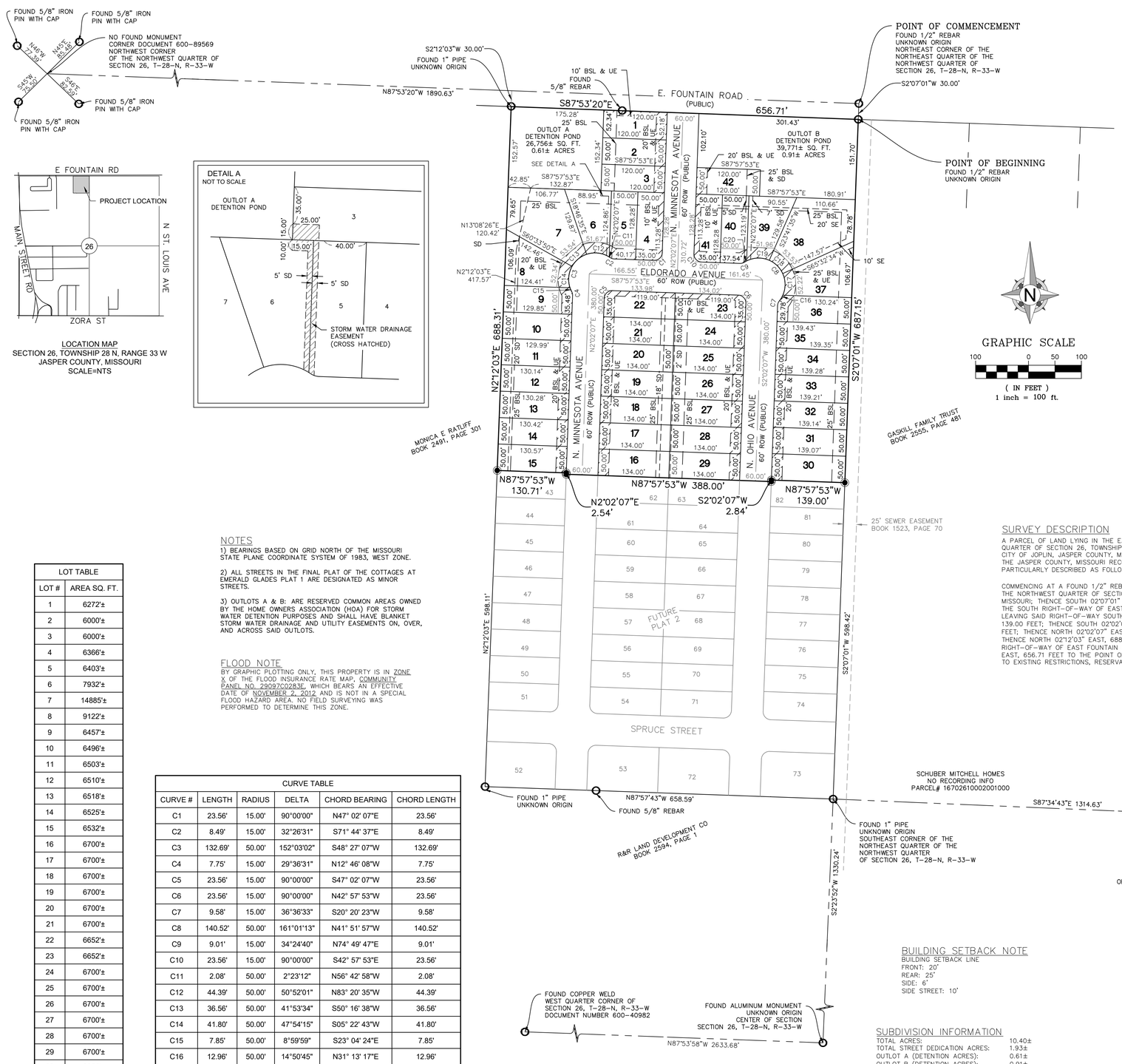
FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1

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