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