CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2022-251 - Annexation

MEETING DATE:
March 7, 2022

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, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 008-22: 18758 Apple Rd. – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

BACKGROUND:
The Joplin Industrial Development Authority is seeking to voluntarily annex approximately 2 acres of property along E. Apple Rd. into the City of Joplin. The intent would be for this property to be developed as part of a larger tract for future commercial development. Utilities already service the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Tony Robyn, 320 E. 4th Street, Joplin, MO, Vice President of the Joplin Industrial Development Authority. This remnant parcel is part of a larger transaction that is underway for development. Part of that agreement they have requested to be annexed into the city.

Mr. Eastman asked if there were any questions from the Commissioners?

Ms. Phillips wanted to know if that was a mind pit?

Mr. Robyn stated it was not, it is a stormwater retention pond for the Industrial Park. The property that surrounds it has been acquired along with this small piece.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 008-22.
Planning & Zoning Commission recommends approval for Case 008-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-251, Staff Planning Report, Subdivision Plat, P&Z Commission Minutes

Case 008-22: 18758 Apple Rd. – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

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Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. There was no one to speak in opposition.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 008-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (6 IN FAVOR, 1 ABSENT)

Z&P Meeting: February 14, 2022
City Council Meeting: March 7, 2022

STAFF PLANNING REPORT
Voluntary Annexation

CASE 008-22 A request to voluntarily annex property into the City of Joplin

LOCATION 18758 Apple Rd.

APPLICANT Joplin Industrial Development Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Single-family Residential	Approximately 2.55 acres

DISCUSSION

The Joplin Industrial Development Authority is seeking to voluntarily annex approximately 2 acres of property along E. Apple Rd. into the City of Joplin. The intent would be for this property to be developed as part of a larger tract for future commercial development. Utilities already service the area.

Staff recommends approval of Case 008-22.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

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.

VP JIDA

Tony W. Robyn

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 4th day of January 2022, before me appeared Tony W. Robyn, to me known to be the Vice President of Joplin Industrial Development Authority, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said his acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

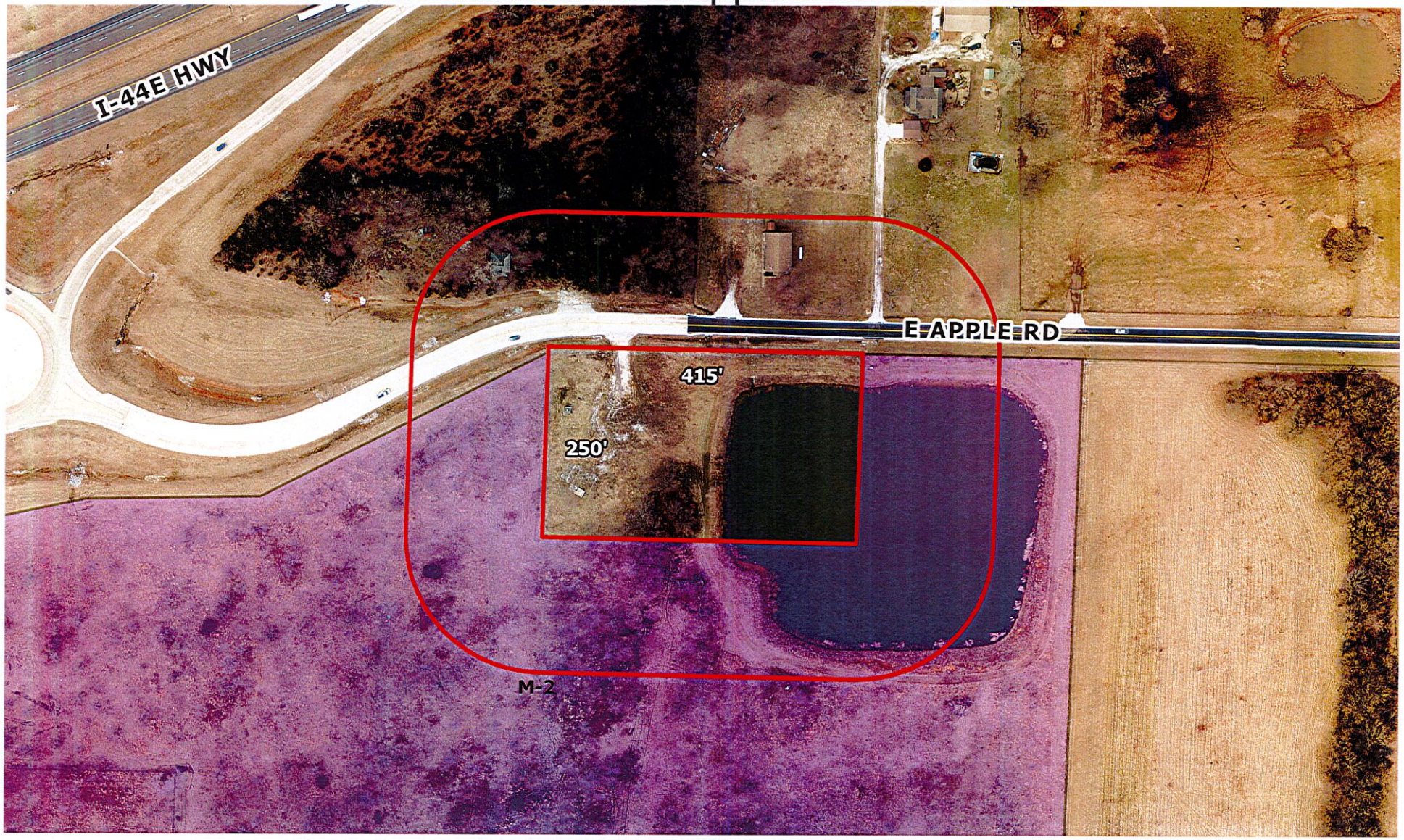
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC NOTARY SEAL #12380334
MY COMMISSION EXPIRES 6-29-2024
JASPER COUNTY
STATE OF MISSOURI

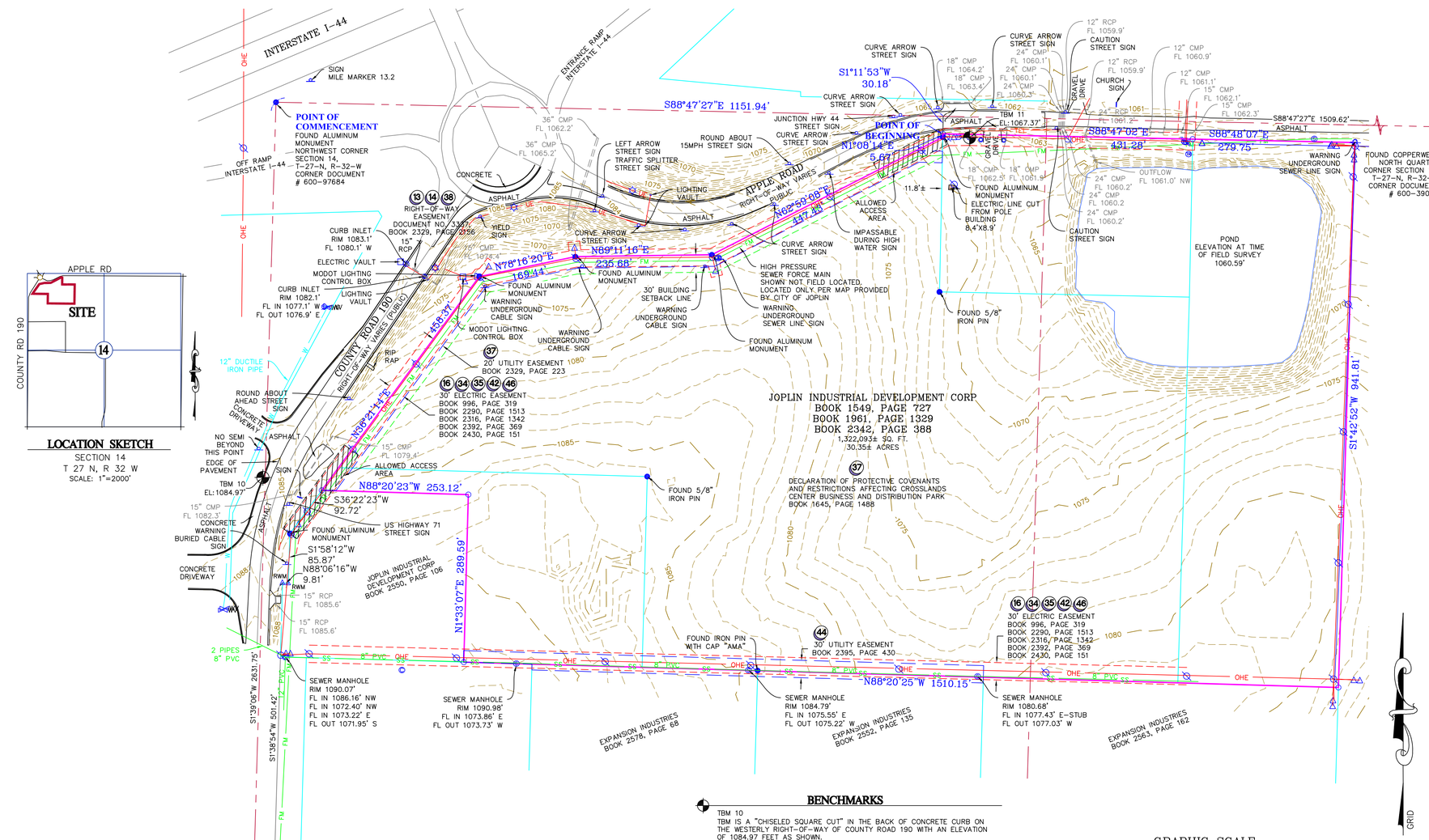
Case 008-22: 18758 Apple Rd. - Annexation



Case 008-22: 18758 Apple Rd. – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

N

0 75 150 300 450 600 Feet



LOCATION SKETCH

SECTION 14
T 27 N, R 32 W
SCALE: 1"=2000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0284F, 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.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NO. 212001751.

LEGEND

- FOUND IRON PIN–AS NOTED
- SET MONUMENT STAMPED A/E INC LC 62
- RWM RIGHT–OF–WAY MARKER
- REFERENCE PIN
- POWER POLE W/ GUY
- SEWER MANHOLE
- STORM SEWER MANHOLE
- LIGHT POLE
- SIGN
- WV WATER VALVE
- FIRE HYDRANT
- TELEPHONE RISER
- BUMPER POST
- ELECTRICAL METER
- TREELINE
- ALLOWED ACCESS AREA
- PROPERTY LINE
- STORM SEWER
- TELEPHONE LINE — TEL
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- HIGH PRESSURE SEWER FORCE MAIN — FM
- FENCE LINE — x x

BENCHMARKS

TBM 10
TBM IS A "CHISELED SQUARE CUT" IN THE BACK OF CONCRETE CURB ON THE WESTERLY RIGHT–OF–WAY OF COUNTY ROAD 190 WITH AN ELEVATION OF 1084.97 FEET AS SHOWN.

TBM 11
TBM IS A "RAIL ROAD SPIKE" ON THE SOUTHWEST SIDE OF A POWER POLE ON THE SOUTH RIGHT–OF–WAY OF APPLE ROAD WITH AN ELEVATION OF 1067.37 FEET, AS SHOWN.

NOTES

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

2) THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.

3) THERE IS NO EVIDENCE OF EARTH MOVEMENT, AT TIME OF FIELD SURVEY.

4) THERE IS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, AT TIME OF FIELD SURVEY.

5) PER US FISH AND WILDLIFE WETLANDS MAPPER DATABASE (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML) THERE ARE NO WETLANDS ON SUBJECT PROPERTY. NO WETLANDS HAVING BEEN DELINEATED BY A QUALIFIED PROFESSIONAL WERE OBSERVED DURING THE FIELD WORK OF THIS SURVEY.

6) VERTICAL DATUM IS NAVD88 AS ESTABLISHED BY THE MODOT VRS NETWORK.

7) NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

ZONING DATA

SUBJECT PROPERTY IS ZONED M–2 (HEAVY INDUSTRIAL DISTRICT)

BUILDING HEIGHT: NO BUILDING SHALL EXCEED 55' OR 4 STORIES.

BUILDING SETBACK LINES:
FRONT: 30'
SIDE: NONE, EXCEPT WHERE SIDE YARD ABUTS A STREET OR A RESIDENTIAL ZONE THEN 15'
REAR: NO, EXCEPT WHERE REAR YARD ABUTS A RESIDENTIAL ZONE THEN 20'

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE JASPER COUNTY, RECORDER'S OFFICE IN BOOK 1549, AT PAGE 727, BOOK 1961, PAGE 1329 AND BOOK 2342, PAGE 388 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE NORTH LINE OF SAID SECTION 14, SOUTH 88°47'27" EAST, 1151.94 FEET; THENCE LEAVING SAID SECTION LINE, SOUTH 01°11'53" WEST, 30.18 FEET, TO THE POINT OF BEGINNING. THENCE SOUTH 88°47'02" EAST, 431.28 FEET; THENCE SOUTH 88°48'07" EAST, 279.75 FEET; THENCE SOUTH 01°42'52" WEST, 941.81 FEET; THENCE NORTH 88°20'25" WEST, 1510.15 FEET; THENCE NORTH 01°33'07" EAST, 289.59 FEET; THENCE NORTH 88°20'23" WEST, 253.12 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF COUNTY ROAD 190; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 36°21'14" EAST, 458.37 FEET, TO THE SOUTH RIGHT–OF–WAY OF APPLE ROAD; THENCE ALONG SAID SOUTH RIGHT–OF–WAY THE FOLLOWING THREE COURSES, NORTH 78°16'20" EAST, 169.44 FEET; THENCE NORTH 89°11'16" EAST, 235.68 FEET; THENCE NORTH 62°59'08" EAST, 447.43 FEET; THENCE NORTH 01°08'14" EAST, 5.67 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. CONTAINING 30.35 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

NOTES CORRESPONDING TO SCHEDULE B

COMMITMENT PROVIDED BY: WAVCO TITLE COMPANY JOPLIN
FILE NO.: 2102732–124
COMMITMENT DATE: JUNE 29, 2021, 8:00 AM

10. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED AUGUST 1, 1936 AT 9:57 A.M. AS DOCUMENT NO. 12793. DOES NOT AFFECT SUBJECT PROPERTY.
11. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED DECEMBER 2, 1936 AT 8:01 A.M., AS DOCUMENT NO. 20311. DOES NOT AFFECT SUBJECT PROPERTY.
12. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED JANUARY 10, 1956 AT 9:32 A.M. IN BOOK 815 AT PAGE 105. DOES NOT AFFECT SUBJECT PROPERTY.
13. RIGHT–OF–WAY TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI FILED FEBRUARY 11, 1960 AT 8:51A.M. IN DOCUMENT NO. 3337. AFFECTS SUBJECT PROPERTY, AS SHOWN.
14. ABUTTERS' RIGHTS OF DIRECT ACCESS TO HIGHWAY NOW KNOW AS ROUTE I–44 AS SET FORTH IN INSTRUMENT FILED FEBRUARY 11, 1960 AT 8:51A.M. IN DOCUMENT NO. 3337. AFFECTS SUBJECT PROPERTY, AS SHOWN.
15. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 2, 1960 AT 1: 17 P.M. IN BOOK 932 AT PAGE 493. DOES NOT AFFECT SUBJECT PROPERTY.
16. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED APRIL 1, 1963 AT 1:55 P.M. IN BOOK 996 AT PAGE 319. AFFECTS SUBJECT PROPERTY, AS SHOWN.
17. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:17 A.M. IN BOOK 998 AT PAGE 454. DOES NOT AFFECT SUBJECT PROPERTY.
18. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:19 A.M. IN BOOK 998 AT PAGE 456. DOES NOT AFFECT SUBJECT PROPERTY.
19. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:21 A.M. IN BOOK 998 AT PAGE 458. DOES NOT AFFECT SUBJECT PROPERTY.
20. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:23 A.M. IN BOOK 998 AT PAGE 459. DOES NOT AFFECT SUBJECT PROPERTY.
21. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY FILED MAY 25, 1973 AT 4:37P.M. IN BOOK 1166 AT PAGE 706. DOES NOT AFFECT SUBJECT PROPERTY.
22. EASEMENT TO CONTINENTAL TELEPHONE COMPANY FILED JUNE 29, 1988 AT 8:37A.M. IN BOOK 1346 AT PAGE 307. DOES NOT AFFECT SUBJECT PROPERTY.
23. RESTRICTIONS, RESERVATIONS AND COVENANTS AS SET FORTH IN INSTRUMENT FILED OCTOBER 19, 2000 AT 3:11 P.M. IN BOOK 1645 AT PAGE 1488, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. NOT PLOTTABLE. SUBJECTS TO TERMS AND CONDITIONS WITHIN.
24. EASEMENT FOR WATER PIPE TO THE MISSOURI–AMERICAN WATER COMPANY, A MISSOURI CORPORATION FILED MARCH 28, 2003 AT 2:36:48 P.M. IN BOOK 1776 AT PAGE 1488. DOES NOT AFFECT SUBJECT PROPERTY.
25. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED AUGUST 24, 2006 AT 2:39:09 P.M. IN BOOK 2005 AT PAGE 2118. DOES NOT AFFECT SUBJECT PROPERTY.
26. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS FILED OCTOBER 30, 2006 AT 3:34:24 P.M. IN BOOK 2016 AT PAGE 996. DOES NOT AFFECT SUBJECT PROPERTY.
27. UTILITY EASEMENT TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION FILED NOVEMBER 27, 2006 AT 3:14:07 P.M. IN BOOK 2021 AT PAGE 41. DOES NOT AFFECT SUBJECT PROPERTY.
28. UTILITY EASEMENT TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION FILED JANUARY 17, 2007 AT 12:49:56 P.M. IN BOOK 2028 AT PAGE 724. DOES NOT AFFECT SUBJECT PROPERTY.
29. WASTEWATER EASEMENT TO THE CITY OF JOPLIN FILED MARCH 28, 2008 AT 10:46:59 A.M. IN BOOK 2087 AT PAGE 2117. DOES NOT AFFECT SUBJECT PROPERTY.
30. WASTEWATER EASEMENT TO THE CITY OF JOPLIN FILED MARCH 28, 2008 AT 10:48:48 A.M. IN BOOK 2087 AT PAGE 2121. DOES NOT AFFECT SUBJECT PROPERTY.
31. SUBJECT TO EASEMENT FOR UTILITIES SET FORTH IN DEED FILED OCTOBER 16, 2009 AT 2:33:55 P.M. IN BOOK 2147 AT PAGE 1290. DOES NOT AFFECT SUBJECT PROPERTY.
32. DEED TO THE COUNTY OF JASPER FILED APRIL 25, 2011 AT 11:15:23 A.M. IN BOOK 2197 AT PAGE 2060. DOES NOT AFFECT SUBJECT PROPERTY.
33. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 19, 2013 AT 2:22:45 P.M. IN BOOK 2290 AT PAGE 1509. DOES NOT AFFECT SUBJECT PROPERTY.
34. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 19, 2013 AT 2:22:46 P.M. IN BOOK 2290 AT PAGE 1513. AFFECTS SUBJECT PROPERTY, AS SHOWN.
35. EASEMENT TO THE EMPIRE DISTRICT ELECT IC COMPANY FILED FEBRUARY 14, 2014 IN BOOK 2316 AT PAGE 1342. AFFECTS SUBJECT PROPERTY, AS SHOWN.
36. EASEMENT AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF JOPLIN AND CROSSROADS REALTY, LLC, FILED APRIL 22, 2014 IN BOOK 2322 AT PAGE 1460. DOES NOT AFFECT SUBJECT PROPERTY.
37. EASEMENT TO THE CITY OF JOPLIN FILED JUNE 30, 2014 IN BOOK 2329 AT PAGE 223. AFFECTS SUBJECT PROPERTY, AS SHOWN.
38. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2156. AFFECTS SUBJECT PROPERTY, AS SHOWN.
39. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2162. DOES NOT AFFECT SUBJECT PROPERTY.
40. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2167. DOES NOT AFFECT SUBJECT PROPERTY.
41. EASEMENT TO THE CITY OF JOPLIN FILED OCTOBER 20, 2015 IN BOOK 2376 AT PAGE 277. DOES NOT AFFECT SUBJECT PROPERTY.
42. ELECTRIC LINE EASEMENT/RIGHT–OF–WAY GRANTED TO THE EMPIRE DISTRICT ELECTRIC COMPANY, AS SHOWN IN BOOK 2392 PAGE 369. AFFECTS SUBJECT PROPERTY, AS SHOWN.
43. EASEMENT TO THE CITY OF JOPLIN FILED IN BOOK 2395 AT PAGE 429. DOES NOT AFFECT SUBJECT PROPERTY.
44. EASEMENT TO THE CITY OF JOPLIN FILED MAY 16, 2016 AT 3:01:48 P.M. IN BOOK 2395 AT PAGE 430. AFFECTS SUBJECT PROPERTY, AS SHOWN.
45. DEED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY & TRANSPORTATION COMMISSION FILED IN BOOK 2420 AT PAGE 437. DOES NOT AFFECT SUBJECT PROPERTY.
46. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED APRIL 20, 2017 AT 11:11:44 A.M. IN BOOK 2430 AT PAGE 151. AFFECTS SUBJECT PROPERTY, AS SHOWN.
47. SEWER EASEMENT TO THE CITY OF JOPLIN FILED IN BOOK 2430 AT PAGE 490. DOES NOT AFFECT SUBJECT PROPERTY.
48. RIGHT–OF–WAY DEED TO THE CITY OF JOPLIN FILED IN BOOK 2461 AT PAGE 267. DOES NOT AFFECT SUBJECT PROPERTY.

ACCURACY STANDARD: URBAN SURVEYOR'S DECLARATION

TO ROAD RANGER, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND WACO TITLE COMPANY JOPLIN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(B1), 8, 9, 11(A), 11(B), 13, 16, 17, 18, 19, 20(A) AND 20(B) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 26, 2021

RONALD W. WALLACE, P.L.S. 2019015191

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

9-22-21
DATE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: CF & TB
DRAWN BY: SLM
CHECK BY: RWW
DATE: 8-26-21
FIELD BOOK:
JOB NUMBER: 21J020064

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISIONS PER CLIENT	SLM	9-22-21

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ROAD RANGER, LLC

ALTA/NSPS LAND TITLE SURVEY

APPLE ROAD AND COUTY ROAD 190
DUENWEG, JASPER COUNTY, MISSOURI

DRAWING NO. JOP-100-6140
SHEET NUMBER 1 OF 1

P & Z Case 008-22
JIDA
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-251 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 18758 Apple Rd., Joplin, Jasper County, Missouri.

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:

A tract of land in the NW-1/4 of Section 14, Township 27 North, Range 32 West of the 5th Principal Base and Meridian in Jasper County, Missouri, being more fully described as follows: Commencing at the Northwest Corner of said Section 14; thence S 88°47'48"E along the North Section line, 1151.81 feet; thence S 01°25'19"W, 30.00 feet to a point on the South right-of-way line of Apple Road, the Point Of Beginning; thence S 01°11'53"W, 273.01 feet; thence S 88°48'07"E, 431.27 feet; thence N 01°11'53"E, 273.01 feet to a point on the South right-of-way line of Apple Road; thence N 88°48'07"W along said right-of-way, 431.27 feet to the Point Of Beginning. Containing 2.70 acres, more or less. Basis Of Bearings: Missouri State Plane Coordinate System of 1983, West Zone.

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 _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney