Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

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.

_____

_____

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 2 day of September 2022 before me appeared _____

_____

_____

_____, to me known to be the _____

_____ of _____

_____, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its _____ of the consideration stated therein and no other, and said _____ 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.

Notary Public Jinah Rai Lee

My commission expires: Jan. 10th 2026

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

Voluntary

Annexation Application

Corporation

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.: 000-22
Filing Fee: $0.00
Received: _____
Proj. No.: _____

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Ashok Patel Phone No. 615-545-6837

Email: ashokpatelabc@gmail.com

Applicant Name: Ashok Patel Phone No. 615-545-6837

Email: ashokpatelabc@gmail.com

Mailing Address: 3017 Abigail St, Joplin, MO

Annexation Property Location: W 32nd St, approx. 3500' west of S John Duffy Dr

Present Use of Property: Vacant

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Ashok Patel **Telephone Number:** 615-545-6837

Property Address: W 32nd St, approx. 3500' west of S John Duffy Dr

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ **Yes** X **No**
2. **Is this property residential property?** ____ **Yes** X **No**
3. **Are there any businesses located on this property?** ____ **Yes** X **No**

If yes, how many businesses are located on this property? ____

Please list the following information for each business located on the property:

Business #1:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ **Yes** ____ **No**

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? ____

Does the business sell liquor? ____ **Yes** ____ **No**

Business #2:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ **Yes** ____ **No**

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

Business #3: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

MMENTS

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ____X____No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

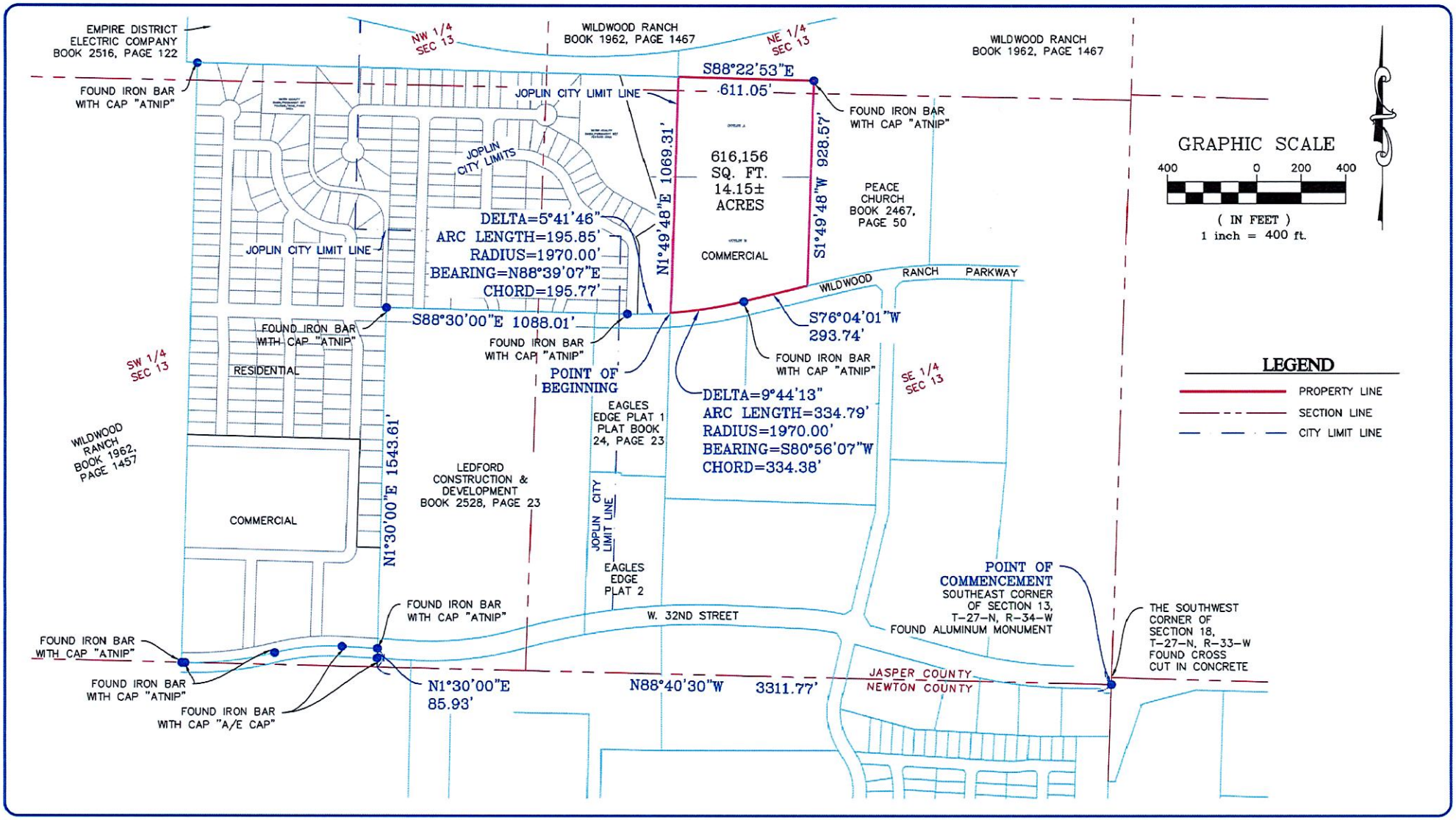
Do you plan to build residential living units on the property ____X____Yes _____No

If Yes, how many

Single-family house(s)	252	Amount
Duplex(s)	23	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	2	Amount

Are (or Will) the living unit(s) be on a well _____ Yes ____X____No
If NO, please furnish the name of the water company Missouri American Water

Are (or Will) the living unit(s) have a septic system? _____ Yes ____X____ No
If NO, please furnish the name of the municipal sewer system City of Joplin



ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

ANNEXATION SKETCH

JOPLIN, JASPER COUNTY, MISSOURI

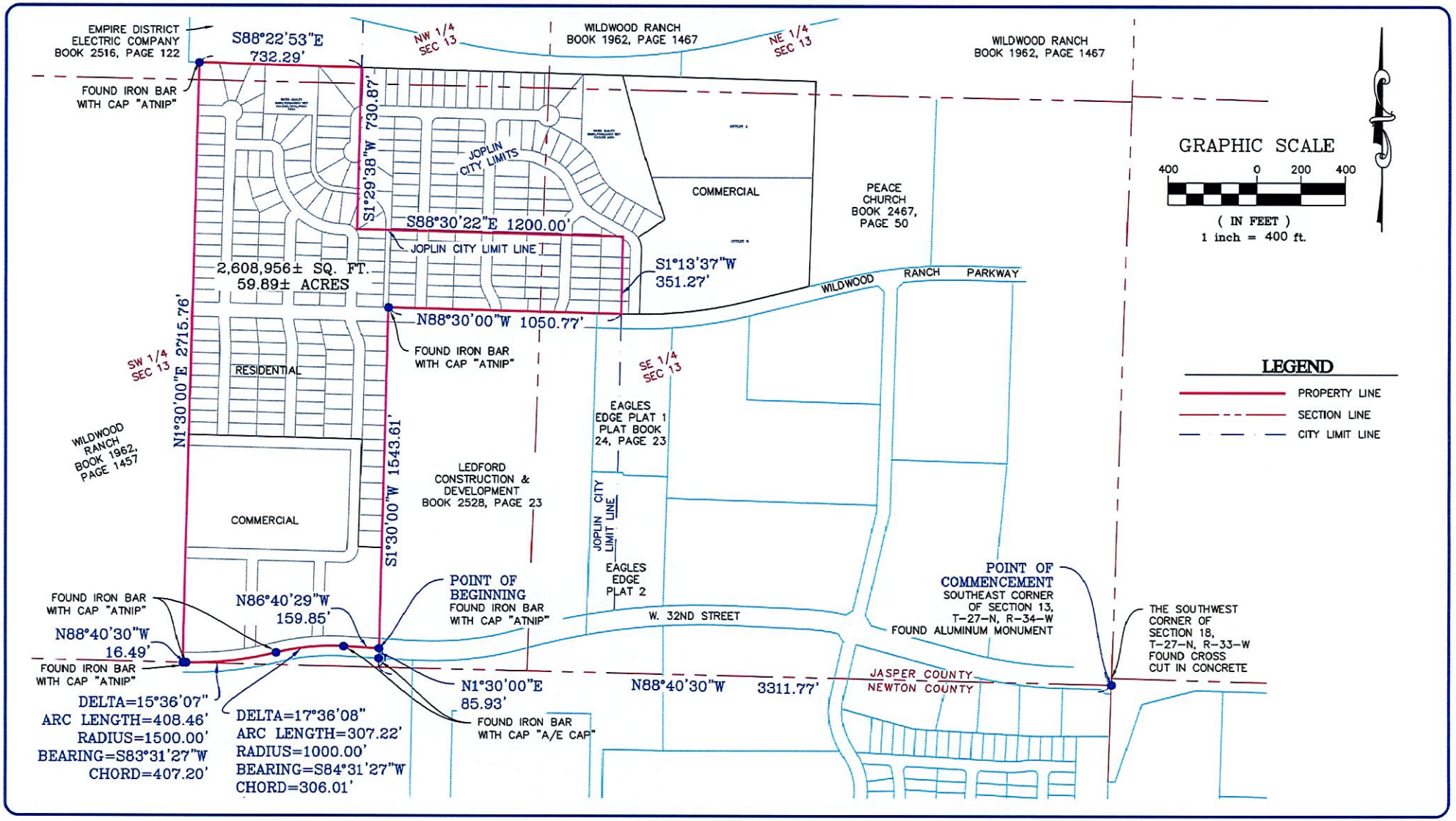
DRAWN BY: SLM	FIELD BY:
DATE: 3-22-23	FIELD BK:
CLIENT NO: 22J010074	DRAWING NUMBER: JOP-100-6974

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
811 E. 3rd Street.
Joplin, MO 64801
417-782-7399

ANNEXATION TRACT
A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2641, AT PAGE 30. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°40'30" WEST, 3311.77 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION, NORTH 01°30'00" EAST, 85.93 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 1543.61 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP" SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 88°30'00" EAST, 1088.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 195.85 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 88°39'07" EAST, A DISTANCE OF 195.77 FEET TO A POINT LYING ON THE JOPLIN CITY LIMITS LINE; THENCE ALONG SAID JOPLIN CITY LIMITS LINE, NORTH 01°49'48" EAST, 1069.31 FEET; THENCE SOUTH 88°22'53" EAST, 611.05 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 01°49'48" WEST, 928.57 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 76°04'01" WEST, 293.74 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 334.79 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 80°56'07" WEST, WITH A DISTANCE OF 334.38 FEET TO A POINT LYING ON THE JOPLIN CITY LIMITS LINE SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 14.15 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.



ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

ANNEXATION SKETCH

JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: SLM	FIELD BY:
DATE: 3-20-23	FIELD BK:
CLIENT NO: 22J010074	DRAWING NUMBER: JOP-100-6970

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
811 E. 3rd Street.
Joplin, MO 64801
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