CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-254 – Final Plat

MEETING DATE:
February 2, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 001-26: 642 E Fountain Rd – Final Plat - A request to review a final plat for the Cottages at Emerald Glades Phase 1 – Schuber Mitchell Homes

BACKGROUND:

The proposed subdivision is the first phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as “Spruce Street” on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant, with OWN Engineering, represented the case. Phase 1 includes 42 lots with two detention ponds. Phase 2 will include 40 lots. The houses will be cottage style, 50 foot wide lots.

Ms. Klue-Michael stated that to be clear you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision that will not be coming off Fountain Rd. Mr. Bellairs stated that there is currently only one road with access so they will have a future connection to Emerald Glades.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-254
Planning & Zoning Commission recommends approving Case 001-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 001-26: 642 E FOUNTAIN RD – FINAL PLAT – A REQUEST TO REVIEW A FINAL PLAT FOR THE COTTAGES AT EMERALD GLADES, PHASE I – SCHUBER-MITCHELL HOMES, LLC

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ms. Lillian Bryant, 811 E. 3rd St, this is phase I of The Cottages at Emerald Glades located just off of Fountain Road north and west of the Emerald Glades subdivision. This property is two phases and will be connected into phase 6 of Emerald Glades. Phase 1 is 42 lots on the north side with two detention ponds. The second half, phase II will have 40 lots. The houses will be cottage style, 50 ft wide lots. Appealing to the smaller lots that are doing really well in the community right now.

Mr. Bellairs said that I have an exhibit that shows that there will be a connection for this there will be access to this future development so that it does not all go to Fountain Road.

Ms. Klue-Michael stated that that to be clear that you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision and will not be coming off of Fountain Road.

Mr. Bellairs indicated that was correct. There is currently only one road with access so they will have to build another road for more connections to Emerald Glades for access from St Louis Ave.

Dr. Rosenberg asked if there will be no access to Fountain Road?

Ms. Bryant responded that yes, there will be access to Fountain Road and on to St. Louis.

Mr. Kimble asked if there is anyone in attendance who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. HARINGTON MADE A MOTION TO APPROVE CASE 0 01-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Z&P Meeting: January 12, 2026
City Council Meeting: February 2, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 001-26 Final Plat Review

NAME OF SUBDIVISION The Cottages at Emerald Glades Plat 1

LOCATION: 642 E Fountain Road

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-2

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A (Jasper County)	R-1	N/A (Jasper County)	N/A (Jasper County)
Land Use	Vacant	Single-Family Residential Home	Vacant	Single-Family Residential Home

SUBDIVISION:

Number of lots
42

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E Fountain Rd	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes, see discussion below:

DISCUSSION:

The proposed subdivision is the first phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as "Spruce Street" on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

Staff recommends approval of Case 001-26

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Procedures

Applicability. Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities and services, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Plat applications may be initiated by the property owner.

Specifically plat applications shall apply to:

1. Any division of land into more than one lot or parcel, unless all resulting lots or parcels are larger than five acres and to be used primarily for agriculture purposes;
2. Any adjustment of previously platted lots that alter the legal boundaries or potential ownership patterns, other than those by operation of law, acquisition by a public entity, or by court order; and
3. Any development on previously unplatted property where access or connections to public infrastructure or public streets will be required, or where public or private easements will be required to build infrastructure.

Review Criteria. A final plat shall be reviewed according to the following criteria:

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and types of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Adjustments to the preliminary plat that do not affect the overall concept, development patterns, phasing, and concurrencies of facilities and amenities may be considered substantially consistent.
2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
3. The phasing and timing of public improvements ensures construction and performance guarantees.
4. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the comprehensive plan, the applicable zoning standards, and the purposes and intent of this code.
5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Review Procedure. In addition to the general requirements in Table 2-1 and Section 2.01 the following procedures apply to preliminary plat applications.

1. A final plat not meeting the review criteria may require reprocessing as a revised preliminary plat.
2. The Planning Commission shall review the final plat for conformance with the planning and design elements, and the engineering specifications.

3. Prior to forwarding a final plat approved by the Planning Commission to the City Council, the Director shall verify that the applicant has proper surety for required improvements as required by Section 3.03, Required Improvements.
4. A final plat approved by the Planning Commission shall be forwarded to the City Council for review and acceptance of any dedications of land for public purposes or other public improvements. If the City Council refuses acceptance, they shall state the specific reasons for the refusal, and allow the applicant up to 60 days to cure the issue.
5. Any street or public facility not approved by the Planning Commission in terms of location, classification or design, whether denied by the Planning Commission and appealed to the City Council, or approved by the City Council as a revised condition on a final plat, may only be approved and accepted by the City Council with a two-thirds approval of the legislative body.
6. The Planning Commission and City Council shall make a decision within 60 days of submission of the plat to the Commission or Council, unless the applicant consents to a longer period for consideration.

Effect of Decision. The approval of the final plat and acceptance of the dedication of land for public purposes may be conditioned upon payment of all other applicable fees or execution of all applicable agreements prior to recording. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat.

1. Once approved and all conditions are satisfied, the City Clerk shall cause the approved final plat to be recorded in applicable county with the Recorder of Deeds. Any plat not recorded within two years from the date of acceptance of land by the City Council shall expire.
2. Upon recording of the plat, the applicant may proceed with the design and construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.
3. For all single-family residential development in residential zoning districts, or other development not requiring approval of a site plan, development rights shall vest subject to compliance with zoning regulations upon recording of a final plat. If construction has not begun and substantial progress being made within five years of recording the plat, the development rights shall expire unless and extension is granted.
4. For all non-single-family development requiring a site plan development rights shall not vest until the plat has been recorded and the site plan is approved. If no site plan is approved within five years of recoding of the plat, the development rights shall expire unless an extension is granted or phasing has otherwise been approved through the platting process.

Final Plat Application

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.: _____
Filing Fee: $0
Received: _____
Subdivision No.: _____
Proj. No.: _____

Applicant: OWN, Inc. Phone No.: 417.782.7399

Address: 811 E 3rd St. Joplin, MO 64804 Email: agonzalez@weareown.com

Owner: Schuber Mitchel Homes Phone No.: 417.680.4038

Address: 2340 S. Range Line Rd Joplin, MO 64804 Email: aelivo@schubermitchell.com

Location of Property: 764-944 E Fountain Rd

Present Use of Property: Vacant Zoning: R-2

Design Professional who Prepared the Plat: Ron Wallace

Phone No.: 417.782.7399 Email: rwallace@weareown.com

Name of Subdivision: The Cottages at Emerald Glades Phase 1

Total Acres: 10 Acres Total Lots: 42 Lots

Instructions:
The following checklist is to be completed **by the applicant** and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
☑	☐	Name of the subdivision

- [x] Location of section, township, range, county, and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct
- [x] Location of monuments or benchmarks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments
- [x] The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines
- [x] Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
- [x] Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
- [x] Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use
- [x] Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
- [x] Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
- [x] Name and address of the registered land surveyor preparing the plat
- [x] Scale of plat, 1" = 100' or larger, date or preparation and north point
- [x] Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

Yes	No	
☐	☑	Was the original on mylar, and 20 paper copies submitted? 10 hard copies
☑	☐	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

- [ ] [ ] Was a bond or letter of credit submitted?
- [x] [ ] Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
- [ ] [x] Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
- [x] [ ] Are dedications or reservations signed over on plat?
- [x] [ ] Has the surveyor preparing plat stamped and signed?
- [x] [ ] Has a copy of any deed restrictions or covenants been provided?
- [ ] [x] Are additional comments attached?

Signatures too be added after approval and before recording

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Lillian Bryant **Date:** 11/26/2025



JASPER COUNTY TAX RECEIPT
2024 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

ROBERTSON, ROGER K & GLORIA K TR
4569 W HWY 86
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-1000
PARCEL ID#: 16-7.0-26-020-001-002.001
SEC, TWN, RNG: 26-28-33
ACRES: 13.17
SITUS ADDRESS:
M-CODE: 0
DELINQ YEARS: NONE

Property Description
BEG NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD & POB TH CONT S 02 DEG W 1285.52' N 87 DEG W 448.44' N 02 DEG E 1286.29' S 87 DEG E 446

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			790
Commercial			0
TOTAL VALUATION			790

Tax District	Levy per $100	Total Tax
STAT	0.0300	0.24
COUN	0.1102	0.87
DDRB	0.0845	0.67
MH	0.0845	0.67
R7	3.4300	27.10
COM	0.2039	1.61

TAX		31.16

Date Printed: 07/24/2025 **31.16**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 31.16 RECEIPT #: 1119

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
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Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 2-160467-0
PARCEL ID#: 16-7.0-26-020-001-002.000
SEC, TWN, RNG: 26-28-33
DELINQ YEARS: NONE
ACRES: 6.37
SITUS ADDRESS:
M-CODE: 0

Property Description

COM NE COR NE 1/4 NW 1/4 S 02 DEG W 30' TO S R/W FOUNTAIN RD N 87 DEG W 446.82' TO POB S 02 DEG W 1286.29' N 87 DEG W 210 N 02 DEG E 1286.65' S 87 DE

	Land	Structure	SUBTOTALS
Residential			16,110
Agricultural			420
Commercial			0
TOTAL VALUATION			16,530

Tax District	Levy per $100	Total Tax
STAT	0.0300	4.96
COUN	0.1102	18.22
DDRB	0.0845	13.97
MH	0.0845	13.97
R7	3.4300	566.98
COM	0.2039	33.70

TAX		651.80

Date Printed: 07/24/2025 **651.80**

PAID

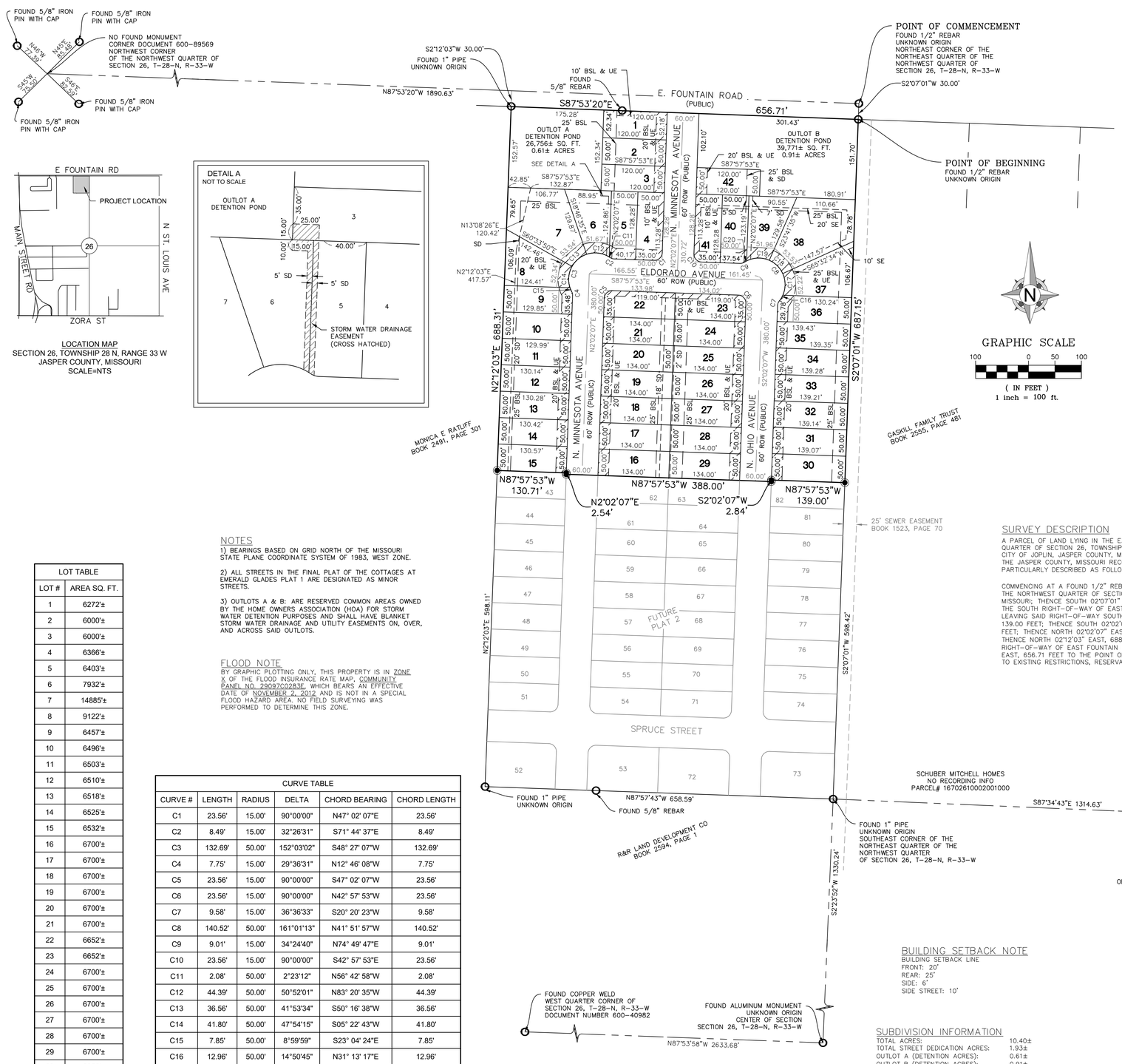
VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/14/2024 AMOUNT PAID: 651.80 RECEIPT #: 1118

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1

CITY OF JOPLIN,
JASPER COUNTY, MISSOURI
SECTION 26, TOWNSHIP 28 N, RANGE 33 W



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED OWN, INC LC 62
- SD STORM WATER DRAINAGE EASEMENT
- SE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- //// UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- PROPERTY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ALL STREETS IN THE FINAL PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 ARE DESIGNATED AS MINOR STREETS.

3) OUTLOTS A & B: ARE RESERVED COMMON AREAS OWNED BY THE HOME OWNERS ASSOCIATION (HOA) FOR STORM WATER DETENTION PURPOSES AND SHALL HAVE BLANKET STORM WATER DRAINAGE AND UTILITY EASEMENTS ON, OVER, AND ACROSS SAID OUTLOTS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0283E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LOT TABLE	
LOT #	AREA SQ. FT.
1	6272'±
2	6000'±
3	6000'±
4	6366'±
5	6403'±
6	7932'±
7	14885'±
8	9122'±
9	6457'±
10	6496'±
11	6503'±
12	6510'±
13	6518'±
14	6525'±
15	6532'±
16	6700'±
17	6700'±
18	6700'±
19	6700'±
20	6700'±
21	6700'±
22	6652'±
23	6652'±
24	6700'±
25	6700'±
26	6700'±
27	6700'±
28	6700'±
29	6700'±
30	6952'±

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N47° 02' 07"E	23.56'
C2	8.49'	15.00'	32°26'31"	S71° 44' 37"E	8.49'
C3	132.69'	50.00'	152°03'02"	S48° 27' 07"W	132.69'
C4	7.75'	15.00'	29°36'31"	N12° 46' 08"W	7.75'
C5	23.56'	15.00'	90°00'00"	S47° 02' 07"W	23.56'
C6	23.56'	15.00'	90°00'00"	N42° 57' 53"W	23.56'
C7	9.58'	15.00'	36°36'33"	S20° 20' 23"W	9.58'
C8	140.52'	50.00'	161°01'13"	N41° 51' 57"W	140.52'
C9	9.01'	15.00'	34°24'40"	N74° 49' 47"E	9.01'
C10	23.56'	15.00'	90°00'00"	S42° 57' 53"E	23.56'
C11	2.08'	50.00'	2°23'12"	N56° 42' 58"W	2.08'
C12	44.39'	50.00'	50°52'01"	N83° 20' 35"W	44.39'
C13	36.56'	50.00'	41°53'34"	S50° 16' 38"W	36.56'
C14	41.80'	50.00'	47°54'15"	S05° 22' 43"W	41.80'
C15	7.85'	50.00'	8°59'59"	S23° 04' 24"E	7.85'
C16	12.96'	50.00'	14°50'45"	N31° 13' 17"E	12.96'
C17	42.11'	50.00'	48°15'20"	N00° 19' 46"W	42.11'
C18	36.52'	50.00'	41°50'59"	N45° 22' 55"W	36.52'
C19	44.24'	50.00'	50°41'53"	S88° 20' 39"W	44.24'
C20	4.69'	50.00'	5°22'15"	S60° 18' 35"W	4.69'

SURVEY DESCRIPTION

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, CITY OF JOPLIN, 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 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 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.

BUILDING SETBACK NOTE

BUILDING SETBACK LINE
FRONT: 20'
REAR: 25'
SIDE: 6'
SIDE STREET: 10'

SUBDIVISION INFORMATION

TOTAL ACRES:	10.40±
TOTAL STREET DEDICATION ACRES:	1.93±
OUTLOT A (DETENTION ACRES):	0.61±
OUTLOT B (DETENTION ACRES):	0.91±
TOTAL NO. OF BUILDABLE LOTS:	42
SMALLEST LOT:	LOT 2 AND 3 (6,000± SQ. FT.)
LARGEST LOT:	LOT 7 (14,885± SQ. FT.)
AVERAGE LOT SIZE:	7,201± SQ. FT.
CURRENT ZONING:	R-2
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2737, PG 235

SOURCE OF DEED

SCHUBER MITCHELL HOMES, LLC
BOOK 2737, PAGE 235

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE DECEMBER 4, 2025

OWN, INC. L.C. 62
by

GREGORY B. BOWERS
MO P.L.S. NO. 2672

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS 2672
REGISTERED LAND SURVEYOR

12-4-25
DATE

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM A MEMBER OF SCHUBER MITCHELL HOMES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF JOPLIN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE JOPLIN BOARD OF ALDERMAN IN THE PUBLIC INTEREST. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID.

SCHUBER MITCHELL HOMES, LLC

BY: _____ DATE: _____

_____
MEMBER

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____, MEMBER OF SCHUBER MITCHELL HOMES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 20____.

_____
CHAIRPERSON

CITY APPROVAL

THIS PLAT OF THE COTTAGES AT EMERALD GLADES PLAT 1 INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO._____, DULY PASSED AND APPROVED BY THE MAYOR ON THE ____ DAY OF _____, 20____, OF JOPLIN, MISSOURI.

_____ _____
MAYOR CITY ENGINEER

ATTEST:

_____ (SEAL)
CITY CLERK

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES, LLC
2340 S. RANGE LINE ROAD, JOPLIN, MO

ENGINEER/LAND SURVEYOR

OWN, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
GREGORY B. BOWERS, P.L.S.
MICAH SOUDER, P.E.

CERTIFICATE OF RECORDING

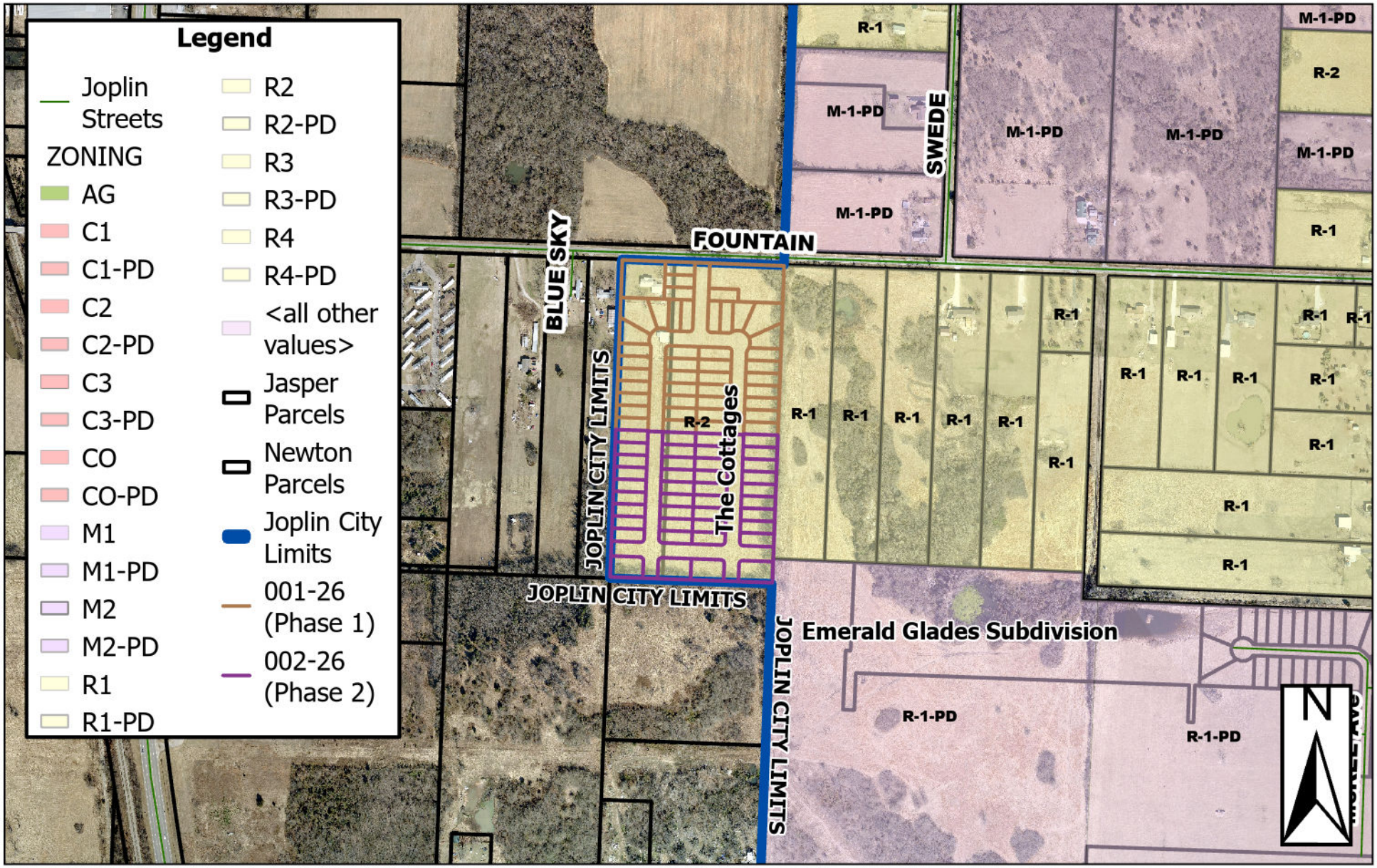
DRAWING INFORMATION	
JOB NO:	23JO10089
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	12/4/25

OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062

JOP-100-7758
SHT. __ OF __ REV. __

G:\Shared drives\JO2 - Surveying_2023\23JO10089 DD - Joplin Robertson 20 - The Cottages at Emerald Glades\CAD\Final Plat\Plat 1\JOP-100-7758 final plat 1_Rev 1.dwg

Case 001-26: Final Plat



642 E Fountain Rd – Final Plat – A request to review a final plat for the Cottages at Emerald Glades, Phase 1 – Schuber-Mitchell Homes, LLC

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