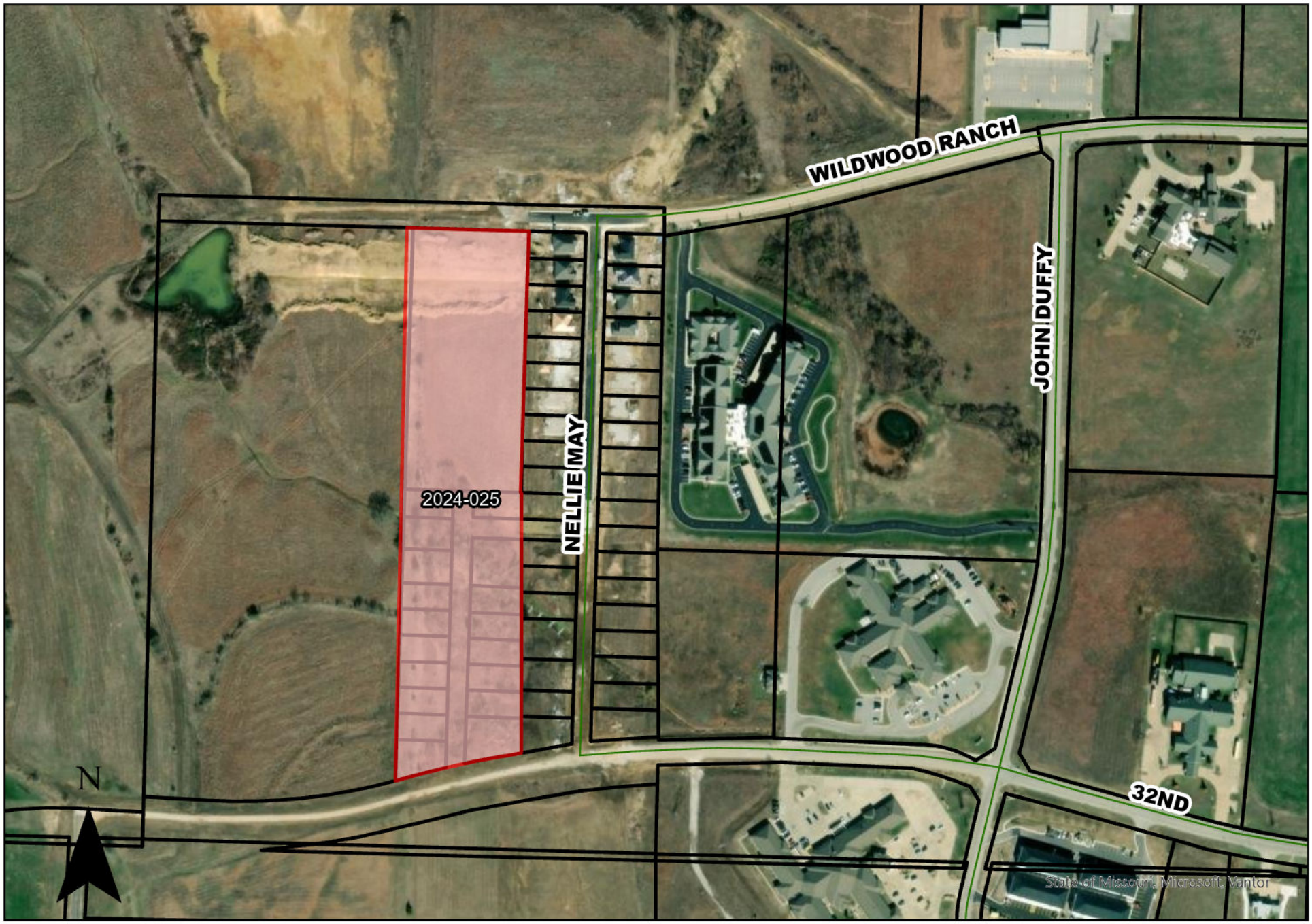
Ordinance 2024-025



COUNCIL BILL NO. 2024-252 **ORDINANCE NO.** 2024-025

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located West of the Intersection of Wildwood Ranch Parkway Ave and Nellie Mae.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

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; THENCE LEAVING SAID NORTH

RIGHT-OF-WAY, NORTH 01°49'48" EAST, 646.47 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 NORTH 88°10'12" WEST, 142.00 FEET; THENCE NORTH 88°23'50" WEST, 50.00 FEET; THENCE NORTH 88°30'00" EAST, 120.00 FEET; THENCE NORTH 01°49'48" EAST, 651.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°30'00" EAST, 312.00 FEET, TO THE NORTHWEST CORNER OF LOT 11 IN EAGLE EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 30; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 651.92 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.67 ACRES, MORE OR LESS.

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Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 20th day of February 2024, by a vote of 9-0.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EFFECTIVE 20 DAYS FROM DATE

Recorded In Jasper County, Missouri

Recording Date/Time: 03/04/2024 at 10:07:48 AM

Book: 2709 Page: 404

Instr #: 2024002593

Type: ORDIN

Pages: 5

Fee: $33.00 E 20240002543

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
JASPER COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

CHARLOTTE PICKERING
Jasper County Recorder of Deeds
116 W. Second Street
P. O. Box 387
Carthage, MO 64836
417-358-0431

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT—DO NOT REMOVE THIS PAGE.

E-4

Holly Nagy, City Clerk
Roschelle Forsythe, Assistant City Clerk
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820 Ext. 1220 or 1221

STATE OF MISSOURI)
) §
COUNTY OF JASPER)

I, Roschelle Forsythe, Assistant City Clerk in and for the City of Joplin, Jasper/Newton County, Missouri, do hereby certify that the preceding is a true and correct copy of Ordinance No.2024-025 that was approved by the Joplin City Council on February 20, 2024, as same appears of record and on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Joplin, Missouri, this 22nd day of February 2024 as same appears of record and on file in my office.

Roschelle Forsythe

Roschelle Forsythe, Assistant City Clerk

Recorded In Jasper County, Missouri

Recording Date/Time: 03/13/2024 at 09:52:52 AM

Book: 2710 Page: 402

Instr #: 2024003037

Type: ORDIN

Pages: 5

Fee: $33.00 E 20240003004

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Charlotte Pickering
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417-358-0431

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CORRECTION CERTIFICATE TO ORDINANCE DESCRIPTION

Whereas, the undersigned did on the 29th day of November, 2023, prepared a description of a certain tract of land and issued its certificate which was recorded on the 4th day of March, 2024 as Ordinance No. 2024-025 in Book 2709 Page 404 in the records of Jasper County Recorder of Deeds office describing the following tract of land, to wit: City of Joplin

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AND

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And whereas, the undersigned has subsequently discovered a scrivener's error in the above said description, and do hereby desire to correct and amend said description.

Therefore, the above description shall be replaced in its entirety by the following description, which the undersigned certifies to be true and correct:

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In witness whereof, Ronald W. Wallace, Professional Land Surveyor No. 2019015191, has caused these presents to be signed this 11th day of March, 2024.

R. Wallace 03/11/2024

Ronald W. Wallace PLS No. 2019015191 Date

STATE OF MISSOURI
RONALD W. WALLACE NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

State of Missouri }
}
County of Jasper }

On this 11th day of March, 2024, before me, a Notary Public, appeared Ronald W. Wallace, Professional Land Surveyor No. 2019015191.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written

Jinah Rai Lee

Notary Public

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

Jinah Rai Lee
Notary Public - Notary Seal
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