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;

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

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.