P & Z Case 014-19
Koinonia Christian Campus Ministry
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-260 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Plat of Koinonia Subdivision located immediately west of the intersection of Duquesne Road and Birch Lane in the City of Joplin, Jasper County, Missouri.

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

Section 1. That the grades in the Plat of Koinonia Subdivision located immediately west of the intersection of Duquesne Road and Birch Lane in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:
ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 87 DEGREES 57 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 40 FEET TO A DRILL STEEL FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD AT THE NORTHEAST CORNER OF LOT 7 IN COLLEGE SKYLINE ADDITION (PLAT NO. 1), THENCE NORTH 2 DEGREES 06 MINUTES 23 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD A DISTANCE OF 372 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY LINE ON A BEARING OF NORTH 88 DEGREES 57 MINUTES 42 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 481.79 FEET TO AN IRON PIN SET ON THE EAST LINE OF COLLEGE SKYLINE ADDITION PLAT 15, THENCE NORTH 2 DEGREES 02 MINUTES 52 SECONDS EAST ALONG ADDITION LINE 246.52 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2251 AT PAGE 2169 IN THE JASPER COUNTY RECORDER OF DEED'S OFFICE, A.K.A. "THE MOORE PROPERTY", THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT 192.25 FEET TO AN IRON PIN FOUND AT THE "SOUTH JOG CORNER" OF THE TRACT OF LAND DESCRIBED IN BOOK 2251 AT PAGE 2169, THENCE CONTINUING ALONG AN EXTENSION OF SAID LINE ON A BEARING OF SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST 100 FEET TO AN IRON PIN SET, THENCE NORTH 2 DEGREES 13 MINUTES 37 SECONDS EAST PARALLEL WITH THE "NORTH-SOUTH JOG LINE" IN THE SOUTHERN BOUNDARY OF SAID DESCRIBED TRACT IN BOOK 2251 AT PAGE 2169 A DISTANCE OF 54.55 FEET TO AN IRON PIN SET ON THE SOUTHERN BOUNDARY THEREOF, THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST ALONG SAID BOUNDARY 189.85 FEET TO A MAG NAIL SET IN THE CONCRETE BASE OF A FENCE POST ON THE WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD BEING 40 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 2 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 307.39 FEET TO THE POINT OF BEGINNING.
ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT AN IRON PIN FOUND

AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 87 DEGREES 57 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 40 FEET TO A DRILL STEEL FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD AT THE NORTHEAST CORNER OF LOT 7 IN COLLEGE SKYLINE ADDITION (PLAT NO. 1), THENCE NORTH 2 DEGREES 06 MINUTES 23 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD A DISTANCE OF 372 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY LINE ON A BEARING OF NORTH 88 DEGREES 57 MINUTES 42 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 481.79 FEET TO AN IRON PIN SET ON THE EAST LINE OF COLLEGE SKYLINE ADDITION PLAT 15, THENCE NORTH 2 DEGREES 02 MINUTES 52 SECONDS EAST ALONG ADDITION LINE 246.52 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2251 AT PAGE 2169 IN THE JASPER COUNTY RECORDER OF DEED'S OFFICE, A.K.A. "THE MOORE PROPERTY", THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT 192.25 FEET TO AN IRON PIN FOUND AT THE "SOUTH JOG CORNER" OF THE TRACT OF LAND DESCRIBED IN BOOK 2251 AT PAGE 2169, THENCE CONTINUING ALONG AN EXTENSION OF SAID LINE ON A BEARING OF SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST 100 FEET TO AN IRON PIN SET, THENCE NORTH 2 DEGREES 13 MINUTES 37 SECONDS EAST PARALLEL WITH THE "NORTH-SOUTH JOG LINE" IN THE SOUTHERN BOUNDARY OF SAID DESCRIBED TRACT IN BOOK 2251 AT PAGE 2169 A DISTANCE OF 54.55 FEET TO AN IRON PIN SET ON THE SOUTHERN BOUNDARY THEREOF, THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST ALONG SAID BOUNDARY 189.85 FEET TO A MAG NAIL SET IN THE CONCRETE BASE OF A FENCE POST ON THE WEST RIGHT-OF-WAY LINE OF NORTH DUQUESNE ROAD BEING 40 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 2 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 307.39 FEET TO THE POINT OF BEGINNING.

KOINONIA ADDITIONAL TRACT:
A TRACT OF LAND IN THE SE-1/4 OF THE NE-1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31;
THENCE N 88°57'42"W ALONG THE QUARTER SECTION LINE, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DUQUESNE ROAD;
THENCE N 02°06'20"E ALONG SAID RIGHT-OF-WAY, 332.25 FEET TO THE POINT OF BEGINNING;
THENCE N 02°06'20"E ALONG SAID RIGHT-OF-WAY, 39.75 FEET TO THE SOUTHEAST CORNER OF A TRACT AS RECORDED IN BOOK 2377 AT PAGE 403;
THENCE N 88°57'42"W ALONG THE SOUTH LINE OF SAID TRACT, 481.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE S 02°02'17"W ALONG THE EAST LINE OF COLLEGE SKYLINE ADDITION PLAT 15, A DISTANCE OF 46.23 FEET;

THENCE S 89°43'54"E, 481.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.48 ACRE (20,708 SQUARE FEET), MORE OR LESS.
BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF DUQUESNE ROAD AT A BEARING OF N 02°06'20"E.

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 statues 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 _____ day of _____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney