CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-260 – Final Plat Review, Koinonia Subdivision.

MEETING DATE:
April 1, 2019

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 014-19: Final Plat Review – A request to review the Final Plat of Koinonia Subdivision located immediately west of the intersection of Duquesne Road and Birch Lane – Koinonia Christian Campus Ministry.

BACKGROUND:

PLANNING & ZONING COMMISSION TESTIMONY:
David Weaver, 1435 Van Winkle, Joplin, MO 64801. We are a campus ministry to Missouri Southern and came into existence in 1967. We purchased about three and a half acres from College View Baptist Church to the south. We are looking to develop housing units for our students. These will be nice residential homes that will fit in with the surrounding neighborhood. In order to do our next two houses on lots 5 and 6, we wanted to come before this commission and present this plat. Preliminary Plat was approved by the Planning & Zoning Commission on March 11, 2019.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 014-19.

ATTACHMENTS:
CB 2019-260, Planning Report, Commission Minutes

Z&P Meeting: March 11, 2019
City Council Meeting: April 1, 2019

STAFF PLANNING REPORT
Final Plat

CASE 014-19 Final Plat Review

NAME OF SUBDIVISION Koinonia Subdivision

LOCATION: Immediately west of the intersection of North Duquesne Road and Birch Lane

APPLICANT: Koinonia Christian Campus Ministry

PRESENT ZONING: R-1, Single Family-Residential District

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single Family homes	Single Family homes	Vacant	Single Family homes

SUBDIVISION:

Number of lots
8

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	70’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES A new sewer extension will be added to service any new development.

FLOOD PLAIN N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION

The final plat approval is for the Koinonia Subdivision. This subdivision will be eight lots zoned Single-Family Residential (R1) located immediately west of the intersection of North Duquesne Road and Birch Lane. Adjacent to the west is Mina Avenue and to the north is 23rd street. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

Koinonia is a non-denominational campus ministry which strives to connect Missouri Southern students with ways to serve others. The new homes within the proposed subdivision will be owned by the Ministry and rented mostly to MSSU students involved with Koinonia at a reasonable monthly rate; there could also potentially be families living in these homes. In addition to the housing of the subdivision, future plans will include constructing a worship center on the large lot labeled Student Ministry Commons Area.

Staff recommends approval of Case 014-19.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

RECEIVED 2-12-19

FINAL PLAT CHECKLIST

Subdivision No.: 014-19
Date Filed: 2-12-19
Date of Meeting: 3-11-19
Fee: _____

Return Form To:
Municipal Planner
321 East 4th Street
P.O. Box 1355
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: KOINONIA SUBDIVISION

II. Name of Owner: KOINONIA CHRISTIAN CAMPUS MINISTRY

III. Name of Subdivider: KOINONIA CHRISTIAN CAMPUS MINISTRY

IV. Name of Person who prepared the Plat: MONNIE D. SEARS, P.L.S.

V. Date of Hearing: _____

VI. Location of Property by Streets: North Duquesne Road and Birch Lane

VII. Present Zoning of Property R1-Residential Single Family

VIII. Present Uses of Property _____

IX. No. of Acres in Total Tract 3.48 +/- Acres No. of Lots 8

Instructions:

The following checklist is to be completed by the Municipal Planner and may accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No", a written explanation may accompany this checklist.

X. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision.	☑	☐
B. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct.	☑	☐

C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments. ☑ ☐

D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines. ☑ ☐

E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ☑ ☐

F. Exact locations, widths and names of all streets and alleys to be dedicated. ☐ ☒

G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use. ☑ ☐

H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission. ☐ N/A ☐

I. Building setback lines on the front and side streets with dimensions. ☑ ☐

J. Name and address of the registered land surveyor preparing the plat. ☑ ☐

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ☑ ☐

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ☑ ☐

XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted? ☐ ☐ ?

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☐ ☒

B. Dedications or reservations. ☐ ☒

C. Surveyor preparing plat. ☒ ☐

XII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ☐ ☒

XIII. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ☐ ☐

B. If so, has a copy been submitted? ☐ ☐

XIV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition(%)
Streets			
Water			
Sewer			
Sidewalks			
Other, as required			
1.			
2.			
3.			

XV. Are additional comments attached? ☐ ☐

Dan Weaver 2-12-19

Koinonia Christian Campus Ministry
4311 E Newman Rd.
Joplin, MO 64801



Case 014-19: A parcel of land located immediately west of the intersection of Duquesne Road and Birch Lane -- A request to review the final plat of the Koinonia Subdivision -- Kainonia Christian Campus Ministry

Z&P Meeting: March 11, 2019
City Council Meeting: April 1, 2019

STAFF PLANNING REPORT
Final Plat

CASE 014-19 Final Plat Review

NAME OF SUBDIVISION Koinonia Subdivision

LOCATION: Immediately west of the intersection of North Duquesne Road and Birch Lane

APPLICANT: Koinonia Christian Campus Ministry

PRESENT ZONING: R-1, Single Family-Residential District

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single Family homes	Single Family homes	Vacant	Single Family homes

SUBDIVISION:

Number of lots
8

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	70’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES A new sewer extension will be added to service any new development.

FLOOD PLAIN N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION

The final plat approval is for the Koinonia Subdivision. This subdivision will be eight lots zoned Single-Family Residential (R1) located immediately west of the intersection of North Duquesne Road and Birch Lane. Adjacent to the west is Mina Avenue and to the north is 23rd street. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

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Staff recommends approval of Case 014-19.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

RECEIVED 2-12-19

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II. Name of Owner: KOINONIA CHRISTIAN CAMPUS MINISTRY

III. Name of Subdivider: KOINONIA CHRISTIAN CAMPUS MINISTRY

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E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ☑ ☐

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G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use. ☑ ☐

H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission. ☐ N/A ☐

I. Building setback lines on the front and side streets with dimensions. ☑ ☐

J. Name and address of the registered land surveyor preparing the plat. ☑ ☐

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ☑ ☐

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ☑ ☐

XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted? ☐ ☐ ?

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☐ ☒

B. Dedications or reservations. ☐ ☒

C. Surveyor preparing plat. ☒ ☐

XII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ☐ ☒

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A. Are any deed restrictions planned for subdivision? ☐ ☐

B. If so, has a copy been submitted? ☐ ☐

XIV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition(%)
Streets			
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XV. Are additional comments attached? ☐ ☐

Dan Weaver 2-12-19

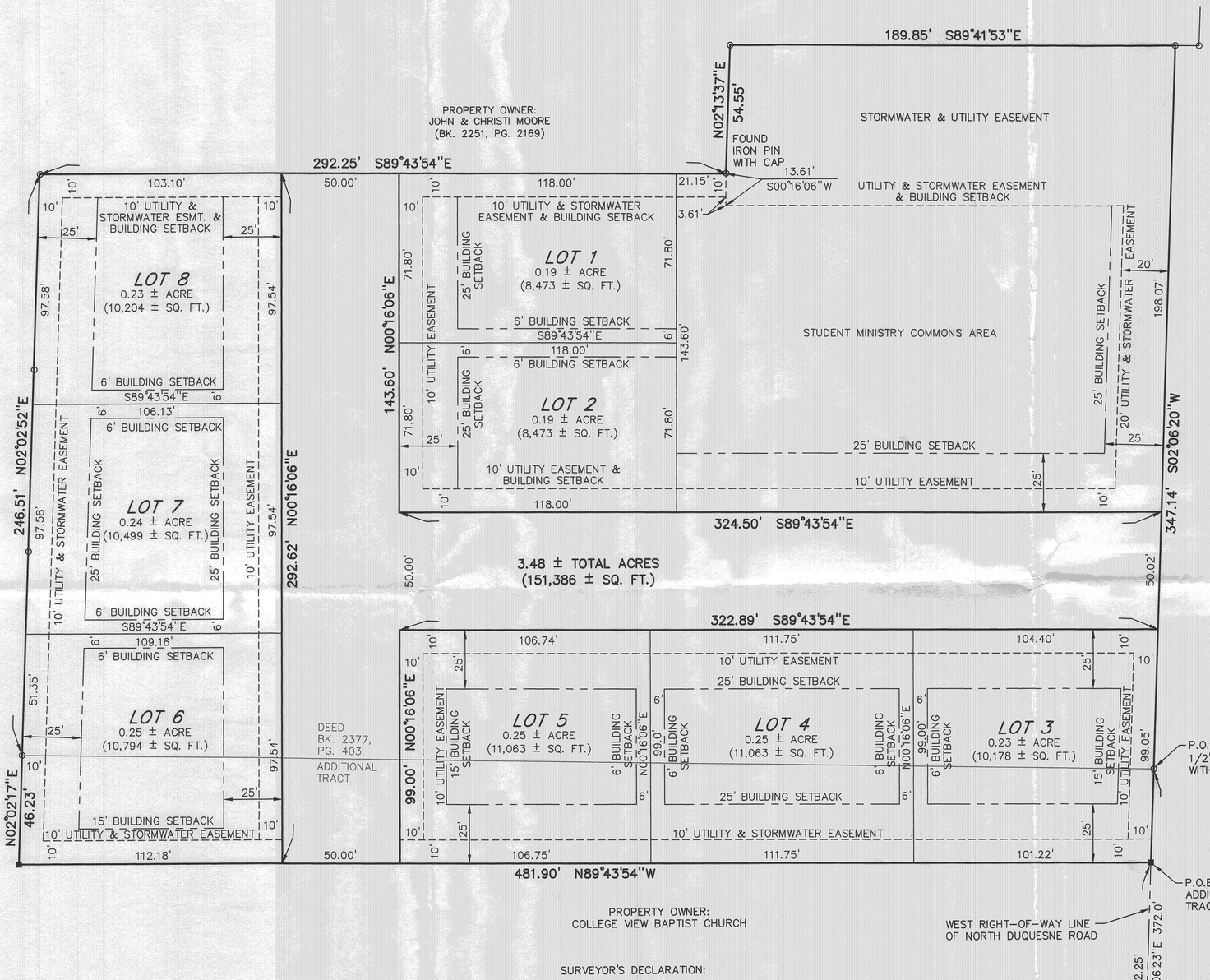
Koinonia Christian Campus Ministry
4311 E Newman Rd.
Joplin, MO 64801



Case 014-19: A parcel of land located immediately west of the intersection of Duquesne Road and Birch Lane -- A request to review the final plat of the Koinonia Subdivision -- Kainonia Christian Campus Ministry

FINAL PLAT
KOINONIA SUBDIVISION

A SUBDIVISION IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 32 WEST IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI



PROPERTY OWNER:
COLLEGE VIEW BAPTIST CHURCH

NOTE:

IRON PIN WITH CAP TO BE SET ON ALL LOT CORNERS WITHIN 12 MONTHS AFTER THIS PLAT IS RECORDED.

FLOOD ZONE DESIGNATION:

THE PROPERTY PLATTED HEREON IS WITHIN FLOOD ZONE "X", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097 C0277 E, EFFECTIVE NOVEMBER 2, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S DECLARATION:

ON THE 12TH DAY OF FEBRUARY, 2019 THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

STATE OF MISSOURI
Monnie Sears
NUMBER LS-2422
REGISTERED LAND SURVEYOR

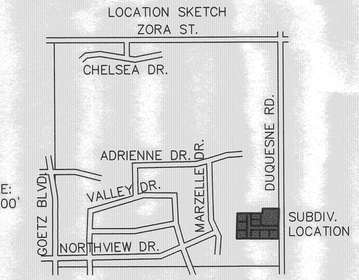
SIGNATURE IN BLUE INK
SEAL IN RED INK

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

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

MONNIE SEARS LS 2422
ALLGEIER, MARTIN AND ASSOCIATES
7231 EAST 24TH STREET
JOPLIN, MO 64804
PH: 417–680–7200

LOCATION SKETCH



SCALE: 1"=1000'

NE 1/4, SEC. 31, T28N, R32W
JASPER COUNTY, MISSOURI

LEGEND

- LOT LINE
- EASEMENT
- SECTION LINE
- SUBDIVISION BOUNDARY
- FOUND IRON PIN
- SET PERMANENT MONUMENT

SCALE: 1"=30'
30 15 0

BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM, WEST ZON

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT _____, OWNERS OF KOINONIA SUBDIVISION, IN JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS, STREETS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS, AS SHOWN, TO THE PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS ____ DAY OF _____, 20_____.

_____
NAME:

PLANNING AND ZONING APPROVAL:

APPROVAL OF THE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 20 _____.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY APPROVAL:

I, _____, CITY CLERK OF JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF KOINONIA SUBDIVISION IN JOPLIN, WAS FILED WITH SAID CITY FOR APPROVAL ON THE _ DAY OF _____, 20 _____ AND THAT THE SAME WAS APPROVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF JOPLIN BY ORDINANCE #_____, DULY PASSED AND APPROVED BY THE MAYOR ON THE _____ DAY OF _____, 20 _____.

_____ _____
CITY CLERK MAYOR

_____
CITY ENGINEER

RECORDER OF DEEDS:

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF KOINONIA SUBDIVISION WAS, ON THE ____ DAY OF _____, 20 _____ AT _____ O'CLOCK AND ____ MINUTES ____M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN SURVEY RECORD BOOK _____ AT PAGE _____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARTHAGE, MO., ON THE DAY AND YEAR AFORESAID.

CHARLOTTE PICKERING, RECORDER

BY _____ DEPUTY

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

ON THIS _____ DAY OF _____, 20 _____ ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STA PERSONALLY APPEARED _____ KNOWN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED M SEAL IN _____, SAID COUNTY AND STATE, AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

PROPERTY DESCRIPTION:
(DEED BK. 2377, PG. 403)

ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QU NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, 87 DEGREES 57 MINUTES 42 SECONDS WEST ALONG THE SO SAID QUARTER–QUARTER A DISTANCE OF 40 FEET TO A DR FOUND ON THE WEST RIGHT–OF–WAY LINE OF NORTH DUQU THE NORTHEAST CORNER OF LOT 7 IN COLLEGE SKYLINE AD NO. 1), THENCE NORTH 2 DEGREES 06 MINUTES 23 SECON SAID WEST RIGHT–OF–WAY LINE OF NORTH DUQUESNE ROA OF 372 FEET TO AN IRON PIN SET AT THE POINT OF BEGIN LEAVING SAID RIGHT–OF–WAY LINE ON A BEARING OF NORT 57 MINUTES 42 SECONDS WEST PARALLEL WITH THE SOUTH QUARTER–QUARTER A DISTANCE OF 481.79 FEET TO AN IR THE EAST LINE OF COLLEGE SKYLINE ADDITION PLAT 15, TH DEGREES 02 MINUTES 52 SECONDS EAST ALONG ADDITION FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF A TR DESCRIBED IN BOOK 2251 AT PAGE 2169 IN THE JASPER C RECORDER OF DEED'S OFFICE, A.K.A. "THE MOORE PROPERT SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST ALONG OF SAID DESCRIBED TRACT 192.25 FEET TO AN IRON PIN F "SOUTH JOG CORNER" OF THE TRACT OF LAND DESCRIBED AT PAGE 2169, THENCE CONTINUING ALONG AN EXTENSION A BEARING OF SOUTH 89 DEGREES 43 MINUTES 54 SECOND FEET TO AN IRON PIN SET, THENCE NORTH 2 DEGREES 13 SECONDS EAST PARALLEL WITH THE "NORTH–SOUTH JOG LI SOUTHERN BOUNDARY OF SAID DESCRIBED TRACT IN BOOK 2169 A DISTANCE OF 54.55 FEET TO AN IRON PIN SET ON BOUNDARY THEREOF, THENCE SOUTH 89 DEGREES 41 MINU EAST ALONG SAID BOUNDARY 189.85 FEET TO A MAG NAIL CONCRETE BASE OF A FENCE POST ON THE WEST RIGHT–O NORTH DUQUESNE ROAD BEING 40 FEET WEST OF THE EAS SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENC DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGH 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 SE TOWNSHIP 28 NORTH, RANGE 32 WEST OF THE 5TH PRINCI AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION THENCE N 88°57'42"W ALONG THE QUARTER SECTION LINE, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF DUQUE THENCE N 02°06'20"E ALONG SAID RIGHT–OF–WAY, 332.25 THE POINT OF BEGINNING;
THENCE N 02°06'20"E ALONG SAID RIGHT–OF–WAY, 39.75 SOUTHEAST CORNER OF A TRACT AS RECORDED IN BOOK PAGE 403;
THENCE N 88°57'42"W ALONG THE SOUTH LINE OF SAID TR FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE S 02°02'17"W ALONG THE EAST LINE OF COLLEGE ADDITION PLAT 15, A DISTANCE OF 46.23 FEET;
THENCE S 89°43'54"E, 481.90 FEET TO THE POINT OF BEG CONTAINING 0.48 ACRE (20,708 SQUARE FEET), MORE OR BASIS OF BEARINGS: WEST RIGHT–OF–WAY LINE OF DUQUE A BEARING OF N 02°06'20"E.

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

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.

CERTIFICATE OF AUTHORITY MISSOURI NO. 000427

DATE	REVISION

DWN. BY:	BF
CKD. BY:	MDS
APPD. BY:	MDS
DATE :	FEB., 2019

KOINONIA SUBDIVISION

SECTION 31, T28N, R32W — JASPER COUNTY, MO

DWG.

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