CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2025-264 – Easement Vacation

MEETING DATE:
March 3, 2025

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 005-25: 7231 E 24th St – Easement Vacation – A request to vacate a utility easement – AM Properties TWO, LLC

BACKGROUND:

Allgeier Martin has requested the vacation of a utility easement, to construct their building addition. All utility companies and City utilities have consented to the request.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Jarred Nichols presented the case on behalf of AM Properties TWO LLC. Mr. Nichols explained that AM Properties want to consolidate the two lots into one so that they can expand their building. Mr. Nichols explained that there are no existing utilities on the area they are looking to vacate.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approval of Council Bill 2025-264
Planning & Zoning Commission recommends approval of Case 005-25 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 005-25: EASEMENT VACATION

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Jarred Nichols of 7231 E 24th Street presented the case on behalf of AM Properties TWO LLC.

Mr. Nichols explained that AM Properties want to consolidate the two lots into one so that they can expand their building. Mr. Nichols explained that there are no existing utilities on the area they are looking to vacate.

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there was anyone present that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 005-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 005-25 A request to vacate a utility easement.

APPLICANT AM Properties TWO LLC

REPRESENTATIVE AM Properties TWO LLC

LOCATION 7231 E 24th St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 20′X362′

REASON FOR VACATION

Allgeier Martin plans to construct an office addition to the West side of their existing building. A utility easement is recorded with the property. They must vacate the easement before construction can take place.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no existing utilities, and the utilities have consented to the vacation request.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No utilities plan to locate their infrastructure within the easement.

DISCUSSION

Allgeier Martin has requested the vacation of a utility easement, to construct their building addition. Utility companies and City utilities have consented to the request.

Staff recommends approving Case 005-25.

ENCLOSURES

- Application
- Map

Vacation of Streets or Easements 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.: 005-25
Filing Fee: $600.00
Received: 12/6/2024
Date Advertised:
Proj. No.: 25-010
Public Hearing Date: 2/10/25 @ 4:00 PM

Applicant: AM Properties Two, LLC Phone No.: 417-680-7200

Address: 7231 East 24th St. Joplin, MO 64804 Email: Michael.Keaton@AMCE.com

Owner: AM Properties Two, LLC Phone No.: 417-680-7200

Address: 7231 East 24th St. Joplin, MO 64804 Email: Barton.Nichols@AMCE.com

Location of Street or Easement: 7231 East 24th St. Joplin, MO, 64804 (North Half Section 15, T27N, R32W)

Type of Vacation: Street **Easement** Alley Plat

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
☒	☐	Private rights will not be injured or endangered by the vacation.
☒	☐	The vacation will not cause the public to suffer a loss or inconvenience.
☒	☐	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
☒	☐	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

☐ ☒ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation. NO ADJOINING OWNERS OF LAND TO EASEMENT. PROPERTY IS OWNED BY APPLICANT ON EITHER SIDE OF THE EASEMENTS IN QUESTION.

☒ ☐ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place. UNABLE TO CONTACT REPUBLIC TRASH SERVICES.

Utility	Contact	Email	Phone
AT&T	Gene Lollis	IL0967@att.com	417-499-7819
MoAm Water*	Robert Divine	robert.divine@amwater.com	
MoAm Water*	Drew Daniels	drew.daniels@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)	UNABLE TO CONTACT		(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: Barton J. Nichols **Date:** 12/13/2024

UTILITY EASEMENT VACATION:

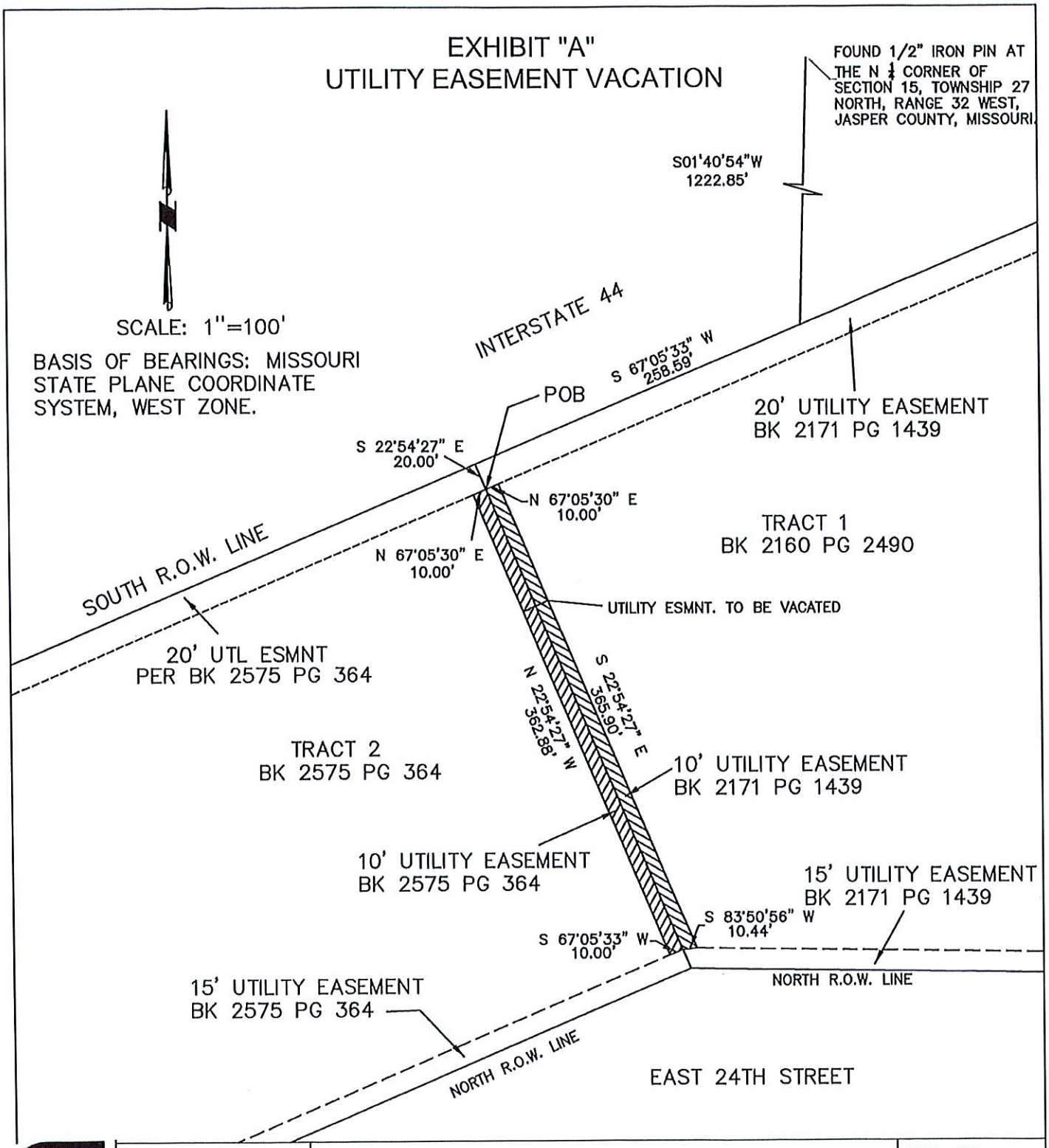
A PORTION OF AN 10 FOOT UTILITY EASEMENT TO BE VACATED RECORDED IN BOOK 2171 PAGE 1439 AND A PORTION OF AN 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 2575 PAGE 364 IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE. BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 27 NORTH RANGE 32 WEST ALL IN JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, A FOUND 1/2-INCH IRON PIN; THENCE S01°40'54"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1222.85 FEET TO THE APPARENT SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44;THENCE S67°05'33"W LEAVING SAID EAST LINE A DISTANCE OF 258.59 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S22°54'27"E LEAVING SAID LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE N67°05'30"E A DISTANCE OF 10.00 FEET; THENCE S22°54'27"E A DISTANCE OF 365.90 FEET; THENCE S83°50'56"W A DISTANCE OF 10.44 FEET; THENCE S67°05'33"W A DISTANCE OF 10.00 FEET; THENCE N22°54'27"W A DISTANCE OF 362.88 FEET; THENCE N67°05'30"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES (7273 SQUARE FEET) MORE OR LESS.

EXHIBIT "A"
UTILITY EASEMENT VACATION



DWN. BY: DDC	EXHIBIT "A" UTILITY EASEMENT VACATION	DWG. NO. 1
CKD. BY: DDC		
APPD. BY: DDC		
DATE : 11–05–24	JOPLIN, MO	

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

EXHIBIT "A"
UTILITY EASEMENT VACATION

A PORTION OF AN 10 FOOT UTILITY EASEMENT TO BE VACATED RECORDED IN BOOK 2171 PAGE 1439 AND A PORTION OF AN 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 2575 PAGE 364 IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE. BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 27 NORTH RANGE 32 WEST ALL IN JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, A FOUND 1/2–INCH IRON PIN; THENCE S01°40'54"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1222.85 FEET TO THE APPARENT SOUTH RIGHT–OF–WAY LINE OF INTERSTATE 44; THENCE S67°05'33"W LEAVING SAID EAST LINE A DISTANCE OF 258.59 FEET ALONG SAID RIGHT–OF–WAY LINE; THENCE S22°54'27"E LEAVING SAID LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

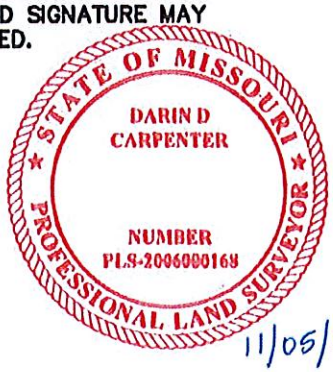
THENCE N67°05'30"E A DISTANCE OF 10.00 FEET; THENCE S22°54'27"E A DISTANCE OF 365.90 FEET; THENCE S83°50'56"W A DISTANCE OF 10.44 FEET; THENCE S67°05'33"W A DISTANCE OF 10.00 FEET; THENCE N22°54'27"W A DISTANCE OF 362.88 FEET; THENCE N67°05'30"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES (7273 SQUARE FEET) MORE OR LESS.

SURVEYOR'S DECLARATION:

ON THE 5TH DAY OF NOVEMBER, 2024, THE HEREON PLATTED AND DESCRIBED EXHIBIT WAS MADE UNDER MY SUPERVISION.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.



11/05/24

ALLGEIER, MARTIN & ASSOCIATES
BY DARIN D. CARPENTER (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK

Darin Carpenter

DARIN D. CARPENTER
LS 2006000168

DWN. BY: DDC	EXHIBIT "A" UTILITY EASEMENT VACATION	DWG. NO. 2
CKD. BY: DDC		
APPD. BY: DDC	JOPLIN, MO	
DATE : 11–05–24		

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

Utility Comments: Vacation of Streets, Alleys, & Easements

JOPLIN
MISSOURI

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jeffrey R Lubeck
Authorized Representative

12-5-24
Date

Liberty Utilities
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Dec 2, 2024 21:36 CST) 12/02/2024

Authorized Representative — Date

Spire

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☑ No (form complete)

2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

[signature] 11/7/24
Authorized Representative Date

Storm Water Engineer.
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 11/8/24
Authorized Representative Date

Sanitary Sewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Chris Rowley — 11/7/2024

Authorized Representative — Date

ALLO Fiber

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☑ No (form complete)

2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Gene Lollis
Authorized Representative

11/12/2024
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

JOPLIN
MISSOURI

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) □ No (form complete)

2. Our utility:
   ☒ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - □ Retain utility easement and protect facilities
   - □ Relocate facilities
   - □ Other: _____

Please return this form within **21 days** to the applicant listed above.

[signature] 12-3-2024

Authorized Representative Date

Missouri American Water Co.

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: AM Properties Two, LLC
Phone: 417-680-7200
Email: Michael.Keaton@AMCE.com

Be it known that AM Properties Two, LLC, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Two existing unoccupied utility easements, further described on the attached exhibit (2 pages).

Located at: 7231 East 24th Street, Joplin MO, 64804
See attached exhibit for exact location and utility easement description (2 pages).

For the following purpose: Construction of a new building addition.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

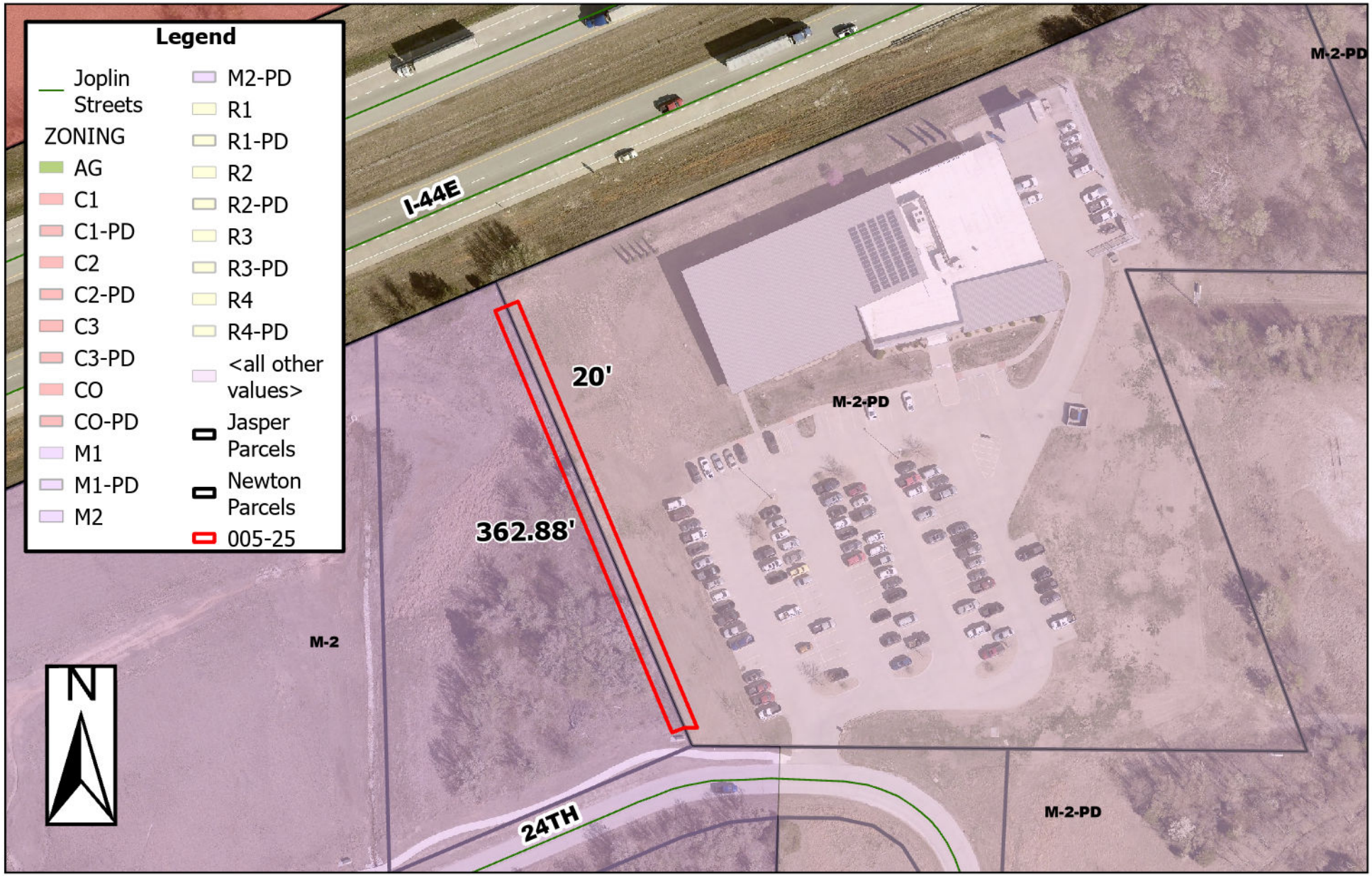
2. Our utility:
   □ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within ~~21~~ **days** to the applicant listed above.

_____ 12/6/24
Authorized Representative — Date

Spark light
Name of Utility

Case 005-25: Easement Vacation



7231 E 24th St – Easement Vacation – A request to vacate a utility easement – AM Properties TWO LLC

P & Z Case 005-25
AM Properties TWO, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-264 ORDINANCE NO.

AN ORDINANCE providing to vacate a utility easement, located at 7231 E 24th St, City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of a utility easement lying near property described as 7231 E 24th St, City of Joplin, Jasper County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

A PORTION OF AN 10 FOOT UTILITY EASEMENT TO BE VACATED RECORDED IN BOOK 2171 PAGE 1439 AND A PORTION OF AN 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 2575 PAGE 364 IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE. BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 27 NORTH RANGE 32 WEST ALL IN JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, A FOUND 1/2-INCH IRON PIN; THENCE S01°40'54"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1222.85 FEET TO THE APPARENT SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44;THENCE S67°05'33"W LEAVING SAID EAST LINE A DISTANCE OF 258.59 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S22°54'27"E LEAVING SAID LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
THENCE N67°05'30"E A DISTANCE OF 10.00 FEET; THENCE S22°54'27"E A DISTANCE OF 365.90 FEET; THENCE S83°50'56"W A DISTANCE OF 10.44 FEET; THENCE S67°05'33"W A DISTANCE OF 10.00 FEET; THENCE N22°54'27"W A DISTANCE OF 362.88 FEET; THENCE N67°05'30"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.17 ACRES (7273 SQUARE FEET) MORE OR LESS.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney