P & Z Case 004-24
Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-255 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Eagle's Edge 4th Addition located West of the Intersection of Wildwood Ranch Parkway and Nellie Mae, 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 West of the Intersection of Wildwood Ranch Parkway and Nellie Mae, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

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, TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, 322.46 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 77°14'55" WEST, A DISTANCE OF 322.31 FEET; THENCE 0.07 FEET ALONG A 1455.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 74°46'11" WEST, A DISTANCE OF 0.07 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°49'48" EAST, 726.74 FEET; THENCE SOUTH 88°30'00" EAST, 120.00 FEET; THENCE SOUTH 88°23'50" EAST, 50.00 FEET; THENCE SOUTH 88°10'12" EAST, 142.00 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 ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 646.47 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WEST 32ND STREET SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST,

JASPER COUNTY, MISSOURI. CONTAINING 4.90 ACRES, MORE OR LESS.

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_____, 2024, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney