Severe Distress" contain a population whose median family income is at or below 60% of AMI; poverty rate at or above 30%; and unemployment at least 1.5 times the national rate or qualify based on non-metropolitan county status, as of 2012. Gray areas on the map are considered ineligible for NMTC Program funding. Calculations are based on the period of 2011-2015, using 2010 Census tracts. For more information about NMTC Program Eligibility, please see the Data Directory.

1,000' Buffer
20th St
State Line Rd
BNSF
Spring Branch
S Central City Rd
Joplin
Jasper County
32nd St
John Duffy Rd
MO
KS
Skoal Creek

New Market Tax Credit Status

- Eligible - NMTC Severe Distress
- In-Eligible - NMTC Status

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Wildwood Property NMTC Status = In-Eligible

Total Area = 1,129 acres

Wildwood Ranch - **New Market Tax Credit Map**

Jasper & Newton County, Missouri

April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Site Marketability

Wildwood Ranch

EXECUTIVE SUMMARY

Wildwood Ranch has identified a list of primary development targets for local development and has taken the following criteria into consideration:

- Raw product proximity
- Skilled labor availability
- Natural clustering opportunities
- Emerging market trends
- Logistical advantages
- Existing asset capitalization

An understanding of the key industrial development drivers, performance, supply chain competitive landscape, and operating conditions for identified primary development targets is critical to the design of an industrial complex. This technical memo will assess the identified targets to determine the highest and best use of land, infrastructure extension, and transportation and roadway development.

OVERVIEW

To maximize the marketability of the subject land tract, it is necessary to assess the site's functionality for users. Because industrial prospects sometimes require very specific infrastructure and access characteristics, it is necessary for Wildwood Ranch to be conscious of how the site configures to effectively market to new users.

Identifying optimal clients for development involved the following steps:

- Identifying existing industry segments
- Assessing location quotients to determine industry segments with export (outside of the near-trading region) capacity
- Reviewing the Missouri Partnership—identifying targets for the Joplin area
- Checking the list of industry segments against the infrastructure capacities and limitations to determine viability

The following report details industries with a strong likelihood of interest in the subject site. Industry information, including up- and down-line supply/demand drivers, key characteristics, regional dominance, and industry concentrations are detailed. In addition, assets and deficiencies as they pertain to the subject property as a host for each industry segment are identified.

Information for each industrial segment was obtained through IBIS World, the U.S. Economic Census, the U.S. Bureau of Labor Statistics, and the above-stated targeted industry studies and is summarized to provide a high-level view of compatibility of industrial segments to the subject site.

This information is intended for discussion purposes as it pertains to consideration of direction for design and development of the Wildwood Ranch Industrial Complex.

ASSESSED TARGETS

The following list of five key industry segments represents targets based on initial research:

- Snack Food Production (NAICS 31191)
- Cardboard Box and Container Manufacturing (NAICS 32221)
- Plastic Products Miscellaneous Manufacturing (NAICS 32619)
- Long-Distance Freight Trucking (NAICS 48412)
- Freight Packing and Logistics Services (NAICS 48899)

The targets were then assessed for development suitability within the Wildwood Ranch Industrial Complex from a desktop review of the following factors:

- Industrial growth and market share
- Key external drivers for development
- Industrial performance
- Investment fluctuations
- Land suitability
- Infrastructure capacity
- Key selling industries
- Key buying industries
- Product and services segmentation
- Existing supplier relationships
- Demand detriments
- Major markets
- Clustering opportunities
- Market share concentration
- Siting success factors
- Capital intensity
- Incentives assistance

SNACK FOOD PRODUCTION (NAICS 31191)[1]

INDUSTRY DEFINITION

This industry comprises manufacturers that produce snack foods, including potato and corn chips, pretzels, popcorn, and similar snacks. However, this industry does not produce cookies, crackers, bakery products, cereal, or granola bars.

INDUSTRIAL SITING CONSIDERATIONS

CRITICAL FACTORS

- Strategically located near sources of key ingredients—flour, corn, and sugar
- Long-term contract options with local producers of key ingredients
- Located near distribution channels in larger cities
- Proximity to road and rail transportation
- Nearby consumer base
- Well-established infrastructure, including water and electricity
- Electric load capacities with redundant capabilities (available capacity around 13,000,000 kilowatt-hours [kWh] per month)
- Municipal water preferred (available capacity around 500,000 gallons per day [gpd])
- Municipal wastewater treatment preferred (available capacity around 400,000 gpd)
- Available natural gas (capacity around 3,000 Mcf [thousand cubic feet] per day)
- Minimum of a T-3 line; fiber-optic service preferred
- Air permitting capability
- No major elevation changes through the site
- Outside the 100-year Federal Emergency Management Agency (FEMA) floodplain
- Buffering and distance from lighter categorized land uses
- Adequate staging and turning radii accommodation within the subject site

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Strategically located near sources of key ingredients—flour, corn, and sugar
- Long-term contract options with local producers of key ingredients

KEY SELLING INDUSTRIES

- Oilseed, corn, wheat, barley, sorghum, vegetable, fruit, nut, sugarcane, and sugar processing
- Laminated plastics manufacturing
- Corn, wheat, and soybean manufacturing

1 "Snack Food Production in the U.S." IBIS World. N.p., Feb. 2017. Web. April 2018.

SUMMARY

With the advent of healthier snack food options, nuts and nut butters are surging as the growth leader in percentage, accounting for 36.7 percent of market share. Within the industry, chips (potato chips, tortilla and corn chips, and other chips) still make up most of the revenue.

Changing consumer lifestyles, product innovation, the presence of substitutes, pricing, and household disposable incomes are key drivers for this industry's performance. Grocery product wholesalers make up 40.8 percent of all industry product sales; however this segment is decreasing as online ordering systems gain in popularity. As this industry diversifies its product offerings, its foreign appeal has increased. As such, exports are expected to increase to 3.8 percent in 2017. Overall, revenue is expected to grow at less than 1 percent annually through 2022.

Manufacturers of snack food products strategically site their companies between the sources of ingredients necessary for production and the consumer markets. This strategy helps avoid costly transportation of either raw product or finished product. The Western region accounts for 25 percent because of its favorable climate and because of the large production state of California; the Great Lakes region is the third largest region. On an individual basis, Missouri houses 1.5 percent of establishments.

Wildwood Ranch Viability Assessment Rating: 5



Healthier products and more innovative flavors should allow this industry to continue growing into 2022. As populations change their eating habits, the snack food production industry has adapted to suit the needs of its consumers. The Wildwood site is in an area that boasts large amounts of corn, wheat, and soybeans, providing opportunities for the site to take advantage of both key selling and key buying industries.

The site is also located only minutes away from Joplin, which is Missouri's 13th largest city and provides access to a robust transportation network to connect to other population centers. One of the most important factors for the snack food production industry is its proximity to population centers and its access to transportation networks.

The industry requires roughly 500,000 gpd of water. Currently, the Wildwood site has access to a 16-inch main along the south side of West 20th Street and a 12-inch main along the south of West 32nd Street. Existing capacity is 1.5 mgd. This is sufficient for this industry, but consideration should be made as this industry would take a large chunk of the current capacity and it could be a two-year process to increase capacity. As far as sanitary sewer needs go, this site is lacking. Current available capacity is less than 0.5 mgd, which could satisfy this industry's needs but would max out sewer infrastructure and limit the location of additional industries in the area.

Another critical factor is the availability of T-3 fiber-optic line, which is not currently in place. However, AT&T personnel confirmed in conversations with Olsson that T-3 fiber-optic lines could be provided within 60 days. So, while the site is not currently equipped with the required telecommunication requirements, they could easily be attained.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This falls drastically short of the 3,000 Mcf per day industry requirement. Steps would have to be taken to increase the overall natural gas capacity in this site for the snack food industry to be located here.

CARDBOARD BOX AND CONTAINER MANUFACTURING (NAICS 32221)[2]

INDUSTRY DEFINITION

This industry converts paper, paperboard, and old corrugated containers into cardboard boxes, containers, and similar packaging solutions. The industry produces corrugated and solid cardboard packaging for a range of sectors and industries, including manufacturing, agriculture, wholesale, shipping, and retail, among others.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Abundant electric power
- Truck staging lot space
- Buffering from adjacent users
- Accommodation of increased truck traffic
- Proximity to excellent interstate or four-lane highway access
- Wastewater treatment capacity
- Wastewater discharging capability
- Natural gas availability
- Proximity to up- and down-line demand industries

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Agriculture, forestry, fishing, and hunting
- Manufacturing
- Retail trade
- Transportation and warehousing
- Packaging and labeling services
- Accommodation and food services

KEY SELLING INDUSTRIES

- Electric power transmission plants
- Paper mills
- Paperboard mills
- Printing facilities
- Adhesive manufacturing
- Industrial machinery and equipment wholesaling
- Recycling facilities

2 "Cardboard Box and Container Manufacturing in the U.S." IBIS World. N.p., Jul. 2017. Web. February 2018.

SUMMARY

This industry very much reflects the status of the U.S. economy. As more goods are sold, the demand for packaging increases, so demand is expected to increase as the economy continues to recover. The increase in e-commerce has bolstered this industry over the last five years. Environmentally conscious consumers prefer cardboard over other alternatives; however, the competition has made advances that will continue to pose a threat for this industry. Overall, revenue for this industry is expected to increase at a rate of 1.4 percent annually through 2022.

Most products in this industry are corrugated and solid fiber boxes (64.2 percent). Most of the industry market is in the food, beverage, and agricultural producers (42.9 percent) and the wholesale and retail sectors (42.1 percent). Exports make up only a small percentage of this industry (4.0 percent) with the majority of the products going to Mexico and Canada (53.9 percent and 35.4 percent, respectively).

This industry locates near major markets and near key suppliers such as paper and paperboard mills. Missouri has a significant percentage

Wildwood Ranch Viability Assessment Rating: 8



Offshoring of manufacturing facilities is forecasted to continue over the next five years, which will reduce demand for cardboard that is required for packaging during transportation. As a result, there will be a strong emphasis on servicing the food and beverage industry, including agricultural producers, through 2018. Many cardboard boxes and containers are used to package milk and other beverages as well as dry food such as snacks, cereals, and crackers.

Since a large number of cardboard boxes and containers are used to package milk, the Wildwood site would be well placed to take advantage of Missouri's large milk production. According to Missouri economic indicators, beef cattle and milk production are among the highest in Missouri. Agriculture is also one of Missouri's top 10 exports. Food production is in the top three. With these key industries being critical to the success of the cardboard box and container manufacturing industry, the Wildwood site should be considered for location by this industry.

The industry's requirement for abundant electricity could be met by the site's overhead and underground service. A single-phase line (7.2 KV) and a three-phase line (12.47 KV) are located on the site. The current capacity for the site is measured at 32 megawatts (MW).

Another advantage to this industry would be the site's proximity to excellent transportation infrastructure. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land at the site, the industry would be able to plan accommodations according to its industry standards.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This may not be enough to completely meet the requirements of the industry, but increasing the natural gas infrastructure is possible, and should be considered.

PLASTIC PRODUCTS MISCELLANEOUS MANUFACTURING (NAICS 32619)[3]

INDUSTRY DEFINITION

This industry comprises companies that manufacture a range of plastic products, including housewares, building materials, motor vehicle parts, resilient floor coverings, and appliance parts. This industry excludes plastic film, sheet, bags, profile shapes, pipes, pipe fittings, laminates, foam products, and bottles.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Proximity to major markets
- Proximity to key inputs such as resin
- Redundancy and abundance of electricity (capacities that can range from 2 MW to 50 MW)
- Municipal water preferred (dual preferred; available capacity around 150,000 gpd)
- Available natural gas (available capacity around 4,000 Mcf/day)
- Ability to discharge effluent
- Municipal wastewater treatment preferred (available capacity up to 150,000 gpd)
- Minimum of a T-3 line; fiber-optic service preferred
- No major elevation changes through the site
- Outside the 100-year FEMA floodplain
- Air permit attainment
- Logistical positioning for shipping products and receiving inputs
- Allowance to consider building heights
- Outdoor and indoor storage allowance
- Trucking access

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Flooring installers
- Computer manufacturing
- Computer peripheral manufacturing
- Electrical equipment manufacturing
- Car and automobile manufacturing
- Automobile interior manufacturing
- Auto parts manufacturing

KEY SELLING INDUSTRIES

- Industrial machinery and equipment wholesaling
- Plastic and resin manufacturing

3 "Plastic Products Miscellaneous Manufacturing in the U.S." IBIS World. N.p., May 2017. Web. February 2018.

SUMMARY

This industry is affected by consumer spending, but that trend is offset by the slowing in exports as the U.S. dollar appreciates; as such, revenue for this industry is expected to grow 2.5 percent annually through 2022. Two industries that have a large impact on the plastic products miscellaneous manufacturing sector are the automotive and housing industries, which account for 26.7 percent and 45.6 percent of industry revenue, respectively. These two industries are also improving, which bolsters demand for this industry.

Imports are expected to continue growing at a rate of 3.4 percent through 2022, and the export market is expected to decline slightly. Even though overall exports are weakening, exports to Mexico and Canada will remain strong primarily because of the North American Free Trade Agreement (NAFTA).

The products in this industry are highly segmented with the largest two segments being consumer, institutional, and commercial fabricated plastic products (23.1 percent) and fabricated plastic products for transportation products (22.1 percent). The major market sector is hardware and home improvement wholesalers with 45.6 percent of the market.

This industry tends to locate near major markets and near material and supply industries. Based on that, plastic products miscellaneous manufacturing tends to be concentrated in the Great Lakes, the southwestern, and the western regions of the U.S. The Great Lakes region accounts for 27.1 percent, and Missouri accounts for 2 percent of industry establishments.

Wildwood Ranch Viability Assessment Rating: 4



The Plains region has a smaller percentage of establishments, which could produce some barriers to entry for the plastic products miscellaneous manufacturing industry. Even though the country is experiencing an increase in imports in this industry, it is expected that downstream markets will revive industry demands.

The site's requirement for 50 MW (at the most) of electricity could not be met by the site's overhead and underground service. There is a single-phase line (7.2 KV) and a three-phase line (12.47 KV). The current capacity for the site is measured at 32 MW. While this falls within the range of required capacity for the industry, steps may need to be taken to increase capacity for future expansion.

This site does meet the capacity requirements (150,000 gpd) for water, though. As it stands, the site has a 16-inch main and a 12-inch main that can provide 1.5 MGD. While the water supply requirement is met, the site falls woefully short of the 150,000 GPD capacity needs for wastewater. Current available capacity is less than 0.5 MGD. This limited capacity could take up to two years to increase if other industries begin to locate in this site.

Another critical factor is the availability of T-3 fiber-optic line. While this is not currently in place, AT&T states that it could be provided within 60 days. So, while the site is not currently equipped with the required telecommunication infrastructure, it could easily be attained.

LONG-DISTANCE FREIGHT TRUCKING (NAICS 48412)[4]

INDUSTRY DEFINITION

Operators in the long-distance freight trucking industry handle various commodities, usually palletized and transported in containers or van trailers. Establishments typically provide trucking between metropolitan areas and regions that may cross North American country borders. The industry includes establishments operating as truckload or less-than-truckload carriers.

INFRASTRUCTURE SITING CONSIDERATIONS

CRITICAL FACTORS

- Access to transportation corridors
- Access to rail
- Access to international ports a plus
- Proximity to cargo airport a plus
- Proximity to major markets
- Large pad site and outdoor storage
- Ample space for truck storage and staging
- Accommodating permitting and regulation standards
- Available electric, water, and sewer services
- Access to multiskilled and flexible workforce
- On-site stormwater management

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Freight forwarding brokerages and agencies

KEY SELLING INDUSTRIES

- Auto parts stores
- Fuel dealers
- Gasoline and petroleum wholesaling
- Tire dealers
- Truck and bus manufacturing
- Truck, trailer, and motor home manufacturing

4 "Long-Distance Freight Trucking in the U.S." IBIS World. N.p., Nov. 2017. Web. April 2018.

SUMMARY

As consumer spending confidence increases, this industry will continue to improve. Rising fuel prices and industrial production are expected to drive industry revenue. Revenue for this industry is expected to increase at an annual rate of 1.4 percent per year through 2022. Despite competition from rail, the trucking industry is expected to be the most widely used mode of freight transportation.

The largest service segment in this industry is truckload carriers with 44.1 percent. The largest market segment for this industry is manufacturing, which accounts for 62.1 percent of industry revenue. Collectively, the retail and wholesale sectors make up most of the remaining market with 32.9 percent of industry revenue.

The number of industry establishments are related to industrial and agricultural outputs and population centers. Illinois also has a predominance of these establishments because Chicago is a major transportation hub. The Southwest, Great Lakes, and Plains regions are reflective of the industrial, manufacturing, and agricultural strengths in those areas. Missouri accounts for 2.6 percent of industry establishments.

Wildwood Ranch Viability Assessment Rating: 7



While there is no port access near this site, the vast transportation network provides many advantages for the Wildwood Ranch Industrial Site. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land, this industry would be able to plan accommodations according to its industry standards.

The site also has access to the Joplin Rail Spur that is roughly 15 miles to the west. This spur connects to the Missouri and Northern Arkansas Railroad, which is approximately 3.5 miles to the east in Joplin. Not only is there close access to rail, but the site is also located near three public use airports (Joplin Regional, Tulsa International, and Springfield-Branson).

This site also has advantages in its proximity to large population centers. While it is within 10 miles of Joplin, Missouri, the site also has access to Springfield, Missouri; Fayetteville, Arkansas; and several other large cities. The proximity to the regional population center allows for transportation of goods and coordination of shipping logistics.

Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging and large pad/storage developments. With 1,129 acres of developable land available, the industry would be able to plan accommodations according to its industry standards.

A potential drawback of this site is the lack of any stormwater management infrastructure. Proposed industrial uses should incorporate grading and storm sewer design into their site development. Wildwood Ranch does have an agreement with the City of Joplin to provide regional stormwater detention in order to comply with Joplin's stormwater management criteria.

FREIGHT PACKING AND LOGISTICS SERVICES (NAICS 48899)[5]

INDUSTRY DEFINITION

This industry's main activity is providing packing and crating services for the transportation sector. The industry is comprised of companies that provide consolidation of freight consignments; trade document preparation; and packing, crating, and otherwise preparing goods for transportation and logistics consulting services. The industry does not include the actual transportation of goods.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Within 5 miles (via a truck route) of an interstate or limited-access, four-lane improved highway system
- Access to transportation corridors
- Access to rail
- Access to international ports a plus
- Proximity to cargo airport a plus
- Proximity to major markets
- Minimum of 50 acres
- Large pad site and outdoor storage
- Ample space for truck storage and staging
- No major elevation changes through the site
- Outside the 100-year FEMA floodplain
- Free of wetlands, protected species, or other environmental impacts
- Accommodating permitting and regulation standards
- Redundancy and abundance of electricity; capacities that can range from 2 MW to 50 MW
- Available natural gas (capacity around 1,200 Mcf/day)
- Municipal water preferred (dual preferred; available capacity around 20,000 gpd)
- Municipal wastewater treatment preferred (available capacity up to 20,000 gpd)
- Minimum of a T-3 line; fiber-optic service preferred
- Access to a multiskilled and flexible workforce

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Crop services
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation and warehousing

4 "Freight Packing and Logistics Services in the U.S." IBIS World. N.p., Dec. 2017. Web. April 2018.

KEY SELLING INDUSTRIES

- Copier and office equipment wholesaling
- Printing
- Wood pallets and skids production

SUMMARY

In line with a rise in industrial production and international trade, downstream demand has improved since 2012. A sluggish economic recovery and a slowdown in manufacturing and transportation further reduced demand. Anticipated increases in freight demand brought on by an increase in consumer spending and international trade is expected to result in an annual increase of 2.2 percent through 2022.

The largest service segment for this industry is packing and crating services that are not directly related to motor vehicle operations (77.4 percent). Wholesalers and manufacturers combined account for most of industry market (63.9 percent and 29.7 percent, respectively).

Since wholesalers and manufacturers send freight around the country and down the supply chain, this industry tends to locate near major markets and in places with proximity to major transportation and shipping hubs. The nearby Great Lakes region accounts for 17.1 percent of industry establishments largely because of the St. Lawrence Seaway that connects this region to the Atlantic Ocean. Missouri accounts for 1.3 percent.

Wildwood Ranch Viability Assessment Rating: 7



The site's transportation routes would be a huge advantage for this industry. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land, the industry would be able to plan accommodations according to its industry standards.

The site also has access to the Joplin Rail Spur that is roughly 15 miles to the west. This spur connects to the Missouri and Northern Arkansas Railroad, which is approximately 3.5 miles to the east in Joplin. Not only is there close access to rail, but the site is also located near three public use airports (Joplin Regional, Tulsa International, and Springfield-Branson).

This site also has advantages in its proximity to large population centers. While it is within 10 miles of Joplin, Missouri, the site also has access to Springfield, Missouri; Fayetteville, Arkansas; and several other large cities. The proximity to the regional population center allows for transportation of goods and coordination of shipping logistics.

This industry also requires an area that is relatively level with very little elevation change. While the northeastern and southwestern areas of the site have many fluctuations in elevation, the center and western portions of the site are level and provide sufficient land to suit this industry.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This should be enough to meet the requirements of the industry, but increasing the natural gas infrastructure is possible, and should be considered.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

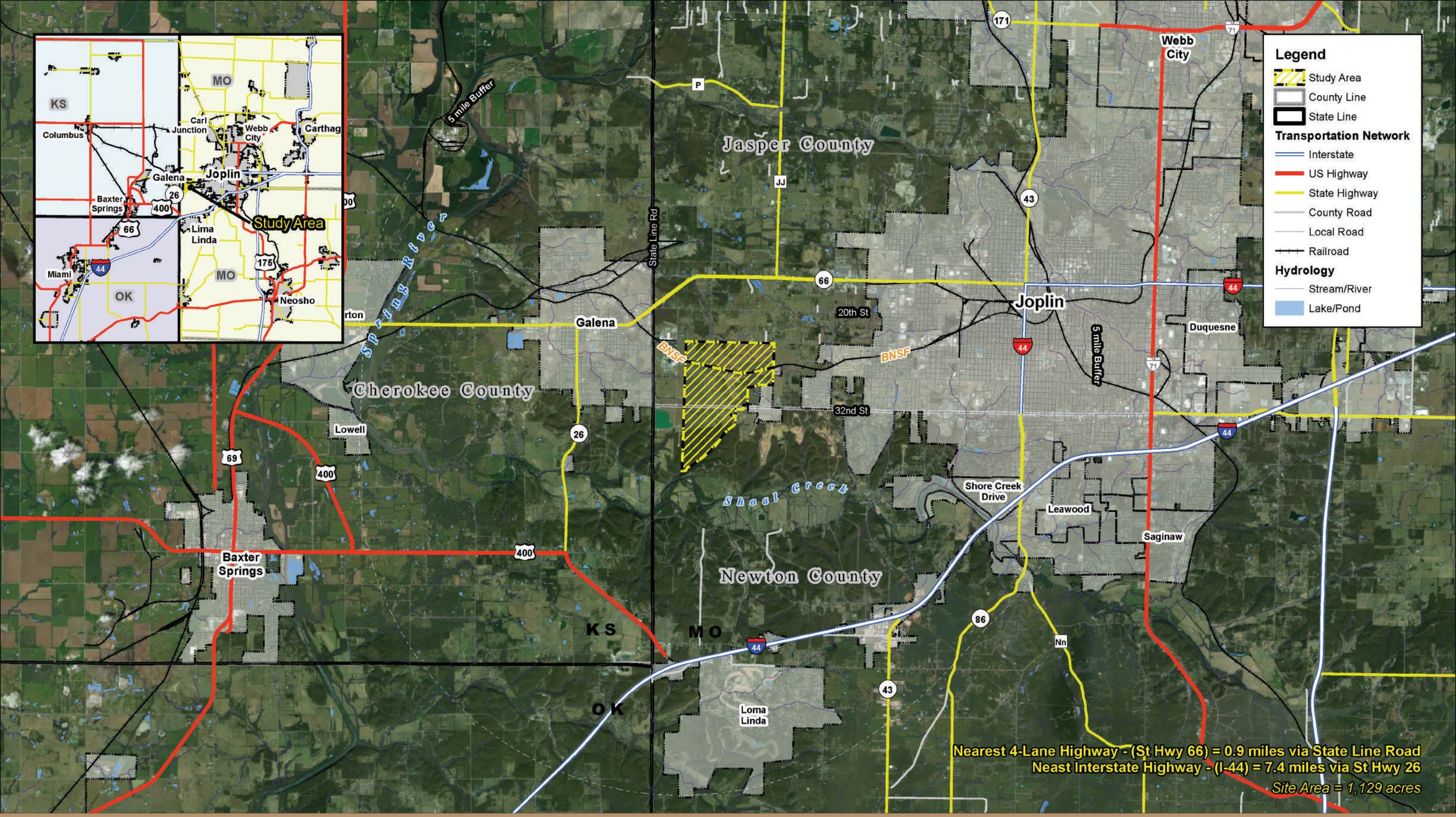
Prepared By

OLSSON ASSOCIATES



Transportation

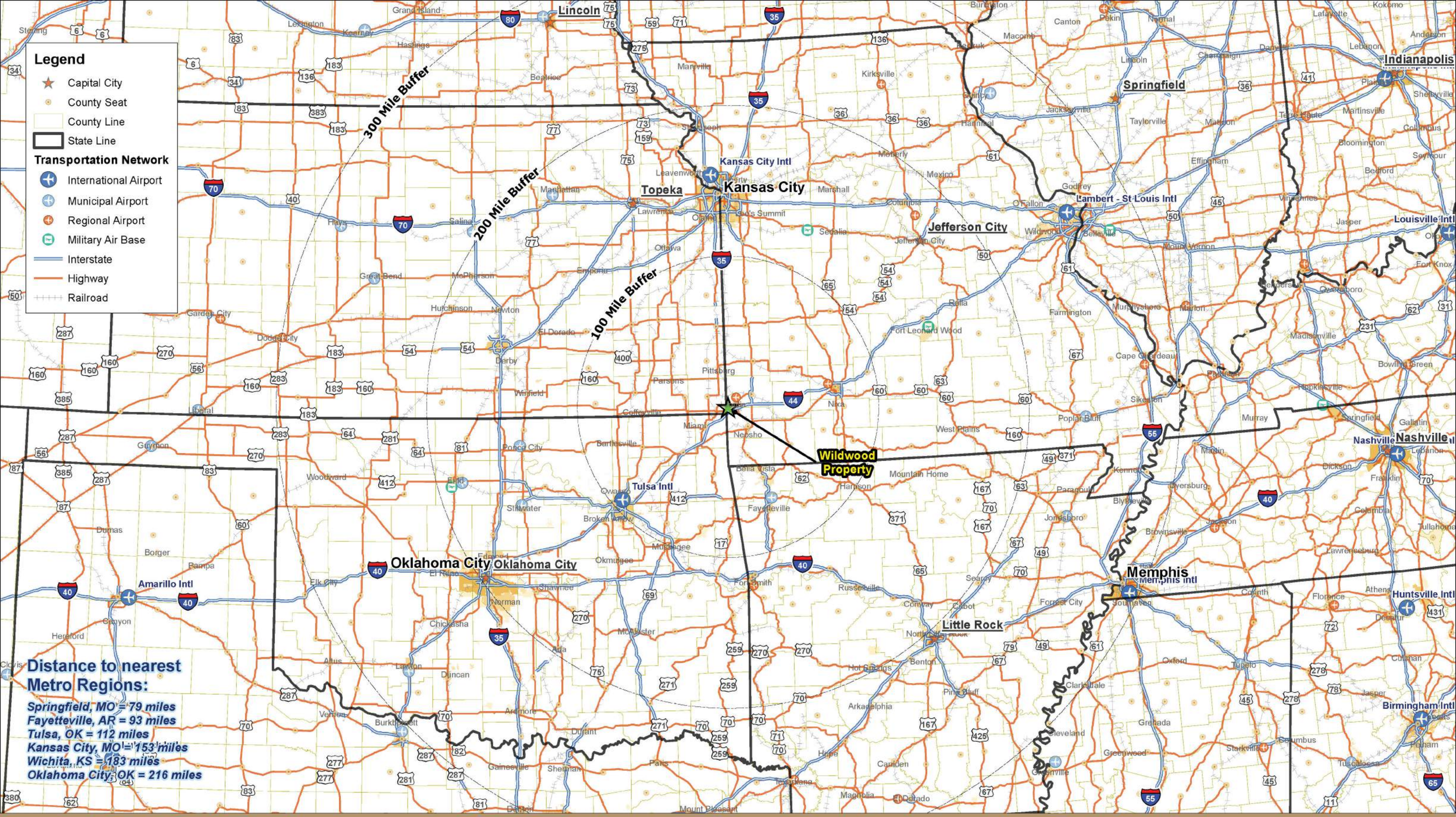
Wildwood Ranch



Wildwood Ranch - **Local Transportation Map**

Jasper & Newton County, Missouri

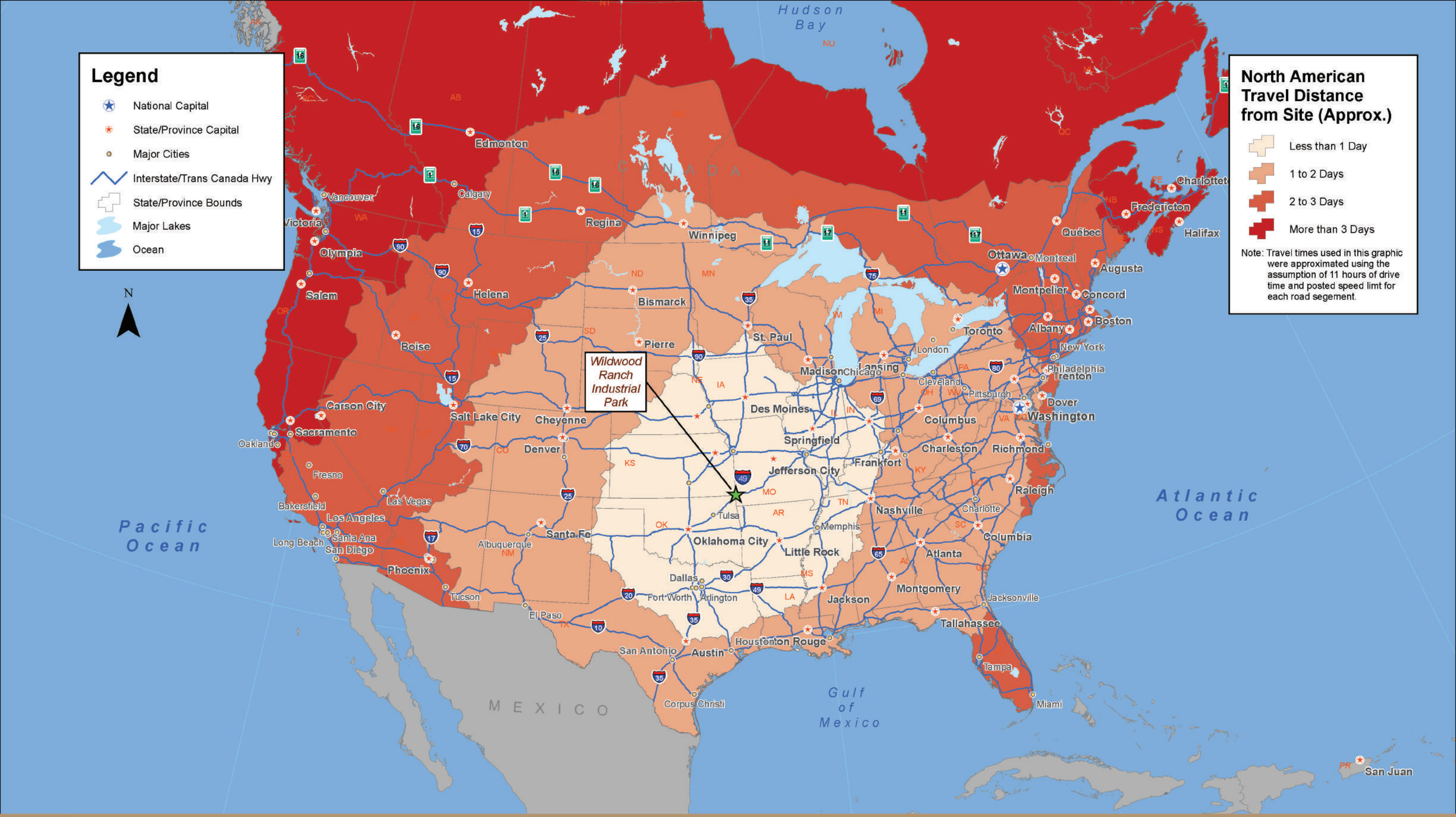
April 2018



Wildwood Ranch - **Regional Transportation Map**

Jasper & Newton County, Missouri

April 2018



Wildwood Ranch - **Travel Distance Map**

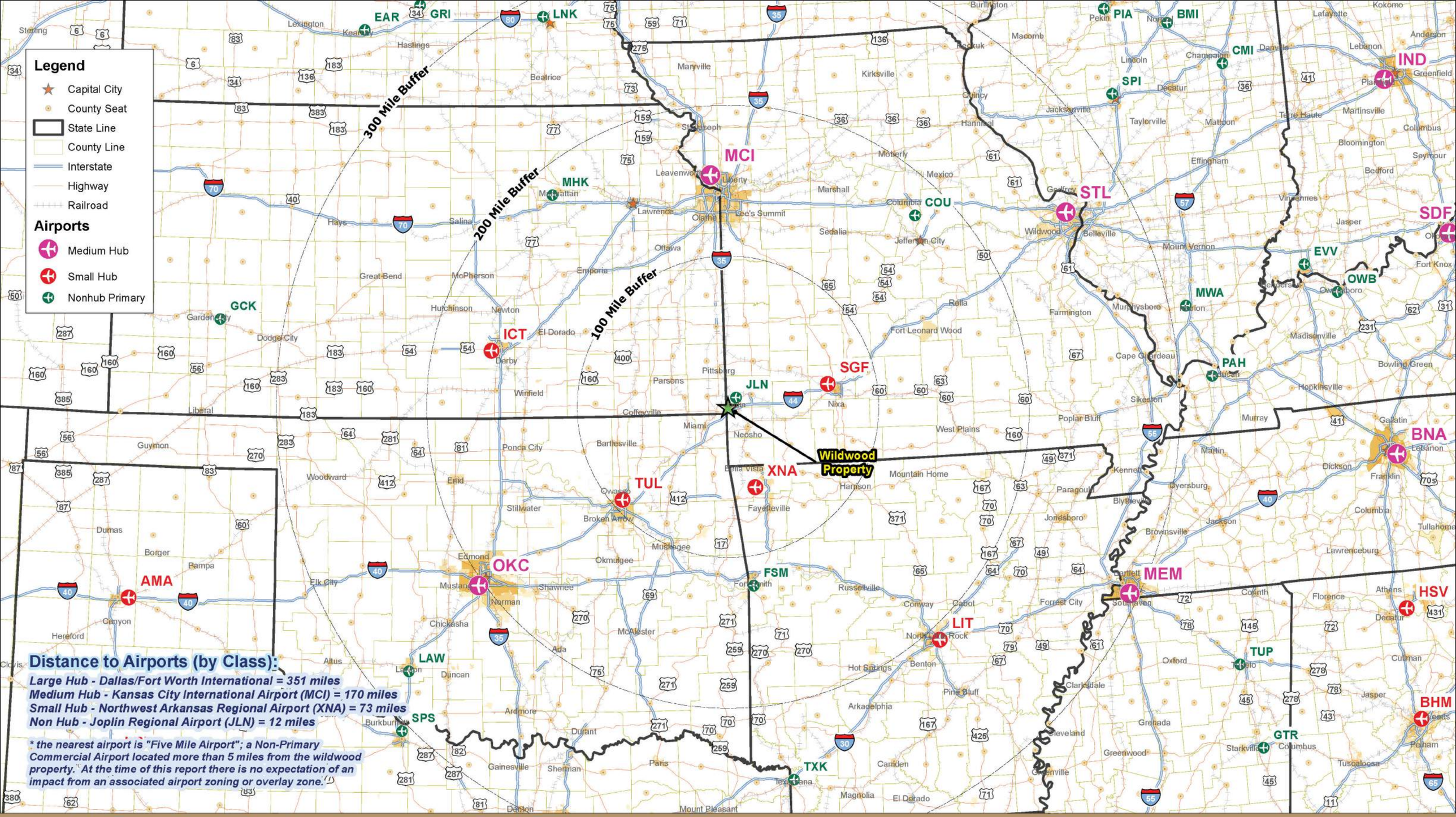
Jasper & Newton County, Missouri

April 2018

N

500 250 0 500 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **Regional Air Travel Map**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

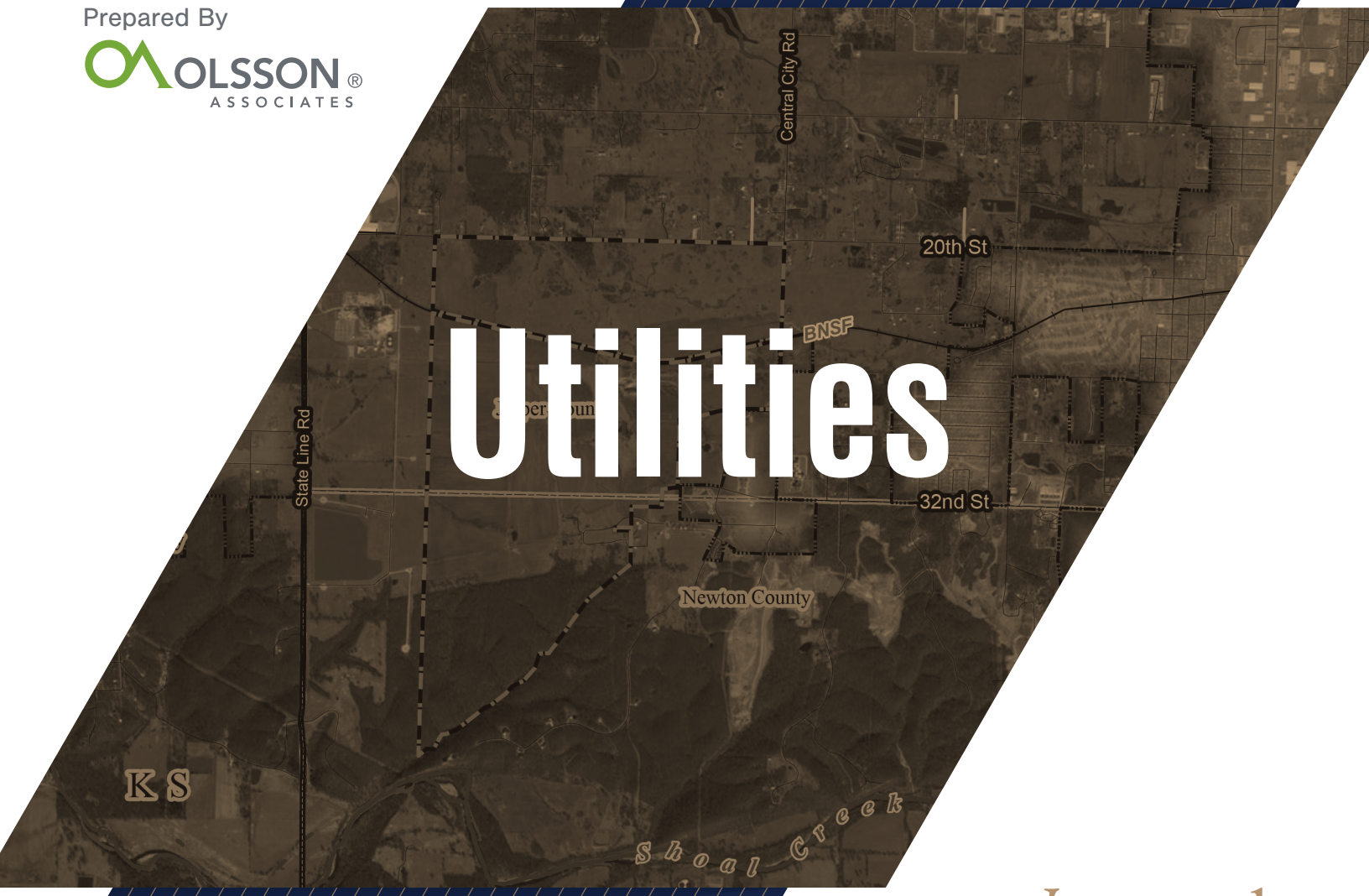
WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

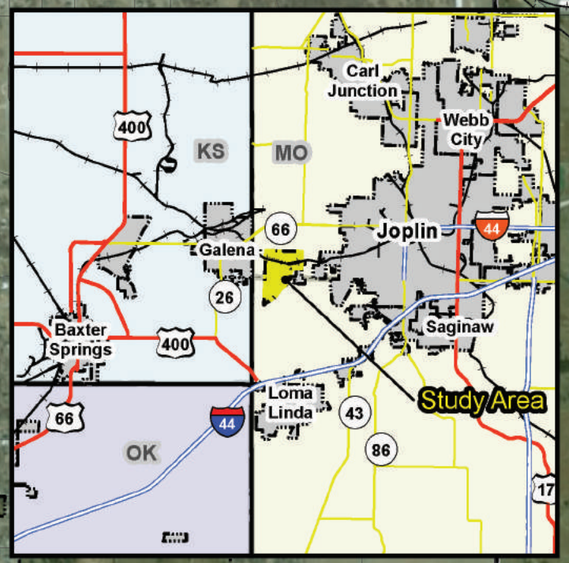
Prepared By

OLSSON ASSOCIATES



Utilities

Wildwood Ranch



Joplin Metro Area

20th St

BNSF

North Lift Station

24 in

21 in

18 in

12 in

S Central City Rd

BNSF

12 in

12 in

12 in

Joplin

32nd St

8 in

12 in

12 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

Joplin

Jasper County

K S

M O

John Duffy Rd

South Lift Station

1,000' Buffer

North Lift Station Capacity = 269 GPM

South Lift Station Capacity = 577 GPM

Total Area = 1,129 acres

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Sanitary Sewer Infrastructure

- Lift Station

Sanitary Sewer

- Gravity Main
- 8 Inch Force Main
- 2 inch Force Main

Wildwood Ranch - **Sanitary Sewer Map**

Jasper & Newton County, Missouri

April 2018

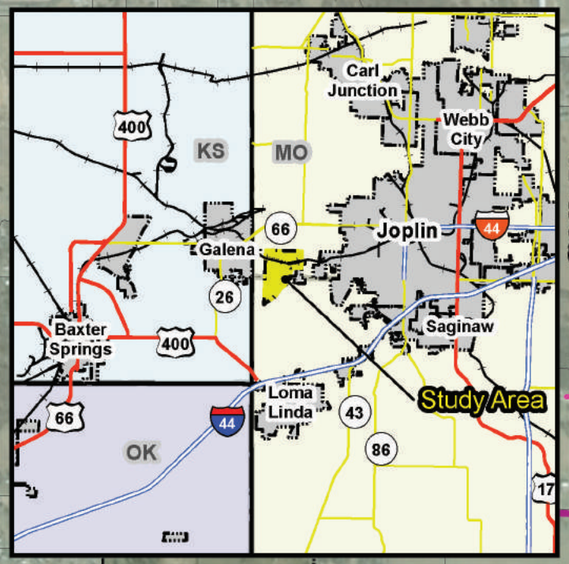
N

0 75 150 300 Miles

1 in = 300,000 feet

Wildwood Ranch

OLSSON ASSOCIATES



Wildwood Ranch - **Electrical Map**

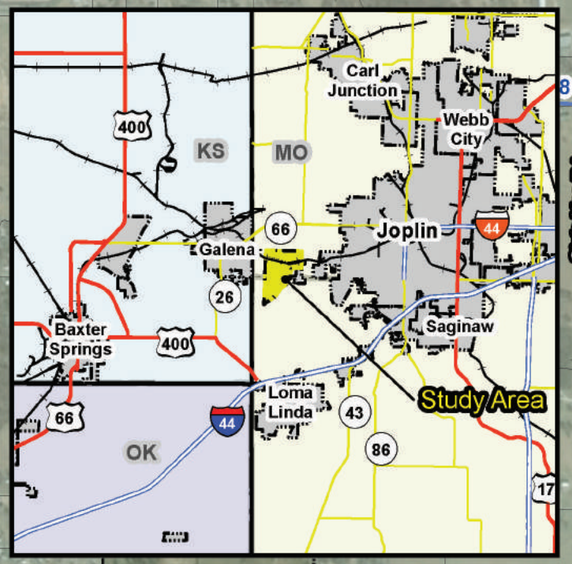
Jasper & Newton County, Missouri

April 2018

N

0 0.2 0.4 0.8 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Water Line Infrastructure

Missouri American Water

- 16 inch
- 12 inch
- 8 inch
- 6 inch
- 2 inch

Existing Water Capacity = 1.5 MGD

Total Area = 1,129 acres

Wildwood Ranch - **Water Map**

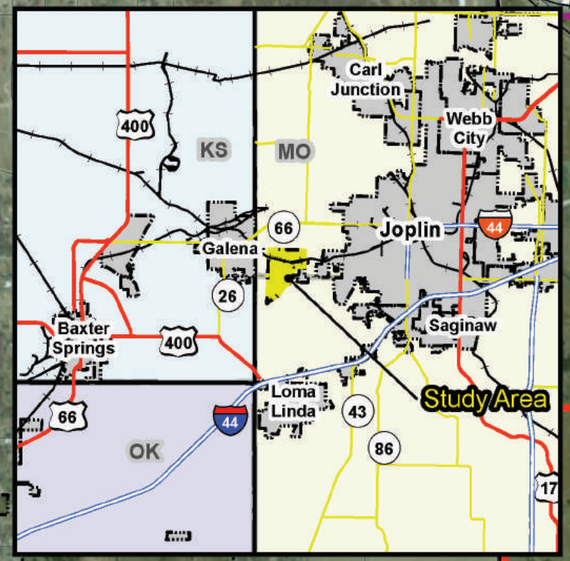
Jasper & Newton County, Missouri

April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

20th St

BNSF

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

KS

MO

John Duffy Rd

1,000' Buffer

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Natural Gas Infrastructure

- Transmission Line

Spire Gas Mains

- 6 inch Mains
- 2", 4", and 6" Mains

Existing Capacity (Spire) = 1,666 MCF/day

Total Area = 1,129 acres

Wildwood Ranch - **Natural Gas Map**

Jasper & Newton County, Missouri

April 2018

N

0 0.2 0.4 0.8 Miles

Wildwood Ranch

OLSSON ASSOCIATES

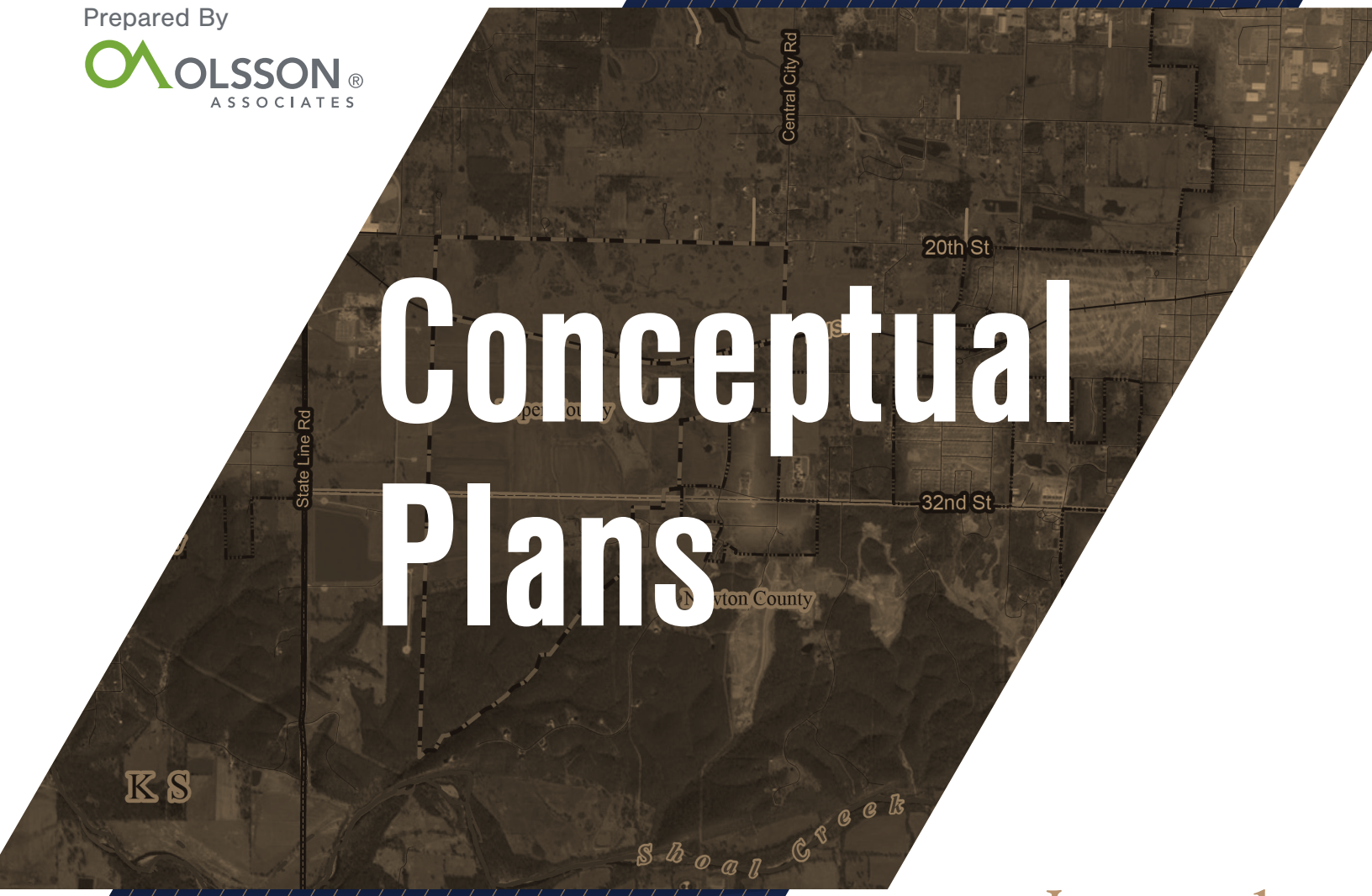
WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Conceptual Plans

Wildwood Ranch

MASTER PLAN INTRODUCTION

Olsson Associates created one master plan for the Wildwood Industrial Complex. The concept allows for great site circulation and visibility and provides flexibility on the number of buildings and allotted areas available to the assessed industry targets. It is important to find out which users would be interested in locating to the industrial complex, and how large an area they would need for their proposed sites before building the complete infrastructure. This concept has been created for maximum flexibility and will allow the developer to phase the infrastructure and pursue multiple users as the site continues to develop.

Wildwood Industrial Complex comprises 1,129 acres. The conceptual plan uses most of this available area for development; however, there is an existing floodplain that affects approximately 28.9 acres of the site, existing wetlands that affect 1.7 acres, and approximately 19,090 linear feet of streams. Efforts were taken to locate detention cells in line with natural environmental features and to place the cells between development areas to serve as addition buffers between users. There is no current restriction on developing within this floodplain or the wetlands, however there are additional permits required. Acquiring those permits can prolong the development process so efforts were taken to avoid impacts where they do not incumber the potential development area. If wetlands are impacted, there is a need to find mitigation elsewhere within the site boundaries or mitigation points can be purchased from a nearby wetland bank to offset the impacts.

The site is divided into two main areas (north and south) by the existing railroad line that cuts through the site. These two main areas are further divided when bringing the floodway and drainage ways into the calculation. This site has an overhead power line that runs along West 26th Street and continues west into the site for approximately 5,500 feet. There is a second overhead power line that encroaches upon the southern portion of the site for approximately 1,100 feet and supplies power to an existing residence. There is an existing water line that runs along the south side of West 20th Street and encroaches slightly on the northern edge of the property. This plan maintains the utility easements within the site. Based on this, it is not suitable for buildings to be located within the existing and proposed utility easements.

The concept is designed to be developed in a flexible manner. The main roadway connection through the site between South Malang Road and West 32nd Street is consistent with the transportation master plan for the area. Once constructed, this connection will allow any portion of the site to be constructed. All of the improvements do not have to be implemented at once, allowing for greater flexibility for phasing the construction of the site.

The proposed building layouts can be easily rearranged to accommodate mega-users who would require larger buildings or who would require modifications to the road infrastructure without hindering the site's traffic flow and visibility. The layout is designed with respect to existing and future infrastructure. Any utilities that are crossed will need to be protected with encasements. To keep costs down, the plan avoids crossing utility lines when feasible. Similarly, the concept has the convenient access that all targeted industries would require.

OPTION 1 SUMMARY

The master plan concept works with the existing topography, drainage, and makes use of existing infrastructure (roadways, rail, and utilities) that naturally divides the property. The site grades from the northeast to the southwest.

This concept is a combination of manufacturing, freight/warehousing, and some industrial flex. North of the rail line the western portion of the site allows for a 1 million-square-foot manufacturing building. On the east side of the creek there is a mix of manufacturing and logistics buildings that are situated close to the road for higher visibility. These buildings range in size from 80,000 square feet to 140,000 square feet. South of these buildings and closer to the rail line are five logistics buildings (ranging from 150,000 to 300,000 square feet) with two of those buildings having direct rail access.

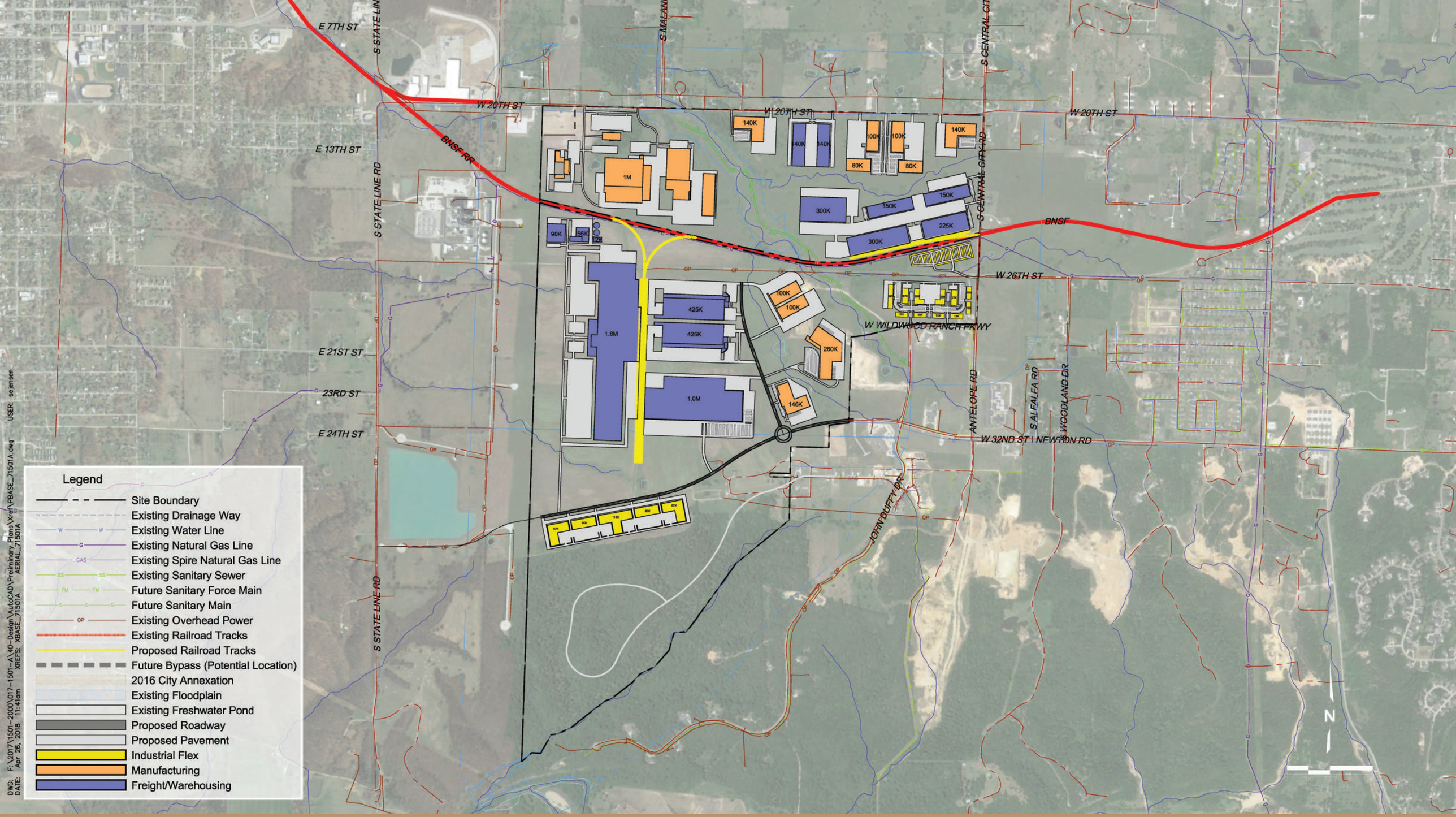
South of the rail, there is a cluster of seven logistics buildings (ranging from 12,000 to 1.8 million square feet). This cluster could also be combined to serve one large user if needed. This location is optimal for rail development as the BNSF line is low usage and tied to Columbus, Kansas. Additionally, the flat topography and the design of the Y track is perfect for service in either direction, which allows trains to turn around on site.

East of the logistics cluster is a cluster of four manufacturing buildings ranging in size from 100,000 to 260,000 square feet. The far eastern portion of the site is naturally separated by the creek. This area is planned with storage units near the railroad, and a commercial flex complex that is accessed from West Wildwood Ranch Parkway.

The southern portion of the site is planned to be served by extending West 32nd Street further west and adding a roundabout that will separate the manufacturing and logistics buildings. Continuing west, there is another cluster of five industrial flex buildings ranging from 60,000 to 112,000 square feet.

The far southern portion of the site is shown with a proposed looped road as it is likely best reserved for residential use because of the topography. The natural environment would provide an adequate buffer between the uses.

Overall, this site contains 41 buildings with over 8 million square feet of potential covered space. This plan is adaptable and expandable based on need.



Wildwood Ranch - **Master Plan Option 1**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

PRIMARY OPTION SUMMARY

The Primary Option concept modified the original option. This option shows South Malang Road extending south through the site and connecting to the roundabout and then to West 32nd Street. This road extension would also include an overpass of the existing railroad. The connection for the potential future bypass is also shown southeast of the site with Antelope Road extending south.

This concept is also a combination of manufacturing, freight/warehousing, and some industrial flex. North of the rail line, the 1 million-square-foot manufacturing building is shown to the east and the 82 acres to the south are reserved for the future expansion of this user. On the west side of the creek, there is a mix of manufacturing and logistics buildings that range in size from 45,000 square feet to 140,000 square feet. Two logistics buildings—285,000 and 300,000 square feet—are shown with direct rail access.

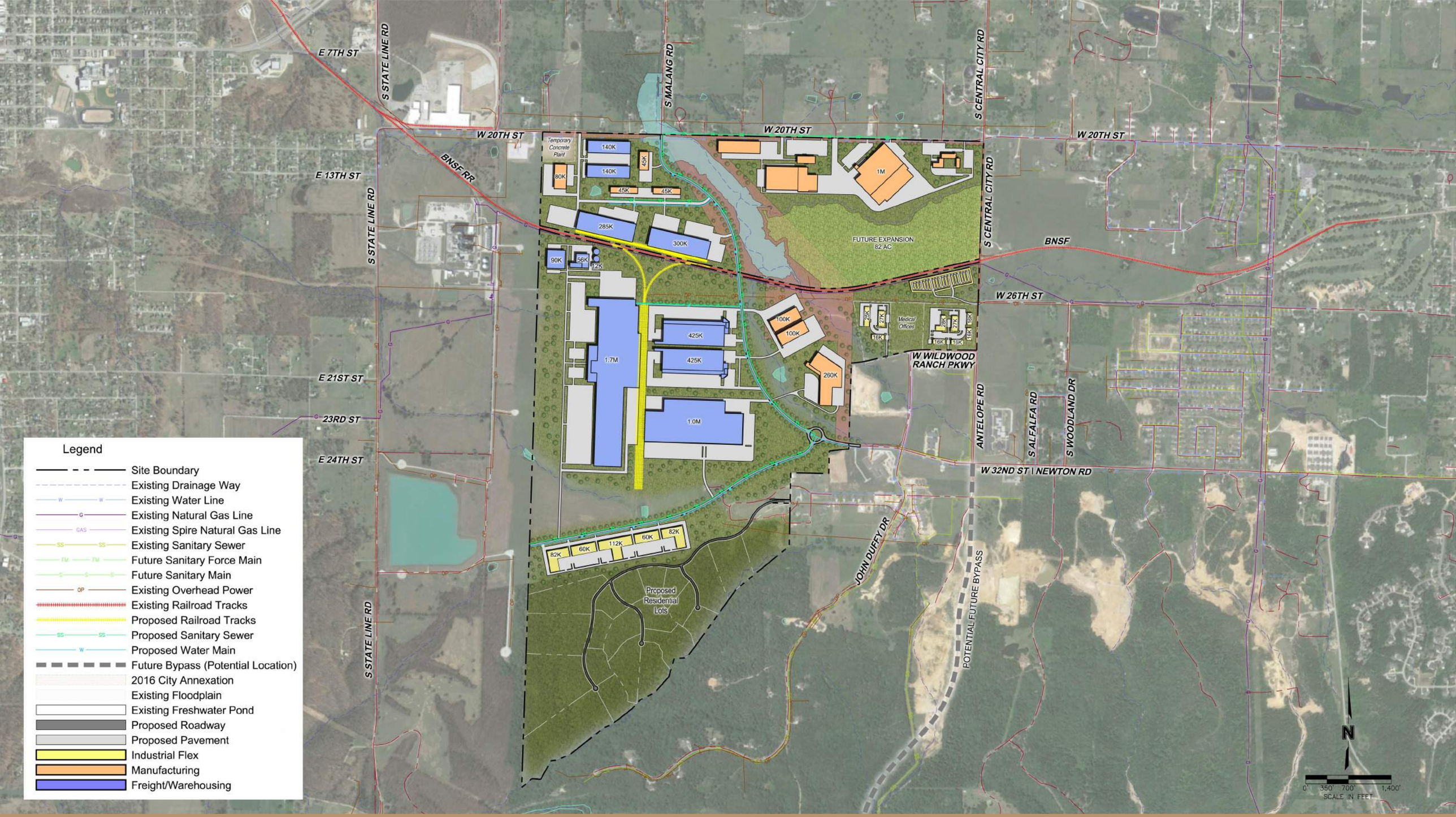
South of the rail, there is a cluster of seven logistics buildings (ranging from 12,000 to 1.7 million square feet). This cluster could also be combined to serve one large user if needed. This site is optimal for rail development as the BNSF line is low usage and tied to Columbus, Kansas. Additionally, the flat topography and the design of the Y track is perfect for service in either direction, which allows trains to turn around on site.

East of the logistics cluster is a cluster of three manufacturing buildings ranging in size from 100,000 to 260,000 square feet. The far eastern portion of the site is naturally separated by the creek. This area is planned with storage units near the railroad, and a commercial flex complex with medical offices that is accessed from West Wildwood Ranch Parkway.

The southern portion of the site is planned to be served by extending West 32nd Street further west and adding a roundabout that will separate the manufacturing and logistics buildings. Continuing west, there is another cluster of five industrial flex buildings ranging from 60,000 to 112,000 square feet.

The far southern portion of the site is shown with the proposed lots and roadway for a residential development. The natural environment would provide an adequate buffer between the uses.

Overall, this site contains 33 buildings with over 6.8 million square feet of potential covered space. This plan is adaptable and expandable based on need.



Wildwood Ranch - **Master Plan Primary Option**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

ENGINEERS OPINION OF COSTS

WILDWOOD WITH AT-GRADE CROSSING					
ITEM NO.	**ITEM DESCRIPTION**	**QTY**	**UNITS**	**UNIT PRICE**	**TOTAL**
101	EARTHWORK - SUBGRADE PREPARATION	650	AC	$10,000.00	$6,500,000.00
102	CONSTRUCT CONCRETE PAVEMENT (ROADWAY)	52,000	SY	$70.00	$3,640,000.00
103	ROADWAY AT-GRADE RAIL LINE	1	LS	$500,000.00	$500,000.00
104	CONSTRUCT SANITARY SEWER GRAVITY LINE	12,400	LF	$60.00	$744,000.00
105	CONSTRUCT SANITARY SEWER FORCE LINE	5,000	LF	$45.00	$225,000.00
106	CONSTRUCT LIFT STATION	1	EA	$150,000.00	$150,000.00
107	CONSTRUCT WATER LINE	13,400	LF	$90.00	$1,206,000.00
108	CONSTRUCT STORM SEWER (20% of Item 102)	1	LS	$728,000.00	$728,000.00
109	CONSTRUCT INDUSTRIAL LEAD TRACK	1000	TF	$250.00	$250,000.00
110	CONSTRUCT INDUSTRIAL LEAD TRACK BALLAST	1000	CY	$50.00	$50,000.00
111	CONSTRUCT SWITCH	1	EA	$200,000.00	$200,000.00
–	CONSTRUCT SIGNALIZATION FOR SWITCH	0	EA	$1,300,000.00	$–
SUB TOTAL					$14,193,000.00
CONTINGENCY				20%	$2,838,600.00
NET CONSTRUCTION TOTAL					$17,031,600.00
TOTAL					**$17,031,600.00**

EXCLUSIONS:

- Power supply
- Interchange and by-pass improvements
- Grading and erosion control of pad sites
- Stormwater management (including outlet control structures)
- All pad–site infrastructure (private costs)
- Power and lighting
- Gas service for private use
- Street trees and other landscaping
- Any retaining walls are intended to be included with each individual pad site construction, and are therefore not included

ASSUMPTIONS:

- **130 – At-Grade Crossing has not been discussed with BNSF, but we do not see the traffic from this development generating the need for an overpass**
- Estimate is for the primary option and assumes NO utilities will need to be relocated
- *A grading plan was not completed so the grading is assumed per acre.*
- Grading is assumed to have an average of 3'-0" per acre.
- No track signalization required
- Item 109 is to get the switch off of the main line track. This does not build all of the track noted in the primary option plan.
- Storm sewer is based on 20% of the paving estimate. Once a grading plan is completed, storm sewer can be better defined.

Note:

This estimate is based upon conceptual layouts. Quantities and costs are estimated using readily available information and experiences with similar projects. Items subject to change such as site conditions, project scope and design requirements, material costs, labor rates, and/or market conditions may result in substantial cost fluctuations. Contingencies are established to absorb potential and unforeseen changes and may be adjusted throughout the duration of the project as necessary to account tor these uncertainties.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Appendix

Wildwood Ranch

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-257 – Rezoning

MEETING DATE:
January 20, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 004-26: Approximately 600.4 Acres SW of the intersection of Central City Rd and W 20th Street – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Wildwood Ranch, LLC

BACKGROUND:

The current owner seeks to sell the subject property to a developer who is interested in developing the site for heavy industrial use. The current owner is securing the voluntary annexation and rezoning prior to closing.
The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." The subject property includes several acres of land, which has access to transportation infrastructure needed to support the M-2 District (20th Street and 32nd Street). The property is mostly surrounded by rural, unincorporated properties, and the majority is not near dense commercial and residential neighborhoods.
The neighborhood is primarily rural, with some utility infrastructure and unincorporated homes. The property is adjacent to one unincorporated residential subdivision in Newton County, on the South side of the subject property. W 20th Street already serves industrial uses, including a Liberty substation, Owens Corning, and a concrete plant.
The City has made improvements to W 32nd Street and is currently making improvements along W 20th Street, to service more intensive uses and truck traffic to the West side of town. The City is

also working closely with MODOT to designate a Western bypass that will service this region. The 2018 Wildwood Ranch Industrial Complex Master Plan designates this property as a future Heavy Industrial opportunity area.

PLANNING & ZONING COMMISSION TESTIMONY:

James Pinjuv represented the case. Morris Glaze spoke in support. Mr. Pinjuv stated that the buildings would not cover the entirety of the site. There were questions regarding utility improvements and added infrastructure, and Mr. Pinjuv explained that the developer builds the site, but the infrastructure costs or paid for by the end user, and that this is not taken on by the consumer.

PUBLIC COMMENT;

Public comment in opposition was regarding traffic increases, environmental impacts (air and light pollution), policing and security, and utility cost increases and natural resource availability (water). City staff addressed security by stating that these cases are sent out to all City Departments, and if JPD believes that there is a concern in providing services, they let us know. Mr. Bellairs also stated that most industrial developments provide their own security, including fencing and private security. Mr. Pinjuv confirmed this assessment. Traffic was also addressed by staff. Mr. Bellairs stated that they are working on a western bypass with MoDOT, and the 20th Street improvements are currently underway to handle traffic for expected industrial developments, such as semi-truck traffic. 32nd street has already been completed out to Central City Rd. A specific traffic study for the scope of this site has not been conducted, but we have made improvements for heavy industrial traffic for the area as a whole, and that dates back to 2018 when this was designated as a heavy industrial opportunity area. Mr. Pinjuv discussed utility rates with the opposition, stating that this would be completely taken on by the developer. Concerns were also raised about the actual number of jobs that would be created, and what economic impact would be seen by the City. Mr. Pinjuv stated that the site would bring 200 jobs and promote additional economic growth. Mr. Kimble and Ms. Phillips stated that many of the concerns raised were valid, but that they were not sure that they impacted the rezoning case and deferred to Mr. Bellairs. Mr. Bellairs affirmed this and stated that the scope of the decision of a rezoning case is limited to whether or not the proposed zoning district is a good fit, based on land use patterns, future land use plans, and existing infrastructure, not based on the specific use being proposed. Mr. Kimble asked if environmental assessments were available. Mr. Bellairs stated he did not have any available at this time.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-257
Planning & Zoning Commission recommends approving Case 004-26 (6 in Favor, 1 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Z&P Meeting: January 12, 2026
City Council Meeting: January 20, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 004-26 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial).

LOCATION Approximately 600.4 Acres SW of the intersection of Central City Rd and W 20th St.

APPLICANT Wildwood Ranch, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 600.4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1/County	R-2/MUC/C-3/ R-1	County	County
Land Use	Single-Family Homes	Vacant- Future Mixed Use/Single-Family Homes	Single-Family Homes/Vacant	Vacant/Utility Facility

FUTURE LAND USE

The 2018 Wildwood Ranch Industrial Complex Master Plan designates this property as a future Heavy Industrial opportunity area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 20th St	Arterial	130′
W 32nd St	Arterial	120′
S Central City Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

A portion of the property is within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The neighborhood is primarily rural, with some utility infrastructure and unincorporated homes. The property is adjacent to one unincorporated residential subdivision in Newton County, on the South side of the subject property.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." The subject property includes several acres of land, which has access to transportation infrastructure needed to support the M-2 District (20th Street and 32nd Street). The property is mostly surrounded by rural, unincorporated properties, and the majority is not in close proximity to dense commercial and residential neighborhoods.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2018 Wildwood Ranch Industrial Complex Master Plan includes master planning strategies for future manufacturing and warehousing uses. The M-2 (Heavy Industrial) District is consistent with these long-term planning strategies.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The property has access to major roadway infrastructure. The property is near I-44, a four-lane interstate. The property also has access to two arterial streets, 32nd street and 20th Street. 32nd Street widening has extended as far West to Central City Rd. 20th Street is currently undergoing

similar improvements. The surrounding transportation infrastructure supports the intensity of this use.

Additionally, the size of the subject property makes it suitable for a "campus" style development, which is ideal for the intensive uses that are permitted under M-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Most of the surrounding properties are either located in the county, vacant, or separated by right-of-way. The few that are touching the subject property will be required to be protected by buffering the subject property with a 30-foot-wide landscape buffer with dense vegetation.

The access to transportation infrastructure, location and size of the property, make the highest and best use heavy industrial.

DISCUSSION

The current owner seeks to sell the subject property to a developer who is interested in developing the site for heavy industrial use. The current owner is securing the voluntary annexation and rezoning prior to closing.

Staff recommends approval of Case 004-26.

ENCLOSURES

- Map of property
- Application

MINUTES (AMENDED)

MONDAY, January 12, 2026

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, January 12, 2026, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Dr. Rosenberg, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**

   Eric Kellstadt called the roll.

2. **Approval of Minutes**

   MS. HARRINGTON MADE A MOTION TO APPROVE THE DECEMBER 8, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

   CASE 003-26: Annexation

   Mr. Kimble asked the applicant to step forward and state their name for the record.

   Mr. Bellairs took a moment to address a few items for case 003-26 and 004-26. A previous annexation agreement with the property owner of Wildwood Ranch, James Pinjuv. The annexation agreement was completed in 2009. All of the property within the annexation agreements is supposed to be annexed into the City of Joplin by 2029. There are existing industrial uses along the corridor: Owens Corning, a concrete plant, and a Liberty substation. Staff wanted to identify that there are currently heavy industrial uses along the 20th Street corridor and that this area has been identified as a future heavy industrial uses. The City has also made improvements to the 32nd Street corridor and is currently making

improvements along the 20th Street corridor, to handle the west bound truck traffic. We also have plans for a western bypass that will assist with traffic as well.

Mr. James Pinjuv, 1032 Antelope Rd., spoke in favor of the case. Mr. Pinjuv explained that the property in question has been under an annexation agreement with the City of Joplin but remained in the county until now that the land is under contract.

Ms. Klue-Michael stated that she has been contacted by several people in the community that a data center would be located there. Why is the annexation and rezoning contingent on using city facilities?

Mr. Pinjuv explained that this is a very expensive development and the agreement shows that the property will be annexed into the City of Joplin. The end-user is very specific about the particulars of the property and that it will in fact be in the City of Joplin. There can't be variables left out there because of the type of investment that's required on this deal. We're likely looking at a build-out is probably four years. There are other variables beyond annexation and rezoning which are more difficult to come by. The cost range is between five and seven billion dollars. I have been working on this deal for two and a half years. We are trying to make sure that we have all of our basis up-front.

Ms. Klue-Michael asked that if this is passed and we do annex it into the City and this does become a data center the water, the drinking water, the Joplin water facilities will become an issue and is a point of concern of residents that have come to me and where does all of our drinking water go?

Mr. Pinjuv stated that the two big concerns are water and power. It's an enormous power consumer and relatively large water consumer and there will need to be improvements to the water system and the grid. Those costs will be one hundred percent born by the developer.

Mr. Kimble asked if there were any questions.

Ms. Phillips asked if they'd buy the land or are you going to lease it to them and the contract is for the business to come in.

Mr. Pinjuv stated that is a purchase agreement and that it is a three-step process. I've owned the land for over 20 years, and I am the local developer. There is a mid-level developer of these types of facilities where they do all of the upgrades. Then there is an end-user who has the money to make this thing work.

Ms. Phillips said "eventually"

Mr. Pinjuv said that it will be in the next nine months or it won't happen. Unfortunately, with this business it is evolving quickly so that the things that end users change every 90 days. Right now, it is a race among six companies in America who can afford to do this and that this is a race to see who gets there first. Our timing is really important. The market will in fact change. It's an opportunity that I don't know will come around again. It an opportunity that will put Joplin in more of a high-tech place and bring a different type of talent to town.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Morris Glaze, 3321 Deleware, I support both projects, both cases in front of you. Jimmer has been in our community for a number of years and has been the sole developer of Wildwood Ranch, he's knocked it out of the park. He's got homes out there, he's got industry out there, he's got healthcare out there. The city built their new fire station out there. The Catholic church went there after the tornado. I support Jimmer and his projects.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

Mr. Bellairs told Mr. Kimble that you may clarify that this is the annexation case, and that there will be a separate case to discuss the rezoning.

Ms. Tammy Britton, 1386 Augusta Ln, I am neither for or opposed but I have some questions before we rezone this. Data centers have a lot of issues with water and power.

Mr. Kimble stated that rather than talking about the rezoning portion we are talking about the annexation portion. The rezoning case will be next.

Dr. Rosenberg commented that Ms. Britton asked what we would annex the property for. All property annexed into the city is zoned R-1 so the very first project would be that we want to bring this property into the city. The second thing when we get into the second case we'll talk about property uses. If you are objecting to bringing it into the city then you should speak now, if not, wait until we get to the next one.

Mr. Britton stated that she will come back when they discuss the rezoning.

Susan Mitchell, 5128 W 20th, if you put it into the city, how are you going to patrol it. We don't have enough police, so how are we going do it. It doesn't make sense to put it into the city out there. I know that the city owns the road, that doesn't make sense to me either, but I know it's for what is going to go on. Can you answer how you're going to patrol it when the city can't patrol what we got where we already have a shortage of police officers.

Mr. Kimble stated they will defer to Tyler about what the City can do. Secondly, we are an impartial group that is not part of the City just volunteers that come in and hear things. So I couldn't speak specifically like a city council member could about what the police can do, if that is something you still have a question about after this meeting today when this comes to city council, they will be able to speak much more clearly and specifically to you on that topic.

Mr. Bellairs added that for all of our public hearings we hold before the Planning and Zoning Commission we take all of the city department. One of the agencies that reviews these cases is the Police Department. They respond if they have any concerns about whether their ability to enforce our laws and ordinances, but we did not receive any concerns indicating that from the Joplin Polic Department. If they don't respond, then we take that as they are confident they can handle it and there is no concern.

Mr. Kimble asked if a facility of this nature would have its own private security with boots on the ground that would be able to assist JPD.

Ms. Mitchell asked if this space will also have residential or will it just be business. You'll still need the city police department to run the roads.

Mr. Bellairs stated the Joplin Police Department hasn't indicated that they will have any problem patrolling this area and while we haven't seen any plans, it is common practice for industrial developments to provide their own private security and fencing.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 03-26. THIS MOTION WAS SECONDED BY M R SPRUCE. MOTION CARRIED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT)

CASE 004-26: REZONE R-1 (RESIDENTIAL) TO M-2 (HEAVY INDUSTRIAL)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. James Pinjuv, 1032 Antelope Rd, spoke in favor of the case. The reason to bring in a high-tech business, we don't know exactly what it will be, there are variables to this that haven't been answered. They will be answered through studies with Liberty and the southwest power pool. It is a large power user and a large water user but any expenses that are required to upgrade the facility to

manage this deal will be paid for by the end user. The local power system will be greatly improved as will portions of the grid. Any of those upgrades will be born by the end user. I think most people here are familiar with senate bill four that passed last year or the year before which is all about data centers and how its wanting to entice data center developers to come to town, that bill specifically excludes any utility provider from being able to go out and do any speculative expense to grow a system that could wind up falling back and being born by existing rate pay. That can't happen. The way this works is that the studies will be done to determine how much power is actually available right now within the southwest power pool, which include a large swath of the United States and two Canadian Provinces. Those guys do the study to determine what if any excess power is available within that grid and can be transmitted to our location for use in this project. That is a time consumptive process, again the developer won't put up the money which is a $200,000 fee for each of the two studies they have two do, one for the SEC the other with Liberty. Liberty, of course, looks at it from their perspective and existing service territory and most of the impact will be on Liberty unless there is power that comes from Saskatchewan or Alabama, that a potential. Anybody who has any excess power would be interested in selling to this project. Then it is a matter of if it can be transmitted here and if can be how much and what upgrades will need to be made to the grid. All of those upgrades will be paid for by the end-user. Once the power studies determine, we know we won't have all of the power that we'd like to have, it's a large amount of power, roughly the size of Liberty right now, it'll come in tranches over the next two to four years. Each of those will come through the exact same studies and again the end user will bear the expense of the upgrade and will never fall back on the rate payer. A common misperception is that all of this power is going to drive up energy rate. This is not a all the case. Here, Liberty doesn't have any excess power, the power is going to come from new generation from some other place in the grid. The end user is not only paying for the water and power to get here but also for the generation itself. So, if in the long run if it goes the way we hope, there will be additional generation on the liberty grid and that will be primarily funded by the end user who will give it to Liberty and Liberty will operate it. They will continue to consume the power. The costs are just staggering. The developer is not going to put in the money for even the study becomes that is non-refundable money which is out the door unless they know they have zoning in place and have community support.

Mr. Kimble asked if there were any questions from the commission.

Ms. Harrington asked what percentage of the property to be annexed in would the user actually purchase, will there be excess property?

Mr. Pinjuv responded that they will purchase the entire site that is to be annexed and rezoned, but that is another great thing about this development that it is a very minor coverage, there won't be a lot of buildings. The maximum, if they were able to get the amount of power that they'd like to get, again we don't know if they will able to get that, the first part will likely be 25% and hope to get a build out, but if they are able to get the maximum amount of power the build-out will be about four million square feet, which on 600 acres is less that 20%. These are not big employers, even if they maxed out at 4 million square feet will likely have 200 jobs. They are high paying jobs, so they don't create new traffic, they create less noise, 25% less noise than the Liberty power plant does right now, they don't create pollution, and they don't create problems that the police department will have to worry about at all. The entire thing will be fenced and secure because nobody can get into a data center other than an employee who works there. Guys that I know who have developed these already who have turned them over to the likes of Meta and Microsoft, once they get a C of O, they never get back in the building. They have really high security.

Ms. Harrington asked if they require the 600 acres for what they're building.

Mr. Pinjuv responded that they really don't but they want to keep competition out, they don't want any other users coming, and they also want to be good neighbors. They're going to provide huge buffering on this. Their minimum setback will be 250 ft. They are laying out the site plans now. They plan to build buffers around residential uses building dirt berms with evergreen trees. They are incredible community partners and citizens because they're in a different world financially that most other businesses and expect people to complain.

Ms. Harrington stated that will alleviate police coverage there. They are going to have very high security.

Ms. Phillips had a question asking if all of the build out would be in Jasper County or would some of it be in Newton County.

Mr. Pinjuv responded that he expects to have a site plan on this prior to City Council meeting in two weeks so he'll have a better idea if the county line runs in there and they may cover the County line.

Franchise takes are enormous property taxes are enormous, there is a lot of benefit to the municipality. At the end they don't create crime, they create exceptionally high paying jobs, from what I'm told, there are six and a half to seven outside jobs created in the community.

Mr. Kimble asked if there were other questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Morris Glaze, 3321 Delaware Ave, I've been on the JIDA board for 18 years and they just renewed me for another 6 years and I've been involved in economic development through the Chamber, and my business and when I was in sales for Standard Transportation for over 35 years. I've known Jimmer (Mr. Pinjuv) for 25 years. He's the soul developer for Wildwood Ranch. He's not asked for any financial help from the city, he's done all of the promotional work himself, I know he's worked on several projects in the past, some happened and some didn't but the IDA authority actually looked at buying his property about three years ago, but we couldn't afford it. We didn't have that kind of cash on hand even if we borrowed funds from the city. That is why we stayed out at the Crossroads center on East 32nd Street. And we just bought 330 acres on the north side of Exit 13 that you all just annexed into the City of Joplin in November. We didn't have any problems with fire or police protection and that's 13 miles east of the state line from where the city limits of Joplin start. Did you know that the convenient store at Downstream is in the City of Joplin? And they used the I-44 roadbed as a continuity to bring them into the city. We did look at this property. The county commissioners have paid for the improvements to 20th Street to get traffic to the west side of Joplin. And eventually the 249 bypass will be on that roadbed for Central City, MoDOT tells us.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

Ms. Tammy Britton, 1386 Augusta Ln, stated that she is not for or against this, but she does have questions that should be answered before we rezone; one, Jimmer (Mr. Pinjuv) did mention about the infrastructure for the utilities. I think there needs to be more in-depth answers on that. I've done my own research from Warrenton, MO to Jefferson County, MO to Jefferson City. All of them have the same infrastructure problem with your utilities. Those costs do get sent down to the consumer. Also, the water, I don't know if you guys are aware how much water one of these data centers takes, but they take thousands and thousands of gallons a day to cool down. I think that needs to be addressed. Air pollution, you're looking at putting a new building that's going to add more lighting, so that is going to take away from the people that built their houses out there in the country and we're going to have a lot of lighting issues. Now, how are they going to address that? The air pollution. These data centers also use large generators. How are they going to maintain the noise level out there when those generators have to be ran? Also, back to the utilities, when we do have power outages, does the data center come first to get resolved? Who comes first? A resident or a company?

Mr. Kimble asked Jimmer (Mr. James Pinjuv) if there is anything that she's asked or raised that you feel like you'd be able to answer?

Mr. Pinjuv stated that if there were an outage and the system were to go down, there would be on-site generators that would back up the site. There would be new infrastructure to bring gas to generate new power. That is all done with a cross country power line with Southern Star. Those engineering and budget plans are being put together now. They're reached out to Missouri American Water and the water is already available now from the pumpstation on 20th, they would have to build new lines to our property. It is relatively expensive, but in the grand scheme of things, and what it costs to build, off site improvements are pretty much rounding error, unless we needed excess power in Canada and had to build new lines down here, that would be a billion dollars but that's not going to be where we get it from. You heard that the local payers would get the bill but if you read Senate Bill 4 that can't happen, it is against the law. If it were to happen, I am not sure who will get sued but I don't see it happening. Again the five or six companies who do this are now worth more that all of the Fortune 500 companies put together.

Ms. Klue-Michael asked if the new water lines that are coming in are going to be paid by the purchaser as well.

Mr. Pinjuv responded that yes, the infrastructure costs will be paid by the end user. The end user will sign an agreement with the city and/or with Liberty. The developer is the builder/contractor and will not pay it. The amount of power that they plan to consume, let just use a wild number, lets say that they are going to get 200 megawatts of power in the first year, the end user will have to bond the first payment of that for, I believe, its like ten years. So it is about a million dollars per megawatt they have to bond for it and/or put up a cash equivalent. The middle guy can't do that; I can't do that.

Mr. Kimble asked Ms. Britton if Jimmer answered her questions.

Ms. Britton asked are we sure that they are willing to put that in writing and guarantee that the rate increases are not going to go down to the customers. For water, for power, for any of it. We're not benefiting from that.

Mr. Kimble asked Jimmer if he is willing to address that.

Mr. Pinjuv said that the senate bill addresses power but does not know if it addresses water. But it is the end user who will pay for the upgrades. The entire community will in fact benefit from this in a huge way. Primarily because of the type of jobs that will come to town and the wage base is dramatically higher. About two times the county average. Maybe some employers may not like it for competition on employees. The lowest wages they have are above $70,000. The average wage is closer to $100,000, mid 90's. I'm a growth guy, I believe that if a community is not growing, it's dying. That's why I bought this piece in the first

place 20 years ago. It took 17-18 years of hanging on by the skin of my teeth to get it to the point where we had an opportunity like this and this is not something that existed 20 years ago. Like Tyler (Mr. Bellairs) said this thing is planned and mapped in our original design that we brought to the city back in, I think 2008, all of it was planned to be industrial and I can't imagine that we wouldn't get industrial zoning, and if we did get that and we didn't get what we're hoping to build right now the cat is out of the bag, I wasn't planning on talking about that. We've got a rail line running through that, you're talking about intense use of M2. This could be manufacturing and dirty stuff, noisy stuff, pollutant causing, which I also heard pollution causing (as one of the concerns raised for this use). I've not heard that data centers pollute. They draw a lot of power and use a lot of air conditioning but there is no smoke stacks. They could create pollution during a power shutdown where they had to start up their generators but that's not even in their plan. They want to have three sources of power to go to their sight, so if one goes down they still have two to back up. Because like I said, they can't go down because of the data. Obviously they are all wired in, if all three of those sources were to go down then they would kick in the generator. That is a very short-term use. There is a massive benefit to the community. This will be the biggest thing to hit Joplin, Missouri since the mining.

Mr. Kimble thanked Jimmer.

Ms. Britton stated that the only objection that she has with his comment about resources coming into the community, I guarantee that those jobs will only be 50k a year and I bet it will only employ 50 people. I work in IT. People really need to do their research on these data centers to see how many people actually work for these. Thank you.

Mr. Kimble asked if there is anyone else who would like to speak in opposition to this case. Please set forward and speak your name and address for the record.

Ms. Jennifer Jones, 2006 E 34th Place, I'd like to know precisely who's benefiting from having an AI data center in Joplin, aside from the developer who is going to sell his land. What benefits do those data centers bring to communities? Specifically, not future promises of this job and future prospects of other companies coming in. What actual benefits do they bring to a community when they're built. I'd also like to ask what company is planning on coming and I'd like to see some proof that in other places that they've built their facilities that they paid for the infrastructure improvements in those communities. Because again, we have been promised many thing by many companies that have come to Joplin through TIF incentives and different things with full-time employment and benefits and those things have not happened in every instance. I'd also like to know if they are going to produce their own private power to help with the electrical

infrastructure, what type of power will that be? Will that be more fossil fuel production? That does cause more pollution and you can't say that it doesn't if you are using more fossil fuel to generate more power that does produce more pollution than is currently being produced. As far a not being aware, the developer not being aware of any pollution in any other areas, it is a really quick Google search to find people who live in communities next to these data centers that have to fill buckets with water to fill in their toilet tanks so that they can flush their toilet, that have brown sludge coming out of their faucets because they don't have water. I'd just like to know do we think that having the benefits of having one of these AI data centers in our community outweighs the costs to our natural resources, to our people to the people that live around as far as noise pollution, light pollution, everything that has already been said, there is proof, there has to be, this is not the first AI data center that's ever been built so there has to be proof for or against so if there is proof for improvements to communities and people are happy and everything is wonderful, I think we need to see that before we vote on rezoning this property. Thank you.

Mr. Kimble said that one thing that I'd like to address with you real quick, I don't know that many or any of those necessarily impact a zoning vote, they're excellent questions that you have, I'm not diminishing those by any means. I feel like those would be excellent questions to bring to the City Council in couple of weeks whenever this goes to them. And I understand the desire to have answers for this, I don't know if this is something that Jimmer can speak to or not.

Ms. Jones said just as a rebuttal to what he just said. They are going to be paying for everything, their won't be extra pollution, I'd like to see proof of that. I'd like to see data. I'm sure he's a fine wonderful honest man but I'm not going to take his word for it. I want to see some data.

Ms. Phillips said that I think Tyler (Mr. Bellairs) maybe you can sum this up, we're here to rezone we're not to approve a data center. I'm not trying to cop out at all, believe me.

Mr. Bellairs said that what Mr. Kimble is saying and what Ms. Mary Ann Phillips is saying is that the scope of the decision for Planning and Zoning Commission it's whether or not this M-2 Heavy Industrial is a suitable zoning district for this area not regarding the specific use whether or it's a data center, whether it's a manufacturing or a something similar to Owens Corning or utilities uses anything that permitted in the M-2 district. The scope of the decision is based solely on whether or not we think that heavy industrial district is a good fit for this area. So what the Commission has to take into consideration is future land use plans existing infrastructure surrounding characters of development in order to make

their decision but they're not here to discuss the particular use or any development plan that may or may not take place after the rezoning.

Ms. Jones stated that okay if this property is not rezoned are you still going to sell it to whatever. Is this deal going to fall through for him if this property is not rezoned, that's my question.

Mr. Bellairs indicated that yes they can't sell to an industrial developer if the rezoning does not pass.

Ms. Jones said that answers it, thank you.

Ms. Phillips said that I know we keep talking about power and water but don't forget about our friends at the wastewater treatment plant and the sewer because the city is going to have to bring in sewer too. Because we are not going to be on a septic system. So that's another huge, huge amount of money to do the infrastructure.

Dr. Rosenberg stated that is says there that all of the utilities are in place. Is that true.

Mr. Bellairs said that city sewer is in place, that says city utilities are in place other utilities will need to be extended.

Mr. Kimble ask if there is anyone else who would like to speak in opposition to the case to please step forward and state your name and address for the record.

Ms. Susan Mitchell, 5128 W. 20th, I'm asking that you don't pass it because if you do your research you'll find out that the data centers take up a lot of electricity it goes back to the consumers it is not going to hurt just Joplin but will hurt the whole state of Missouri it's going to hurt Kansas and everything just because it is a data center. It's only going to employee two hundred people. Most of them, do your research, doesn't employee hardly any person. They don't have parking lots. It's just nothing but computers running in there constant. It take up electricity and it takes up a lot of water and then it's going to bring down my property and a lot of other property out there and a lot of property values because it's going to be a data center and again if you do your research, and I ask that you just put this off a little bit, you'll find out that they're noisy, there is a constant hum in the air. It's been pretty peaceful out our way but it's not now with the road coming in and stuff but it's going to be a hinderance for people and it's going to cost us knock our property values down, and you know, it's going to raise everybody's utilities they even had a thing on TV I just happen to catch it a couple of weeks ago that I didn't even hear about it and it was people in Texas and I think North or South Carolina that are complaining that their power bills meaning their electric bills was more than their house payment. And they were

complaining like $1,100 electric bills. And I know now people have you know electric bills that are out of sight anyways because Liberty getting all of these. But it is going to be the consumers that is going to pay for it. AI is not going to pay for it, you know. You guys should all know that. It's just a fairytale it's not going to happen. I think it still needs to stay out there residential. The original plans were to put a school out there and you know, maybe a convenience store or something like that in a little area and probably put a school out there I said. I think it needs to stay residential and maybe M-3 to add maybe a commercial store or something because there is a lot of people in that area and a lot more people to come. He may have to wait on his money, you know, to get it from residential but I don't think it should be zoned for industrial. It's going to cost all of the taxpayers. Anybody that works or anyone that has a utility bill with you know Empire electric or water it's going to cost them. You can Google it right now and you can ask, and I didn't look it up, you can ask what an AI data center will do and one of them will say 20% of your value of your home higher utility bills its all going to be there, you know, so, I just ask that you don't rezone it to be heavy industrial or don't allow a data center out there because you know like I said we just live right down the road we're not six blocks from there, It won't be going outside to listen to nothing. There is hardly any traffic out there. There never has been on that road. But once they get that done then there is going to be a lot of traffic, we might as well live downtown or we'd have to live by the mall or something, because it's going to get pretty noisy. And you're going to ruin our neighborhood and you're going to raise everyone's utility bill. And not just Joplin's going to raise everyone's, Liberty bills are going to go up a lot. I just ask that you do your research take a little bit of time before you pass this, it's not going to hurt the council to wait a little longer, it's just not good. Not a good thing for anybody. Whether you live out there or, we all have utility bills. And I think and I don't know for sure but I'm sure the water is going to cool those turbines there gonna knock down. They just put in a bench pipe a few years ago, you know for the Empire plant. So I don't know how big this pipe is going to be but it is going to take our water table down, it's gonna hurt our yards it's gonna hurt the water pressure. It's just not going to be good. Nothing good is going to come out of it. That's all I ask is that you wait, you know or don't pass it. Thank you.

Mr. Kimble asked if there is anyone else who would like to speak in opposition to this case. Please set forward and state your name and address for the record.

Ms. Susan Cook 5729 W 20th Street, we received a letter that said that we were within 185 feet of this development, this change. We've lived at our residence for 35 years; we raised our children out there our grandchildren come and visit us. We have young grandchildren. What impact will this have on the traffic patterns? Has anyone done a study of that. There is already because of the Owens

Corning plant and even when the dog food plant prior to Owens Corning. There'd be large semi trucks going back and forth and we had a concern when our children stated driving. What will this rezoning do to the traffic patterns. We have quail out there large population of wildlife, we've seen the owl population diminish since the residential development of Wildwood Rand south of the railroad tracks. What's it going to do for our quail population, has anyone studied that? There is a lot of water runoff that crosses our pasture, beautiful wildflowers in the summer and wild asparagus because of the runoff water. What is that going to do to the quality of water if this is rezoned to commercial? Has anyone looked at this other than the dollar impact this will have? Those are questions that we would love to see answered and what will this do to our property value. Our 10 acre property is a legacy that we have built for our family. They can come out and look at the stars they can look for comets and we've seen the northern lights. What kinds of pollution will take place out there? Not just air pollution, light pollution, noise pollution, these are things that should be considered before you make the vote to change that and affect our lives. Thank you.

Mr. Kimble asked Tyler (Mr. Bellairs) if he has speak to any traffic or environmental impact studies that have been done or will be done in this are.

Mr. Bellairs mentioned that they are working on a western bypass with MoDOT, the 20th Street improvements are currently underway to handle traffic for expected industrial developments, such as semi truck traffic. 32nd street has already been completed out to Central City Rd. A specific traffic study for the scope of this site has not been conducted, but we have made improvements for heavy industrial traffic, and that dates back to 2018 when this was designated as a heavy industrial opportunity area.

Mr. Kimble asked what about environmental impact.

Mr. Bellairs stated he does not have environmental studies with him now, I would have to refer back to the 2018 report. There may have been environmental studies included in the 2018 Wildwood Ranch Industrial Complex Master Plan.

Mr. Kimble asked what it would take to conduct a traffic study.

Mr. Bellairs responded that we have to confer with our engineering teams. Perhaps we could do that in house. He'd have to defer to public works and talk to our traffic engineer.

Mr. Kimball asked about how long it would take to do a environmental study.

Mr. Bellairs responded that we would probably have to hire a consultant for that.

Mr. Kimble asked what the timeline on that would be.

Mr. Bellairs stated he would not have that present at this time. It would not be a quick turnaround because we would have to put that out to bid, or if the developer did that, they would have to confer with their firms to perform that study in house, but that he would have to get back with Mr. Kimble on that, as he does not have that answer now.

Mr. Kimble ask if there is anyone else who would like to speak in opposition to this case. Seeing that there is none, Mr. Kimble asked to open the floor to the Commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 04-26. THIS MOTION WAS SECONDED BY M S HARRINGTON MOTION CARRIED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT) .

CASE 005-26: REZONE C-3 (COMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 PD (HEAVY INDUSTRIAL – PLANNED DEVELOPMENT OVERLAY)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Bellairs interjected that the city received concerns about the case that came in late but were provided to the Commission prior to the start of the meeting.

Mr. Kimble restated that the person who wrote the email concern is outside the 185 feet buffer zone for case notification.

Dr. Rosenburg reminded everyone that this case is a Planned Development. This one is planned.

Mr. Bellairs indicated that the developers will provide a site plan for the city council to review as part of the planned development process.

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stevenson, 302 S. Sergeant Ave. thanked the Planning and Zoning Commission. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being

looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Kimble ask if some of the houses along Kennedy Ln were going to be taken out.

Mr. Stevenson indicated that there maybe one house is habitable but the rest of the structures are old sheds that will be removed.

Mr. Kimble as if there was anyone in attendance who would like to speak in favor of the case.

Mr. Morris Glaze, 3321 Delaware, stated that he worked on the JIDA and that they are familiar with the company and that he is in favor of this rezoning. The traffic will have to go on Kenedy Street to Enterprise Ave.

Tony Dole, 3202 Sunset Drive South, they currently have about 60 trucks and about 75 trailers. The improvements will be able to accommodate about 75 trucks and 100 trailers. Travel times on Industrial Drive would be from 6 in the morning until 6 in the evening. Our hours are from 8am – 5pm. We accept deliveries as early as 7am.

Mr. Kimble asked is there is anyone who would like to speak in opposition to the case.

Dan Harrison, 2629 Myrtle St, Web City, lives just south of Kenedy and Myrtle. Commented that the applicant is a good company and that they have brought a lot of good things to the community, however, we are concerned as residents of that area of the heavy industrial zoning can take even more intensive uses. Mr. Harrison also expressed concerns about storm water runoff and tractor-trailers using Kenedy Street and that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill over into the nearby residences and illuminate the backyards. We'd like to see the area kept C-3 rather than M-2 because we don't want to be trapped with a huge industrial park.

Mr. Kimble asked if there are any plans to keep the storm water runoff from going onto the roadway?

Mr. Bellairs stated that the engineers for Specialty Foods are working on that as part of the site plan. They will have to calculate the impervious surface and take that factor into account. And that will be included in the site plan review when it comes back around. How their doing detention is going to come from the engineer, which will be presented to the Commission and Council.

Mr. Kimble added that he would like to ask a question to the Specialty Foods spokesperson. And respond to how trucks will use the roadways.

Tony Dole, 3202 Sunset Drive, Currently our drivers are not allowed to use Kenedy Rd. It is a narrow lane. I am sure that there are trucks that use that lane but I know that it is none of our trucks. They all come in from Enterprise to Industry to come down that way.

Mr. Kimball asked Mr. Bellairs is there a better zone for this rather than M-2-PD.

Mr. Bellairs responded that they discussed the pre-development phase of this project. The development code indicates that for any off-site parking it needs to have a similar zoning as the parent property. The Joplin 2012 Comprehensive Plan calls for this area be designated as an industrial park. This area calls for it to be classified as industrial all of the way back to the tornado recovery.

Mr. Kimble asked is there is anyone else who would like to speak in opposition to the case.

Mr. Kimble as if there were any questions from the commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 06-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

4. OLD BUSINESS

None

5. NEW BUSINESS

CASE 001-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES , PHASE I – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, this is phase I of The Cottages at Emerald Glades located just off of Fountain Road north and west of the Emerald Glades subdivision. This property is two phases and will be connected into phase 6 of Emerald Glades. Phase 1 is 42 lots on the north side with two detention ponds. The second half, phase II will have 40 lots. The houses will be cottage style, 50 ft wide lots. Appealing to the smaller lots that are doing really well in the community right now.

Mr. Bellairs said that I have an exhibit that shows that there will be a connection for this there will be access to this future development so that it does not all go to Fountain Road.

Ms. Klue-Michael stated that that to be clear that you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision and will not be coming off of Fountain Road.

Mr. Bellairs indicated that was correct. There is currently only one road with access so they will have to build another road for more connections to Emerald Glades for access from St Louis Ave.

Dr. Rosenberg asked if there will be no access to Fountain Road?

Ms. Bryant responded that yes, there will be access to Fountain Road and on to St. Louis.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 01-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

CASE 002-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES, PHASE II – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, stated that both phases of the development will be built at the same time.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 02-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Mr. Kimble asked if there was a motion to adjourn.

MS. WARREN MADE TO ADJOURN . THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Approved _____

Drew Kimble, Chairman

Approved _____

Eric Kellstadt, Recording Secretary

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 004-26
Filing Fee: $600.00
Received: 12/4/25
Date Advertised:
Proj. No.: 26-005
Public Hearing Date: 1/12/26

Applicant: James Pinjuv Phone No.: 417-529-6440
Address: 1032 Antelope Rd Joplin, MO 64804 Email: jimmerpinjuv@gmail.com
Owner: Wildwood Ranch LLC Phone No.: same
Address: same Email: same
Location of Property: Approx 600.4 acres @ the SW corner of Central City Rd & W 20th
Present Use of Property: Vacant - 600.4 Acres
Proposed Use of Property: Data Center
Current Zoning: ~~AG~~ R-1 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single family homes	R-1 / County
South	Single Family / Healthcare	R-2, MUC, C-3
East	Single family / Vacant	MUC / R-2 / County
West	Vacant / Utilities	County N/A

Character of the Neighborhood: Undeveloped Tracts, Mixed Use Subdivisions, Single-Family Subdivisions

Note: TRACT 1 on legal, exclude 2 & 3

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Annexing tract for a future Industrial development to construct a data center. The property is designated as an industrial opportunity area on the 2018 Wildwood Annexation Plan.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
N/A	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 12/4/25

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD;
THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS:

THENCE S77°22'43"W A DISTANCE OF 1882.59 FEET;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.78 FEET, AN ARC LENGTH OF 1267.36 FEET, WITH A CHORD BEARING OF N89°50'10"W AND A CHORD LENGTH OF 1256.86 FEET;
THENCE N77°02'27"W A DISTANCE OF 2949.74 FEET;
THENCE LEAVING SAID RAILROAD N01°50'23"E A DISTANCE OF 1786.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14;
THENCE S88°24'32"E A DISTANCE OF 712.55 FEET TO THE NORTHEAST CORNER OF SECTION 14;
THENCE S88°53'38"E A DISTANCE OF 2632.53 FEET TO THE NORTH QUARTER CORNER OF SECTION 13;
THENCE S88°55'54"E A DISTANCE OF 1316.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13;
THENCE S88°55'06"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 623.80 FEET;

THENCE S01°52'46"W A DISTANCE OF 730.01 FEET;

THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 286.6 ACRES MORE OR LESS.

SUBJECT TO A COUNTY ROAD ON THE NORTH AND EAST SIDES THEREOF.

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;

THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION;

THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES:

THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN;

THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN;

THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23;

THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;

THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN;

THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN;

THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN;

THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13;

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
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THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN;

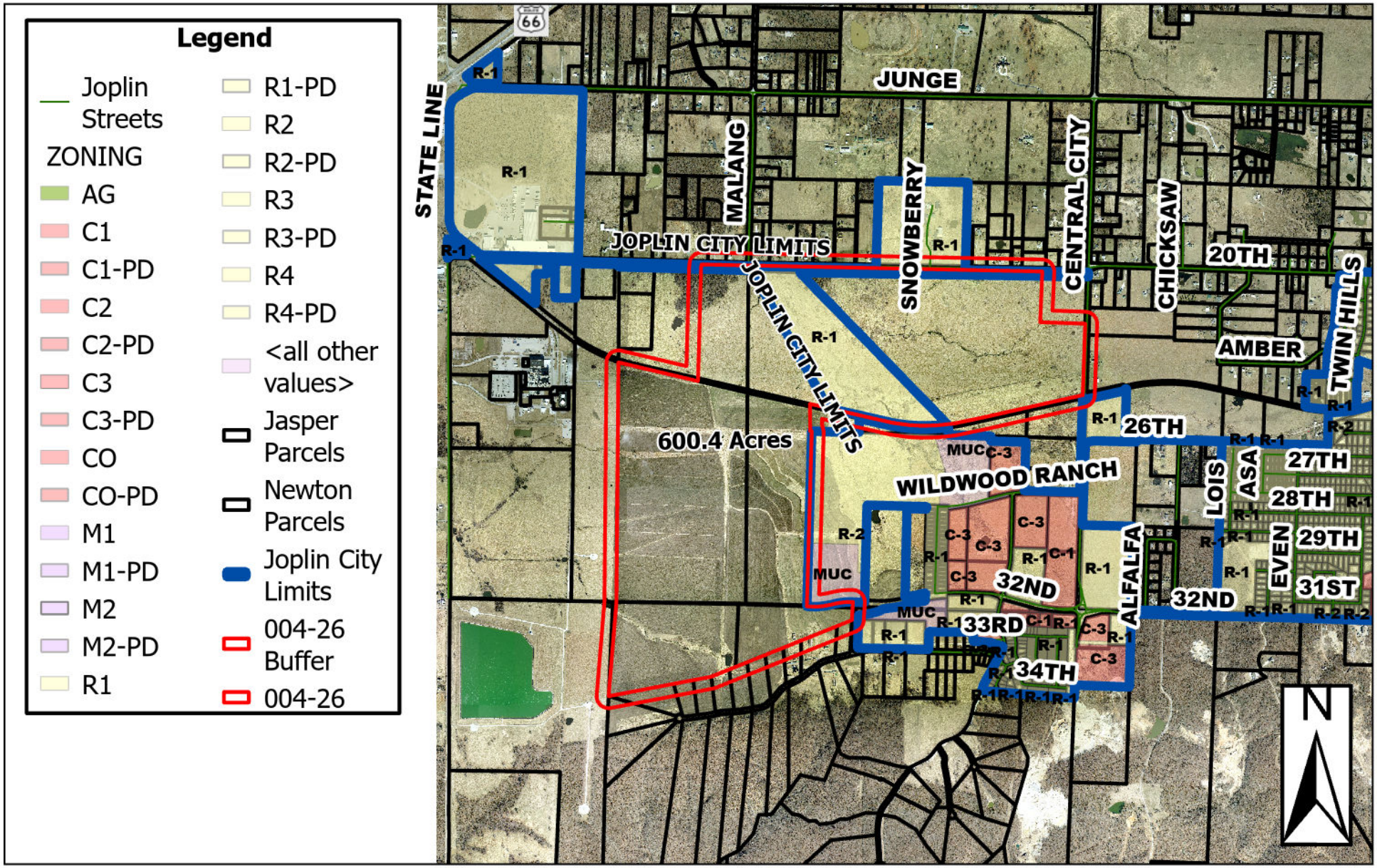
THENCE LEAVING SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN;

THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 313.8 ACRES MORE OR LESS.

Case 004-26: Rezoning



Approximately 600.4 Acres SW of the intersection of Central City Rd and W 20th Street – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Wildwood Ranch, LLC

P & Z Case 004-26
Wildwood Ranch, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-257 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in M-2 (Heavy Industrial) property as described below and generally known as Approximately 600.4 Acres Southwest of the intersection of Central City Rd and W 20th St., Joplin, Jasper and Newton County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS: THENCE S77°22'43"W A DISTANCE OF 1882.59 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.78 FEET, AN ARC LENGTH OF 1267.36 FEET, WITH A CHORD BEARING OF N89°50'10"W AND A CHORD LENGTH OF 1256.86 FEET; THENCE N77°02'27"W A DISTANCE OF 2949.74 FEET; THENCE LEAVING SAID RAILROAD N01°50'23"E A DISTANCE OF 1786.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE S88°24'32"E A DISTANCE OF 712.55 FEET TO THE NORTHEAST CORNER OF SECTION 14; THENCE S88°53'38"E A DISTANCE OF 2632.53 FEET TO THE NORTH QUARTER CORNER OF SECTION 13; THENCE S88°55'54"E A DISTANCE OF 1316.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE S88°55'06"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 623.80 FEET; THENCE S01°52'46"W A DISTANCE OF 730.01 FEET; THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING. CONTAINING 286.6 ACRES MORE OR LESS. SUBJECT TO A COUNTY ROAD ON THE NORTH AND EAST SIDES THEREOF.
AND

ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;
THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION; THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES: THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN; THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN; THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23; THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;
THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN; THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN; THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN; THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN; THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 313.8 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

Section 3. This Council Bill shall become effective on February 18, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Favor

Outlook

Fwd: Thank You for Your Commitment to Joplin's Growth

From James Pinjuv <jimmerpinjuv@gmail.com>

Date Tue 1/20/2026 8:05 AM

To Reid Robinson <rrobinson@panattoni.com>; Bolander, Troy <TBolande@Joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>; Pinjuv, M. Johnny <jpinjuv@wnj.com>

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

---------- Forwarded message ---------
From: **CathyJo Loy** <Cathyjo.Loy@house.mo.gov>
Date: Tue, Jan 20, 2026 at 7:52 AM
Subject: Thank You for Your Commitment to Joplin's Growth
To: jimmerpinjuv@gmail.com <jimmerpinjuv@gmail.com>

Dear Mr. Pinjuv,

I wanted to take a moment to thank you for your continued commitment to the growth and long-term success of the Joplin community. Your willingness to invest time, resources, and careful planning into projects that strengthen SWMO does not go unnoticed.

I am supportive of the proposed data center and the potential benefits it could bring to our area. Not only do data center projects have the potential to significantly increase local tax revenues that help support our schools and essential local services such as police and fire protection, allowing new large-scale energy users into the market can help place downward pressure on rising utility rates we are facing today, Spreading fixed costs across more customers and the consumer protections in place will help SWMO families,

I believe Southwest Missouri offers a strong workforce, reliable infrastructure, and an exceptional quality of life. When we moved here in 2000, we quickly recognized this region was a great place to both live and work. These facts position Joplin well to compete for responsible, long-term investment.

I also appreciate the due diligence you have undertaken in planning and engaging with local stakeholders as these projects are evaluated. The fact that you live in the very area impacted by this development speaks to your confidence in its safety and your personal stake in ensuring it is done right. Growth of this scale is not without challenges, but thoughtful preparation is essential to ensuring that development is done responsibly and in a way that benefits the broader community.

As Governor Kehoe has stated, Missouri is open for business. When we consider the broader context of the national data center boom, it is important that Missouri remain competitive and interested in attracting new investment that strengthens our economy and tax base.

Thank you again for your leadership and your commitment to moving Joplin forward. I look forward to continued conversations as these opportunities develop.

Sincerely,

Cathy Jo Loy
State Representative, Missouri House of Representatives

House District 163

Outlook

Fwd: In Support of the Data Center

From Bolander, Troy <TBolande@Joplinmo.org>
Date Sat 1/17/2026 2:45 PM
To Nagy, Holly <HNagy@joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>

Another email received for city council.
Thank you.
Troy

Begin forwarded message:

From: Nathan Mayo <nathanrmayo@gmail.com>
Date: January 17, 2026 at 9:55:07 AM CST
To: "Bolander, Troy" <TBolande@joplinmo.org>
Subject: In Support of the Data Center

You don't often get email from nathanrmayo@gmail.com. Learn why this is important

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Hi Troy,

I simply wanted to write in support of the data center rezoning decision. The fact that I'm sending this email means that data centers need to exist, and there's no inherent reason why they shouldn't exist here.

I think it's fair to make sure that all project costs and necessary infrastructure upgrades are paid for by the developer, since they'll be profiting from the business. But as a Joplin resident (1209 Roland Ave), it's important to me that Joplin remains a pro-business community. And I think Congressman Burlison makes a fair point that there's no reason our data should be housed out of state or in countries like China that hate us.

Do your due diligence, make them bear the full costs of the project, and let them build.

Count my family and I as YIMBY's (Yes, in my backyard!)

-Nathan Mayo

P.S. I have no conflicts of interest; I'm just pro-economic growth.

ERIC BURLISON
7TH DISTRICT, MISSOURI

Congress of the United States
House of Representatives
Washington, DC 20515

January 20, 2026

Mayor Keenan Cortez
Members of the Joplin City Council
602 South Main Street, 5th Floor
Joplin, Missouri, 64801

Dear Mayor Cortez and Members of the Council,

As discussions continue in Joplin regarding data-center development, this letter outlines several relevant policy considerations.

Data centers are increasingly important to American manufacturing, artificial intelligence, and national security. At the federal level, recent actions focus on strengthening domestic data infrastructure and reducing permitting delays for critical facilities, including data centers and energy infrastructure. [1]

At the same time, families in Missouri's Seventh Congressional District are right to expect that large-scale development does not result in higher utility rates or reduced grid reliability.

State law provides important protections in this area. Missouri Senate Bill 4 requires large energy users to pay rates that reflect the cost of serving them, helping ensure residential customers are not asked to subsidize new industrial load. This framework allows communities, like Joplin, to evaluate proposals while maintaining affordability for families. [2]

In addition, federal energy policy increasingly focuses on expanding reliable baseload power. The U.S. Department of Energy recently launched President Trump's Nuclear Reactor Pilot Program to accelerate the testing and deployment of advanced nuclear technologies that can support long-term grid reliability and economic growth. [3]

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[1] White House, "Fact Sheet: President Donald J. Trump Accelerates Federal Permitting of Data Center Infrastructure," July 2025.
https://www.whitehouse.gov/fact-sheets/2025/07/fact-sheet-president-donald-j-trump-accelerates-federal-permitting-of-data-center-infrastructure/

[2] Office of Governor Mike Kehoe, "Governor Kehoe Signs SB 4 Into Law Securing Missouri's Energy Future and Economic Growth," 2025.
https://governor.mo.gov/press-releases/archive/governor-kehoe-signs-sb-4-law-securing-missouris-energy-future-and-economic

[3] U.S. Department of Energy, "The Energy Department Is Delivering On Accelerating The Deployment Of Nuclear Power," 2026.
https://www.energy.gov/articles/fact-sheet-energy-department-delivering-accelerating-deployment-nuclear-power

ERIC BURLISON
7TH DISTRICT, MISSOURI

Congress of the United States
House of Representatives
Washington, DC 20515

Southwest Missouri has the assets to lead in this space, and communities, like Joplin, can help show that Missouri remains open for business while insisting on responsible development and consumer protections.

Local officials are best positioned to evaluate individual proposals based on infrastructure capacity and community priorities. That process should remain thorough, transparent, and grounded in accurate information.

Thank you for your continued leadership on behalf of the Joplin community.

Sincerely,

Eric Burlison



Member of Congress

Neutral

Outlook

Public Comment – Proposed Annexation & Rezoning Near Shoal Creek

From Angela Acree <adacree@aol.com>
Date Tue 1/20/2026 8:33 AM
To Bellairs, Tyler <TBellair@joplinmo.org>; Nagy, Holly <HNagy@joplinmo.org>

[You don't often get email from adacree@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear City Clerk and Planning Staff,

My name is Angie Acree. I am a downstream property owner along Shoal Creek and rely on a private well for my household water supply.

I am not opposed to development, nor am I opposed in principle to a data center. My concern is procedural and environmental. The request before the City is for annexation and rezoning to heavy industrial use, which permanently allows a broad range of future industrial activities beyond what is being presented tonight.

Shoal Creek is a shared downstream resource, and industrial zoning typically brings increased impervious surface, stormwater runoff, grading, and long-term impacts that extend beyond the project site. These impacts pose a real risk to downstream water quality and private wells if not explicitly addressed at the zoning stage.

I respectfully request that any annexation and rezoning approval include enforceable protections, including:
- Permanent buffer zones along Shoal Creek
- Enhanced stormwater management requirements beyond minimum standards
- Limitations or conditions on future industrial uses to ensure additional public review if uses change.

Development can be done responsibly, but damage to a creek or groundwater supply is difficult or impossible to reverse. I ask that Shoal Creek and downstream property owners be explicitly protected as part of this decision.

Please include this comment in the public record for tonight's meeting.

Thank you for your consideration,

Angie Acree
Newton County, Missouri

Oppose

Outlook

Opposition to AI Data Center

From William Bell <williamgreybell@gmail.com>
Date Mon 1/19/2026 11:26 AM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

Some people who received this message don't often get email from williamgreybell@gmail.com. Learn why this is important

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Good morning,

I am reaching out to let it be known that me, as well as many residents of Joplin and the surrounding area are opposed to an AI Data Center being built in our city.

I am a 25 (as of today 1/19/26) man living with his fiancé in the city. I have lived here my entire life, went to school, graduated college, everything! Now I fear that I am going to have to leave this place I call home all because of this AI Data Center. I am unsure if research has been done by our city and it's utilities providers, but the vast amount of energy and water required to operate one of these sites is enormous. All it takes is a quick google search to see how devastating it is for communities. Water ruined, bills skyrocketed beyond payment. Joplin's electrical infrastructure is already in poor conditions for what it handles now. Adding a data center will do nothing but cause more strain to an already weak system. Not to mention the water pollution. Our cities water will soon become undrinkable. This should be no surprise but building this data center would cause a mass movement out of Joplin. And for a city bent on building new apartments to get more people into the city, introducing a building that would significantly reduce their quality of life would just be silly.

I would truly hope the City of Joplin cares about its people more than however much money they will receive from this, but just incase we are looking at this as numbers and not humans allow me to help with the business degree I received from Missouri Southern. This one time upfront cash advance may be nice for a little bit. But doing so will cause your monthly income to decrease drastically, not because people are rebelling, but because suddenly families are unable to pay their bills, and their children can't drink the water. They are going to take their money to a city who won't abuse their trust. If the city of Joplin want's so exist for decades to come this data center must not be built. However if we are looking to plunge Joplin into a living hell continue on.

I do not want to leave my home town, however if the city of Joplin forces me to do so by building this AI center I will never be proud to call myself from Joplin again.

William Bell
williamgreybell@gmail.com

Outlook

Annexation and Rezoning for the Wildwood Ranch Data Center Project

From Michael Lowrey <michaellowrey1@gmail.com>
Date Fri 1/16/2026 3:38 PM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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Council Members,

I am writing to express my strong opposition to the proposed annexation and rezoning of Wildwood Ranch for development as a large-scale Data Center. This project presents significant risks to the residents of Joplin—financially, environmentally, and in terms of long-term community well-being. Recent reporting on data center developments across the country, including firsthand accounts from former data center employees, has revealed a troubling pattern: these facilities consume enormous public resources while providing very little in return to local communities. In many states, taxpayers have subsidized data centers with massive tax breaks, only to receive far fewer jobs and far greater infrastructure strain than originally promised. These findings raise serious concerns about whether Joplin will face the same outcome if this project moves forward.

Data Centers require extraordinary amounts of electricity and water. When a facility of this scale is added to the same power grid that serves local homes and businesses, residents often experience increased utility costs. As a member of this community, I am deeply concerned that this development will make everyday life more expensive for families across Joplin. The environmental consequences are equally troubling. Data Centers consume vast quantities of water for cooling, placing heavy strain on local water sources. Communities in other states have already seen water availability and quality impacted by similar developments. Joplin should not be put in a position where residents pay more for a resource that becomes less reliable. Noise and light pollution are additional, unavoidable impacts. These facilities operate 24/7, generating constant mechanical noise, backup generator activity, and industrial lighting.

Joplin is a city known for its natural beauty, strong neighborhoods, and sense of community. The annexation of Wildwood Ranch for an industrial-scale Data Center threatens to permanently alter the character of this area and diminish the quality of life for the people who call it home. The long-term costs to residents far outweigh the limited economic benefits typically associated with these facilities, which create very few permanent jobs relative to the resources they consume.

I respectfully ask the council to reject the annexation and rezoning request for the Wildwood Ranch Data Center. Protecting our environment, our community, and the financial stability of Joplin's residents must remain the highest priority.

Thank you for your time and consideration.

Respectfully,

Michael Lowrey

Outlook

FW: Data center proposal

From Bolander, Troy <TBolande@Joplinmo.org>
Date Fri 1/16/2026 1:51 PM
To Bellairs, Tyler <TBellair@joplinmo.org>

FYI

Troy Bolander
Director of Planning, Development and Neighborhood Services
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1510
email: TBolande@Joplinmo.org
web: JoplinMo.org

From: Nagy, Holly <HNagy@joplinmo.org>
Sent: Friday, January 16, 2026 12:15 PM
To: City Council <CC@joplinmo.org>
Cc: Edwards, Nick <NEdwards@joplinmo.org>; Edwards, Peter <PEdwards@Joplinmo.org>; Bolander, Troy <TBolande@Joplinmo.org>; Robyn, Tony <TRobyn@joplinmo.org>
Subject: FW: Data center proposal

Please see below.

Holly Nagy
City Clerk
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1220
email: HNagy@joplinmo.org
web: JoplinMo.org

From: Chrissy Williams <cmfwilliams@gmail.com>
Sent: Friday, January 16, 2026 12:13 PM
To: Nagy, Holly <HNagy@joplinmo.org>
Subject: Data center proposal

You don't often get email from cmfwilliams@gmail.com. Learn why this is important
This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Good afternoon. I am emailing to express my extreme displeasure at the proposal for a data center anywhere near Joplin. Data centers are notorious for using so much water that they lower the water table and run local wells dry, causing citizens' utility bills to skyrocket (the investor's claim that they'll pay their own utility bills rings hollow when we all know that their water/electrical needs will be prioritized over ours), both air and water pollution, the constant stench, and 24/7 noise. I know it's tempting to accept investment in our community, but please find other avenues that won't damage our waterways, choke our air quality, and ruin Joplin for its people. We are, after all, a community of *people*, not a multitude of walking resources whose only purpose is to feed hungry corporations.

Regards, and with hopes for your wisdom,

--
Chrissy Williams, MLS (AMT)

Outlook

FW: Data Center

From Bolander, Troy <TBolande@Joplinmo.org>
Date Fri 1/16/2026 9:18 AM
To Bellairs, Tyler <TBellair@joplinmo.org>

FYI

Troy Bolander
Director of Planning, Development and Neighborhood Services

602 S Main St
Joplin, MO 64801
phone: 417-624-0820 <tel:417-624-0820 Ext. 1510 >
email: TBolande@Joplinmo.org <mailto:TBolande@Joplinmo.org>
web: JoplinMo.org <https://www.joplinmo.org>
-----Original Message-----
From: Nagy, Holly <HNagy@joplinmo.org>
Sent: Thursday, January 15, 2026 1:02 PM
To: City Council <CC@joplinmo.org>
Cc: Edwards, Nick <NEdwards@joplinmo.org>; Edwards, Peter <PEdwards@Joplinmo.org>; Bolander, Troy <TBolande@Joplinmo.org>
Subject: FW: Data Center

Please see below.

Holly Nagy
City Clerk

602 S Main St
Joplin, MO 64801
phone: 417-624-0820 <tel:417-624-0820 Ext. 1220 >
email: HNagy@joplinmo.org <mailto:HNagy@joplinmo.org>
web: JoplinMo.org <https://www.joplinmo.org> -----Original Message-----
From: Ruth Sawkins <rufusracing09@gmail.com>
Sent: Wednesday, January 14, 2026 5:02 PM
To: Nagy, Holly <HNagy@joplinmo.org>
Subject: Data Center

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To whom it may concern
Our family lives and does business (multiple) in Joplin and we are very much against the proposal of rezoning and allowing the data center to come to Joplin at Central City and 20th Thank you for the consideration

Ruth Sawkins
Realtor
Owner/Founder: Rufus Racing & Honeysuckle Homes www.rufusracing.com
<http://www.rufusracing.com>
417.850.9923

<https://ci3.googleusercontent.com/mail-sig/AIorK4wlrLWaUVkJo4CZ_McFjCPf_L7NfljyHVpTap356yimlgDjv8scYSqvXIK_2AMXBSBaWY3vsbRGhVCE> <https://ci3.googleusercontent.com/mail-sig/AIorK4xL3NDNIm0XfAYJyLUrj6GAAqWHN5tms3Z2uj7bI2YVs3ng21bRP8o0WzPPXIz1y2N08Hxj9C4v8M9P> <https://ci3.googleusercontent.com/mail-sig/AIorK4ynwwZBAfcNGj6S-UVfc0uB9EWeeDW__a8GT31fU7jzwOJiWie3KLjp3eUuQwgeK3JXo49YJ_dUhAhZ>

Outlook

FW: Rezoning for AI Data Center

From Bolander, Troy <TBolande@Joplinmo.org>
Date Thu 1/15/2026 6:09 PM
To Bellairs, Tyler <TBellair@joplinmo.org>

Another one to send to city council.

Troy Bolander
Director of Planning, Development and Neighborhood Services
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1510
email: TBolande@Joplinmo.org
web: JoplinMo.org

From: Kizzy Meis <chloemeis@gmail.com>
Sent: Thursday, January 15, 2026 6:05 PM
To: Bolander, Troy <TBolande@Joplinmo.org>
Subject: Rezoning for AI Data Center

You don't often get email from chloemeis@gmail.com. Learn why this is important
This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Good evening,

I am a resident of Joplin, MO and I'm deeply concerned about bringing a data center to our city.

The amount of water and electricity usage will cause irreversible damage to local finances- why should this city and its people pay the price for it? Many of us struggle as it is to make ends meet. Having to foot the bill will push us past our limits.

This doesn't even touch on how incredibly harmful this will be to our environment. Our local flora and fauna will be decimated beyond hope. There's evidence to strongly show how much this poisons the air we all breathe and the water we use to cook, bathe, drink.

Powering this mecha-monster will choke our air, raid our pocketbooks, contaminate and limit our clean water, and obliterate local NECESSARY wildlife.

Please, please vote no for the ai data center. This community does not want it, and we will be HARMED by it.

I thank you for your time, and I truly hope you all do not think this is a light decision to make. The jobs people MIGHT get for this are not worth the cost of life.

Outlook

Please Vote No

From Ellen Smith <ellenrogers25@gmail.com>

Date Thu 1/15/2026 12:53 PM

To Bolander, Troy <TBolande@Joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>; Josh Bard <Josh.Bard@joplinmo.org>; Lawson, Doug <Doug.Lawson@joplinmo.org>; Cortez, Keenan <Keenan.Cortez@joplinmo.org>; Doris Carlin <Doris.Carlin@joplinmo.org>; DeTar, Josh <Josh.DeTar@joplinmo.org>; Walters, Thomas <TWalters@Joplinmo.Org>

You don't often get email from ellenrogers25@gmail.com. Learn why this is important

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To the Joplin City Council and Planning & Zoning Division,

I am writing to formally express my strong opposition to the proposed annexation and rezoning of land near Central City Road and West 20th Street for a Tier IV Heavy Industrial data center.

While economic development is vital for Joplin, this specific project presents significant long-term risks to our city's infrastructure and ratepayers that outweigh the potential benefits. My primary concerns are as follows:

- **Utility Strain:** Tier IV data centers require massive, continuous power loads and millions of gallons of water daily for cooling. I am deeply concerned that this demand will accelerate the need for costly utility upgrades—costs that historically are passed down to residential ratepayers.
- **Inappropriate Zoning:** Rezoning hundreds of acres to "Heavy Industrial" in this specific location is not consistent with the surrounding area's character.
- **Resource Management:** With water becoming an increasingly critical resource, dedicating such a vast volume to a single private entity is not a prudent use of our municipal supply.

I urge you to vote **NO** on the rezoning and annexation proposal on January 20, 2026. We cannot mortgage Joplin's future utility capacity for a single project.

Respectfully,

Ellen Smith

Outlook

Data center

From Leslie M. Hayes <leslie.hayes@gmail.com>
Date Thu 1/15/2026 9:04 AM
To Zoning-Planning <Zoning-Planning@joplinmo.org>; Bolander, Troy <TBolande@Joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>; Cortez, Keenan <Keenan.Cortez@joplinmo.org>; DeTar, Josh <Josh.DeTar@joplinmo.org>

Some people who received this message don't often get email from leslie.hayes@gmail.com. Learn why this is important

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As a resident of Joplin, I DO NOT SUPPORT A DATA CENTER BEING BUILT UNTIL THESE ANSWERS ARE PROVIDED FOR RESIDENTS. Other cities have accepted deals with data centers with DEVASTATING results for taxpayers.

Resource Consumption & Utilities

• Water Usage: Will the facility use a "closed-loop" cooling system, or will it consume millions of gallons of potable water daily? How will this impact local water rates and availability for residents?

• Electrical Grid Impact: Who is responsible for the cost of upgrading the local electrical grid to support the data center? Are there guarantees that residential utility bills will not increase to cover these infrastructure improvements?

• Demand Response: In the event of a grid emergency or peak load, will the data center be required to reduce its power consumption to protect residential service? Are curtailment requirements specified in the Power Purchase Agreement (PPA)?

Environmental & Health Impacts

• Diesel Backup Generators: How many hours per year will backup generators be tested/operating, and what filtration systems are in place to mitigate air pollution?

• Noise Pollution: Can the developer provide a site-specific noise study that accounts for the constant "hum" of cooling fans, especially for nearby residential areas? Does the county/city have a Noise Ordinance in place?

• Renewable Energy Goals: What percentage of the facility's power will come from renewable sources versus existing grid capacity?

Economic & Community Benefit

• Permanent vs. Temporary Jobs: Beyond short-term construction, exactly how many permanent, high-paying technology jobs will be created for local residents?

• Tax Incentives & Revenue: What is the total value of state and local tax exemptions being requested, and how does this compare to the projected tax revenue for local schools and emergency services?

• Community Benefit Agreements: Is the developer willing to sign a legally binding Community Benefit Agreement to fund local education, first responders, or conservation efforts?

Operations & Future Planning

• Transparency: Will the facility's actual water and energy usage be publicly reported and audited annually by a third party? Will this information be publicly reviewable?

• Decommissioning: What is the 15-to-20-year plan for the site if the facility becomes obsolete or the company moves operations elsewhere?

• Zoning & Land Use: Does the current proposal require a zoning variance, or is it being built "as-of-right"?

Outlook

Fwd: Oppose Rezoning Central City Road & 20th street

From LaDale Grant <ladalegrant@gmail.com>
Date Tue 1/13/2026 7:42 PM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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LaDale Grant

Begin forwarded message:

From: LaDale Grant <ladalegrant@gmail.com>
Date: January 13, 2026 at 7:17:48 PM CST
To: zoning@joplinmo.org
Subject: Oppose Rezoning Central City Road & 20th street

Joplin City Council;
As residents of Joplin, MO and homeowners at Wildwood Ranch, we strongly oppose the rezoning of Central City Road & 20th street. When we had our home built by Schuber Mitchell on South Claire Danielle in 2020, we did not expect that six years later to be fighting to keep our residential community. My husband and I are health care professionals who work at Mercy Galena and Freeman hospital. We want our home to continue to be in a residential neighborhood where people can walk, ride bikes, and where children can play. The massive industrial park will not allow any of that to remain. It will cause excessive noise, pollution, and destruction of nature. The AI Data center will increase our residential electric and water bills and we will not a benefit. Please reconsider a AI data center at Wild wood Ranch in Joplin, MO. Joplin residents DO NOT want this.

Sincerely,

Rodney & LaDale Grant
3421 Claire Danielle
Joplin, MO 64804
417-629-2416

Outlook

Data Center and other projects at Wildwood

From H Hukill <hh@dhh-llc.com>
Date Wed 1/14/2026 9:39 AM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

We just recently heard about the proposed Data Center as well as multiple other projects proposed for the Wildwood Ranch area.

We are opposed to this data center and rezoning to Heavy Commercial.

Holly Hukill

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Outlook

Regarding Data Center

From Katie Douglas <naturallydouglas@gmail.com>
Date Wed 1/14/2026 8:34 AM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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As a citizen of Joplin, please protect us and our lives from having a data center. These centers cause water issues, health risk and will move people out if a data center is plan for Joplin I know many people will leave!

We Say No to Data Center

- Katie Douglas

Outlook

Annexation and data center proposed

From Julie Kaetz <jfkaetz@yahoo.com>
Date Tue 1/13/2026 8:56 PM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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Council men and Council women,

I am writing as a Joplin resident, and one who lives directly south of the proposed data center area in Wildwood Ranch, asking you to vote NO to this re-zoning.

It does not take much research to see that data centers do not provide many actual local jobs due to highly automated functions and also the need for highly technical employees for the few jobs that are available. In trade off, there is the strain on the water system, the electrical system, as well as considerable other environmental negatives, like noise pollution, air pollution, light pollution. In addition, the rate increases for these utilities are PASSED ON TO YOUR CITIZENS, many of who are already having issues paying for utilities. The electrical system utilities are already unbridled and determined by the companies to defray their costs and increase their profits.

My main question in addition to the downsides noted above is WHY would you allow all these residential homes to be built out here— and then make this area not conducive to living in??? If this passes, I will have to strongly consider selling my property (probably at a loss due to these negatives) and then move away from this immediate area, where I might add I grew up, moved away for over 30 years and moved back 10+years ago.

Thank you for reading this email. I am sure money will rule the outcome here. But it should not. Quality of living for your citizens should have some bearing on the vote here. Please have the courage to vote NO.

Sincerely
Julie F Kaetz
2740 Annelise Lane
Joplin, MO

Sent from my iPad

Sent from my iPad
Sent from my iPad

Outlook

Opposition to Data Center

From Mya Bewley <myabewley@yahoo.com>
Date Tue 1/20/2026 9:17 AM
To Zoning-Planning <Zoning-Planning@joplinmo.org>

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This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Good morning,

I am writing as a long term Joplin resident to ask that you say NO to the proposed data center and rezoning of land southwest of the intersection of Central City Rd and 20th Street.

As a member of the community of Joplin for my entire life, learning of the proposed data center entering our town has been greatly disappointing. It requires minimal research to see the detrimental effects these data centers can have and have had on various communities. I understand that there is currently NO writing or agreement made to guarantee that the costs to improve the electrical grid and water systems will not be passed on to the citizens of Joplin, though it has been admitted by Mr. Pinjuv that costly improvements will need to be made. While I'd love to take his word for it that the developer would handle these costs - how can we guarantee that we as citizens will not pay the price for this? How can we guarantee we will not have significant power and water supply issues from the abundance of power and water that's required to run data centers? Who is guaranteeing the safety and quality of our water supply to ensure that it is not affected?

Moving forward without performance and public release of an environmental study, without naming the buyer, without a plan in place for electrical grid and water improvements, without a written agreement that these costs will not be passed on to the citizens of Joplin - is not ideal or respectful in any way shape or form to your citizens. We want to know that us and our lives will be protected in the community we call home and we won't have yet another rate increase in our utilities. While I don't live at Wildwood Ranch, I cannot imagine that the citizens of that area would want industrialization to occur directly around the homes they have built their lives in. They did not expect to be fighting to keep their neighborhood residential when they built their homes and planted their lives there. No one wants to live near a giant data center or giant industrialized site. We want neighborhoods and community.

I'd also like to add that the location of this land is directly across from a residential treatment facility for adolescents experiencing behavioral health problems. Including their school. Creating additional noise, pollution, and destroying the forestation would truly be the last things those kids need.

As a young adult who was born and raised in Joplin. I intend to stay and build my life here as well. However, if this AI data center comes to fruition, I will move. I will not stay in a community that prioritizes money, profits, and wasting natural resources over their citizens. Our climate and entire Earth is at stake. It was already 75° on Christmas. The last thing we need is additional contribution by our own city and government to the continuing climate crisis.

Sincerely,
Mya Bewley
S Ozark Avenue
Joplin, MO 64804
417-540-7497

Petition Reprimand: City Council construct for false pretences of merit for just cause of solicitation of Public Comment at this point is seen as phishing. The Developer has advanced inappropriately to proper procedural and falsely triggered this Public comment session.
The Developer has by propositioning STAFF gained entry in usurp of proper Procedural. Current Procedural is in order of operations in need of amend and restructural order of phase one of the Developer vs. the subsequent phase as Environmental screening procedural. The Environmental screening procedural substantive that by corrective Environmental would have to be qualified first in order to even consider rezoning for a solicitous Developer. This would ensure that we can properly qualify whether a Developer's proposal meets the qualifications as an Environmental appropriate facility in order for the developer to proceed to phase one zoning edict.
Hence Environmental qualifications as presidency prior to phase one as phase. Environmental as the prescreening tool. The current protocol of procedural is usurping Environmental and prematurely triggering this to the Public comment which is too vague and ambiguous for public comment. Refinement must be discerned prior to zoning approval for delegation to Council.
This reprimand of correct order of operations is required to prevent further false triggering of public commenting as a pervasive solicitation of comment. Remedy of procedural order construct will weed out the need and wants has made the Environmental screening only then would zoning be dedicating time to any approvals delegated to Council and only then open for public comment.
Second PROCEDURAL reprimand is that any zoning developer that approaches staff would also primarily need pre screened for encroachment as this is in current Action of promulgated amend in CASE 030-25 that was made to include encroachment Section #4 ENCHROACHMENT of any kind require agreements that calibrate to more than a public comment but rather to a full public hearing on any aspects of Developer's infringement upon the public domain.
That Solicitation of Public comment cannot be solicited like this that is occurring now until the ENCHROACHEMENT and the ENVIRONMENTAL phase are pre screened by Zoning as the body of approach directly with the Developers request. Anything less than full screening of the Developer as insufficiency to proceed would be construed as Developer propositioning the STAFF.
When it comes to lack of substance of procedural in current handling of phases of procedure as an order of operations matter the Evironmental and the encroachment are overt in this Developer's propositioning. The Developer lacks substance per the proposition is not finite so it is therefore ambiguous. Staff must have finite clarification to clearance environmental and enchroachment pre screening process.
The status of what has been rendered to the Public as covert in nature is also overt due to the Classification of Tier IV as heavy industrial that foreknowledge actually predicates that the merit of the phase of Environmental and encroachment screening are a RED FLAG on this Developer who at this point by conjecture has implicated his intent to be ambiguous on purpose. That in the past was less frequent to have to be addressed but in a day and age of non Disclosure Developers their covert appearance of propositioning STAFF is sufficient grounds to require that the finite of the Development project be disclosed regardless if the Developer itself remains undisclosed. The finite of the project is going to needs be implemented so that we can prevent

the pollution Environmental that is caused by equipment of Vendor's but this same encroachment factoring is amplified by a facility or DATA CTR service lines as via Vendors shared HUBS as equipment that does not mitigate the emissions of D.E. Dirty Electricity created by the intervening of any equipment that is shared prior to entry of the service line that invades the service line of clean energy that by quality is degraded to Dirty Energy as these violations are one in the same and the specificity of them is known by the function of the data Ctr's SMPS's just like the one in the same of ALL the Advanced meter's as parts of these circuit boards. Rather than get to technical, I need to stay layman and describe that the Utility Vendor cannot supply the Developer the power he would require to operate until the Consumer's in that same service line consent to share their current private sector service lines with Commercial specifically Commercial facilities that internally bleed off thousands upon thousands of SMPS's that inject via pollution into that shared service line that as an encroachment as well as a violation to the Consumer's service line as a private sector residential Consumer would be having a change of the degradation of their quality of service per the toxic emissions of release from SMPS's in mass load bleed off that injects their shared service line as now a hazard of toxic emissions. Again, this degradation and toxicity would first require the Utility Vendor to get Consumer consent prior to any promissory to the Developer to provide the Developer Energy Services at all.

Regardless of our City Charter being 70 years old the new technologies industry now requires EPA NEPA and HIA clearances prior to delegation for considerations of City Council and the need and wants is out of order as there is no check and balance to the ONE and only Zoning Advisory Board who insufficient substance from this Developer who has proceeded prematurely.

Albeit that Joplin intends to perhaps prior to 2029 rezone this segment it is in the planning however the planning needs to redefine that proper Developer clearances are first required in any approach to STAFF and STAFF needs to double up the substance on procedural that not just one Advisory can approve but a counter checks Advisory must also approve so that proper governmental procedural is in place with this type of progressive technology an alter Environmental Advisory must be put into place immediately in an Emergency manner due to this emerging issue that has somehow by passed substantive procedural be implemented prior to items of need and want being permitted to proceed to be meritorious and meet more eligibility requirements to define the type of Facility and vetting it properly from this lack of oversight for need of an Environmental Advisory Board which is actually triggering due to the wrongful manner by which this Developer of ambiguity sought Zoning prematurely.

Since the Developer was permitted to approach the public prematurely this does not serve proper due process of the Public rights of consent to the said procedurals that seem to currently usurp any pre screening qualifications of Incognito Developer's whom though non disclosed cannot hide the finite of their proposed project facility finite in definition as by not disclosing that Staff procedural is prematurely delegating to Council as our government we the people do not consent to this type of supposition and propositioning that our Council as our government forum is a way to solicit our Public attention. This meeting cannot justify that a Developer can trigger

All outside City limits

PROTEST RESULTS	
Council Bill No.	CB 2026-257
Request:	RZ to M-2 for Industrial Development
Address:	SE of 20th and Central City Rd
Agent / Owner:	Wildwood Ranch, LLC
Protest Occurrence:	14.0844%

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 5729 W. 20th Street Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: What will be the impact on property values? Will we be compensated if our property value decreases? What is the environmental impact? There are a number of quail living in the immediate area. What will the impact be on their population? We have young grandchildren. How will this impact traffic patterns on West 20th Street? Large trucks already use West 20th. Will this increase the danger of vehicle accidents? When was this property annexed into the city? If approved by the city council, what was the date of the council meeting when the property was annexed? Why were no notices posted about the annexation? If they were posted, what were the locations of the posting?

Name: Donald W. Cook Name: Susan D. Cook

Sign: Donald W. Cook Sign: Susan Cook

Address: 5729 W. 20th Street, Joplin, MO 64804

STATE OF Missouri)
) ss.
COUNTY OF Newton)

On this 9 Day of January 2026, before me personally appeared Donald Cook & Susan Cook to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO 64804, the day and year first above written.

AOsburn
Anthony Osburn
Notary Public

My Commission expires 1.20.29.

ANTHONY OSBURN
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: January 20, 2029
ID #25215198

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6889 W. 20th _____ Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: _____

Eco System - Air, Water, Soil contamination - Habitat
Enviornmental Impact - Land disturbance, erosion
Light Pollution / Storm Water infrastructure
Noise Pollution / MDNR, EPA, NRCS, NR&L
Air Pollution / Galena Township & Galena Citizens
Electric Demand and Rates
Water Demand and Rates - Ozark Aquifer
Railroad - Impeding Commutes & Emergency Services
Spring Branch, Short Creek, Spring River, Shoal Creek

Name: Daniel Sluder
Sign: Da S

Name: [signature]
Sign: Keri Sluder

Address: 6889 W. 20th, Joplin MO 64804

STATE OF MO)
ss.
COUNTY OF Newton)

On this 16th Day of January 20 24, before me personally appeared _____
Daniel Sluder
_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Newton Co., the day and year first above written.

Jennie Endicott
Notary Public

JENNIE ENDICOTT
Notary Public-Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires June 25, 2029
Commission # 25111664

My Commission expires 6.25.29.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 1937 South Underwood Ln Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: Future noise of railroad, Power use, The Ellison Family has owned this land since 1938. Ten Acres with deer, milk Cows, raised a family of five on this land, I am still on this land - the youngest (Floyd L. Ellison) Its Peaceful, not noisy, don't want the city to be taking over our land with all of their mandated laws. Higher noise, utilities, less privacy, alot use of water, electricity & bills going

Sign Name: Name: Floyd E Ellison Name: Vera M. Ellison higher

Sign: Floyd Ellison Sign: Vera M. Ellison - Name

Address: 1937 S. Underwood Ln. Joplin, Mo. 64804

STATE OF Missouri)
ss.
COUNTY OF Jasper)

On this 16th Day of January 2026, before me personally appeared Vera / Floyd Ellison

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, Mo 64804, the day and year first above written.

J. Long

Notary Public

J LONG
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 23260950
My Commission Expires Aug 2, 2027

My Commission expires 08/02/2027.

* The Ellison's bought this land to be out in the country - peace and quiet!!

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6857 W. 20th St. Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: We also own the property located at 1977 S. Dry Creek Ln / 1966 S. Dry Creek Ln / and 1972 S. Dry Creek Ln. that is along 20th St. We are protesting the rezoning and annex of the land begining @ West 20th St and Central City Rd.

Name: Courtney Coleman Name: Dustin Coleman

Sign: Courtney Cole Sign: Dustin Cole EMB

Address: 6857 West 20th Joplin, MO 64804

STATE OF Missouri)
ss.
COUNTY OF Jasper)

On this 16 Day of January 2026, before me personally appeared Dustin Coleman to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper County, Missouri, the day and year first above written.

Elias M Black

Elias Black

Notary Public

ELIAS M BLACK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 19, 2028
JASPER COUNTY
COMMISSION #24902741

My Commission expires 2/19/2028.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 1977 dry creek ln. Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: We Are Concerned About The noise Affecting our Business off of 20th Also The Flooding is going to Be A lot worse. Every Time it Rains Hard Since The Owner Has Dozed Down all The Trees and Sold Black Dirt off The property our House Has Almost Flooded 3 times, We Have pictures Some one Needs to look AT The Bridge AT 20th & Mobley Rd and They can See what The water Has done in The last 3 years. The Bridg on 20th Has A lot of The Sides washed out.

Name: _____ Name: Dustin Coleman

Sign: _____ Sign: Dustin Cole

Address: 1977 Dry Creek ln

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 17 Day of January 2026, before me personally appeared Dustin Coleman

_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper County, Missouri, the day and year first above written.

Elias M Black

Elias M Black

Notary Public

My Commission expires 2/19/2028.

ELIAS M BLACK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 19, 2028
JASPER COUNTY
COMMISSION #24902741

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6275 W 20th _____ Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: My concerns are future utility rates, noise caused by facility. Certain to cause excessive lighting. Effect on water table & strain on electric grid, causing outages. Also increased usage of trains will be another noise issue more than likely day and night. More Truck traffic on 20th Street. The annexation of the property for industrial will run down the property values of residents and homeowners in this area.

Name: Robert E. Dunkle Jr Name: Virginia V. Dunkle

Sign: Robert E Dunkle Jr. Sign: Virginia V. Dunkle

Address: 6275 W 20th Joplin, Mo. 64804

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 17 Day of January 2026, before me personally appeared Robert Dunkle JR., Virginia Dunkle _____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper county, Missouri, the day and year first above written.

Elias M Black

Elias M Black

Notary Public

My Commission expires 2/19/2028.

ELIAS M BLACK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 19, 2028
JASPER COUNTY
COMMISSION #24902741

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6315 W. 20th St. Joplin, Missouri, and do hereby protest Case Number 004-26 We provide the following additional comments: We just built our dream home in April of last year that will be directly affected by this. Home values on the line - lower property values, fewer buyers, higher noise, traffic, and industrial activity. Industrial exposure and pollution concerns - environmental degradation and water system stress, constant high voltage power, and bright lights. Once approved, residents live with the consequences... not the developers. This decision will permanently change our community that we love and chose to live. Please reconsider passing this!!

Name: Larissa (Laci) Martin Name: Jacoby Martin

Sign: [signature] Sign: [signature]

Address: 6315 W. 20th St. Joplin, MO 64804

STATE OF Kansas)
ss.
COUNTY OF Cherokee)

On this 17th Day of January 2025 before me personally appeared Larissa (Laci) martin and Jacoby Martin

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Galena, the day and year first above written.

Roberta F. Holt
Roberta F. Holt

Notary Public --- State of Kansas
Roberta F. Holt
My appointment expires: 1-12-27

Notary Public

My Commission expires 1-12-27.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 1938 S. Underwood Ln Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: concerning utility rate, loss of water noise, lights, annexation into city limits, excessive traffic

Name: Don Charter Name: Aura J Barnes-Charter

Sign: Don Charter Sign: Aura J Barnes Charter

Address: _____

STATE OF Missouri)
) ss.
COUNTY OF Newton)

On this 19th Day of January 2026, before me personally appeared Don Charter

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, Missouri, the day and year first above written.

Notary Public Brianna G. Howard

My Commission expires 10-19-28.

BRIANNA G HOWARD
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 16675837
My Commission Expires Oct 19, 2028

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6979 W. 20th Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: I want to "Stop The Rezoning I oppose a data recently proposed for Wildwood Ranch on the west side of Joplin. A data center is not good for our environment. I have spent many volunteer hours trying to keep our water safe. Now my concern is will we have enough water and will it be safe. And a Data Center uses a lot of electricity. Can Joplin support a data center using a high amount of water (about 10 times more and electricity. Who cares?

Name: Sally J Shoemaker Name: _____

Sign: Sally J Shoemaker Sign: _____

Address: 6979 W. 20th

STATE OF Missouri)
) ss.
COUNTY OF Newton)

On this 20 Day of January 2026, before me personally appeared Sally Shoemaker to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO, the day and year first above written.

Marianne Lenora Gideon

Marianne Lenora Gideon

Notary Public

My Commission expires August 25, 2029.

MARIANNE LENORA GIDEON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 25405108
My Commission Expires Aug 25, 2029

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 7291 W 20th St. Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: I understand the importance of industrial growth for Joplin especialy the west side. This protest is for the data center specifically. My concerns are for the resources needed to operate and its enviromental impacts for the area.

Name: Shane D. Shoemaker Name: _____

Sign: Shane D. Shoemaker Sign: _____

Address: 7291 W 20th St. Joplin, MO 64804-0131

STATE OF Missouri)
) ss.
COUNTY OF Newton)

On this 20 Day of January 2026, before me personally appeared Shane Shoemaker to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, Missouri, the day and year first above written.

Marianne Lenora Gideon
Marianne Lenora Gideon
Notary Public

My Commission expires August 25, 2029.

MARIANNE LENORA GIDEON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 25405108
My Commission Expires Aug 25, 2029

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 2285 S. Central City Rd Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: Concern over electric grid, water supply and the ozark aquafer. Environmental Impact Noise pollution, light pollution

Name: Charles A. Featherly Name: _____

Sign: _____ Sign: _____

Address: 2285 S. Central City Rd Joplin MO 64804

STATE OF Missouri)
ss.
COUNTY OF Jasper)

On this 16 Day of January 2026, before me personally appeared Charles Featherly

_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper county Missouri, the day and year first above written.

Elias M Black

Elias Black

ELIAS M BLACK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 19, 2028
JASPER COUNTY
COMMISSION #24902741

Notary Public

My Commission expires 2/19/2028.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 6459 W. 20th Street Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: We didn't even know about this until recently. This will permanently change our community. There will be serious health, financial + property impact. It will decrease the value of our property + cause big increase in electric cost. There will be noise + odor issues.

Name: Cynthia Lou Fletcher Name: Dale Eugene Fletcher

Sign: Cynthia Lou Fletcher Sign: Dale Eugene Fletcher

Address: 6459 W. 20th Street Joplin Mo 64804

STATE OF Missouri)
ss.
COUNTY OF Jasper)

On this 17th Day of January 2026, before me personally appeared Dale and Cynthia Fletcher to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, Missouri, the day and year first above written.

Hazel Kali Overman
Hazel Kali Overman
Notary Public

HAZEL KALI OVERMAN
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: Jul. 30, 2029
Commission # 25937159

My Commission expires 07/30/2029.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located ~~at~~ west of 1988 Central City Rd
Alt ID 18-1.0-12-00-000-061.003 Joplin, Missouri, and do hereby protest Case Number 004-26. We
Parcel ID # 18101200000061003
12-27N-34W

provide the following additional comments: We do not want an M2 Heavy Industrial and a 24/7 LARGE data center. I am very concerned about the water and electric consumption. I am very concerned about the potential health issues related to the data center. I think there could be potential financial issues. In Texas and Virginia the citizens are subsidizing the data centers. They receive massive tax breaks. I do not want this in my front yard.!! Totally opposed.!!

Name: James W. Johnson Name: Teresa Gail Johnson

Sign: James W Johnson Sign: Teresa Gail Johnson

Address: 3031 W. 20th St. Joplin MO. 64804

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 20th Day of January 2026, before me personally appeared James W Johnson and Teresa Gail Johnson to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper County, the day and year first above written.

Lundyn N Trudeau
Lundyn N Trudeau
Notary Public

LUNDYN N TRUDEAU
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 21, 2029
MCDONALD COUNTY
COMMISSION #25775090

My Commission expires September 21, 2029.

Outside Protest Area

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 1988 S. Central City Rd. 64804 Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: We do not want an industrial park in our ~~indu~~ residential neighborhood. We believe that serious health, financial and property value impacts will be a direct result.

Name: Sheila Lynne Vavra Name: _____

Sign: Sheila Lynne Vavra Sign: _____

Address: 1988 S. Central City Rd. Joplin, MO 64804

STATE OF Missouri)
ss.
COUNTY OF Jasper)

On this 20th Day of January 2026, before me personally appeared Sheila Lynne Vavra to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Jasper County, the day and year first above written.

Lundyn N Trudeau
Lundyn N Trudeau
Notary Public

LUNDYN N TRUDEAU
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 21, 2029
MCDONALD COUNTY
COMMISSION #25775090

My Commission expires September 21, 2029.

Outside Protest Area

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 408 N. Cattleman dr. Joplin, Missouri, and do hereby protest Case Number 004-26. We provide the following additional comments: I have concerns of noise pollution, for wildlife well being and pollution of the environment. Also increase of utility rates.

Name: Melinda Capocasa Name:

Sign: Melinda Capocasa Sign:

Address: 408 N. Cattleman Dr. #2107

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 20th Day of January 2026 before me personally appeared Melinda Capocasa to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in 522 W 32nd St Suite 1 Joplin, MO 64801, the day and year first above written.

Heather Stone

Heather Stone

Notary Public

My Commission expires August 1, 2026.

HEATHER STONE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: August 1, 2026
Commission # 03391215

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 5693 W 20th St. Joplin, Missouri, and do hereby protest Case Number 004-26 We provide the following additional comments: Annexing and rezoning this land raises MANY concerns. The land has a large amount of many different animals that rely on that areas to live. Taking away their habitats. The Liberty Powerplant already gives out excessive light and smoke pollution that we don't need another place polluting our air and environment. All of our utility rates + taxes will raise. Our area cannot provide the power nor water to power the center.

Name: Cheyenne Watkins Name: Spencer Fields

Sign: Cheyenne Watkins Sign: Spencer Fields

Address: 5693 W 20th St. Joplin, MO 64804

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 19th Day of January 2026 before me personally appeared _____

_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO, the day and year first above written.

Heather Stone
Heather Stone

Notary Public

My Commission expires August 1, 2026.

HEATHER STONE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: August 1, 2026
Commission # 03391215

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 5693 W 20th St. Joplin, Missouri, and do hereby protest Case Number 004-26 We provide the following additional comments: I have health issues & putting anything on this land will raise all of my problems. We have kids + animals here that is also growing, as we live on a farm. We have enough pollution From surrounding Facilities and we dont need any more light, noise, smoke, or fuel pollution. That will hurt everyone and all animals in area. Rising Utility rates, hazardous wastes, extreme water consuption, electromagnetic Field exposure, and so many other concerns.

Name: Shawn Thomason Name: _____

Sign: Shawn Thomason Sign: _____

Address: 5693 W 20th St. Joplin, MO 64804

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 19th Day of January 20 26, before me personally appeared _____

_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO, the day and year first above written.

Heather Stone
Heather Stone

Notary Public

My Commission expires August 1, 2026.

HEATHER STONE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: August 1, 2026
Commission # 03391215

A17-1501

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

APRIL 2018

Prepared By

OLSSON ASSOCIATES



Wildwood Ranch

TABLE OF CONTENTS

SUMMARY REPORT

SITE DEVELOPABILITY

1. Site Map
2. USGS Topography Map
3. Floodplain Map
4. National Wetlands Inventory (NWI) Map
5. Soil Map
6. Foreign Trade Zone Map
7. New Market Tax Credit

SITE MARKETABILITY

1. Targeting Viability

TRANSPORTATION

1. Local Transportation Network Map
2. Regional Transportation Network Map
3. Travel Distance Map
4. Airport Locations Map

UTILITIES

1. Sewer / Stormwater Infrastructure Map
2. Electrical Map
3. Water Map
4. Natural Gas Map

CONCEPTUAL PLANS

1. Master Plan Introduction
2. Option 1 Summary
3. Master Plan 1 Map
4. Primary Option Summary
5. Primary Option Map

APPENDIX

1. NRCS Soils Information
2. EDR
3. Title
4. HDR Sewer Study (2016)

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Summary Report

Wildwood Ranch

To: Wildwood Ranch
Attn: Jimmer Pinjuv
1032 Antelope
Joplin, MO 64802

From: Courtney Dunbar, CEcD, EDFP, Olsson Associates
Jessica Sock, Olsson Associates
Shaun McConnaughey, PE, Olsson Associates
Nate Buss, PE, Olsson Associates
Mark Egger, PE, Olsson Associates

OVERVIEW

Olsson Associates has performed a property assessment and due diligence review for Wildwood Ranch Industrial Complex, which is located southeast of U.S. Highway 66 in Jasper and Newton counties, Missouri. The purpose of the assessment was to review existing property features, identify existing transportation and utility infrastructure, and analyze the property's readiness and limitations for industrial development. The findings of this assessment follow.

GENERAL SITE INFORMATION

- The overall study area location is as follows:
  - **West Boundary:** Undeveloped ground currently owned by Westar Energy
  - **North Boundary:** West 20th Street
  - **East Boundary:** City of Joplin and South Central City Road
  - **South Boundary:** Undeveloped property
- The exact site location is shown on the site map within the site developability section of this report.
- The city limits for the City of Joplin, as represented in all diligence maps, are based on the orientation of the 2016 city limits, which precede the annexations within and adjacent to the Wildwood property approved in the year 2017 and beyond.
- There are existing easements on the property for the utility infrastructures that run through and around the site. A detailed map of the property and the corresponding easements is included with this report.
- The total area contained within the study area is approximately 1,129 acres.

SITE ACCESS

The site has the potential access at multiple locations:

- Potential Site Access Points:
  - North of the BNSF rail line, the potential access locations include West 20th Street and South Central City Road.
    - West 20th Street extends to the east through town and has several intersections with north/south roadways that have interchanges with Interstate 44 (I-44).
    - West 20th Street extends to the west to State Line Road with connectivity to Highway 66.
    - South Central City Road borders the east boundary. Approximately 1 mile north of this is where this road intersects with Highway 66.

- South of the BNSF rail line, the potential access locations include West 32nd Street and West Wildwood Ranch Parkway.
  - There are additional access points from the east, but it would be through neighborhoods and would not be likely to mix with commercial or industrial.
  - Access to State Line Road (SE 118th Street) would be achievable because of an easement that would allow access.
  - Both West Wildwood Ranch Parkway and West 32nd Street connect to South Central City Road, which connects to Highway 66, as noted above.
- The site is bisected by a BNSF railroad. Any access crossing will need to be further investigated with BNSF. Any improvements to the roadways to allow access may require installation of active warning devices including signals and crossing gates.
- Traffic control on adjacent roadways would need to be studied based on the projected traffic loading of the intersections.

SITE TOPOGRAPHY AND FLOODPLAIN INFORMATION

- The maximum elevation on the property is 1,040 feet.
- The minimum elevation on the property is 830 feet.
- The ridge line in the site appears to be at about the line between Jasper and Newton counties.
  - The drainage to the north drains through tributaries to Short Creek.
  - The drainage to the south drains through tributaries to Shoal Creek.
  - Both creeks drain to Lowell Reservoir in Kansas.
- A review of the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) was performed for the site. The following is the breakdown of the findings:
  - A portion of the parcels north of the BNSF railroad have a 100-year floodplain present. The nearest 100-year floodplain is southwest of the site, just south of the Union Pacific Railroad.
  - A very small portion of the southwest corner has a 100-year floodplain present.
  - Information from the FIRM maps is included within the site developability section of this due diligence report.
    - FIRM Map Panel Number: 29097C0255E (Dated November 11, 2012)
    - FIRM Map Panel Number: 29145C0011E (Dated November 26, 2010)
    - FIRM Map Panel Number: 29097C0265E (Date not available)

WETLANDS AND WATERWAY INFORMATION

Construction activities that affect wetlands or waterways should be given special consideration. Wetlands and waterways have the potential to be classified as Waters of the United States. The final determination of whether a wetland or waterway is jurisdictional is completed by the United States Army Corps of Engineers (USACE) acting under the authority of the Clean Water Act. Impacts to wetlands and waterways that are deemed jurisdictional must be permitted through the USACE. Minor impacts (less than 0.5 acre of wetlands impacted and/or less

than 300 feet of waterway channel impacted) requires the application for a Nationwide Permit. Major impacts to existing wetlands or waterways will likely require an Individual Permit. This permit will typically have a review period with the USACE of at least six to nine months. Along with the permit, mitigation of the impacted wetlands and/or loss of stream channel is required as a part of the Individual Permit.

- A map of wetlands as identified by the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) is attached within the site developability section of this due diligence report.
  - The NWI and the National Hydrography Dataset (NHD) indicate potential waterways are within the limits of the study area and the surrounding areas. The NHD indicates four channel features with a total length of 13,585 linear feet within the project area.
  - The NWI map does not indicate the presence of the wetlands on the site. However, the NWI does not always accurately depict the existing condition of wetlands.

A wetland delineation will need to be performed on the site to more accurately evaluate the condition of any wetlands that may exist. This wetland delineation would also include an investigation of the waterways on the site. Once the delineation is complete, the information would be sent to the USACE to obtain a formal jurisdictional determination. Once the jurisdictional determination is complete, the impacts to the property and the potential development of the property can be more fully known.

ENVIRONMENTAL

GeoSearch was contracted to complete an environmental database search for sites located within the search distances from the property, as defined by the American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database information was reviewed to identify potentially hazardous sites in connection with the property or within one-eighth of a mile from the property. Information in this section is subject to the accuracy of the data and the date that the information was updated by the information services company. Olsson reviewed the database information for its relevance to the Property; that is, as the information referred to spills or releases either occurring on the property, or at properties having the potential to affect the property. Eleven sites were identified within one-eighth-mile from the property.

- Four sites were identified within the property boundary.
  - Wildwood Ranch Development Phase 3 is listed in the Enforcement and Compliance History Online (ECHO), Facility Registry System (FRS), Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES), Permit Compliance System (PCS) databases. These supplemental database listings do not indicate a release has occurred.
  - Two unnamed sites are listed in the Mineral Resource Data Systems (MRDS) database. These supplemental database listings do not indicate a release has occurred.
  - Oronogo-Duenweg Mining Belt is listed in the National Priorities List (NPL) database. The site is part of the Tri-State Mining District; mining, milling, and smelting of lead and zinc ore date back to 1850 and continued in the district until the 1970s. Waste generated from these operations contribute metals contamination to surface soils, surface water, and groundwater. Cleanup activities and site monitoring are ongoing.

- Wildwood Ranch Substation is listed in the ECHO, FRS, ICISNPDES, and NPDES databases. The site adjoins the northwest corner of the property. These supplemental database listings do not indicate a release has occurred.
- Wildwood Senior Living Center is listed in the ECHO, FRS, ICISNPDES, and NPDES databases. The site adjoins the south east property boundary. These supplemental database listings do not indicate a release has occurred.
- An unnamed site is listed in the Clandestine Drug Laboratory (CDL) database. The site adjoins the north property boundary. This supplemental database listing does not indicate a release has occurred.
- Four unnamed sites are listed in the MRDS database. These sites are located between 100 feet and 650 feet from the property. These supplemental database listings do not indicate a release has occurred.
- Cherokee County is listed in the NPL database. This site, which represents the Kansas portion of the Tri-State Mining District, is located outside of the one-eighth-mile search distance, approximately 0.44 mile west of the property. Waste generated from previous mining operations contribute metals contamination to surface soils, surface water, and groundwater. Several cleanups have been completed or are currently underway at the site.

Based on the property's proximity to two active NPL sites, further investigation is recommended.

AIR QUALITY CONSTRUCTION PERMITTING ASSESSMENT

A qualitative scale can be used to describe the anticipated difficulty to permit construction of an industrial facility from an air quality construction permitting perspective. Easy, moderate, difficult, and impossible ratings are used to qualitatively describe the air quality construction permitting difficulty. A description of each rating is available under the heading Qualitative Air Permitting Scale.

An "easy" rating is assigned to the Wildwood Ranch site for all regulated air pollutants. There are no existing air emission issues associated with the property. A routine air quality construction permitting process can be expected.

- Qualitative Air Permitting Scale
  - EASY: There are no air emission issues associated with the property. A proposed facility can expect a routine air construction permitting process.
  - MODERATE: Existing emissions of one or more air pollutants in or near the property may require air emission controls and/or operational limitations, beyond the original anticipated construction plans, for proposed industrial facilities to satisfy Missouri Department of Natural Resources (MDNR) requirements.
  - DIFFICULT: Existing emissions of one or more air pollutants in or near the property will require air emission controls and/or operational limitations, beyond the original anticipated construction plans, for proposed industrial facilities to satisfy MDNR requirements. The property is in an area with existing concentrated industrial development and/or is located near a sensitive population (i.e., hospital, school). Demonstrating compliance with national ambient air quality standards and allowable air concentration increases will not be possible without proposing additional air emission controls (i.e., baghouses, scrubbers, thermal oxidizers, etc.) beyond the original scope of equipment.

- **IMPOSSIBLE:** One or both of the following criteria would result in an "Impossible" rating. (A) Existing emissions of one or more air pollutants have consumed the allowable ambient air concentration increase in the area, air emission offsets are too costly to obtain, and/or potential air emission control equipment to accommodate the proposed facility is not cost effective. (B) Existing ambient levels of pollutants exceed national ambient air quality standards in the area and proposing additional air emissions cannot be accomplished without installing air emission control equipment that is not cost effective.

- Air Quality Construction Permitting Timeline Estimates
  - MINOR air emission source (typically a small industrial facility):
    - Two (2) months to develop air construction permit application +
    - Five (5) months in regulatory agency review and permit public notice period =
    - Seven (7) total months to receive an air construction permit from the day the application is first initiated.
  - MAJOR air emission source (typically a large industrial facility):
    - Four (4) months to develop air construction permit application +
    - Eight (8) months in regulatory agency review and permit public notice period =
    - Twelve (12) total months to receive an air construction permit from the day the application is first initiated.
  - Air Quality Regulatory Agency Information
    - Regulatory Agency: Missouri Department of Natural Resources, Air Pollution Control Program
    - Air Pollution Control Program Director: Kyra Moore, (Phone) 573-526-3835
  - Summary Table:

Permit Type	Timing	Agency	Contact
Air Quality Construction Permit	MINOR (Small) facility: Seven months to receive a permit from the date the application is initiated	Missouri Department of Natural Resources, Air Pollution Control Program	Kyra Moore Missouri DNR Air Pollution Control 573-526-3835
	MAJOR (Large) Facility: Twelve months to receive a permit from the date the application is initiated		

SOILS INFORMATION

- Soil information was obtained from the State of Missouri Soil Survey prepared by the National Resources Conservation Service (NRCS).
- A soil map showing the soil types has been included within the due diligence section of the report; full descriptions of the soil types are included in the appendix.
- The soil survey map for the site indicates that the property contains mostly Eldorado very gravelly silt loam (36 percent), Maplegrove silt loam (17 percent), Gerald silt loam (14 percent), and Clarksville extremely gravely silt loam (9 percent). Other soils types comprise approximately 24 percent of the site.
- Soils found within the site have varying properties and qualities. Expect similar soils to other developments near the Wildwood Ranch area. NRCS notes most of the soils identified as “very limited,” which indicates that the soil has one or more features that are unfavorable for the specified use.
- The typical physical properties and construction limitations, as provided by the NRCS, are provided within the appendix of this due diligence report. These are general values and are intended to be used for guidance purposes only. Additional laboratory testing will be necessary to verify soil parameters.
- Generally, the soils discussed in the NRCS report can be properly prepared to provide suitable bearing capacity for lightly loaded building construction. Moderately to heavily loaded structures may require an intermediate and/or deep foundation system to provide adequate support.
- It is suggested that a geotechnical report be prepared in the event of development and building design to confirm the suitability of the soils specific to the specific building pad site contained within the project area.
- It is suggested that this geotechnical report include recommendations for necessary grading procedures and bearing pressures for foundation support.

UTILITY INFRASTRUCTURE INFORMATION

SANITARY SEWER

- The City of Joplin operates the wastewater system.
- A gravity sewer main is planned to serve a major portion of this site and to carry flows to West 20th Street. A pump station is planned for West 20th Street that will connect to a force main that will take flows to a gravity main at South John Duffy Drive and West 32nd Street. From there, the flow will be taken to Pump Station 19, which will take it to the Shoal Creek Wastewater Treatment Plant.
- Pump Station 19 currently has some limited capacity. The initial plan proposed by HDR Inc. in the Conceptual Phase Design Memo for sewer infrastructure (Oct. 2016) proposed to add pumps to this station to handle additional capacity.
- Once the pump station reaches a specific flow (as noted in the report by HDR) additional considerations will need to be made as the industrial complex develops. The pumps are rated as follows:
    - » LS19: 577 gallons per minute (gpm) at 96 feet of TDH (Total Dynamic Head)
    - » West 20th Street and Malang Road: 259 gpm @ 114 feet of TDH
- Discharging industrial development may require pre-treating the sewer to remove certain industrial byproducts before discharging to the sanitary sewer system.
- Current available capacity is less than 0.5 million gallons per day (MGD).

WATER

- Missouri American Water owns and operates the water distribution system.
- A 16-inch water main is available along the south side of West 20th Street. Typical bury depth is 3 feet.
- A 12-inch water main is available along the south side of West 32nd Street. Typical bury depth is 3 feet.
- Existing capacity is 1.5 MGD under typical operation conditions. Increasing capacity would require an approximately two-year process (budgeting, design, and construction).
- Distribution reinforcement planning efforts are still in process. One or more projects to reinforce supply to this industrial area are being considered.
- A water tank is located at 402 South Adele Avenue. No other structures are planned.
- Distribution reinforcement planning efforts are still in process. One or more projects to reinforce supply to this industrial area are being considered.

STORMWATER

- The ridge line in the site appears to be at about the line between Jasper and Newton counties.
  - The drainage to the north drains through tributaries to Short Creek.
  - The drainage to the south drains through tributaries to Shoal Creek.
  - Both creeks drain to Lowell Reservoir in Kansas.
- Proposed industrial users should incorporate grading and storm sewer design into their site developments so that the existing drainage patterns would not be adversely affected.
- Wildwood Ranch has an agreement with the City of Joplin to provide regional stormwater detention to comply with the City of Joplin's stormwater management criteria.
- The future of the development should take best management practices (BMPs) into consideration to maintain existing drainage flows via detention cells and/or retention areas.

ELECTRICAL SERVICE

- Empire District provides electrical distribution to the site.
- Located substation just west of this site.
- Overhead and underground services are nearby.
- The voltage of each electrical line:
  - Single phase power = 7.2 kilovolt (kV)
  - Three phase power = 12.47 kV
- Right-of-way (ROW) allowances for any electrical infrastructure elements within the site are as follows:
  - 10 feet either side of centerline
  - 15 feet either side of centerline for three-phase power
- Existing available capacity to the site is currently 32 megawatts (MW).
- A preliminary layout should be prepared and reviewed with Empire District officials to determine the specific requirements and capabilities to provide electric service to the project site.

NATURAL GAS SERVICE

- Spire provides service to the site.
  - A regulator station exists to the west of the site and south of West 20th Street.
  - Depending on how the property is developed, natural gas mains can be extended to the developed property in accordance with Spire's tariffs on file with the Missouri Public Service Commission. Spire will provide cost sharing on natural gas infrastructure. The amount of main and service Spire will install at no cost to the customer will be determined from an analysis of the character of the service requested, the estimated annual revenue to be derived from the customer, the estimated annual cost of providing gas service, and the estimated annual return to be derived from such service.
  - Spire does not share specific capacity information since conditions can change with operations and customer consumption variations.
  - Preliminary review from Spire indicates the current available capacity can meet 1,666 Mcf (thousand cubic feet)/day. Spire would prefer a listing of specific equipment with Mcfh (thousand cubic feet per hour) to conduct detailed load analyses.
  - Spire currently has existing 6-inch intermediate pressure natural gas mains along South Central City Road and West 20th Street. A 6-inch steel high-pressure line operating at a 275 psig (pound per square inch gauge) maximum allowable operating pressure runs from West 20th Street just east of State Line Road.
  - The mains along West 20th Street and South Central City Road operate at 58 psig maximum operating pressure. The 6-inch steel high-pressure line running west of 20th Street operates at 275 psig maximum allowable operating pressure.
  - Final delivery pressure to any customer(s) and capacity can be examined once additional details on specific gas requirements and project siting is shared.
  - Mains are defined as distribution mains by Spire.
  - Spire does use a few existing easements within the current property boundaries. This should not affect the development because the easements run adjacent to the roadways on the north and east sides. However, Spire would prefer to review in the context of a planned development – existing and needed easement to serve the project.
  - No extensions are currently planned within the site. Extensions outside the site along John Duffy Drive, Cottages of Wildwood, and the Woodlands Phase 4 have recently been completed or planned.
  - Natural gas mains are installed in compliance with local, state, and federal requirements. The actual depth and conditions can change over time and should be field verified. State law requires locating mains prior to any excavation.
- Southern Star provides service to the site as well.
  - Southern Star has no current plans for natural gas structures (i.e., compressor station, gate station).
  - On February 7, 2018, the existing available natural gas capacity was calculated at 2,000 Firm Capacity, although availability is subject to change daily.
  - Gas measurement facilities will be required. The line has capacity for large interruptible delivery service. Firm transportation is evaluated daily to what is not contracted.

- Line FP-001 is a 16-inch transmission line along the BNSF Railroad; that line currently has an MAOP (Maximum Allowable Operating Pressure) of 720 pounds per square inch (psi).
- Typical ROW is 33 feet on either side of the pipeline.
- There is no planned activity of any proposed or planned routing of natural gas facilities either within the site or within a half mile of the site.

- A preliminary layout should be prepared and reviewed with Spire and Southern Star officials to determine the specific requirements and capacities to provide gas service to the project site.

TELECOMMUNICATION PROVIDERS

- AT&T serves the site with telecom for this property.
  - Any fiber-optic service can be provided within 60 days.
  - Fiber facilities are available in both TRAC 1 and TRAC 2.

TRANSPORTATION INFRASTRUCTURE

ROADWAY INFRASTRUCTURE

- This site has immediate access to major roadway infrastructure.
- The site is located north of Interstate 44, which is a four-lane divided interstate that runs east/west and connects to the following major interstates and cities:
  - Interstates and Highways:
    - East: Approximately 10 miles to access I-49
    - South: Approximately 6 miles to access I-44
    - North: Approximately 1 mile to access Highway 66
    - West: Approximately 175 miles to I-35
  - City Proximity:
    - North: Approximately 165 miles to Kansas City via I-49
    - Southwest: Approximately 110 miles to Tulsa via I-44
    - East: Approximately 72 miles to Springfield via I-44
    - Southeast: Approximately 275 miles to Little Rock via I-49 and I-40
- The widening of 32nd Street is slated to start around the end of 2018 and is part of a five-year plan to widen to three lanes. Phase 1 will be to widen from Central City Road back to Shifferdecker to three lanes; the ROW and grading is being completed for five-lane growth potential.

RAILROAD INFRASTRUCTURE

- Railroad access is provided by BNSF Railway (BNSF) on the Joplin Spur track.
- The Joplin Spur connects to the Afton subdivision and the rest of the BNSF network approximately 15 miles west in Columbus, Kansas. The Joplin Spur connects to the Missouri & Northern Arkansas Railroad (MNA) approximately 3.5 miles east of the site in Joplin.
- The Joplin Spur bisects the site west to east and allows for rail development both north and south of the track.
- No active industrial tracks branch off the Joplin Spur within the limits of the site.
- The Joplin Spur is an unsignalized track featuring hand-thrown turnouts. New tracks branching from the Joplin Spur will also likely use hand-thrown turnouts and will not require signals.

- Federal Railroad Administration (FRA) records indicate that the Joplin Spur serves an average of two trains per day with maximum speeds of 10 miles per hour (mph).
- The track features a two degree (2°00') curve near the middle of the site. New tracks must connect to the Joplin Spur on tangent sections of track on either side of the curve.
- A 28-foot bridge and a 44-foot bridge are on the Joplin Spur near the middle of the site. New tracks may also require bridges where the tracks cross the two waterways flowing through the existing bridges.

COMMERCIAL AIR SERVICE

- Three public use airports are generally located near the site and are designated as a part of the National Plan of Integrated Airport Systems (NPIAS).
  - The Joplin Regional Airport (JLN) is categorized a non-hub primary commercial service facility and is approximately 11 miles north of the site.
    - This airport has three runways:
      - Runway 13/31: 1,982 feet long
      - Runway 18/36: 1,981 feet long
      - Runway 5/23: 1,098 feet long
    - Commercial air operations are provided by American Airlines.
    - Major destinations include Dallas/Fort Worth.
  - Tulsa International Airport (TUL) is a primary use airport providing commercial flights for the region and is located roughly 110 miles west of the site with easy access via I-44.
    - This airport has three runways:
      - Runway 18L/36R: 9,999 feet long
      - Runway 18R/36L: 6,101 feet long
      - Runway 8/26: 7,376 feet long
    - Commercial air operations are provided by Allegiant, American Airlines, Delta, Frontier, Southwest, United Airlines, and Via Airlines.
    - Major destinations include Atlanta, Charlotte, Chicago-O'Ohare, Dallas/Fort Worth, Detroit, Houston, Las Vegas, Orlando, Phoenix, Salt Lake City, and Washington D.C.
  - Springfield-Branson National Airport (CVG) is located in Springfield, Missouri, and is approximately 72 miles east of the site. The airport is served by regional traffic with connections to major airline hubs with international connecting flights.
    - This airport has two runways:
      - Runway 14/32: 8,000 feet long
      - Runway 02/20: 7,003 feet long
    - Commercial air operations are provided by Allegiant, American, Delta, and United.
    - Major Destinations include Dallas/Fort Worth, Chicago-O'Hare, Atlanta, Denver, Charlotte, Orlando, Las Vegas, and Los Angeles.

- An international airport is located south of this site.
  - Dallas/Fort Worth International Airport (DFW) is located approximately 350 miles south of the site. The airport is served by regional traffic and international destinations.
    - This airport has several runways, including the following:
      - Runway 13L/31R: 9,000 feet long
      - Runway 13R/31L: 9,301 feet long
      - Runway 17C/35C: 13,401 feet long
      - Runway 17L/35R: 8,500 feet long
      - Runway 17R/35L: 13,401 feet long
      - Runway 18L/36R: 13,400 feet long
      - Runway 18R/35L: 13,400 feet long
    - Several airlines provide service at Dallas/Fort Worth. Dallas/Fort Worth is a major hub for American Airlines.
    - Major destinations include several domestic and international destinations.

WATERWAY SERVICE

- The site is near the Tulsa Port of Catoosa, in Tulsa, Oklahoma, which is approximately 97 miles from the site.
- The port is the originating point for The McClellan–Kerr Arkansas River Navigation System (MKARNS). It is part of the inland waterway system running southeast through Oklahoma and Arkansas to the Mississippi River.

ZONING AND LAND USE

- The proposed site resides outside of the City of Joplin limits. The current city limits are located to the immediate east of the site. The site falls within Jasper County and Newton County.
- Wildwood Ranch requires annexation upon development and adherence to the City of Joplin's building codes.
- There are no height restrictions because of the airport aerospace zones.
- The proximity is shown on a map within the site developability section of this due diligence report.

SITE CONSTRUCTION AND BUILDING PERMITS

The following are general instructions for obtaining the necessary approvals and permits:

- **Zoning:** Property is currently zoned I-M. The city or county could require that individual use permits be submitted for each parcel.
- **Floodplain Development:** Floodplains are identified on this property. Depending on grading operations within the flood areas, a floodplain development permit could be required.
- **Site Construction Permits:** Prior to moving dirt on a site, a grading permit must be granted. This process requires the creation of a stormwater pollution prevention plan (SWPPP) and the design of proper sediment and erosion control BMPs to be used during construction.
- **Building Permits:** Obtaining a certificate of occupancy for a new structure is a multistep process that begins with obtaining a building permit. Plan reviews, inspections, and the Final Certificate of Occupancy are handled by authorities having jurisdiction.

ENTERPRISE AND FOREIGN TRADE ZONES[1]

ENTERPRISE ZONE (EZ)

- Wildwood Ranch is designated by the state of Missouri's Department of Economic Development as an Enhanced Enterprise Zone, providing additional tax credits to qualified businesses. (Contact: Mark Stombaugh; mark.stombaugh@ded.mo.gov; 573.522.0338)
- Companies that would be eligible as "Enhanced Business Enterprises" include those which fall within one of the following North American Industry Classification System (NAICS) codes:
  - 31-33 - Manufacturing
  - 48-49 - Transportation - Distribution
  - 51-56 - Office/Computer Software
  - 62 - Medical Labs
  - 71 - Arts, Entertainment, and Recreation
  - 81 - Machinery Repair/ Other

FOREIGN TRADE ZONE (FTZ)

- Wildwood Ranch is not designated as a Free Trade Zone (FTZ) by the U.S. Department of Customs.
- The nearest FTZ is the Springfield Airport (FTZ 225), which is 75 miles east of the site. The creation of an FTZ subzone is only allowed on sites that are within a distance of 60 miles from and exiting FTZ.
  - FTZ is considered outside U.S. customs territory.
  - Goods remain "in international commerce" as long as they are held or until exported.
    - Companies can inspect and destroy substandard materials or defective merchandise before paying taxes on it.
    - Bulk shipments can be brought in more cheaply and then redistributed in the U.S.
    - Components can be manufactured into final products without paying separate taxes on all the parts.
- The FTZ is a secured area under the supervision of the United States Customs Department.

NEW MARKET TAX CREDIT[2]

- Wildwood Ranch is not eligible for New Market Tax Credit (NMTC) as of Census Year (CY) 2017.
- CDFI Fund New Markets Tax Credit (NMTC) eligibility and distress status for CY 2017, using 2011-2015 Census American Community Survey data. Census tracts identified as those under severe distress contain a population whose median family income is at or below 60 percent of AMI; poverty rate at or above 30 percent; and unemployment at least 1.5 times the national rate or qualify based on non-metropolitan county status. Calculations are based on the period of 2011-2015, using 2010 Census tracts.
- An NMTC Status Map is included in the due diligence section of this report.

[1] Source: https://ded.mo.gov/programs/business/enhanced-enterprise-zone

[2] The New Markets Tax Credit (NMTC) Program, enacted by Congress as part of the Community Renewal Tax Relief Act of 2000, is incorporated as section 45D of the Internal Revenue Code. This Code section permits individual and corporate taxpayers to receive a credit against federal income taxes for making Qualified Equity Investments (QEIs) in qualified community development entities (CDEs).

These investments are expected to result in the creation of jobs and material improvement in the lives of residents of low-income communities. Examples of expected projects include financing small businesses, improving community facilities such as daycare centers, and increasing home ownership opportunities. Source: irs.gov.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

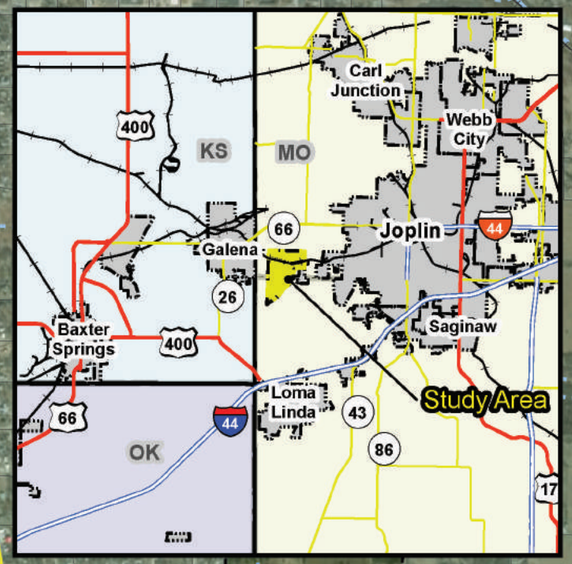
Prepared By

OLSSON ASSOCIATES



Site Developability

Wildwood Ranch



Joplin Metro Area

1,000' Buffer

20th St

State Line Rd

BNSF

Spring Branch

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

John Duffy Rd

1,000' Buffer

Shoal Creek

KS

MO

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Total Area = 1,129 acres

Wildwood Ranch - **Site Map**

Jasper & Newton County, Missouri

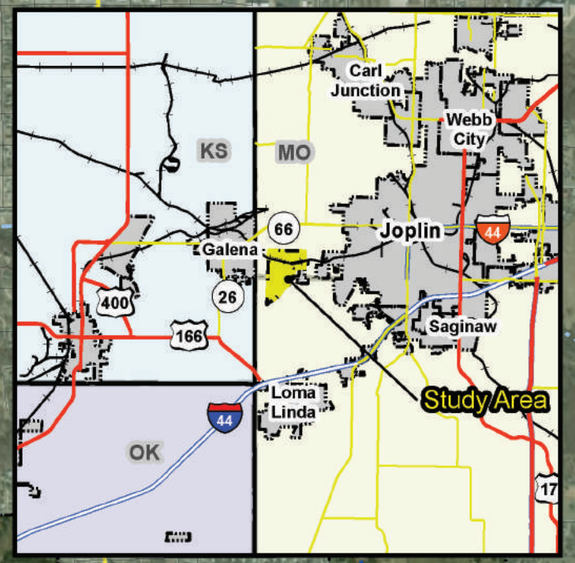
April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch

OLSSON ASSOCIATES



Joplin Metro Area

1,000' Buffer

20th St

BNSF

State Line Rd

Spring Branch

S Central City Rd

Highest Elevation

Galena

Jasper County

Joplin

32nd St

John Duffy Rd

Lowest Elevation

Shoal Creek

MO

KS

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Contour Lines (in Feet)

830 - 834	899 - 904	971 - 978
835 - 840	905 - 912	979 - 984
841 - 848	913 - 920	985 - 990
849 - 858	921 - 926	991 - 996
859 - 864	927 - 934	997 - 1004
865 - 870	935 - 942	1005 - 1010
871 - 878	943 - 950	1011 - 1016
879 - 886	951 - 956	1017 - 1022
887 - 892	957 - 962	1023 - 1030
893 - 898	963 - 970	1031 - 1040

Highest Elevation = 1040 ft a.s.l.
Lowest Elevation = 830 ft a.s.l.
Total Area = 1,129 acres

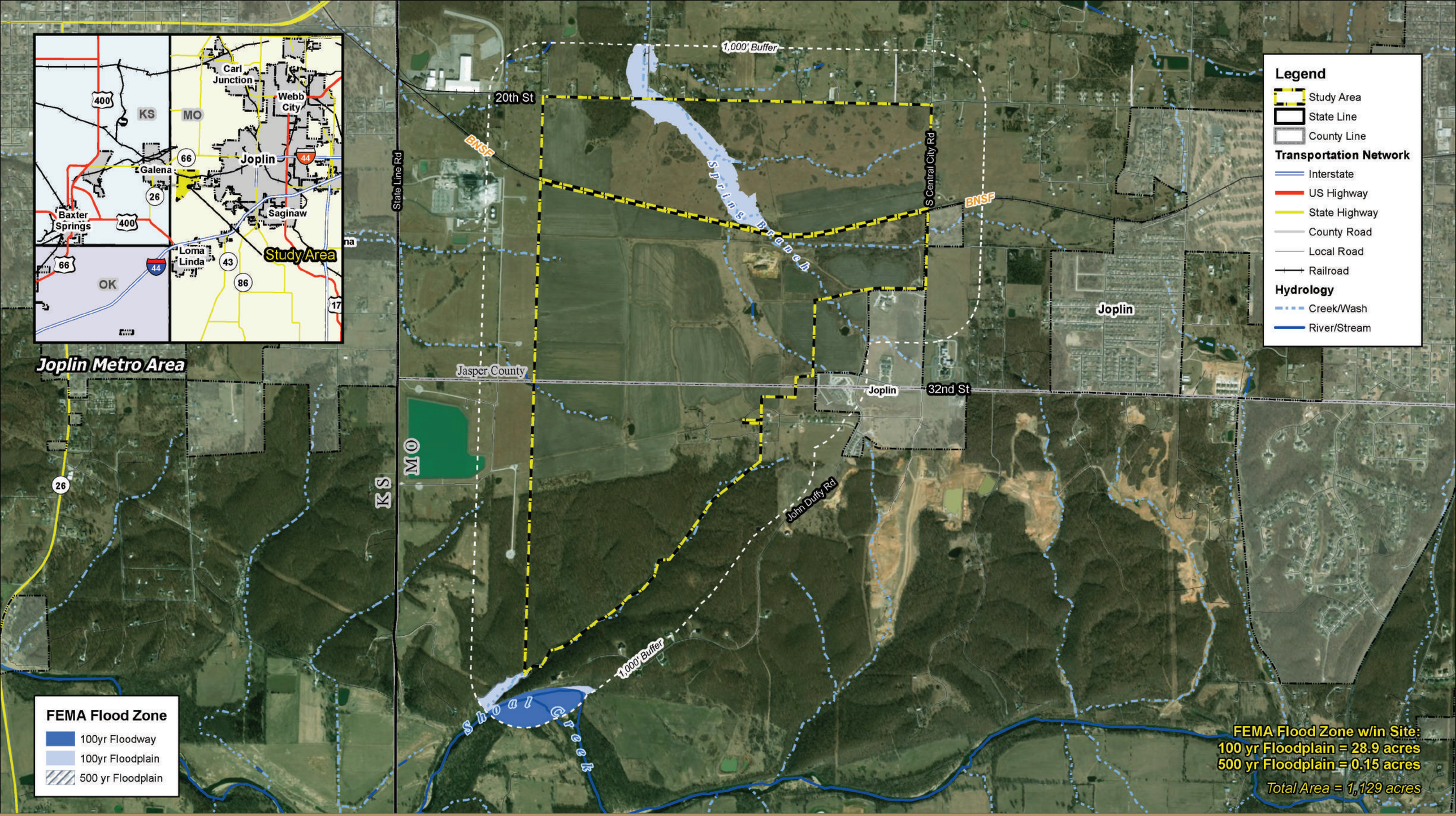
Wildwood Ranch - **Topography Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.25 0.5 1 Miles

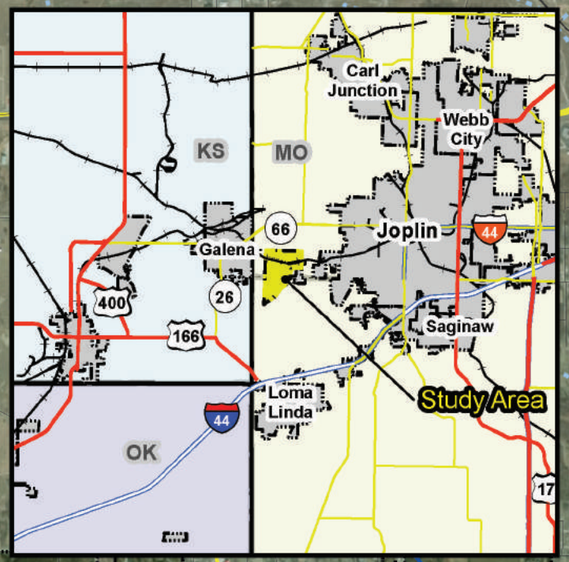
Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **FEMA Flood Zone Map**

Jasper & Newton County, Missouri

April 2018



Joplin Metro Area

Galena

State Line Rd

BNSF

20th St

1,000' Buffer

Spring Branch

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

KS

MO

John Duffy Rd

1,000' Buffer

Shoal Creek

26

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Legend

Wetland Types

- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Riverine

Hydrology

- Creek/Wash
- River/Stream

NWI (Freshwater Pond) w/in site = 1.7 acres
Linear Length of Streams w/in site = 21,250.5 feet
Total Area = 1,129 acres

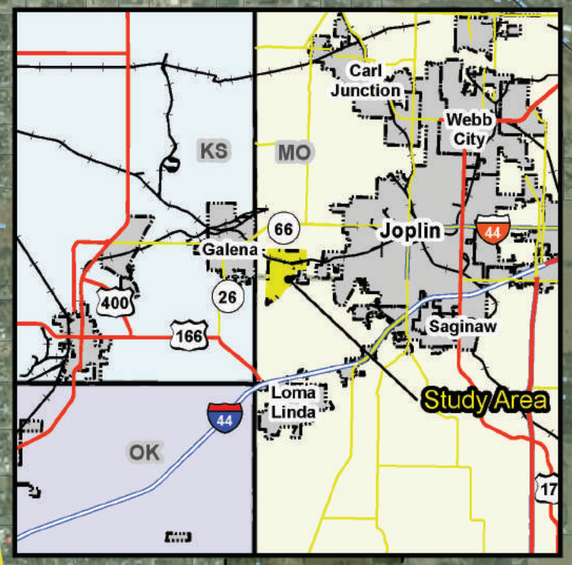
Wildwood Ranch - **National Wetlands Inventory Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.3 0.6 1.2 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

Legend

Soil Types

- Cedargap gravelly silt loam (76008)
- Clarksville extremely gravelly silt loam (73325)
- Creldon silt loam (70006)
- Dapue silt loam (75380)
- Eldorado silt loam (40015)
- Eldorado very gravelly silt loam (40016)
- Gerald silt loam (73031)
- Keeno gravelly silt loam (70045)
- Maplegrove silt loam (40017)
- Nixa very gravelly silt loam (73480)
- Pomme silt loam (73059)
- Rock outcrop-Clarksville complex (73506)
- Rueter extremely gravelly silt loam (70063)
- Rueter very gravelly silt loam (70064 & 70065)
- Tonti silt loam70022)
- Water (99001)

1,000' Buffer
20th St
BNSF
State Line Rd
S Central City Rd
Spring Branch
Jasper County
Newton County
MO
KS
Joplin
32nd St
John Duffy Rd
Shoal Creek

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Eldorado very gravelly silt loam = 35.8%
Maplegrove silt loam = 16.5%
Gerald silt loam = 13.6%
Clarksville extremely gravelly silt loam = 9.6%
Site Area = 1,129 acres

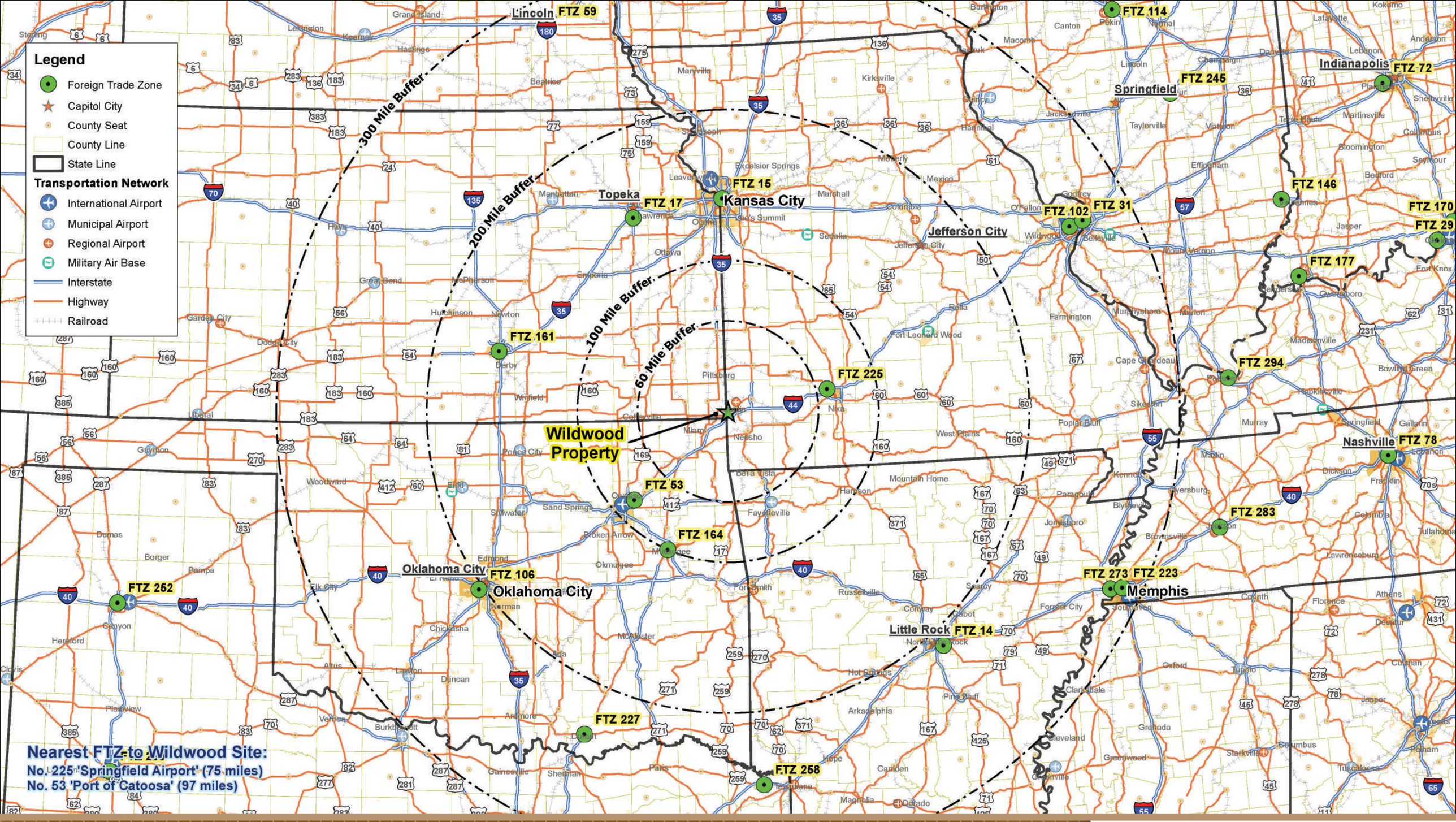
Wildwood Ranch - **SSURGO Soils Map**

Jasper & Newton County, Missouri
April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **Foreign Trade Zone Map**

Jasper & Newton County, Missouri

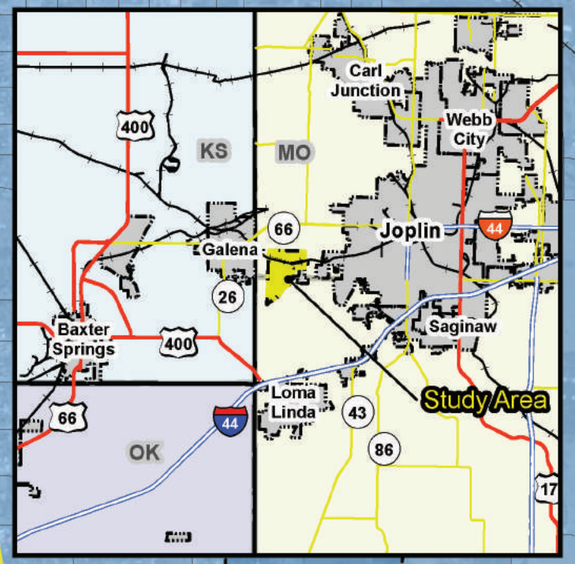
April 2018

N

0 75 150 300 Miles

1 in = 300,000 feet

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

CDFI Fund New Markets Tax Credit (NMTC) eligibility and distress status for CY 2017, using 2011-2015 Census American Community Survey data. Census tracts identified as "Severe Distress" contain a population whose median family income is at or below 60% of AMI; poverty rate at or above 30%; and unemployment at least 1.5 times the national rate or qualify based on non-metropolitan county status, as of 2012. Gray areas on the map are considered ineligible for NMTC Program funding. Calculations are based on the period of 2011-2015, using 2010 Census tracts. For more information about NMTC Program Eligibility, please see the Data Directory.

1,000' Buffer
20th St
State Line Rd
BNSF
Spring Branch
S Central City Rd
Joplin
Jasper County
32nd St
John Duffy Rd
MO
KS
Skoal Creek

New Market Tax Credit Status

- Eligible - NMTC Severe Distress
- In-Eligible - NMTC Status

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Hydrology

- Creek/Wash
- River/Stream
- Stream/River

Wildwood Property NMTC Status = In-Eligible

Total Area = 1,129 acres

Wildwood Ranch - **New Market Tax Credit Map**

Jasper & Newton County, Missouri

April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

Prepared By

OLSSON ASSOCIATES



Site Marketability

Wildwood Ranch

EXECUTIVE SUMMARY

Wildwood Ranch has identified a list of primary development targets for local development and has taken the following criteria into consideration:

- Raw product proximity
- Skilled labor availability
- Natural clustering opportunities
- Emerging market trends
- Logistical advantages
- Existing asset capitalization

An understanding of the key industrial development drivers, performance, supply chain competitive landscape, and operating conditions for identified primary development targets is critical to the design of an industrial complex. This technical memo will assess the identified targets to determine the highest and best use of land, infrastructure extension, and transportation and roadway development.

OVERVIEW

To maximize the marketability of the subject land tract, it is necessary to assess the site's functionality for users. Because industrial prospects sometimes require very specific infrastructure and access characteristics, it is necessary for Wildwood Ranch to be conscious of how the site configures to effectively market to new users.

Identifying optimal clients for development involved the following steps:

- Identifying existing industry segments
- Assessing location quotients to determine industry segments with export (outside of the near-trading region) capacity
- Reviewing the Missouri Partnership—identifying targets for the Joplin area
- Checking the list of industry segments against the infrastructure capacities and limitations to determine viability

The following report details industries with a strong likelihood of interest in the subject site. Industry information, including up- and down-line supply/demand drivers, key characteristics, regional dominance, and industry concentrations are detailed. In addition, assets and deficiencies as they pertain to the subject property as a host for each industry segment are identified.

Information for each industrial segment was obtained through IBIS World, the U.S. Economic Census, the U.S. Bureau of Labor Statistics, and the above-stated targeted industry studies and is summarized to provide a high-level view of compatibility of industrial segments to the subject site.

This information is intended for discussion purposes as it pertains to consideration of direction for design and development of the Wildwood Ranch Industrial Complex.

ASSESSED TARGETS

The following list of five key industry segments represents targets based on initial research:

- Snack Food Production (NAICS 31191)
- Cardboard Box and Container Manufacturing (NAICS 32221)
- Plastic Products Miscellaneous Manufacturing (NAICS 32619)
- Long-Distance Freight Trucking (NAICS 48412)
- Freight Packing and Logistics Services (NAICS 48899)

The targets were then assessed for development suitability within the Wildwood Ranch Industrial Complex from a desktop review of the following factors:

- Industrial growth and market share
- Key external drivers for development
- Industrial performance
- Investment fluctuations
- Land suitability
- Infrastructure capacity
- Key selling industries
- Key buying industries
- Product and services segmentation
- Existing supplier relationships
- Demand detriments
- Major markets
- Clustering opportunities
- Market share concentration
- Siting success factors
- Capital intensity
- Incentives assistance

SNACK FOOD PRODUCTION (NAICS 31191)[1]

INDUSTRY DEFINITION

This industry comprises manufacturers that produce snack foods, including potato and corn chips, pretzels, popcorn, and similar snacks. However, this industry does not produce cookies, crackers, bakery products, cereal, or granola bars.

INDUSTRIAL SITING CONSIDERATIONS

CRITICAL FACTORS

- Strategically located near sources of key ingredients—flour, corn, and sugar
- Long-term contract options with local producers of key ingredients
- Located near distribution channels in larger cities
- Proximity to road and rail transportation
- Nearby consumer base
- Well-established infrastructure, including water and electricity
- Electric load capacities with redundant capabilities (available capacity around 13,000,000 kilowatt-hours [kWh] per month)
- Municipal water preferred (available capacity around 500,000 gallons per day [gpd])
- Municipal wastewater treatment preferred (available capacity around 400,000 gpd)
- Available natural gas (capacity around 3,000 Mcf [thousand cubic feet] per day)
- Minimum of a T-3 line; fiber-optic service preferred
- Air permitting capability
- No major elevation changes through the site
- Outside the 100-year Federal Emergency Management Agency (FEMA) floodplain
- Buffering and distance from lighter categorized land uses
- Adequate staging and turning radii accommodation within the subject site

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Strategically located near sources of key ingredients—flour, corn, and sugar
- Long-term contract options with local producers of key ingredients

KEY SELLING INDUSTRIES

- Oilseed, corn, wheat, barley, sorghum, vegetable, fruit, nut, sugarcane, and sugar processing
- Laminated plastics manufacturing
- Corn, wheat, and soybean manufacturing

1 "Snack Food Production in the U.S." IBIS World. N.p., Feb. 2017. Web. April 2018.

SUMMARY

With the advent of healthier snack food options, nuts and nut butters are surging as the growth leader in percentage, accounting for 36.7 percent of market share. Within the industry, chips (potato chips, tortilla and corn chips, and other chips) still make up most of the revenue.

Changing consumer lifestyles, product innovation, the presence of substitutes, pricing, and household disposable incomes are key drivers for this industry's performance. Grocery product wholesalers make up 40.8 percent of all industry product sales; however this segment is decreasing as online ordering systems gain in popularity. As this industry diversifies its product offerings, its foreign appeal has increased. As such, exports are expected to increase to 3.8 percent in 2017. Overall, revenue is expected to grow at less than 1 percent annually through 2022.

Manufacturers of snack food products strategically site their companies between the sources of ingredients necessary for production and the consumer markets. This strategy helps avoid costly transportation of either raw product or finished product. The Western region accounts for 25 percent because of its favorable climate and because of the large production state of California; the Great Lakes region is the third largest region. On an individual basis, Missouri houses 1.5 percent of establishments.

Wildwood Ranch Viability Assessment Rating: 5



Healthier products and more innovative flavors should allow this industry to continue growing into 2022. As populations change their eating habits, the snack food production industry has adapted to suit the needs of its consumers. The Wildwood site is in an area that boasts large amounts of corn, wheat, and soybeans, providing opportunities for the site to take advantage of both key selling and key buying industries.

The site is also located only minutes away from Joplin, which is Missouri's 13th largest city and provides access to a robust transportation network to connect to other population centers. One of the most important factors for the snack food production industry is its proximity to population centers and its access to transportation networks.

The industry requires roughly 500,000 gpd of water. Currently, the Wildwood site has access to a 16-inch main along the south side of West 20th Street and a 12-inch main along the south of West 32nd Street. Existing capacity is 1.5 mgd. This is sufficient for this industry, but consideration should be made as this industry would take a large chunk of the current capacity and it could be a two-year process to increase capacity. As far as sanitary sewer needs go, this site is lacking. Current available capacity is less than 0.5 mgd, which could satisfy this industry's needs but would max out sewer infrastructure and limit the location of additional industries in the area.

Another critical factor is the availability of T-3 fiber-optic line, which is not currently in place. However, AT&T personnel confirmed in conversations with Olsson that T-3 fiber-optic lines could be provided within 60 days. So, while the site is not currently equipped with the required telecommunication requirements, they could easily be attained.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This falls drastically short of the 3,000 Mcf per day industry requirement. Steps would have to be taken to increase the overall natural gas capacity in this site for the snack food industry to be located here.

CARDBOARD BOX AND CONTAINER MANUFACTURING (NAICS 32221)[2]

INDUSTRY DEFINITION

This industry converts paper, paperboard, and old corrugated containers into cardboard boxes, containers, and similar packaging solutions. The industry produces corrugated and solid cardboard packaging for a range of sectors and industries, including manufacturing, agriculture, wholesale, shipping, and retail, among others.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Abundant electric power
- Truck staging lot space
- Buffering from adjacent users
- Accommodation of increased truck traffic
- Proximity to excellent interstate or four-lane highway access
- Wastewater treatment capacity
- Wastewater discharging capability
- Natural gas availability
- Proximity to up- and down-line demand industries

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Agriculture, forestry, fishing, and hunting
- Manufacturing
- Retail trade
- Transportation and warehousing
- Packaging and labeling services
- Accommodation and food services

KEY SELLING INDUSTRIES

- Electric power transmission plants
- Paper mills
- Paperboard mills
- Printing facilities
- Adhesive manufacturing
- Industrial machinery and equipment wholesaling
- Recycling facilities

2 "Cardboard Box and Container Manufacturing in the U.S." IBIS World. N.p., Jul. 2017. Web. February 2018.

SUMMARY

This industry very much reflects the status of the U.S. economy. As more goods are sold, the demand for packaging increases, so demand is expected to increase as the economy continues to recover. The increase in e-commerce has bolstered this industry over the last five years. Environmentally conscious consumers prefer cardboard over other alternatives; however, the competition has made advances that will continue to pose a threat for this industry. Overall, revenue for this industry is expected to increase at a rate of 1.4 percent annually through 2022.

Most products in this industry are corrugated and solid fiber boxes (64.2 percent). Most of the industry market is in the food, beverage, and agricultural producers (42.9 percent) and the wholesale and retail sectors (42.1 percent). Exports make up only a small percentage of this industry (4.0 percent) with the majority of the products going to Mexico and Canada (53.9 percent and 35.4 percent, respectively).

This industry locates near major markets and near key suppliers such as paper and paperboard mills. Missouri has a significant percentage

Wildwood Ranch Viability Assessment Rating: 8



Offshoring of manufacturing facilities is forecasted to continue over the next five years, which will reduce demand for cardboard that is required for packaging during transportation. As a result, there will be a strong emphasis on servicing the food and beverage industry, including agricultural producers, through 2018. Many cardboard boxes and containers are used to package milk and other beverages as well as dry food such as snacks, cereals, and crackers.

Since a large number of cardboard boxes and containers are used to package milk, the Wildwood site would be well placed to take advantage of Missouri's large milk production. According to Missouri economic indicators, beef cattle and milk production are among the highest in Missouri. Agriculture is also one of Missouri's top 10 exports. Food production is in the top three. With these key industries being critical to the success of the cardboard box and container manufacturing industry, the Wildwood site should be considered for location by this industry.

The industry's requirement for abundant electricity could be met by the site's overhead and underground service. A single-phase line (7.2 KV) and a three-phase line (12.47 KV) are located on the site. The current capacity for the site is measured at 32 megawatts (MW).

Another advantage to this industry would be the site's proximity to excellent transportation infrastructure. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land at the site, the industry would be able to plan accommodations according to its industry standards.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This may not be enough to completely meet the requirements of the industry, but increasing the natural gas infrastructure is possible, and should be considered.

PLASTIC PRODUCTS MISCELLANEOUS MANUFACTURING (NAICS 32619)[3]

INDUSTRY DEFINITION

This industry comprises companies that manufacture a range of plastic products, including housewares, building materials, motor vehicle parts, resilient floor coverings, and appliance parts. This industry excludes plastic film, sheet, bags, profile shapes, pipes, pipe fittings, laminates, foam products, and bottles.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Proximity to major markets
- Proximity to key inputs such as resin
- Redundancy and abundance of electricity (capacities that can range from 2 MW to 50 MW)
- Municipal water preferred (dual preferred; available capacity around 150,000 gpd)
- Available natural gas (available capacity around 4,000 Mcf/day)
- Ability to discharge effluent
- Municipal wastewater treatment preferred (available capacity up to 150,000 gpd)
- Minimum of a T-3 line; fiber-optic service preferred
- No major elevation changes through the site
- Outside the 100-year FEMA floodplain
- Air permit attainment
- Logistical positioning for shipping products and receiving inputs
- Allowance to consider building heights
- Outdoor and indoor storage allowance
- Trucking access

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Flooring installers
- Computer manufacturing
- Computer peripheral manufacturing
- Electrical equipment manufacturing
- Car and automobile manufacturing
- Automobile interior manufacturing
- Auto parts manufacturing

KEY SELLING INDUSTRIES

- Industrial machinery and equipment wholesaling
- Plastic and resin manufacturing

3 "Plastic Products Miscellaneous Manufacturing in the U.S." IBIS World. N.p., May 2017. Web. February 2018.

SUMMARY

This industry is affected by consumer spending, but that trend is offset by the slowing in exports as the U.S. dollar appreciates; as such, revenue for this industry is expected to grow 2.5 percent annually through 2022. Two industries that have a large impact on the plastic products miscellaneous manufacturing sector are the automotive and housing industries, which account for 26.7 percent and 45.6 percent of industry revenue, respectively. These two industries are also improving, which bolsters demand for this industry.

Imports are expected to continue growing at a rate of 3.4 percent through 2022, and the export market is expected to decline slightly. Even though overall exports are weakening, exports to Mexico and Canada will remain strong primarily because of the North American Free Trade Agreement (NAFTA).

The products in this industry are highly segmented with the largest two segments being consumer, institutional, and commercial fabricated plastic products (23.1 percent) and fabricated plastic products for transportation products (22.1 percent). The major market sector is hardware and home improvement wholesalers with 45.6 percent of the market.

This industry tends to locate near major markets and near material and supply industries. Based on that, plastic products miscellaneous manufacturing tends to be concentrated in the Great Lakes, the southwestern, and the western regions of the U.S. The Great Lakes region accounts for 27.1 percent, and Missouri accounts for 2 percent of industry establishments.

Wildwood Ranch Viability Assessment Rating: 4



The Plains region has a smaller percentage of establishments, which could produce some barriers to entry for the plastic products miscellaneous manufacturing industry. Even though the country is experiencing an increase in imports in this industry, it is expected that downstream markets will revive industry demands.

The site's requirement for 50 MW (at the most) of electricity could not be met by the site's overhead and underground service. There is a single-phase line (7.2 KV) and a three-phase line (12.47 KV). The current capacity for the site is measured at 32 MW. While this falls within the range of required capacity for the industry, steps may need to be taken to increase capacity for future expansion.

This site does meet the capacity requirements (150,000 gpd) for water, though. As it stands, the site has a 16-inch main and a 12-inch main that can provide 1.5 MGD. While the water supply requirement is met, the site falls woefully short of the 150,000 GPD capacity needs for wastewater. Current available capacity is less than 0.5 MGD. This limited capacity could take up to two years to increase if other industries begin to locate in this site.

Another critical factor is the availability of T-3 fiber-optic line. While this is not currently in place, AT&T states that it could be provided within 60 days. So, while the site is not currently equipped with the required telecommunication infrastructure, it could easily be attained.

LONG-DISTANCE FREIGHT TRUCKING (NAICS 48412)[4]

INDUSTRY DEFINITION

Operators in the long-distance freight trucking industry handle various commodities, usually palletized and transported in containers or van trailers. Establishments typically provide trucking between metropolitan areas and regions that may cross North American country borders. The industry includes establishments operating as truckload or less-than-truckload carriers.

INFRASTRUCTURE SITING CONSIDERATIONS

CRITICAL FACTORS

- Access to transportation corridors
- Access to rail
- Access to international ports a plus
- Proximity to cargo airport a plus
- Proximity to major markets
- Large pad site and outdoor storage
- Ample space for truck storage and staging
- Accommodating permitting and regulation standards
- Available electric, water, and sewer services
- Access to multiskilled and flexible workforce
- On-site stormwater management

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Freight forwarding brokerages and agencies

KEY SELLING INDUSTRIES

- Auto parts stores
- Fuel dealers
- Gasoline and petroleum wholesaling
- Tire dealers
- Truck and bus manufacturing
- Truck, trailer, and motor home manufacturing

4 "Long-Distance Freight Trucking in the U.S." IBIS World. N.p., Nov. 2017. Web. April 2018.

SUMMARY

As consumer spending confidence increases, this industry will continue to improve. Rising fuel prices and industrial production are expected to drive industry revenue. Revenue for this industry is expected to increase at an annual rate of 1.4 percent per year through 2022. Despite competition from rail, the trucking industry is expected to be the most widely used mode of freight transportation.

The largest service segment in this industry is truckload carriers with 44.1 percent. The largest market segment for this industry is manufacturing, which accounts for 62.1 percent of industry revenue. Collectively, the retail and wholesale sectors make up most of the remaining market with 32.9 percent of industry revenue.

The number of industry establishments are related to industrial and agricultural outputs and population centers. Illinois also has a predominance of these establishments because Chicago is a major transportation hub. The Southwest, Great Lakes, and Plains regions are reflective of the industrial, manufacturing, and agricultural strengths in those areas. Missouri accounts for 2.6 percent of industry establishments.

Wildwood Ranch Viability Assessment Rating: 7



While there is no port access near this site, the vast transportation network provides many advantages for the Wildwood Ranch Industrial Site. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land, this industry would be able to plan accommodations according to its industry standards.

The site also has access to the Joplin Rail Spur that is roughly 15 miles to the west. This spur connects to the Missouri and Northern Arkansas Railroad, which is approximately 3.5 miles to the east in Joplin. Not only is there close access to rail, but the site is also located near three public use airports (Joplin Regional, Tulsa International, and Springfield-Branson).

This site also has advantages in its proximity to large population centers. While it is within 10 miles of Joplin, Missouri, the site also has access to Springfield, Missouri; Fayetteville, Arkansas; and several other large cities. The proximity to the regional population center allows for transportation of goods and coordination of shipping logistics.

Along with the abundant transportation infrastructure, the site has ample room for the accommodation of truck staging and large pad/storage developments. With 1,129 acres of developable land available, the industry would be able to plan accommodations according to its industry standards.

A potential drawback of this site is the lack of any stormwater management infrastructure. Proposed industrial uses should incorporate grading and storm sewer design into their site development. Wildwood Ranch does have an agreement with the City of Joplin to provide regional stormwater detention in order to comply with Joplin's stormwater management criteria.

FREIGHT PACKING AND LOGISTICS SERVICES (NAICS 48899)[5]

INDUSTRY DEFINITION

This industry's main activity is providing packing and crating services for the transportation sector. The industry is comprised of companies that provide consolidation of freight consignments; trade document preparation; and packing, crating, and otherwise preparing goods for transportation and logistics consulting services. The industry does not include the actual transportation of goods.

INFRASTRUCTURE AND SITING CONSIDERATIONS

CRITICAL FACTORS

- Within 5 miles (via a truck route) of an interstate or limited-access, four-lane improved highway system
- Access to transportation corridors
- Access to rail
- Access to international ports a plus
- Proximity to cargo airport a plus
- Proximity to major markets
- Minimum of 50 acres
- Large pad site and outdoor storage
- Ample space for truck storage and staging
- No major elevation changes through the site
- Outside the 100-year FEMA floodplain
- Free of wetlands, protected species, or other environmental impacts
- Accommodating permitting and regulation standards
- Redundancy and abundance of electricity; capacities that can range from 2 MW to 50 MW
- Available natural gas (capacity around 1,200 Mcf/day)
- Municipal water preferred (dual preferred; available capacity around 20,000 gpd)
- Municipal wastewater treatment preferred (available capacity up to 20,000 gpd)
- Minimum of a T-3 line; fiber-optic service preferred
- Access to a multiskilled and flexible workforce

KEY CLUSTERING OPPORTUNITIES

KEY BUYING INDUSTRIES

- Crop services
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation and warehousing

4 "Freight Packing and Logistics Services in the U.S." IBIS World. N.p., Dec. 2017. Web. April 2018.

KEY SELLING INDUSTRIES

- Copier and office equipment wholesaling
- Printing
- Wood pallets and skids production

SUMMARY

In line with a rise in industrial production and international trade, downstream demand has improved since 2012. A sluggish economic recovery and a slowdown in manufacturing and transportation further reduced demand. Anticipated increases in freight demand brought on by an increase in consumer spending and international trade is expected to result in an annual increase of 2.2 percent through 2022.

The largest service segment for this industry is packing and crating services that are not directly related to motor vehicle operations (77.4 percent). Wholesalers and manufacturers combined account for most of industry market (63.9 percent and 29.7 percent, respectively).

Since wholesalers and manufacturers send freight around the country and down the supply chain, this industry tends to locate near major markets and in places with proximity to major transportation and shipping hubs. The nearby Great Lakes region accounts for 17.1 percent of industry establishments largely because of the St. Lawrence Seaway that connects this region to the Atlantic Ocean. Missouri accounts for 1.3 percent.

Wildwood Ranch Viability Assessment Rating: 7



The site's transportation routes would be a huge advantage for this industry. The site is within 10 miles of both I-49 (to the east) and I-44 (to the south). The location is only 1 mile away from Highway 66. This connection to transportation allows for the easy planning of shipping logistics. Along with the transportation infrastructure, the site has ample room for the accommodation of truck staging. With 1,129 acres of developable land, the industry would be able to plan accommodations according to its industry standards.

The site also has access to the Joplin Rail Spur that is roughly 15 miles to the west. This spur connects to the Missouri and Northern Arkansas Railroad, which is approximately 3.5 miles to the east in Joplin. Not only is there close access to rail, but the site is also located near three public use airports (Joplin Regional, Tulsa International, and Springfield-Branson).

This site also has advantages in its proximity to large population centers. While it is within 10 miles of Joplin, Missouri, the site also has access to Springfield, Missouri; Fayetteville, Arkansas; and several other large cities. The proximity to the regional population center allows for transportation of goods and coordination of shipping logistics.

This industry also requires an area that is relatively level with very little elevation change. While the northeastern and southwestern areas of the site have many fluctuations in elevation, the center and western portions of the site are level and provide sufficient land to suit this industry.

Natural gas availability is another critical factor for this industry. The current site has an available capacity of 1,666 Mcf per day. This should be enough to meet the requirements of the industry, but increasing the natural gas infrastructure is possible, and should be considered.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

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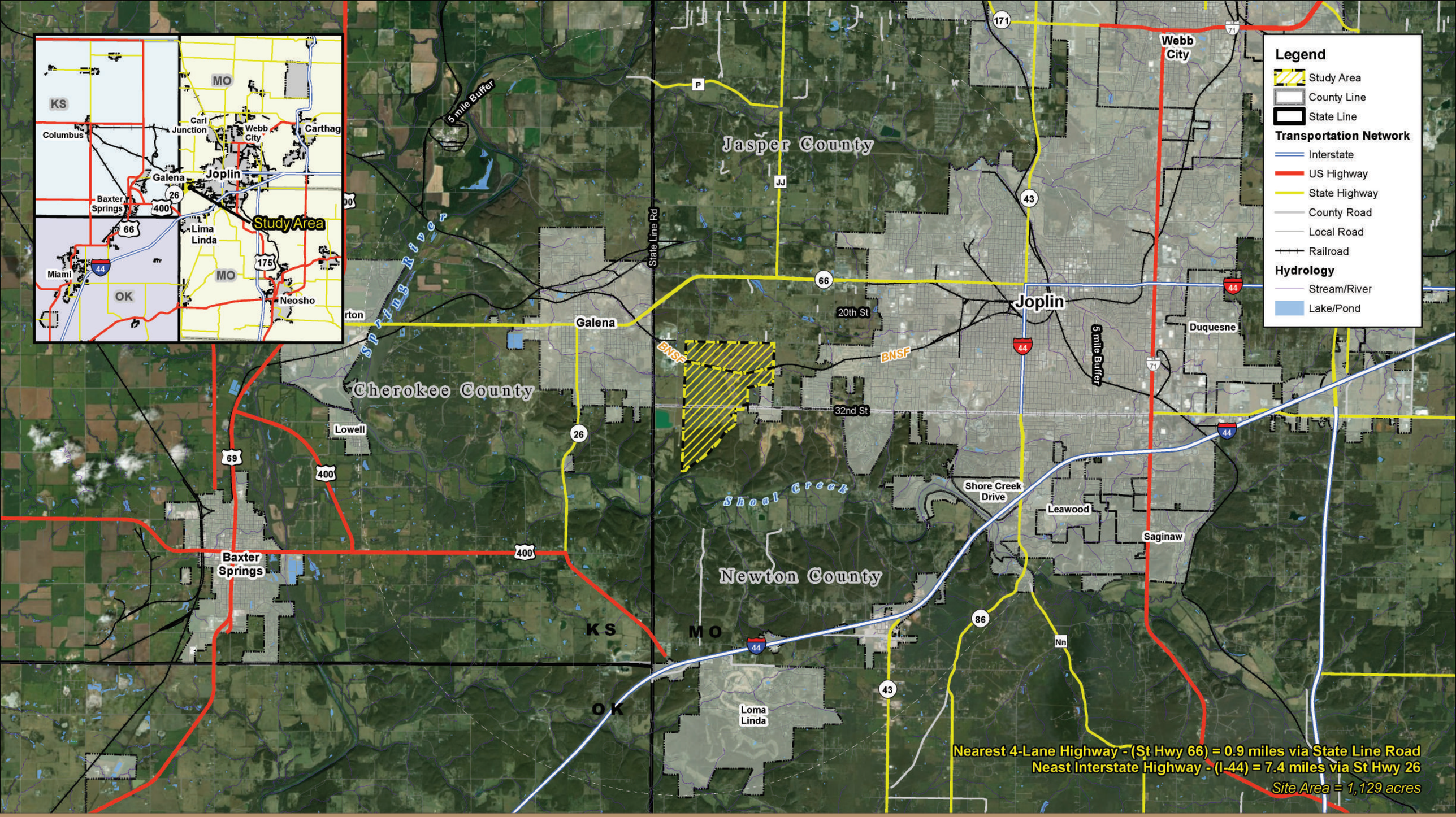
OLSSON ASSOCIATES



Transportation

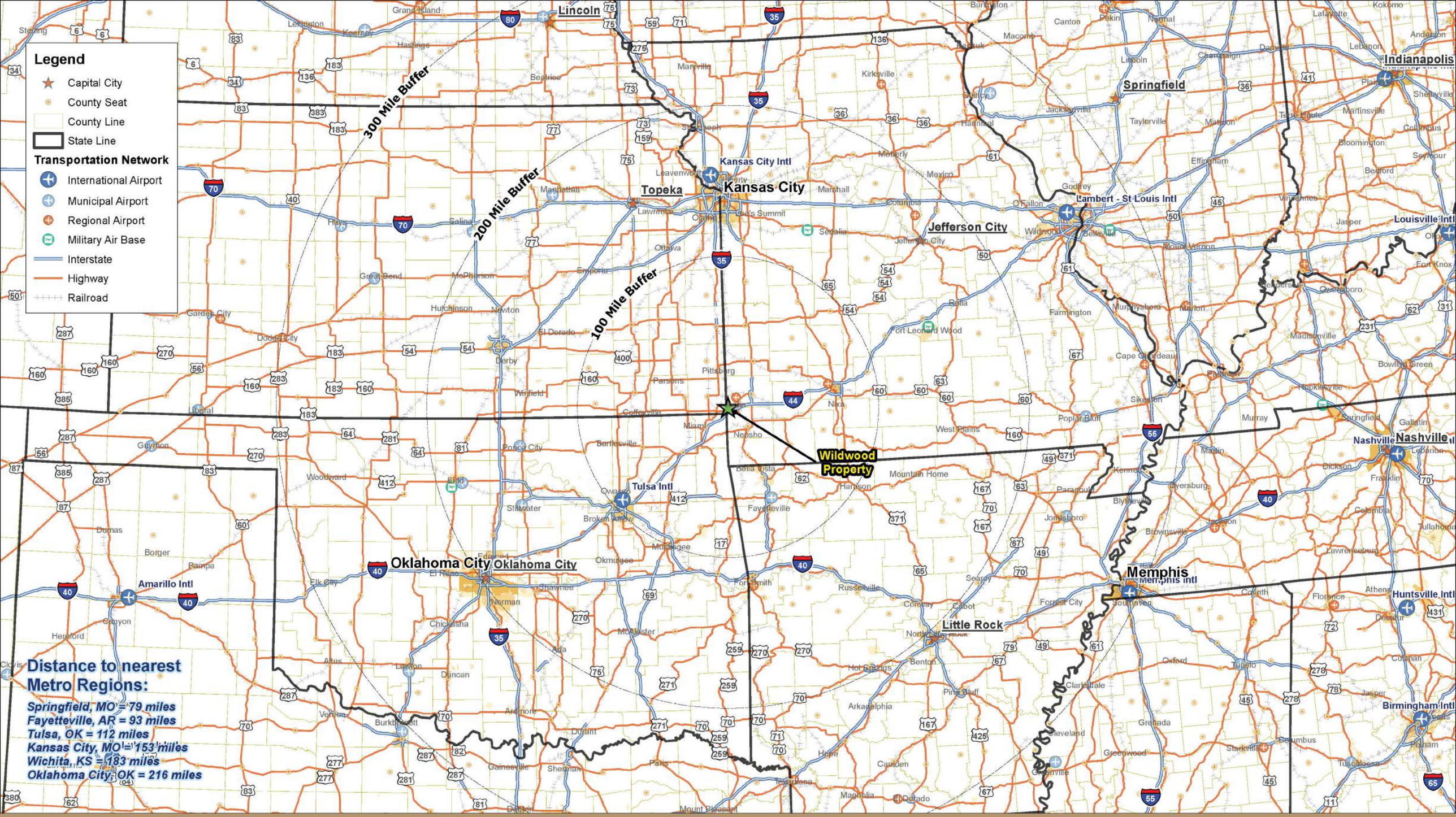
Wildwood Ranch



Wildwood Ranch - **Local Transportation Map**

Jasper & Newton County, Missouri

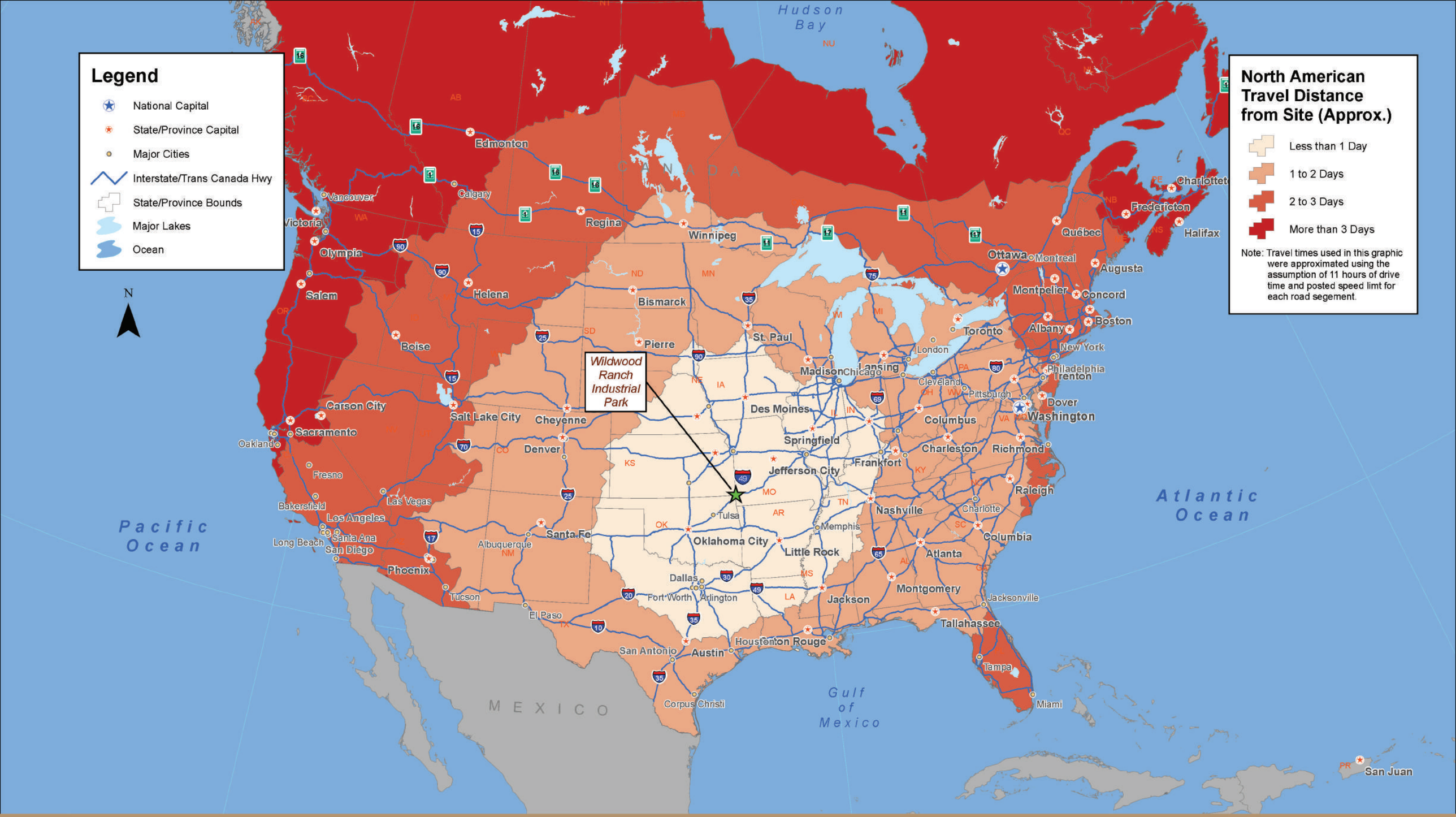
April 2018



Wildwood Ranch - **Regional Transportation Map**

Jasper & Newton County, Missouri

April 2018



Wildwood Ranch - **Travel Distance Map**

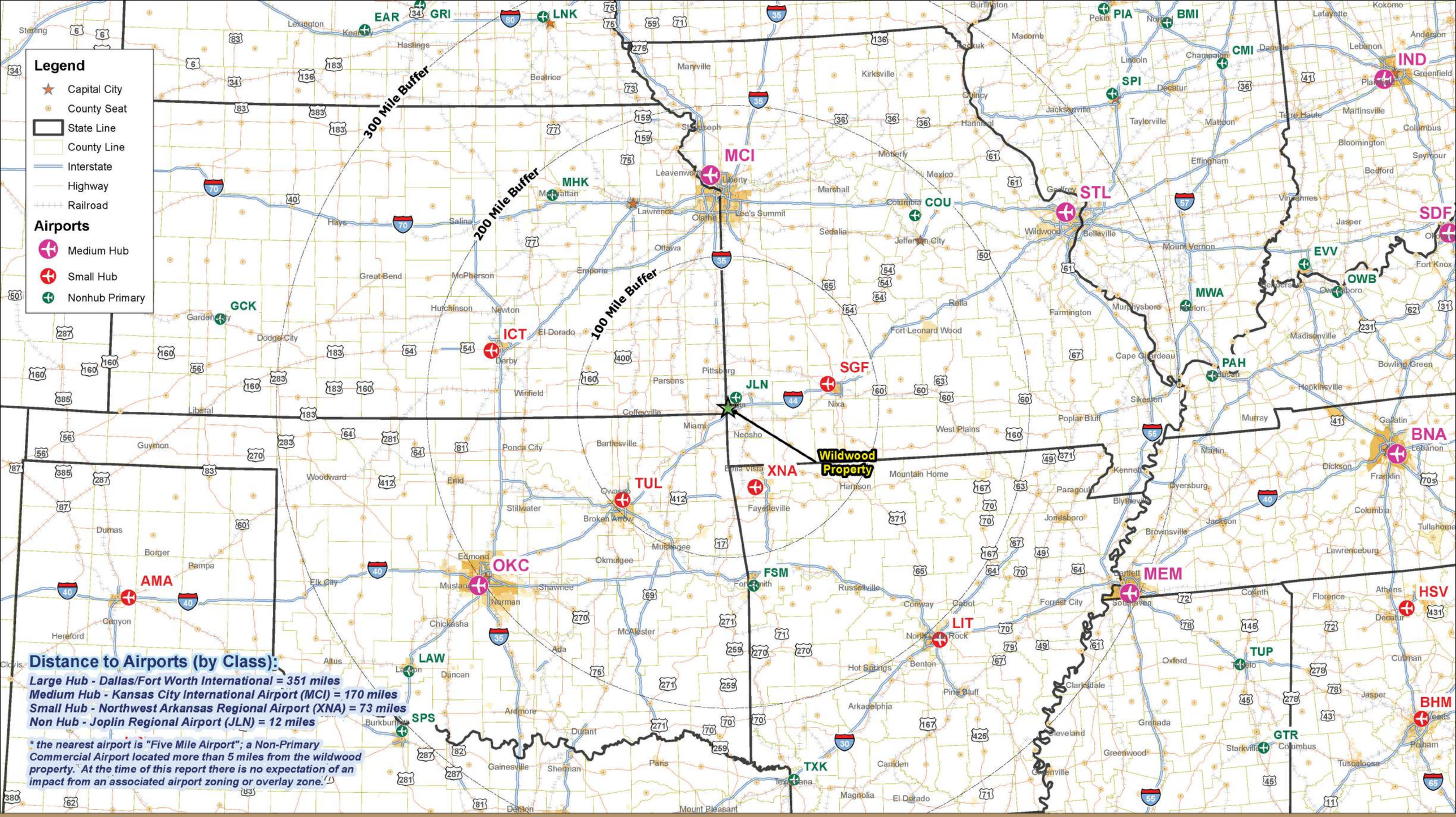
Jasper & Newton County, Missouri

April 2018

N

500 250 0 500 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Wildwood Ranch - **Regional Air Travel Map**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

WILDWOOD RANCH

INDUSTRIAL COMPLEX

COMPREHENSIVE DILIGENCE AND MASTER PLANNING

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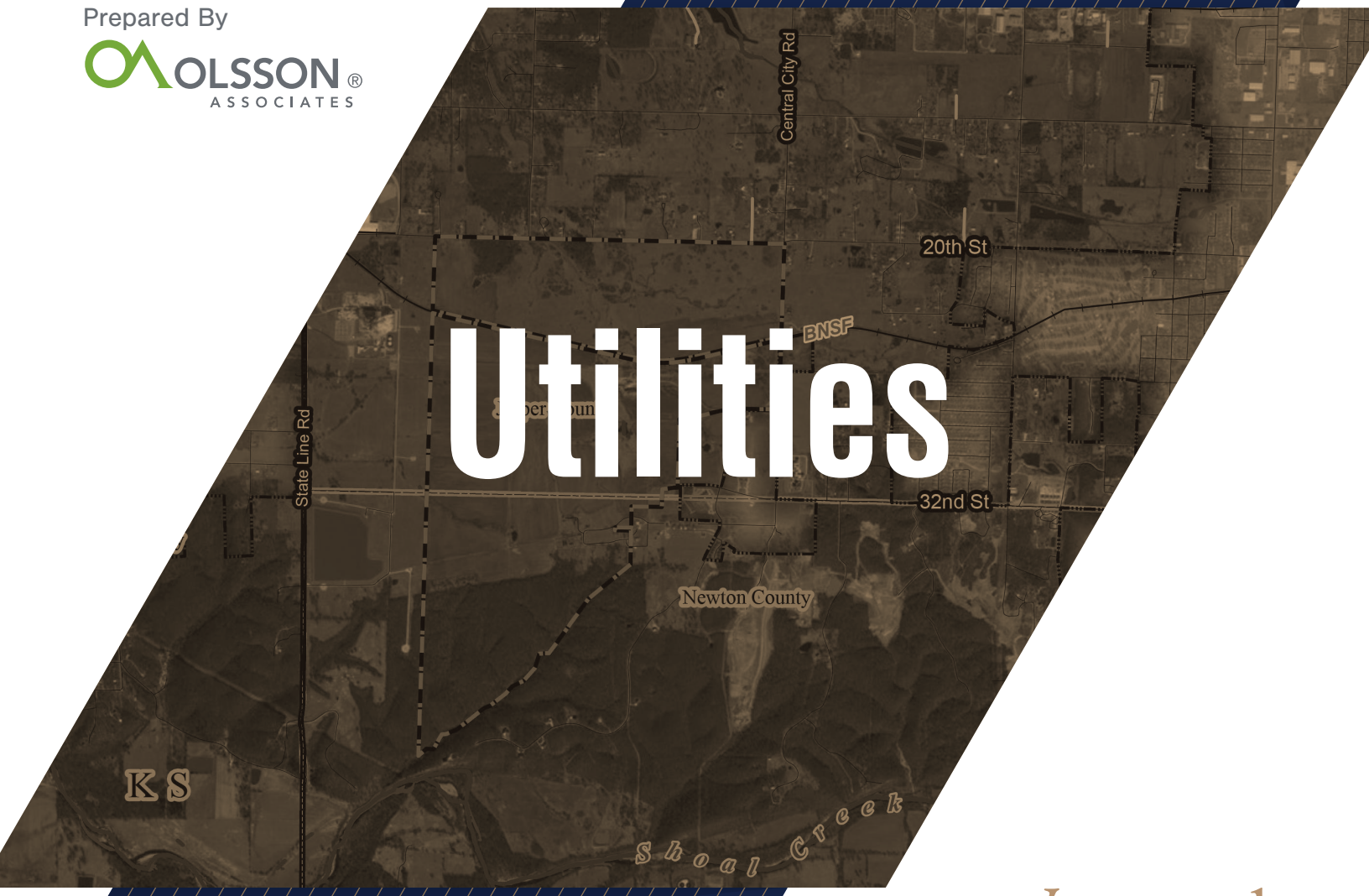
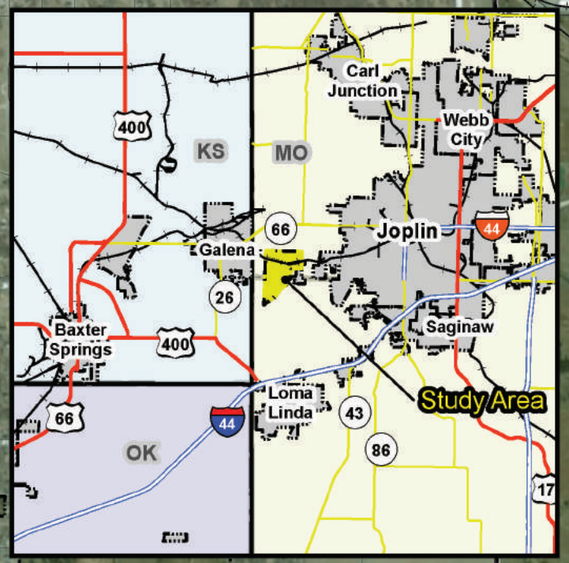


Utilities

Wildwood Ranch



Joplin Metro Area

20th St

BNSF

North Lift Station

24 in

21 in

18 in

12 in

S Central City Rd

BNSF

12 in

12 in

12 in

Joplin

32nd St

8 in

12 in

12 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

8 in

Joplin

Jasper County

K S

M O

John Duffy Rd

South Lift Station

1,000' Buffer

North Lift Station Capacity = 269 GPM

South Lift Station Capacity = 577 GPM

Total Area = 1,129 acres

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Sanitary Sewer Infrastructure

- Lift Station

Sanitary Sewer

- Gravity Main
- 8 Inch Force Main
- 2 inch Force Main

Wildwood Ranch - **Sanitary Sewer Map**

Jasper & Newton County, Missouri

April 2018

N

0 75 150 300 Miles

1 in = 300,000 feet

Wildwood Ranch

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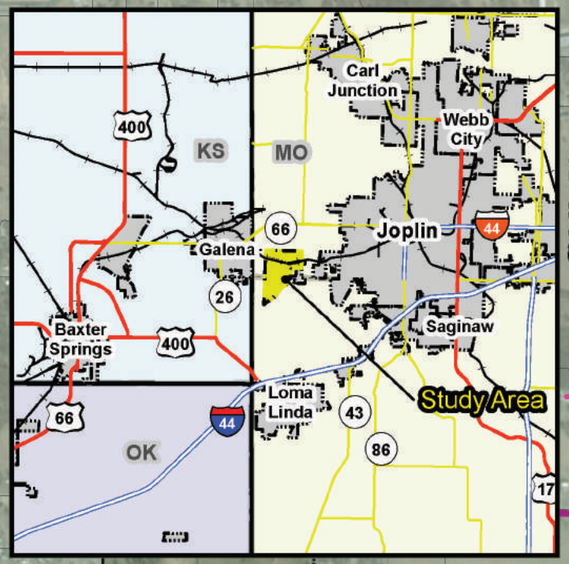


Wildwood Ranch - **Electrical Map**

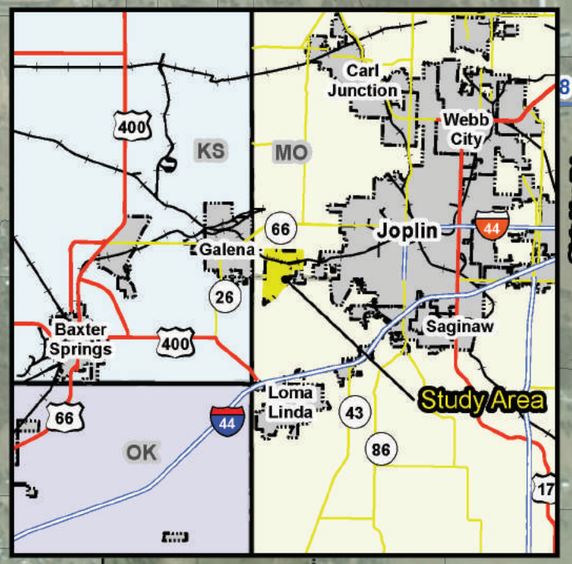
Jasper & Newton County, Missouri

April 2018

N

0 0.2 0.4 0.8 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Water Line Infrastructure

Missouri American Water

- 16 inch
- 12 inch
- 8 inch
- 6 inch
- 2 inch

Existing Water Capacity = 1.5 MGD

Total Area = 1,129 acres

Wildwood Ranch - **Water Map**

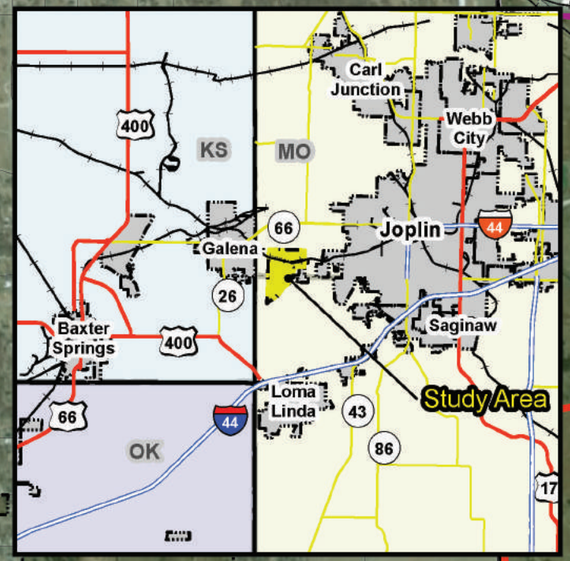
Jasper & Newton County, Missouri

April 2018

N

0 0.25 0.5 1 Miles

Wildwood Ranch | OLSSON ASSOCIATES



Joplin Metro Area

20th St

BNSF

S Central City Rd

BNSF

Joplin

Jasper County

Joplin

32nd St

KS

MO

John Duffy Rd

1,000' Buffer

Legend

- Study Area
- State Line
- County Line

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Natural Gas Infrastructure

- Transmission Line

Spire Gas Mains

- 6 inch Mains
- 2", 4", and 6" Mains

Existing Capacity (Spire) = 1,666 MCF/day

Total Area = 1,129 acres

Wildwood Ranch - **Natural Gas Map**

Jasper & Newton County, Missouri

April 2018

N

0 0.2 0.4 0.8 Miles

Wildwood Ranch

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WILDWOOD RANCH

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COMPREHENSIVE DILIGENCE AND MASTER PLANNING

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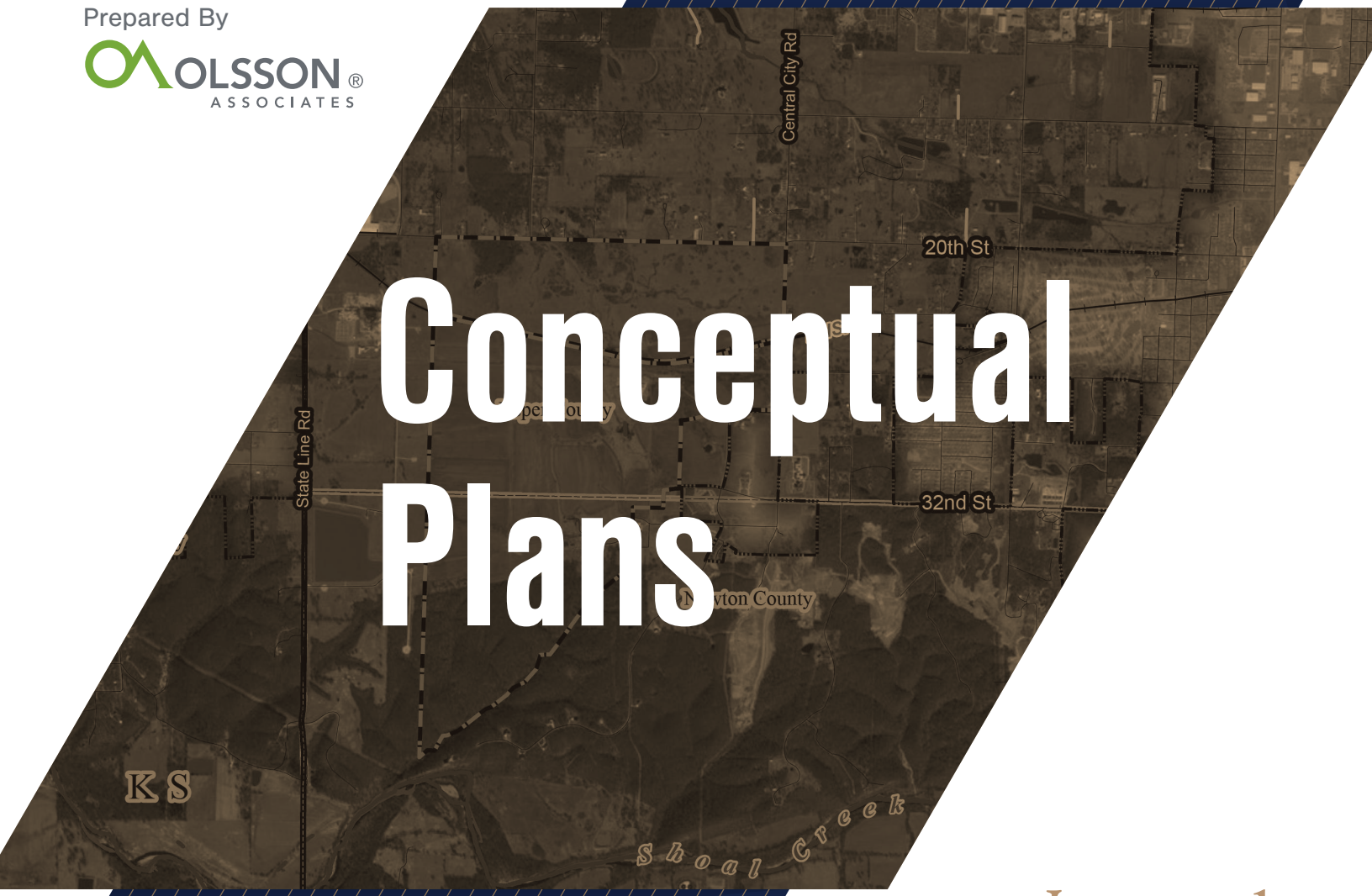


Conceptual Plans

Wildwood Ranch

MASTER PLAN INTRODUCTION

Olsson Associates created one master plan for the Wildwood Industrial Complex. The concept allows for great site circulation and visibility and provides flexibility on the number of buildings and allotted areas available to the assessed industry targets. It is important to find out which users would be interested in locating to the industrial complex, and how large an area they would need for their proposed sites before building the complete infrastructure. This concept has been created for maximum flexibility and will allow the developer to phase the infrastructure and pursue multiple users as the site continues to develop.

Wildwood Industrial Complex comprises 1,129 acres. The conceptual plan uses most of this available area for development; however, there is an existing floodplain that affects approximately 28.9 acres of the site, existing wetlands that affect 1.7 acres, and approximately 19,090 linear feet of streams. Efforts were taken to locate detention cells in line with natural environmental features and to place the cells between development areas to serve as addition buffers between users. There is no current restriction on developing within this floodplain or the wetlands, however there are additional permits required. Acquiring those permits can prolong the development process so efforts were taken to avoid impacts where they do not incumber the potential development area. If wetlands are impacted, there is a need to find mitigation elsewhere within the site boundaries or mitigation points can be purchased from a nearby wetland bank to offset the impacts.

The site is divided into two main areas (north and south) by the existing railroad line that cuts through the site. These two main areas are further divided when bringing the floodway and drainage ways into the calculation. This site has an overhead power line that runs along West 26th Street and continues west into the site for approximately 5,500 feet. There is a second overhead power line that encroaches upon the southern portion of the site for approximately 1,100 feet and supplies power to an existing residence. There is an existing water line that runs along the south side of West 20th Street and encroaches slightly on the northern edge of the property. This plan maintains the utility easements within the site. Based on this, it is not suitable for buildings to be located within the existing and proposed utility easements.

The concept is designed to be developed in a flexible manner. The main roadway connection through the site between South Malang Road and West 32nd Street is consistent with the transportation master plan for the area. Once constructed, this connection will allow any portion of the site to be constructed. All of the improvements do not have to be implemented at once, allowing for greater flexibility for phasing the construction of the site.

The proposed building layouts can be easily rearranged to accommodate mega-users who would require larger buildings or who would require modifications to the road infrastructure without hindering the site's traffic flow and visibility. The layout is designed with respect to existing and future infrastructure. Any utilities that are crossed will need to be protected with encasements. To keep costs down, the plan avoids crossing utility lines when feasible. Similarly, the concept has the convenient access that all targeted industries would require.

OPTION 1 SUMMARY

The master plan concept works with the existing topography, drainage, and makes use of existing infrastructure (roadways, rail, and utilities) that naturally divides the property. The site grades from the northeast to the southwest.

This concept is a combination of manufacturing, freight/warehousing, and some industrial flex. North of the rail line the western portion of the site allows for a 1 million-square-foot manufacturing building. On the east side of the creek there is a mix of manufacturing and logistics buildings that are situated close to the road for higher visibility. These buildings range in size from 80,000 square feet to 140,000 square feet. South of these buildings and closer to the rail line are five logistics buildings (ranging from 150,000 to 300,000 square feet) with two of those buildings having direct rail access.

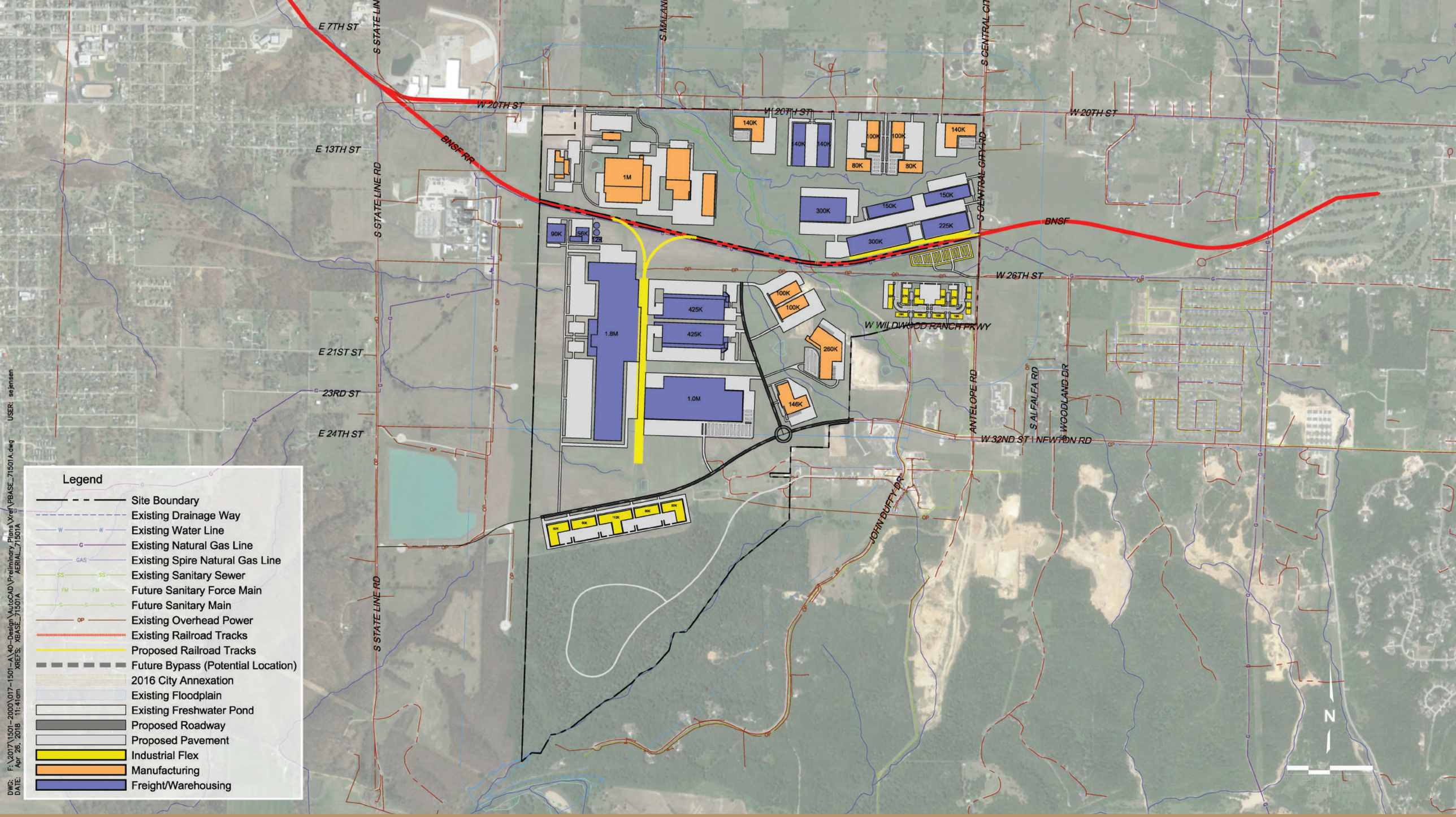
South of the rail, there is a cluster of seven logistics buildings (ranging from 12,000 to 1.8 million square feet). This cluster could also be combined to serve one large user if needed. This location is optimal for rail development as the BNSF line is low usage and tied to Columbus, Kansas. Additionally, the flat topography and the design of the Y track is perfect for service in either direction, which allows trains to turn around on site.

East of the logistics cluster is a cluster of four manufacturing buildings ranging in size from 100,000 to 260,000 square feet. The far eastern portion of the site is naturally separated by the creek. This area is planned with storage units near the railroad, and a commercial flex complex that is accessed from West Wildwood Ranch Parkway.

The southern portion of the site is planned to be served by extending West 32nd Street further west and adding a roundabout that will separate the manufacturing and logistics buildings. Continuing west, there is another cluster of five industrial flex buildings ranging from 60,000 to 112,000 square feet.

The far southern portion of the site is shown with a proposed looped road as it is likely best reserved for residential use because of the topography. The natural environment would provide an adequate buffer between the uses.

Overall, this site contains 41 buildings with over 8 million square feet of potential covered space. This plan is adaptable and expandable based on need.



Wildwood Ranch - **Master Plan Option 1**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

PRIMARY OPTION SUMMARY

The Primary Option concept modified the original option. This option shows South Malang Road extending south through the site and connecting to the roundabout and then to West 32nd Street. This road extension would also include an overpass of the existing railroad. The connection for the potential future bypass is also shown southeast of the site with Antelope Road extending south.

This concept is also a combination of manufacturing, freight/warehousing, and some industrial flex. North of the rail line, the 1 million-square-foot manufacturing building is shown to the east and the 82 acres to the south are reserved for the future expansion of this user. On the west side of the creek, there is a mix of manufacturing and logistics buildings that range in size from 45,000 square feet to 140,000 square feet. Two logistics buildings—285,000 and 300,000 square feet—are shown with direct rail access.

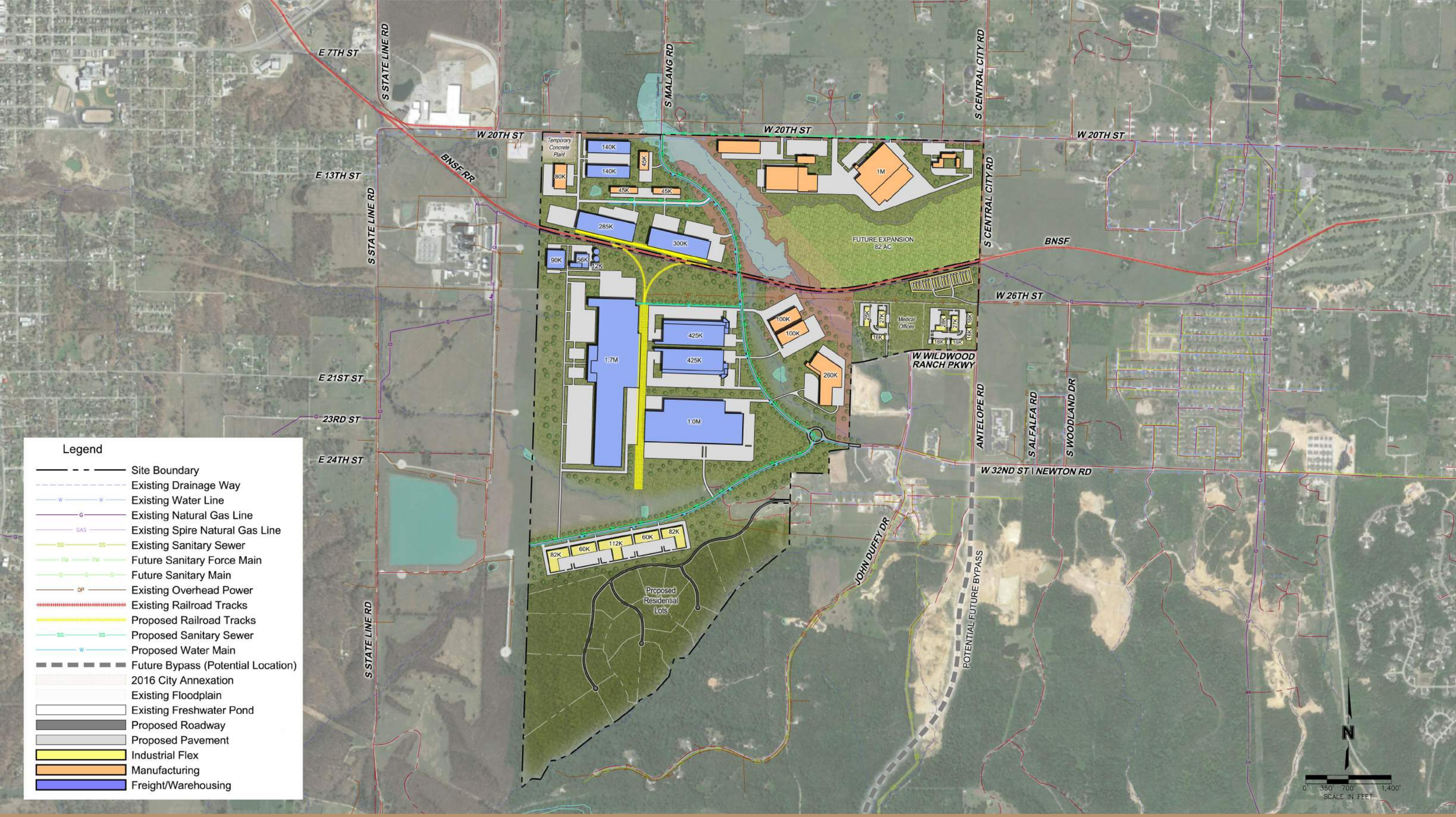
South of the rail, there is a cluster of seven logistics buildings (ranging from 12,000 to 1.7 million square feet). This cluster could also be combined to serve one large user if needed. This site is optimal for rail development as the BNSF line is low usage and tied to Columbus, Kansas. Additionally, the flat topography and the design of the Y track is perfect for service in either direction, which allows trains to turn around on site.

East of the logistics cluster is a cluster of three manufacturing buildings ranging in size from 100,000 to 260,000 square feet. The far eastern portion of the site is naturally separated by the creek. This area is planned with storage units near the railroad, and a commercial flex complex with medical offices that is accessed from West Wildwood Ranch Parkway.

The southern portion of the site is planned to be served by extending West 32nd Street further west and adding a roundabout that will separate the manufacturing and logistics buildings. Continuing west, there is another cluster of five industrial flex buildings ranging from 60,000 to 112,000 square feet.

The far southern portion of the site is shown with the proposed lots and roadway for a residential development. The natural environment would provide an adequate buffer between the uses.

Overall, this site contains 33 buildings with over 6.8 million square feet of potential covered space. This plan is adaptable and expandable based on need.



Wildwood Ranch - **Master Plan Primary Option**

Jasper & Newton County, Missouri

April 2018

Wildwood Ranch | OLSSON ASSOCIATES

ENGINEERS OPINION OF COSTS

WILDWOOD WITH AT-GRADE CROSSING					
ITEM NO.	**ITEM DESCRIPTION**	**QTY**	**UNITS**	**UNIT PRICE**	**TOTAL**
101	EARTHWORK - SUBGRADE PREPARATION	650	AC	$10,000.00	$6,500,000.00
102	CONSTRUCT CONCRETE PAVEMENT (ROADWAY)	52,000	SY	$70.00	$3,640,000.00
103	ROADWAY AT-GRADE RAIL LINE	1	LS	$500,000.00	$500,000.00
104	CONSTRUCT SANITARY SEWER GRAVITY LINE	12,400	LF	$60.00	$744,000.00
105	CONSTRUCT SANITARY SEWER FORCE LINE	5,000	LF	$45.00	$225,000.00
106	CONSTRUCT LIFT STATION	1	EA	$150,000.00	$150,000.00
107	CONSTRUCT WATER LINE	13,400	LF	$90.00	$1,206,000.00
108	CONSTRUCT STORM SEWER (20% of Item 102)	1	LS	$728,000.00	$728,000.00
109	CONSTRUCT INDUSTRIAL LEAD TRACK	1000	TF	$250.00	$250,000.00
110	CONSTRUCT INDUSTRIAL LEAD TRACK BALLAST	1000	CY	$50.00	$50,000.00
111	CONSTRUCT SWITCH	1	EA	$200,000.00	$200,000.00
–	CONSTRUCT SIGNALIZATION FOR SWITCH	0	EA	$1,300,000.00	$–
SUB TOTAL					$14,193,000.00
CONTINGENCY				20%	$2,838,600.00
NET CONSTRUCTION TOTAL					$17,031,600.00
TOTAL					**$17,031,600.00**

EXCLUSIONS:

- Power supply
- Interchange and by-pass improvements
- Grading and erosion control of pad sites
- Stormwater management (including outlet control structures)
- All pad–site infrastructure (private costs)
- Power and lighting
- Gas service for private use
- Street trees and other landscaping
- Any retaining walls are intended to be included with each individual pad site construction, and are therefore not included

ASSUMPTIONS:

- **130 – At-Grade Crossing has not been discussed with BNSF, but we do not see the traffic from this development generating the need for an overpass**
- Estimate is for the primary option and assumes NO utilities will need to be relocated
- *A grading plan was not completed so the grading is assumed per acre.*
- Grading is assumed to have an average of 3'-0" per acre.
- No track signalization required
- Item 109 is to get the switch off of the main line track. This does not build all of the track noted in the primary option plan.
- Storm sewer is based on 20% of the paving estimate. Once a grading plan is completed, storm sewer can be better defined.

Note:

This estimate is based upon conceptual layouts. Quantities and costs are estimated using readily available information and experiences with similar projects. Items subject to change such as site conditions, project scope and design requirements, material costs, labor rates, and/or market conditions may result in substantial cost fluctuations. Contingencies are established to absorb potential and unforeseen changes and may be adjusted throughout the duration of the project as necessary to account tor these uncertainties.

WILDWOOD RANCH

INDUSTRIAL COMPLEX

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Appendix

Wildwood Ranch