Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Voluntary Annexation

CASE 001-19 A request to voluntarily annex property into the City of Joplin

LOCATION 2205 S. Prigmore Avenue

APPLICANT Crossroads Realty, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Industrial	Approx. 5.46 acres

DISCUSSION

Crossroads Realty, LLC. is requesting to voluntarily annex a tract of land, located about 1,000 feet south of I-44 at Exit 13 on the east side of Prigmore Avenue. This request consists of approximately 5.46 acres.

There is currently a large building (approx. 50,000 sq. ft.) on the property that houses a paper distribution company and a food distribution company: Midland Paper Company and Douglas Companies, Inc.

Staff recommends approval of Case 001-19.

ENCLOSURES

- Map of area to be annexed

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

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.

STATE OF MISSOURI)
) ss:
COUNTY OF ~~JASPER~~ St. Louis)

On this 12th day of November 2018, before me appeared

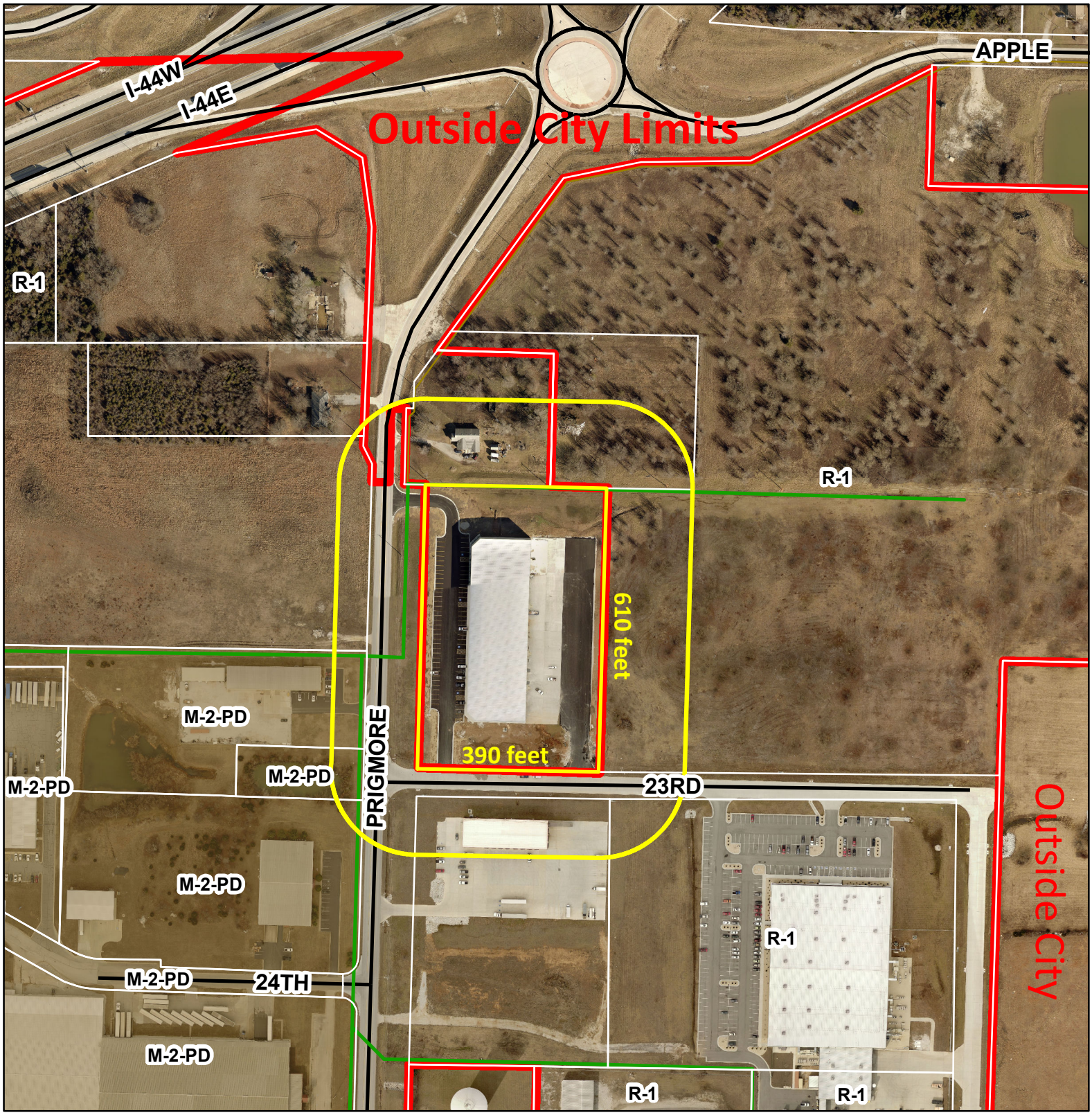
LOUIS A. VLASATY, to me known to be the member of CROSSROADS REALTY, L.L.C. a Missouri Limited Liability Company, and ~~the seal affixed to the foregoing instrument is the corporate seal of said corporation, and~~ that said instrument was singed ~~and sealed~~ on behalf of said ~~corporation~~ COMPANY ~~by authority of its Board of Directors of the consideration stated therein and no other~~, and said LOUIS A VLASATY acknowledged said instrument to be the free act and deed of said ~~corporation,~~ COMPANY 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.

My commission expires: _____.

Abigail Helle-Krull
Notary Public

ABIGAIL HELLE-KRULL
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: December 2, 2019
Commission #15453562

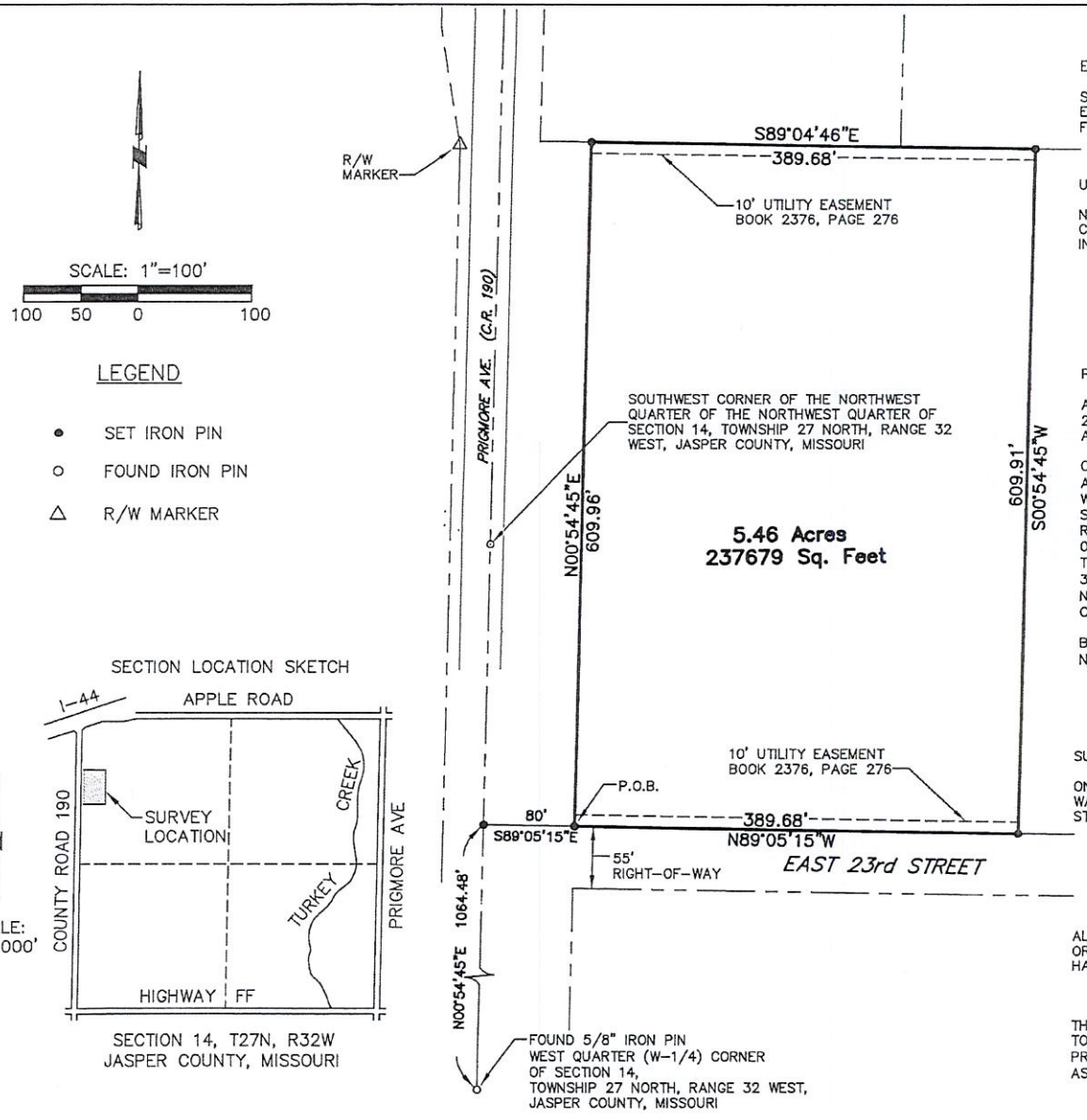


0 245 490 980 1,470 1,960

Feet

Case 001-19: Voluntary Annexation. -- A request to voluntarily annex approximately 5.5 acres, located at 2205 S. Prigmore Avenue -- Crossroads Realty, LLC.

N



EASEMENT NOTE:

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

UTILITY NOTE:

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W-1/4) CORNER OF SAID SECTION 14, A FOUND 5/8 INCH IRON PIN; THENCE NORTH 00°54'45" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1,064.48 FEET; THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 190, THE POINT OF BEGINNING; THENCE NORTH 00°54'45" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 609.96 FEET; THENCE SOUTH 89°04'46" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 389.68 FEET; THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 609.91 FEET; THENCE NORTH 89°05'15" WEST, A DISTANCE OF 389.68 FEET TO THE POINT OF BEGINNING. CONTAINING 5.46 ACRES, MORE OR LESS.

BASIS OF BEARINGS: WEST LINE OF NW-1/4 OF SECTION 14 AT A BEARING OF NORTH 00°54'45" EAST.

SURVEYOR'S DECLARATION:

ON THE 11TH DAY OF NOVEMBER, 2018, THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK

Monnie Sears
NUMBER LS-2422

MONNIE SEARS LS 2422

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS · HYDROLOGISTS · SURVEYORS
7231 EAST 24TH ST. JOPLIN, MISSOURI 64804 (417) 680-7200

DATE	REVISION

DWN. BY: MDS
CHD. BY: BF
APPD. BY:
DATE: 11/12/2018

SCHAUMBURG TRACT

SECTION 14, T27N, R32W JASPER COUNTY, MO.

DWG. NO.