CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-258 – Final Plat Review

MEETING DATE:
February 6, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 007-23: Property located West of S. Twin Hills Dr and South of W. Par Ln. - A request to review a final plat – 4 State Builders

BACKGROUND:
This final plat approval is for Par Lane Phase II Subdivision located West of S Twin Hills Dr and South of W Par Ln. This subdivision will be 8 residential lots, zoned R-1, Single-Family Residential. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Onstot stated that the presentation from the Preliminary Plat will reflect that of the final.

PUBLIC COMMENT;
Mr. Kimble opened the floor to public comments. There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-258
Planning & Zoning Commission recommends approval for Case 007-23 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 007-23: Review Final Plat

Property located West of S. Twin Hills Dr. and South of W. Par Ln. -A request to review a final plat-4 State Builders.

Blake Onstot, 720 Harley Circle, Carl Junction, Missouri. Mr. Onstot made the comment the presentation of the preliminary plat will reflect the presentation of the final plat.

Mr. Kimble asked if there were any questions for the Commission on Case 007-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 007-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 007-23.

There were none.

MR. JACKSON MOVED THAT CASE 007-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 007-223 Final Plat Review

NAME OF SUBDIVISION Par Lane Phase II

LOCATION: West of S Twin Hills Dr and South of W Par Ln

APPLICANT: 4 State Builders

PRESENT ZONING: None

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-2	Outside of City Limits
Land Use	Single-Family Homes	Vacant	Vacant	Vacant

SUBDIVISION:

Number of lots
8

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W Par Lane	Local	50’

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

No.

UTILITIES: All necessary utilities will be extended and constructed to provide the site. This includes stormwater detention, sewer, electricity, water, and others.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes.

DISCUSSION:

This final plat approval is for Par Lane Phase II Subdivision located West of S Twin Hills Dr and South of W Par Ln. This subdivision will be 8 residential lots, zoned R-1, Single-Family Residential. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

Staff recommends approval of Case 007-23

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Application

Proj #: 23-042

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Fax: 417-625-4738

Office Use Only

Case No.: 007-23
Filing Fee: $0
Received: 12/16/22
Subdivision No.: _____

Applicant: 4 State Builders Phone No.: (314) 546-1331

Address: 1200 Briarbrook Drive, Ste. E Email: blakeonstot@gmail.com

Owner: Blake Onstot | Jordan Chapman Phone No.: (314) 546-1331

Address: 1200 Briarbrook Drive, Ste. E Email: blakeonstot@gmail.com

Location of Property: Par Lane & Twin Hills Drive

Present Use of Property: Unimproved (In Jasper County) Zoning: R-1

Design Professional who Prepared the Plat: Small Arrow Engineering | Stewart & Neece

Phone No.: (417) 624-2333 Email: jbolte@smallarrow.com

Name of Subdivision: Par Lane 2nd Addition

Total Acres: 4.15 Total Lots: 8*

* Includes Replat of Lot 14 in Par Lane Addition

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:

Yes	No	
☒	☐	Name of the subdivision

☒	☐	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
☒	☐	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
☒	☐	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
☒	☐	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
☒	☐	Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
☒	☐	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
☒	☐	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
☒	☐	Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
☒	☐	Name and address of the registered land surveyor preparing the plat
☒	☐	Scale of plat, 1" = 100' or larger, date or preparation and north point
☒	☐	Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: – Pending

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

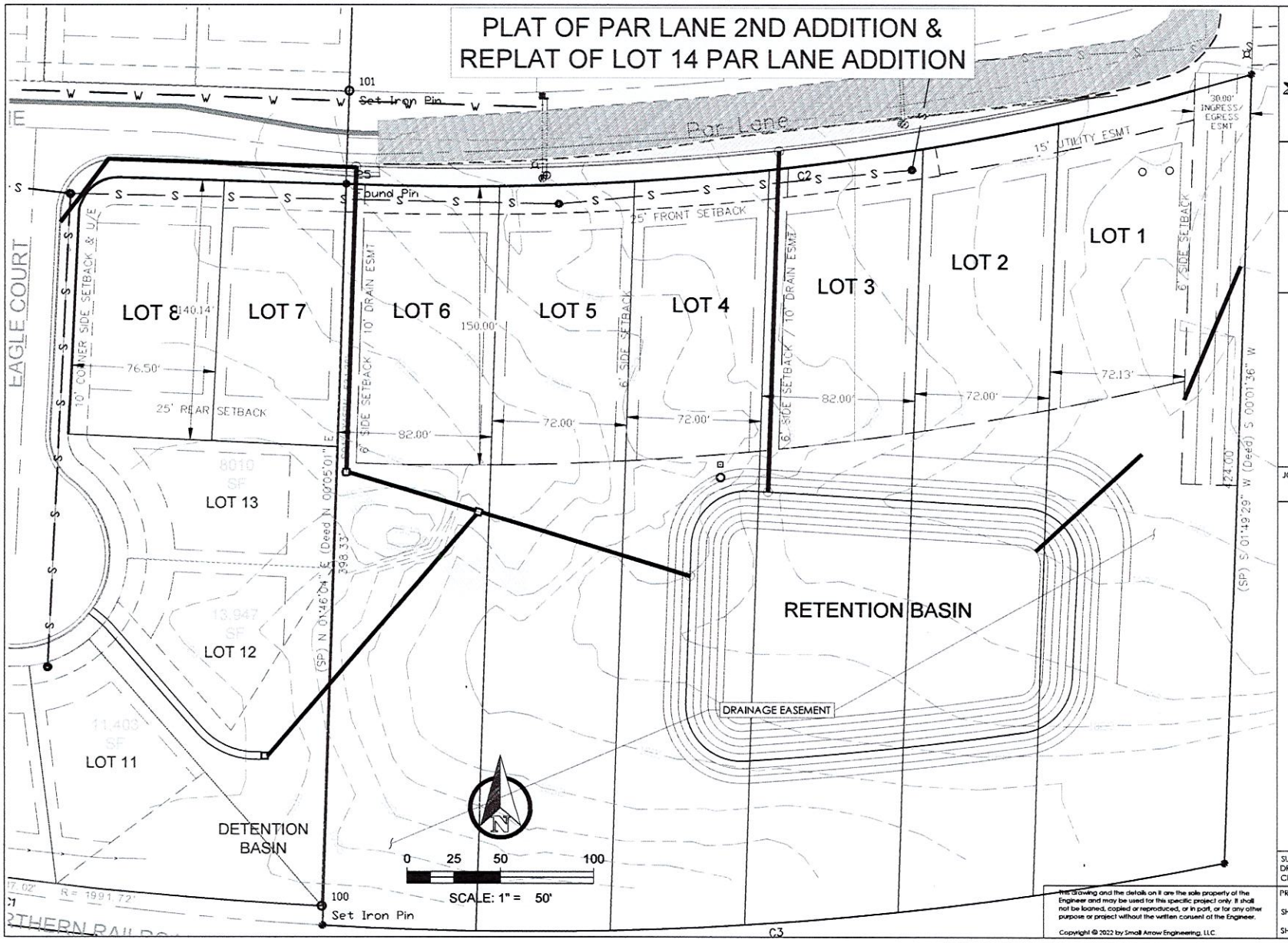
☐	☐	Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
☐	☐	Signature of owner(s) and, as necessary, mortgager(s)
☐	☐	Dedications or reservations
☒	☐	Surveyor preparing plat
☐	☒	Has a copy of any deed restrictions or covenants been provided?
☐	☐	Are additional comments attached?

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: _____ **Date:** 7/1/22

John H. Bolte, P.E.
Project Engineer
Small Arrow Engineering, LLC

PLAT OF PAR LANE 2ND ADDITION & REPLAT OF LOT 14 PAR LANE ADDITION



SMALL ARROW ENGINEERING, LLC

1302 S. MAIN STREET
P.O. BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@smallarrow.com

SMALL ARROW ENGINEERING, LLC.

CERTIFICATES OF AUTHORIZATION:
MISSOURI: E-2010013647
KANSAS: E-1930
ARKANSAS: 2097
OKLAHOMA: 5937

NOT FOR CONSTRUCTION

JOHN H. BOLTE - PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

PAR LANE 2ND ADDITION
4-STATE BUILDERS
PAR LANE WEST OF TWIN HILLS DR
JOPLIN, JASPER COUNTY, MO
SKETCH PLAT

SURVEY BY: S&N PROJECT #: 22214
DRAWN BY: CMM DATE: 06/24/2022
CHECKED BY: JHB SCALE: 1"=50'

PROJECT: PAR LANE 2ND ADDITION
SHEET DESC: SKETCH PLAT
SHEET: 2 OF: 2

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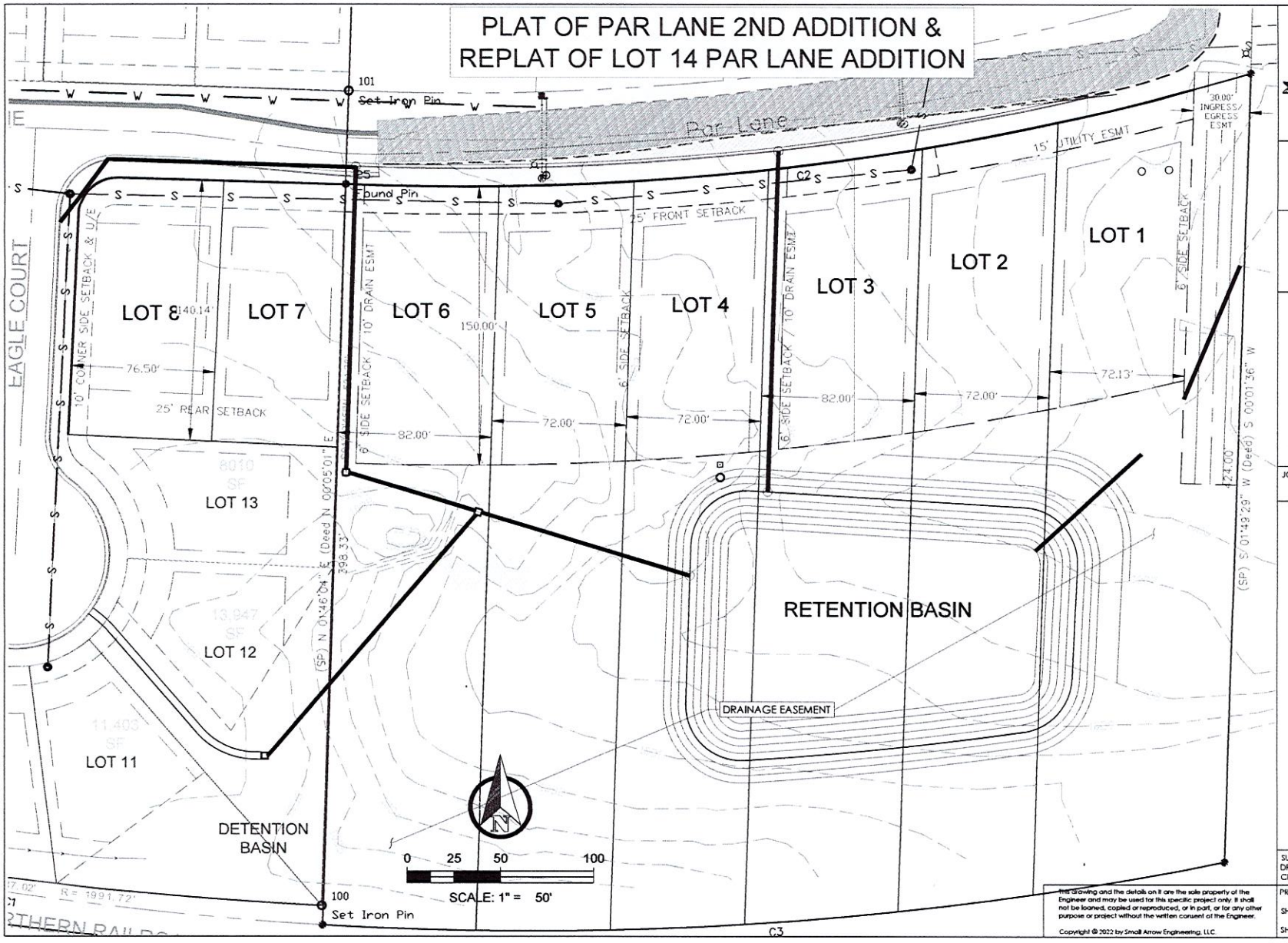
PLAT OF PAR LANE 2ND ADDITION & REPLAT OF LOT 14 PAR LANE ADDITION



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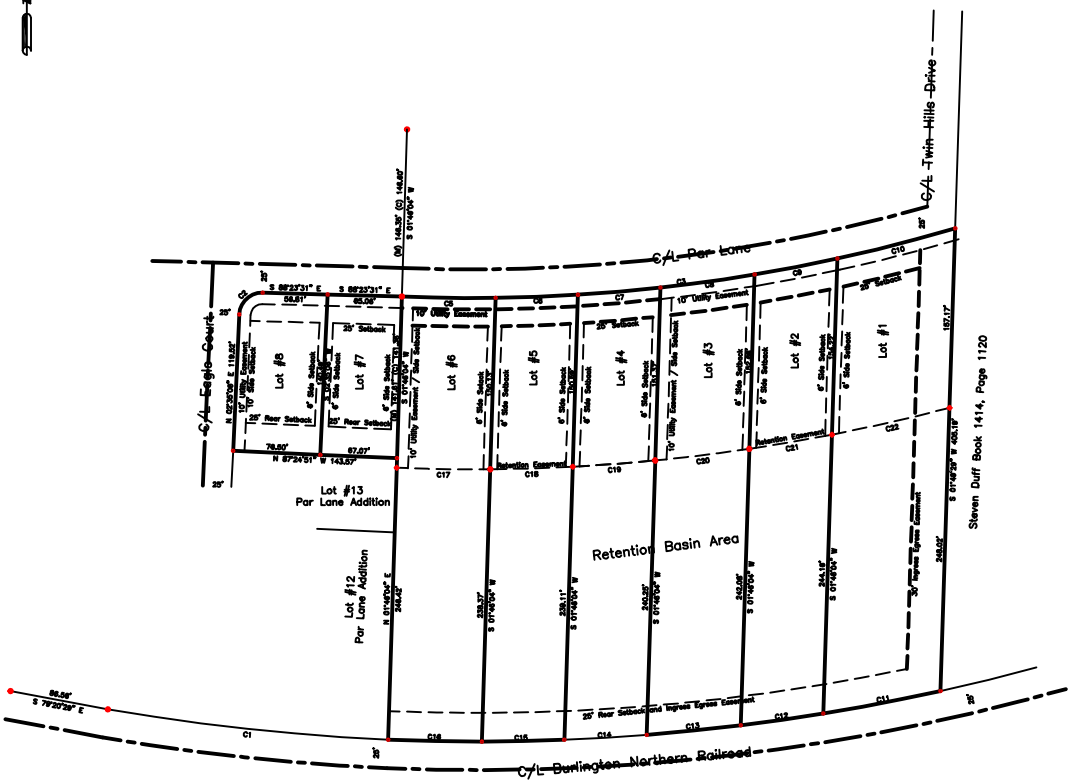
Y	N	
☑	☐	Location of boundary lines and reference to section or quarter-section lines
☑	☐	Legal description, complete with Section, Township, Range, principal meridian, county
☑	☐	Name and address of owner(s)
☑	☐	Name and address of subdivider(s)
☑	☐	Name of planner, engineer, landscape architect, or surveyor who prepared the preliminary plat
☑	☐	Scale of Plat, 1" = 100' or larger, north arrow, and date of preparation
☑	☐	Current zoning classification and proposed use of the area being platted
☑	☐	Location, width, and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks, and other public open spaces
☑	☐	Location of permanent buildings within and adjacent to the proposed subdivision
☐	☑	Location of existing sewers, water mains, gas mains, culverts, or other underground installations within and adjacent to the proposed subdivision with pipe size, sewer main material, manholes, grades, elevation, and location
☐	☑	Location of fire hydrants, streetlights, and sidewalks
☑	☐	Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels or un-subdivided land
☑	☐	Topography at contour intervals of not more than two feet referred to U.S.G.S. or City datum and location of water courses, bridges, wooded areas, lakes, ravines, and other significant physical features
☑	☐	Arrangement of lots and their approximate sizes
☑	☐	Location and width of proposed streets, alleys, pedestrian ways, and easements
☐	☑	General plan of sewage disposal, water supply, and utilities
☑	☐	Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use
☑	☐	Relationship to adjacent un-subdivided land
☑	☐	Approximate gradient of streets

Final Plat of

Par Lane 2nd Addition

To the City of Joplin, Jasper County, Missouri
Being a Replat of Lot Number Fourteen (14), in Par Lane Addition and a part of the Northeast Quarter of Section 18, Township 27, Range 33, Jasper County, Missouri

SCALE: One inch equals 50 feet.



DEDICATION:

Know all men by these presents that 4-State Builders, owners of Par Lane 2nd Addition, to the City of Joplin, Jasper County, Missouri, do hereby publish, declare, and acknowledge, the annexed plat thereof with Lots, Streets, and Easements as shown thereon and do hereby dedicate all streets and easements, as shown thereon to the public forever, and do hereby certify that the taxes for 20_____.

In witness whereof I have set my hand this _____ day of _____, 20_____.

_____ - President

_____ - Secretary / Treasurer

State of Missouri, County of Jasper, SS

Be it remembered that on this _____ Day of _____, 20____, before me, a Notary Public in and for said County and State, came _____, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the Day and year above written.

_____ SEAL

_____ NOTARY PUBLIC

My Commission Expires_____

CERTIFICATE OF APPROVAL:

This plat of Charlie Jane Addition, has been submitted to and approved by the Joplin Planning and Zoning Commission this _____ Day of _____, 20_____.

_____ CHAIRMAN

This plat of Charlie Jane Addition, including easements, and rights-of-way by the City Council has been submitted to and approved by the Joplin, City Council by Ordinance No. _____, to me duly passed and approved by the Mayor on the _____ Day of _____, 20_____, of Joplin, Missouri

_____ MAYOR

_____ City Clerk

_____ City Engineer

NOTE:

Approval of the plat does not obligate the City for any construction or maintenance cost for the Streets, or any expense connected with the development of the Addition.

State of Missouri, County of Jasper, SS

I, _____, City Clerk of Joplin, in said County, and State do hereby certify, that the attached Plat of Charlie Jane Addition to the City of Joplin, was filed with said City Joplin, was filed with said City for approval on this _____ Day of _____, 20_____, and that the same was approved by the City Council of the City of Joplin, by Ordinance No._____ duly passed and approved by the Mayor on the _____ Day of _____, 20____.

State of Missouri, County of Jasper, SS

I _____, Recorder of Deeds of said County, do hereby certify, that the within instrument of writing was, on the _____ Day of _____, A.D. 20____, at _____ O'Clock and _____ Minutes, A. M. Duly Filed For Record in this Office, and is Recorded in Records of this Office in Plat Book _____ at Page _____.
In Witness Whereof, I have hereunto set my hand and affixed my seal at Carthage, Missouri, on the Day and Year aforesaid.

PROPERTY DESCRIPTION:

A part of the North One-half (S½) of Section 18, Township 27, Range 33, Jasper County, Missouri and Lot Number Fourteen (14) in Par Lane Addition to the City of Joplin, Jasper County, Missouri being more particularly described as Follows: Commencing at the Southeast Corner of Lot Number Thirteen (13) in Crest View Subdivision 2nd Addition, Thence along the North Right-of-way line of the Burlington Northern Railroad South 79 Degrees, 20 Minutes, 39 Seconds East 86.06 Feet, Thence continuing along said North Right-of-way line along a curve to the left having a Radius of 1393.72 Feet and an Arc Length of 217.02 Feet and a Chord Bearing and Distance of South 83 Degrees, 58 Minutes, 23 Seconds East 216.80 Feet to the Southeast Corner of Lot Number Eleven (11) in Par Lane Addition said point being the Point of Beginning, Thence North 01 Degrees, 46 Minutes, 54 Seconds East along the East line of Par Lane Addition 246.48 Feet to the Southeast Corner of Lot Number Fourteen (14) in Par Lane Addition, Thence North 87 Degrees, 54 Minutes, 51 Seconds West along the South line of said Lot Fourteen (14) 143.57 Feet to the Southwest Corner of said Lot Fourteen (14) , Thence North 02 Degrees, 23 Minutes, 05 Seconds East 119.92 Feet, Thence along a curve to the right having a Radius of 25.00 Feet and an Arc Length of 25.11 Feet and a Chord South East Bearing and Distance of North 47 Degrees, 09 Minutes, 39 Seconds East 24.07 Feet, Thence South 88 Degrees, 23 Minutes, 31 Seconds East 121.87 Feet to the Northwest Corner of said Lot Number Fourteen (14), Thence along the South line of Par Lane along a curve to the Left having a Radius of 1453.69 Feet and an Arc Length of 418.23 Feet with a Chord Bearing and Distance of North 82 Degrees, 28 Minutes, 57 Seconds East 416.83 Feet, Thence South 01 Degrees, 49 Minutes, 29 Seconds West 485.19 Feet to the North Right-of-way line of the Burlington Northern Railroad, Thence along said North Right-of-way line along a Non-tangent Curve to the Right having a Radius of 1882.65 Feet and an Arc Length of 486.66 Feet with a Chord Bearing and Distance of South 84 Degrees, 39 Minutes, 11 Seconds West 485.36 Feet to the Point of Beginning, Containing 4.85 acres more or less.

BASIS OF BEARINGS:

The West line of Par Lane 2nd Addition in Section 18, Township 27, Range 33, taken as North 01 Degrees, 46 Minutes, 54 Seconds East as per Missouri West NAD83 as per Nobel GPS Network.

Source Deed:

4-State Builders Book 2634, Page 273 & Jordan Chapman Book 2561, Page 294

Flood Information:

This property falls in FEMA Identified Zone X Areas determined to be outside the 0.2% annual chance floodplain, Area of Minimal Flood Hazard as shown on Community Panel 29097C0285E, Dated November 2nd, 2018. Please Note that the accuracy of the Flood Hazard Data is subject to Map Scale uncertainty and to any other uncertainty in location or elevation on the above referenced FEMA Map.

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

½" iron pins set at all property corners unless noted.

All utilities and contours shown are from the City of Joplin GIS Data.

Property Owner/Subdivider: 4-State Builders 1250 Briarbrook Drive Suite E Carl Junction, Missouri 64834

Surveyor: Stewart and Neece Land Surveying, (Rodney C. Neece) 1201 East 15th Street Joplin, Mo.

Zoning Classification: R-1

Building Setbacks:
Front Setback 25.0'
Side Setback 6.0' (Unless Noted)
Rear Setback 25.00'

Lot Area:
Lot 1 - 40997.3 SQ. FT.
Lot 2 - 28547.9 SQ. FT.
Lot 3 - 28,534.4 SQ. FT.
Lot 4 - 28822.9 SQ. FT.
Lot 5 - 29810.0 SQ. FT.
Lot 6 - 31828.6 SQ. FT.
Lot 7 - 92310.2 SQ. FT.
Lot 8 - 196148 SQ. FT.

Symbol Legend
½" Iron Pin Set
½" Iron Pin Set On Easement Line)
½" Iron Pin Found

Survey Line	Length	Curve	Radius	Arc Length	Chord Bearing	Chord Length
L1	86.06'	C1	1393.72'	217.02'	S 83°58'23" E	216.80'
L2	143.57'	C2	25.00'	25.11'	S 47°09'39" E	24.07'
L3	119.92'	C3	1453.69'	418.23'	N 82°28'57" E	416.83'
L4	121.87'	C4	1453.69'	68.43'	N 88°23'31" E	68.43'
L5	485.19'	C5	1453.69'	349.80'	N 80°39'46" E	349.01'
L6	1882.65'	C6	1882.65'	486.66'	S 84°39'11" W	485.36'
L7	246.48'	C7	1882.65'	68.43'	S 88°23'31" W	68.43'
L8	1882.65'	C8	1882.65'	68.43'	S 88°23'31" E	68.43'
L9	1882.65'	C9	1882.65'	68.43'	S 88°23'31" E	68.43'
L10	1882.65'	C10	1882.65'	68.43'	S 88°23'31" E	68.43'
L11	1882.65'	C11	1882.65'	68.43'	S 88°23'31" E	68.43'
L12	1882.65'	C12	1882.65'	68.43'	S 88°23'31" E	68.43'
L13	1882.65'	C13	1882.65'	68.43'	S 88°23'31" E	68.43'
L14	1882.65'	C14	1882.65'	68.43'	S 88°23'31" E	68.43'
L15	1882.65'	C15	1882.65'	68.43'	S 88°23'31" E	68.43'
L16	1882.65'	C16	1882.65'	68.43'	S 88°23'31" E	68.43'
L17	1882.65'	C17	1882.65'	68.43'	S 88°23'31" E	68.43'
L18	1882.65'	C18	1882.65'	68.43'	S 88°23'31" E	68.43'
L19	1882.65'	C19	1882.65'	68.43'	S 88°23'31" E	68.43'
L20	1882.65'	C20	1882.65'	68.43'	S 88°23'31" E	68.43'
L21	1882.65'	C21	1882.65'	68.43'	S 88°23'31" E	68.43'
L22	1882.65'	C22	1882.65'	68.43'	S 88°23'31" E	68.43'
L23	1882.65'	C23	1882.65'	68.43'	S 88°23'31" E	68.43'
L24	1882.65'	C24	1882.65'	68.43'	S 88°23'31" E	68.43'
L25	1882.65'	C25	1882.65'	68.43'	S 88°23'31" E	68.43'
L26	1882.65'	C26	1882.65'	68.43'	S 88°23'31" E	68.43'
L27	1882.65'	C27	1882.65'	68.43'	S 88°23'31" E	68.43'
L28	1882.65'	C28	1882.65'	68.43'	S 88°23'31" E	68.43'
L29	1882.65'	C29	1882.65'	68.43'	S 88°23'31" E	68.43'
L30	1882.65'	C30	1882.65'	68.43'	S 88°23'31" E	68.43'
L31	1882.65'	C31	1882.65'	68.43'	S 88°23'31" E	68.43'
L32	1882.65'	C32	1882.65'	68.43'	S 88°23'31" E	68.43'
L33	1882.65'	C33	1882.65'	68.43'	S 88°23'31" E	68.43'
L34	1882.65'	C34	1882.65'	68.43'	S 88°23'31" E	68.43'
L35	1882.65'	C35	1882.65'	68.43'	S 88°23'31" E	68.43'
L36	1882.65'	C36	1882.65'	68.43'	S 88°23'31" E	68.43'
L37	1882.65'	C37	1882.65'	68.43'	S 88°23'31" E	68.43'
L38	1882.65'	C38	1882.65'	68.43'	S 88°23'31" E	68.43'
L39	1882.65'	C39	1882.65'	68.43'	S 88°23'31" E	68.43'
L40	1882.65'	C40	1882.65'	68.43'	S 88°23'31" E	68.43'
L41	1882.65'	C41	1882.65'	68.43'	S 88°23'31" E	68.43'
L42	1882.65'	C42	1882.65'	68.43'	S 88°23'31" E	68.43'

SURVEYOR'S CERTIFICATE:

I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri do hereby certify that the field notes and attached plat are true and accurate description of the work performed and measurements taken; survey made in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Virginia & Resources and Consumer Protection, and is not a warranty of title either expressed or implied. This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block. It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees. Furthermore, this survey is not valid without the original signature and embossed seal.

STATE OF MISSOURI
RODNEY C. NEECE
PLS-002691
PROFESSIONAL LAND SURVEYOR

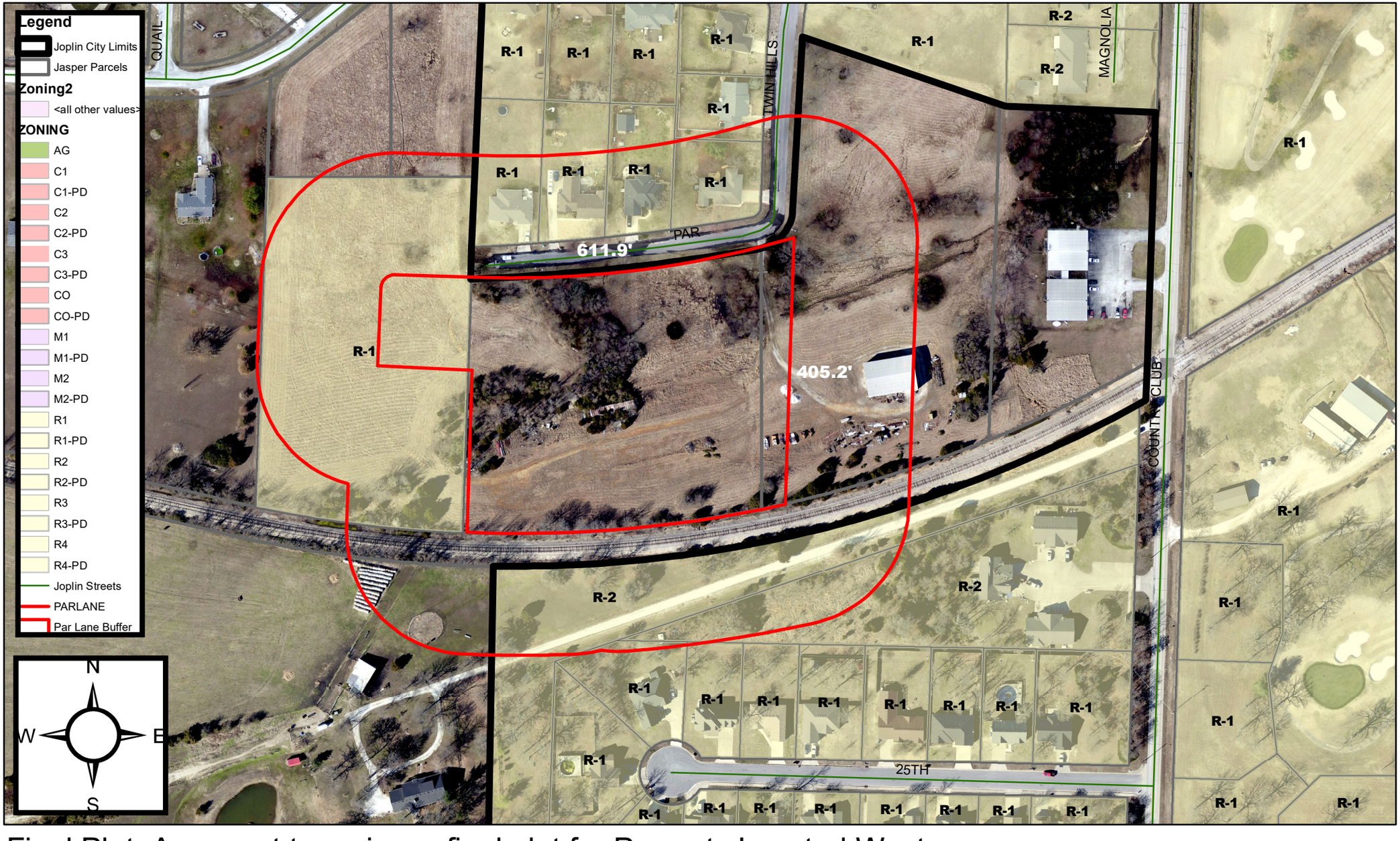
Stewart & Neece Land Surveying Company
Since 1922 Joplin, Mo.

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64801
Phone 417-624-6321 Fax 417-624-6363

Final Plat For:
4-State Builders

DRAWN: Aligood	DATE: 6-29-22	ADDRESS: Par Lane Joplin, Missouri
APPROVED: RCN	8/1/19 10-27-22	
SCALE: 1"=50'	FILE NAME: ParLane2nd	CERT OF AUTHORITY: LSC-2019012803

Case 007-23 - Final Plat



Final Plat- A request to review a final plat for Property Located West of S Twin Hills Dr and South of W Par Ln – 4 State Builders

0 70 140 280 420 560 Feet

P & Z Case 007-23
4 State Builders
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-258 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Par Lane 2nd Addition located at property West of S Twin Hills Dr and South of W Par Ln, 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 property West of S Twin Hills Dr and South of W Par Lane, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

A PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, AND LOT NUMBER FOURTEEN (14) IN PAR LANE ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13) IN CREST VIEW SUBDIVISION 2ND ADDITION, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD SOUTH 79 DEGREES, 20 MINUTES, 29 SECONDS EAST 86.56 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1991.72 FEET AND AN ARC LENGTH OF 247.02 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES, 50 MINUTES, 23 SECONDS EAST 246.86 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER ELEVEN (11) IN PAR LANE ADDITION SAID POINT BEING THE PINT OF BEGINNING, THENCE NORTH 01 DEGREES, 46 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF PAR LANE ADDITION 246.42 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER (14) IN PAR LANE ADDITION, THENCE NORTH 87 DEGREES, 24 MINUTES, 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT FOURTEEN (14) 143.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) , THENCE NORTH 02 DEGREES, 35 MINUTES, 06 SECONDS EAST 119.52 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.11 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES, 09 MINUTES, 20 SECONDS EAST 29.07 FEET, THENCE SOUTH 88 DEGREES, 23 MINUTES, 31 SECONDS EAST 121.87 FEET TO THE NORTHEAST CORNER OF SAID LOT NUMBER (14), THENCE ALONG THE SOUTH LINE OF PAR LANE ALONGA A CURVE TO THE LEFT HAVING A RADIUS OF 1493.80 FEET AND A N ARC LENGTH OF 490.23 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES, 58 MINUTES, 27 SECONDS EAST 488.03 FEET, THENCE SOUTH 01 DEGREES, 49 MINUTES, 29 SECONDS WEST 405.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS

OF 1880.05 FEET AND AN ARC LENGTH OF 486.66 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES, 58 MINUTES, 11 SECONDS WEST 485.30 FEET TO THE POINT OF BEGINNING CIONTAINING 4.81 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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney