Vacation of Streets or Easements Procedures

Applicability. Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated.

Review Criteria. A vacation shall be reviewed according to the following criteria:

1. The application is in accordance with the comprehensive plan. In particular, the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.
2. Compliance with the requirements of this code. In particular, the vacation is consistent with the intent and design objectives of the subdivision design standards.
3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, opens spaces, blocks, lots, and public utilities and facilities.
4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.
5. No private rights will be injured or endangered by the vacation.
6. The street, easement or other public reservation of land to be vacated no longer serves a public purpose.
7. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to vacations:

1. Notice shall be published for two consecutive weeks in an official City newspaper. The notice shall state that an application for vacation has been filed in the office of the City Clerk, describing the property fully, and including all other information required for public hearings in Section 2.01.
2. The City Council or the Director may determine that it would be advisable to obtain the recommendation of Planning Commission concerning a vacation application prior to the public hearing before the City Council. In that event, the Planning Commission shall hold its own public hearing on the application according to the same procedures as City Council. At the conclusion of any such hearing, the Planning Commission shall submit its recommendation on the application to the City Council.
3. Approval of a vacation shall be by ordinance adopted by the City Council.

Effect of Decision. The vacation shall be effective on the date specified in the ordinance and after recording with the applicable county Recorder of Deeds. In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, safety and welfare, including the requirement for easements. The Director shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation may be recorded.

Vacation of Streets or Easements Application

No fee - Part of agreement to relocate McIntosh Cir

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.: 009-26
Filing Fee: $600.00
Received: 2/3/26
Date Advertised: _____
Proj. No.: 26-014
Public Hearing Date: _____

Applicant: City of Joplin Phone No.: 417-624-0820 ext 1511
Address: 602 S Main St Email: tbellair@joplinmo.org
Owner: Freeman-Oak Hill Health System Phone No.: 417-347-6664
Address: 1102 W 32nd St Email: dcaylor@freemanhealth.com
Location of Street or Easement: See Exhibit "Old McIntosh Cir"

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.

N/A Freeman is sole owner

☐ ☐ 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.

☐ ☐ 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.

Liberty Jordan Bolinger jordan.bolinger@libertyutilities.com

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)	Jerry Herron	jherron@republicservices.com	(620) 620-1117
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Allo Fiber	Brandon Warren	Brandon.warren@allofiber.com	
Allo Fiber	Chris Rowley	Chris.rowley@allofiber.com	402-430-2870
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531
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: Daniel Caylor, FHS VP **Date:** 12/16/25

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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *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:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

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

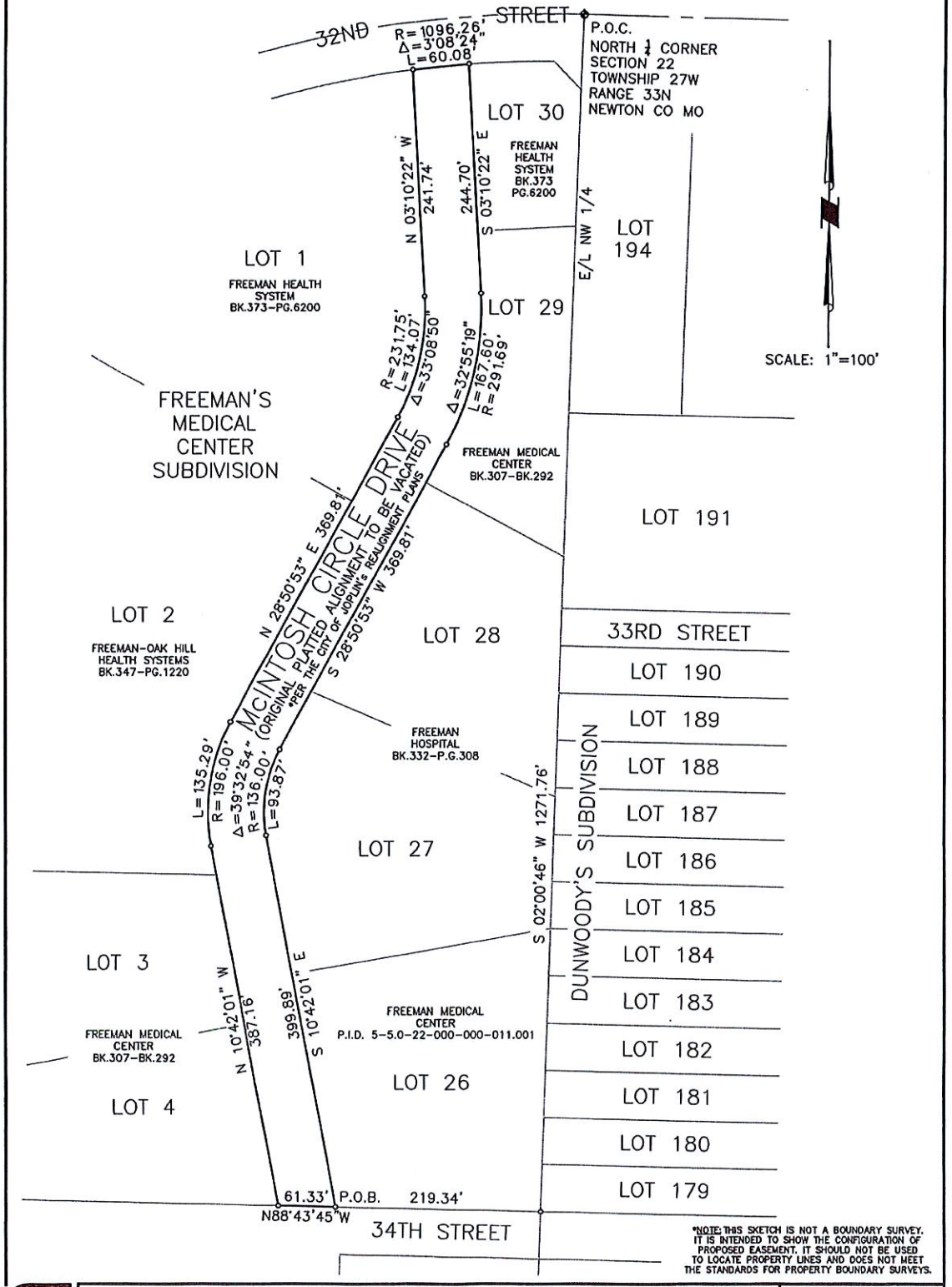
2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect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

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

_____ _____
Authorized Representative Date

_____
Name of Utility

BASIS OF BEARINGS: GRID NORTH PER THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.



*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREVIOUS ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE VACATED)

FREEMAN'S MEDICAL CENTER SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO

"EXHIBIT" A

DATE:	REVISION:	DWN. BY: HAS	CKD. BY: SRL	APPD. BY: HAS	DATE: 3/10/2025

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 660-7200

DWG. NO. 1 of 2

A PORTION OF THE PREVIOUS ALIGNMENT OF
McINTOSH CIRCLE DRIVE TO BE VACATED
FREEMAN'S MEDICAL CENTER SUBDIVISION
JOPLIN, MISSOURI

THAT PORTION OF McINTOSH CIRCLE DRIVE AS SHOWN ON THE RECORDED PLAT OF FREEMAN'S MEDICAL CENTER SUBDIVISION, LOCATED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5th PRINCIPAL MERIDIAN AND BASE LINE, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BOUNDED ON THE EAST BY LOTS 26, 27, 28, 29, AND 30, ON THE WEST BY LOTS 1, 2, 3, AND 4, ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET, AND ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET IN SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 22, THENCE SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 1271.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 IN FREEMAN'S MEDICAL CENTER SUBDIVISION; THENCE NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT (BEING THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET) A DISTANCE OF 219.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 (BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 34TH STREET AND THE EAST RIGHT-OF-WAY LINE OF McINTOSH CIRCLE DRIVE) AND THE POINT OF BEGINNING:

THENCE ALONG THE PLATTED PERIMETER OF SAID McINTOSH CIRCLE DRIVE RIGHT-OF-WAY AS PER THE CITY OF JOPLIN's REALIGNMENT PLANS THE FOLLOWING COURSES, DISTANCES, AND CALLS: NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 34TH STREET 61.33 FEET; THENCE LEAVING SAID 34TH STREET RIGHT-OF-WAY NORTH 10 DEGREES, 42 MINUTES, 01 SECOND WEST 387.16 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 196 FEET, A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 135.29 FEET; THENCE NORTH 28 DEGREES, 50 MINUTES, 53 SECONDS EAST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 231.75 FEET, A CENTRAL ANGLE OF 33 DEGREES, 08 MINUTES, 52 SECONDS, WITH AN ARC LENGTH OF 134.07 FEET; THENCE NORTH 3 DEGREES, 10 MINUTES, 22 SECONDS WEST 241.74 FEET TO THE SOUTH RIGHT-OF-WAY OF 32ND STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1096.26 FEET, A CENTRAL ANGLE OF 3 DEGREES, 08 MINUTES, 24 SECONDS, WITH AN ARC LENGTH OF 60.08 FEET; THENCE LEAVING SAID 32ND STREET RIGHT-OF-WAY SOUTH 3 DEGREES, 10 MINUTES, 22 SECONDS EAST 244.7 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 291.69 FEET, A CENTRAL ANGLE OF 32 DEGREES, 55 MINUTES, 99 SECONDS, WITH AN ARC LENGTH OF 167.60 FEET; THENCE SOUTH 28 DEGREES, 50 MINUTES, 53 SECONDS WEST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 136 FEET; A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 93.87 FEET; THENCE SOUTH 10 DEGREES, 42 MINUTES, 01 SECOND 399.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,295 SQUARE FEET, OR 1.75 ACRES, MORE OR LESS.

GRID BEARINGS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

SURVEYOR'S DECLARATION:

ON THE 10th DAY OF MARCH 2025, 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.

ALLGEIER, MARTIN & ASSOCIATES
BY: H. ANDREW SOUTH (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK



H. ANDREW SOUTH
Mo.PLS #2006000160

*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREVIOUS ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE VACATED)				"EXHIBIT" A
FREEMAN'S MEDICAL CENTER SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO				
DATE:	REVISION:	DWN. BY: HAS CKD. BY: SRL APPD. BY: HAS DATE: 3/10/2025	THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.	

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 660-7200

DWG. NO. 2 of 2

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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *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:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

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.

Authorized Representative — Date: 1/29/2026

MOAM
Name of Utility

Liberty

Outlook

RE: Old McIntosh Circle - Vacation Utility Comments

From Jordan Bolinger <Jordan.Bolinger@libertyutilities.com>
Date Thu 1/29/2026 3:05 PM
To Bellairs, Tyler <TBellair@joplinmo.org>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>
Cc dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Hi Tyler – apologies, I was under the impression that Alex with land had responded for Liberty.
Just to clarify, it is my understanding that Liberty has no electric facilities in the area in question (Old McIntosh Circle) and sees no conflict.

Thank you!

Jordan Bolinger | Liberty Utilities (Missouri) | Senior Manager, Key Accounts
P: 417-625-4224 | C: 417-483-2137 | E: Jordan.Bolinger@libertyutilities.com
602 S Joplin Ave, Joplin, MO 64801

From: Bellairs, Tyler <TBellair@joplinmo.org>
Sent: Thursday, January 29, 2026 2:32 PM
To: Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; Jordan Bolinger <Jordan.Bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com
Subject: Re: Old McIntosh Circle - Vacation Utility Comments

Last call for utility comments. The deadline passed but I wanted to make one last effort to reach out and request those again before we proceed with the vacation.

Sincerely,

Tyler Bellairs
Planner
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1511
email: TBellair@joplinmo.org
web: JoplinMo.org

JOPLIN MISSOURI

From: Bellairs, Tyler
Sent: Tuesday, December 16, 2025 12:05 PM
To: Martinez, Steven <SMartine@joplinmo.org>; Cruz, John <JCruz@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <jherron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <jl0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>
Subject: Old McIntosh Circle - Vacation Utility Comments

Good day, everyone.

Freeman Health Systems is requesting to vacate the Old McIntosh Circle right-of-way. Please see the vacation application attached. This is the old location of the street, before it was reconstructed in its present location to line up with S Jackson Ave . Please refer to the legal exhibit in the attached document and the image below. Old McIntosh Cir is highlighted in Blue.

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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system, *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:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

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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: Sparklight has coax that runs along the west side of McIntosh Circle from south of 34th then crossing 34th going northwest

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

Keri Bledsoe — Authorized Representative

1-14-26 — Date

Sparklight — Name of Utility

Outlook

Re: Old McIntosh Circle - Vacation Utility Comments

From Herron, Jerry <JHerron@republicservices.com>

Date Tue 1/6/2026 9:23 AM

To Cruz, John <JCruz@joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>; Martinez, Steven <SMartine@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>

Cc dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>

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Republic Services doesn't have any issues

Get Outlook for iOS

From: Cruz, John <JCruz@joplinmo.org>
Sent: Tuesday, January 6, 2026 8:00:20 AM
To: Bellairs, Tyler <TBellair@joplinmo.org>; Martinez, Steven <SMartine@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <JHerron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>
Subject: RE: Old McIntosh Circle - Vacation Utility Comments

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Good morning,

Please see attached for Sanitary Sewer.

John Cruz
Sanitary Sewer Engineer
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1584
email: JCruz@joplinmo.org
web: JoplinMo.org

From: Bellairs, Tyler <TBellair@joplinmo.org>
Sent: Tuesday, December 16, 2025 12:05 PM
To: Martinez, Steven <SMartine@joplinmo.org>; Cruz, John <JCruz@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <jherron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com
Subject: Old McIntosh Circle - Vacation Utility Comments

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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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *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:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

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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: Retain utility easement and/or Relocate Protect Facilities

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

JOHN CRUZ
Authorized Representative

1/5/26
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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

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   ☐ 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: will retain Prescriptive rights easement for existing Stormsewer within Vacated Property.

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

Steven Martinez — 12/23/25
Authorized Representative — Date

City of Joplin - Storm 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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

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   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☒ Other: AT&T will either retain utility easement and existing facilities. If relocation is required, property owner will be responsible for costs.

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

Gene Lollis
Authorized Representative

12/17/2025
Date

AT&T
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: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system, *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:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

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 — Chris Rowley — 12/16/2025

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

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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:

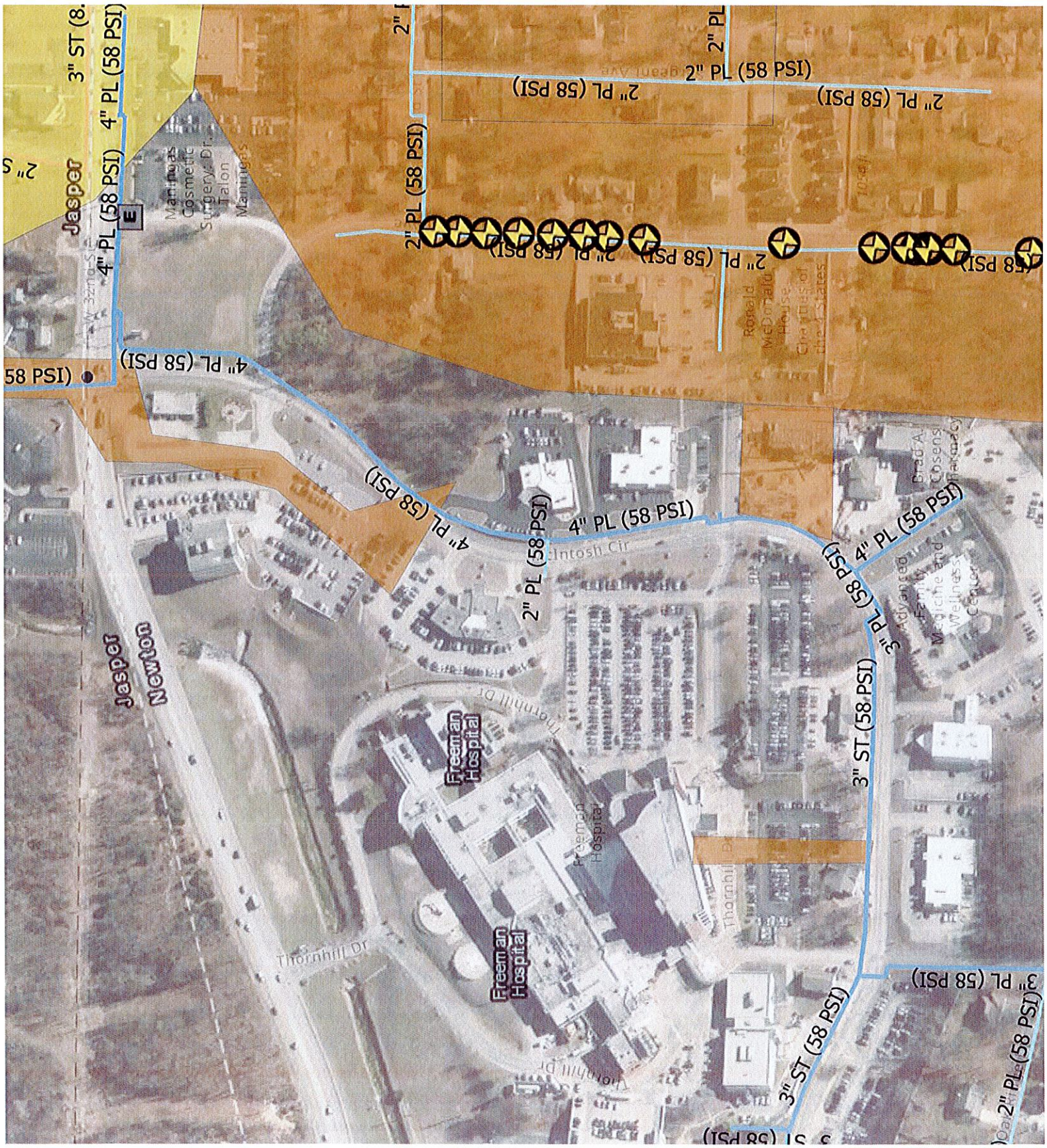
Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Jan 5, 2026 09:57:11 CST)

Authorized Representative Date

Spire

Name of Utility



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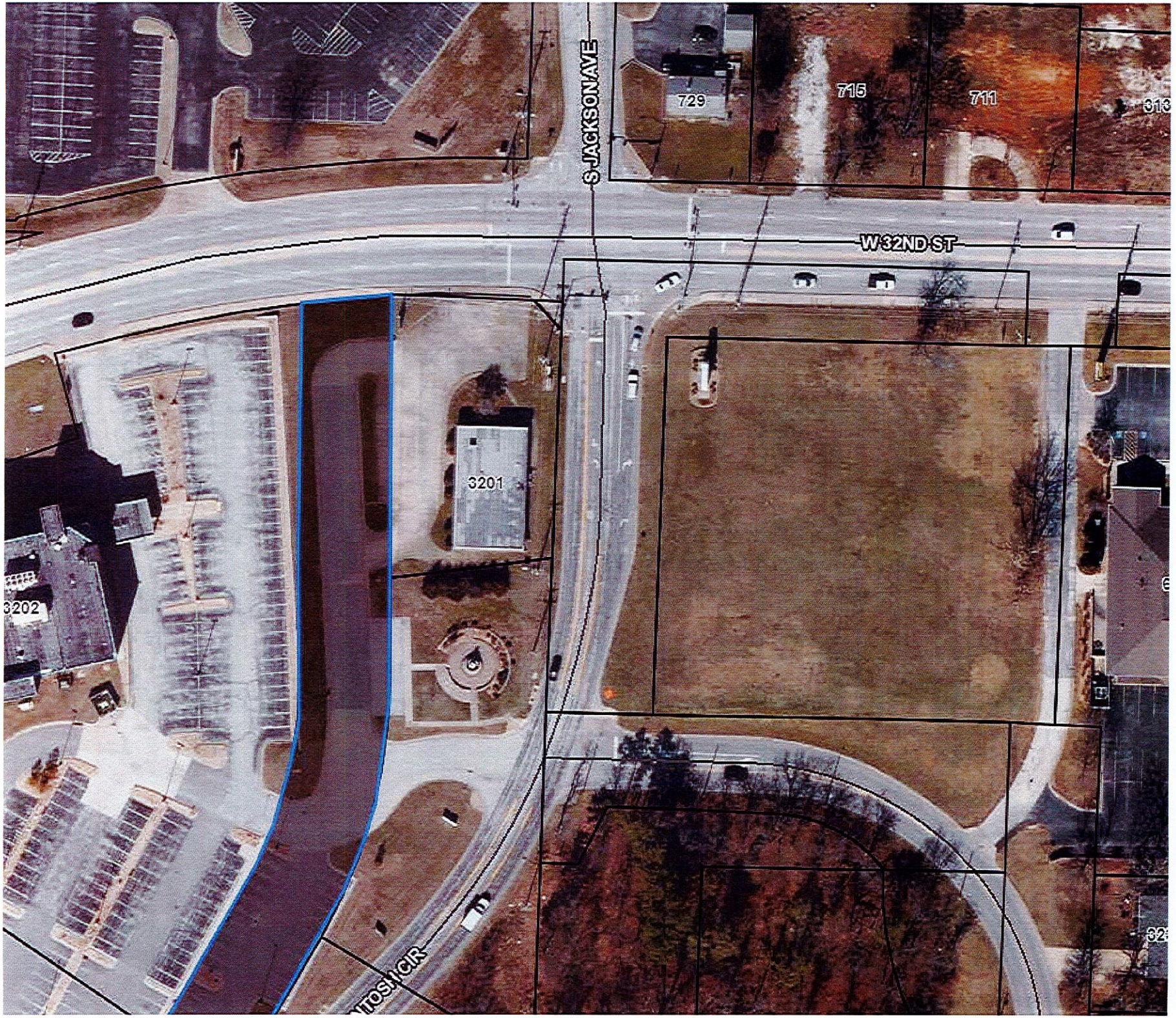
Thornhill Dr
Thornhill Dr
Thornhill Dr
Thornhill Dr
Intosh Cir
Maningas Cosmetic Surgery Dr. Talon Maningas
Ronald McDonald House Charities of the 4 States
Brad A. Cosens Pharmacy
Advanced Family Medicine and Wellness Center


S JACKSON AVE
729
715
711
W 32ND ST
3201
3202

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

December 16th, 2025

City of Joplin
602 S Main St
Joplin, MO 64801

Re: Vacation of Old McIntosh Circle West, Case No.-26.

Vacation: Vacation of old McIntosh Circle between 32nd Street and 34th Street, as shown on Exhibit A page 1 and described on Exhibit A page 2.

City of Joplin,

In response to your letter dated December 16th, 2025 relative to the above referenced vacation request.

Please be advised that Spire Missouri Inc. ("Spire"), has facilities within the area to be vacated. Spire is requesting that a savings clause be included in the Vacation Ordinance that will protect our existing facilities and will grant Spire the right to ingress and egress for the proper maintenance of these facilities.

Sincerely,

Alex Sammet (Jan 5, 2026 09:57:11 CST)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF:MRS
cc: tbellair@joplinmo.org

Engineering Dept. Approval: KAT
KAT

System Planning Approval: MAR
MAR

Signature: Michael Russo
Michael Russo (Dec 30, 2025 11:46:18 CST)

Email: michael.russo@spireenergy.com

Signature: Kent Thaemert
Kent Thaemert (Jan 2, 2026 15:35:08 CST)

Email: kent.thaemert@spireenergy.com

Signature: Mandica Spear
Mandica Spear (Dec 29, 2025 11:47:07 CST)

Email: mandy.butkovich@spireenergy.com

binder

Final Audit Report 2026-01-05

Created:	2025-12-29
By:	Mondica Spear (mandy.butkovich@spireenergy.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWHWbi2aql5G1pSayt3Rss4As0sI9cYEB

"binder" History

Document created by Mondica Spear (mandy.butkovich@spireenergy.com)
2025-12-29 - 5:45:48 PM GMT

Document emailed to michael.russo@spireenergy.com for signature
2025-12-29 - 5:45:56 PM GMT

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2025-12-29 - 5:45:56 PM GMT

Document emailed to kent.thaemert@spireenergy.com for signature
2025-12-29 - 5:45:56 PM GMT

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2025-12-29 - 5:45:56 PM GMT

Document e-signed by Mondica Spear (mandy.butkovich@spireenergy.com)
Signature Date: 2025-12-29 - 5:47:07 PM GMT - Time Source: server

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2025-12-29 - 5:47:24 PM GMT

Email viewed by Alex Sammet (alex.sammet@spireenergy.com)
2025-12-29 - 5:47:43 PM GMT

Email viewed by kent.thaemert@spireenergy.com
2025-12-29 - 11:24:23 PM GMT

Signer michael.russo@spireenergy.com entered name at signing as Michael Russo
2025-12-30 - 5:46:16 PM GMT

Document e-signed by Michael Russo (michael.russo@spireenergy.com)
Signature Date: 2025-12-30 - 5:46:18 PM GMT - Time Source: server

Signer kent.thaemert@spireenergy.com entered name at signing as Kent Thaemert
2026-01-02 - 9:35:06 PM GMT

Document e-signed by Kent Thaemert (kent.thaemert@spireenergy.com)
Signature Date: 2026-01-02 - 9:35:08 PM GMT - Time Source: server

Document e-signed by Alex Sammet (alex.sammet@spireenergy.com)
Signature Date: 2026-01-05 - 3:57:11 PM GMT - Time Source: server

Agreement completed.
2026-01-05 - 3:57:11 PM GMT

Adobe Acrobat Sign

Recorded in Newton County, Missouri

Recording Date/Time: 02/09/2026 at 11:19:50 AM
Book: 375 Page: 853
Instr #: 202600867
Type: ROW
Pages: 4
Fee: $33.00 S 20260000757

Jennifer A. Childers
Recorder of Deeds

City of Joplin
602 S Main St
Joplin, MO
64801

$33.00

4345 $63.00

RIGHT OF WAY CONVEYANCE
FOR STREET PURPOSES

THIS INDENTURE, made this 28 day of January, 2026, by and between **Freeman-Oak Hill Health System (dba Freeman Health System)**, of the County of Newton, State of Missouri, party of the first part (GRANTOR), and **CITY OF JOPLIN**, a Municipal Corporation, of the County of Jasper, in the State of Missouri, party of the second part (GRANTEE).

Mailing Address of Grantee: 602 S. Main Street, Joplin, Missouri 64801

WITNESSETH, that the said party of the first part in consideration of the sum of TEN DOLLARS and 00/100 ($10.00) and other good and valuable consideration, to them paid by said party of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said party of the second part, its successors and assigns, the following described real estate and interests in real estate, in the County of Jasper, State of Missouri, to-wit:

Legal Description Attached

TO HAVE AND TO HOLD the same for the purpose of constructing and maintaining a city street according to the plans of the CITY OF JOPLIN or for the purposes above set out, together with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said party of the second part, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has executed the above day and year first above written.

Steve Graddy
Chief Financial Officer

1/28/26
Date:

STATE OF MISSOURI)
) ss
COUNTY OF NEWTON)

ACKNOWLEDGEMENT BY CORPORATION

On this 28th day of January, 2026, before me personally appeared **Freeman-Oak Hill Health System (dba Freeman Health System),** and that said instrument was signed in behalf of said corporation of the consideration stated therein and no other, and acknowledged said instrument to be free the act and deed of said corporation.

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

My term expires 12-12-, 2028.

Notary Public

DORIS A. LYONS
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires: Dec. 12, 2028
Commission #12647305

CURRENT ALIGNMENT OF
McINTOSH CIRCLE DRIVE TO BE DEDICATED
FREEMAN'S MEDICAL CENTER SUBDIVISION
JOPLIN, MISSOURI

THAT PORTION OF McINTOSH CIRCLE DRIVE AS SHOWN ON THE RECORDED PLAT OF FREEMAN'S MEDICAL CENTER SUBDIVISION, A PORTION OF LOTS 3, 4, 26, 27, 28, AND 29 IN SAID SUBDIVISION, ALSO A PORTION OF LOT 191 IN DUNWOODY'S SUBDIVISION (AS PER THE CITY OF JOPLIN's REALIGNMENT PLANS) LOCATED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN AND BASE LINE, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 22, THENCE SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 225.01 FEET THE POINT OF BEGINNING:

THENCE CONTINUING SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG SAID ¼ SECTION LINE 199.94 FEET TO THE NORTHWEST CORNER OF LOT 191 IN DUNWOODY'S SUBDIVISION; THENCE SOUTH 88 DEGREES, 39 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9.15 FEET; THENCE LEAVING SAID LOT LINE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 455 FEET, AN ARC LENGTH OF 116.97 FEET, ON A LONG CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES, 59 MINUTES, 55 SECONDS WEST 116.65 FEET; THENCE SOUTH 44 DEGREES, 21 MINUTES, 47 SECONDS WEST 188.05 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 385 FEET, AN ARC LENGTH OF 369.87 FEET, ON A LONG CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES, 50 MINUTES, 27 SECONDS WEST 355.81 FEET; THENCE SOUTH 10 DEGREES, 40 MINUTES, 53 SECONDS EAST 277.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET; THENCE NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 71.55 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 10 DEGREES, 40 MINUTES, 53 SECONDS WEST 263.16 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 455 FEET, AN ARC LENGTH OF 437.12 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES, 50 MINUTES, 27 SECONDS EAST 420.51 FEET; THENCE NORTH 44 DEGREES, 21 MINUTES, 47 SECONDS EAST 188.05 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 385 FEET, AN ARC LENGTH OF 139.63 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES, 58 MINUTES, 24 SECONDS EAST 138.87 FEET TO AN EXTENSION OF THE CENTERLINE OF THE JACKSON AVENUE RE-ALIGNMENT; THENCE SOUTH 88 DEGREES, 38 MINUTES, 53 SECONDS EAST ALONG SAID CENTERLINE EXTENSION 5.40 FEET; THENCE LEAVING SAID CENTERLINE EXTENSION ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 390 FEET, AN ARC LENGTH OF 133.31 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES, 29 MINUTES, 29 SECONDS EAST 132.66 FEET TO A COMMON BOUNDARY BETWEEN LOTS 29 AND 30 IN SAID FREEMAN'S MEDICAL CENTER SUBDIVISION; THENCE NORTH 87 DEGREES, 01 MINUTES, 31 SECONDS EAST 4.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,000 SQUARE FEET, OR 1.65 ACRES, MORE OR LESS.

GRID BEARINGS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

SURVEYOR'S DECLARATION:

ON THE 13th DAY OF MARCH 2025, 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.

ALLGEIER, MARTIN & ASSOCIATES
BY: H. ANDREW SOUTH (AGENT)

SIGNATURE IN BLUE INK



H. ANDREW SOUTH
Mo.PLS #2008000160

*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

CURRENT ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE DEDICATED)				"EXHIBIT"
FREEMAN'S MEDICAL CENTER & DUNWOODY'S SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO				B
DATE:	REVISION:	DWN. BY: HAS CKD. BY: SRL APPD. BY: HAS DATE: 3/13/2025	THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.	

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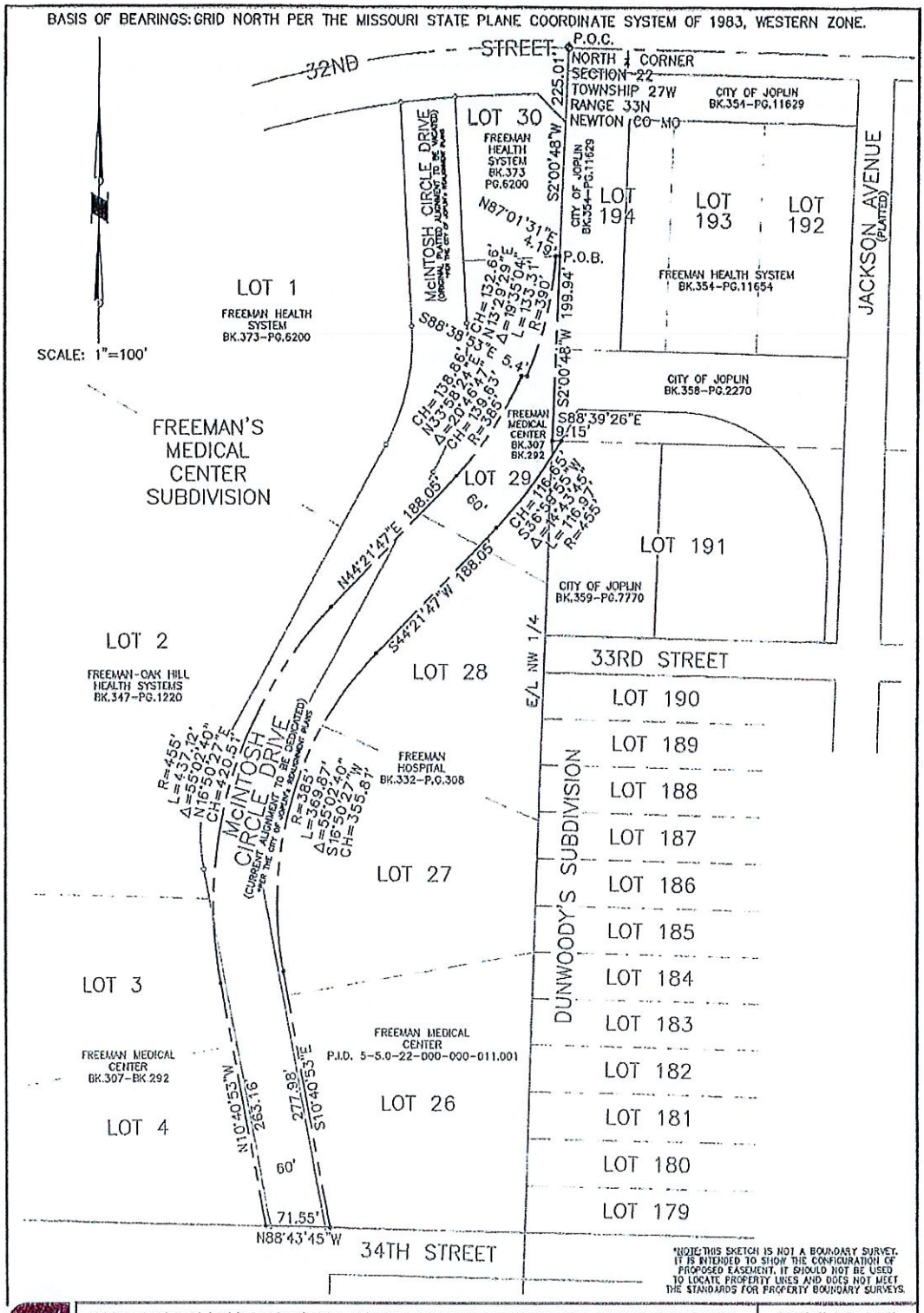
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 680-7200

Dwg. No
2 of 2



CURRENT ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE DEDICATED)

"EXHIBIT" B

FREEMAN'S MEDICAL CENTER & DUNWOODY'S SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO

DATE	REVISION

DWN. BY: HAS
CKD. BY: SRL
APPD. BY: HAS
DATE: 3/13/2025

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DWG. NO.