**CITY OF JOPLIN**
**COUNCIL AGENDA ITEM**

**ITEM:**
CB 2023-260 – Voluntary Annexation

**MEETING DATE:**
April 3, 2023

**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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

**FUNDING SOURCE:**
These payments are included in the FY2023 budget of the Community Planning Fund.

**SUMMARY REQUEST:**
Case 060-22: Voluntary Annexation - A Request to Voluntarily Annex into the Corporate Limits of the City of Joplin Property Located at the intersection of W 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr. to construct a new subdivision – Ashok Patel

**BACKGROUND:**
As part of the planned subdivision for Wildwood Ranch Subdivision, the applicant is requesting to annex this property into the City of Joplin for a Mixed-Used Commercial subdivision development.

**PLANNING & ZONING COMMISSION TESTIMONY:**
There was no comment.

**PUBLIC COMMENT;**
There was no public comment in opposition or in favor.

**RECOMMENDATIONS**:
Staff recommends approval for Council Bill 2023-260
Planning & Zoning Commission recommends approval of Case 060-22 (7 in Favor, 0 Opposed)

**ATTACHMENTS**
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

**Case 060-22: Voluntary Annexation**

A Request to Voluntarily Annex into the Corporate Limits of the City of Joplin Property Located at the intersection of W. 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr. to construct a new subdivision-Ashok Patel

Logan Ellis, 811 E. 3rd St. Joplin, Missouri 64801. He stated he represented Anderson Engineering, and they were asking for a voluntary annexation.

Mr. Kimble asked if there were any questions from the Commission on Case 060-22.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 060-22.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 060-22.

There were none.

**MR. JACKSON MOVED THAT CASE 060-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)**

Z&P Meeting: March 13, 2023
City Council Meeting: April 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Voluntary Annexation

**CASE 060-22** A request to voluntarily annex property into the City of Joplin

**LOCATION** W 32nd St, approximately 3500′ West of S John Duffy Dr

**APPLICANT** Ashok Patel

### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| N/A (Jasper/Newton County, MO) | Vacant | Approximately 100 acres |

### DISCUSSION

As part of the planned subdivision for Wildwood Ranch Subdivision, the applicant is requesting to annex this property into the City of Joplin for a Mixed-Used Commercial subdivision development.

**Staff recommends approval of Case 060-22.**

### ENCLOSURES

- Map of area to be annexed
- Application

# 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 |

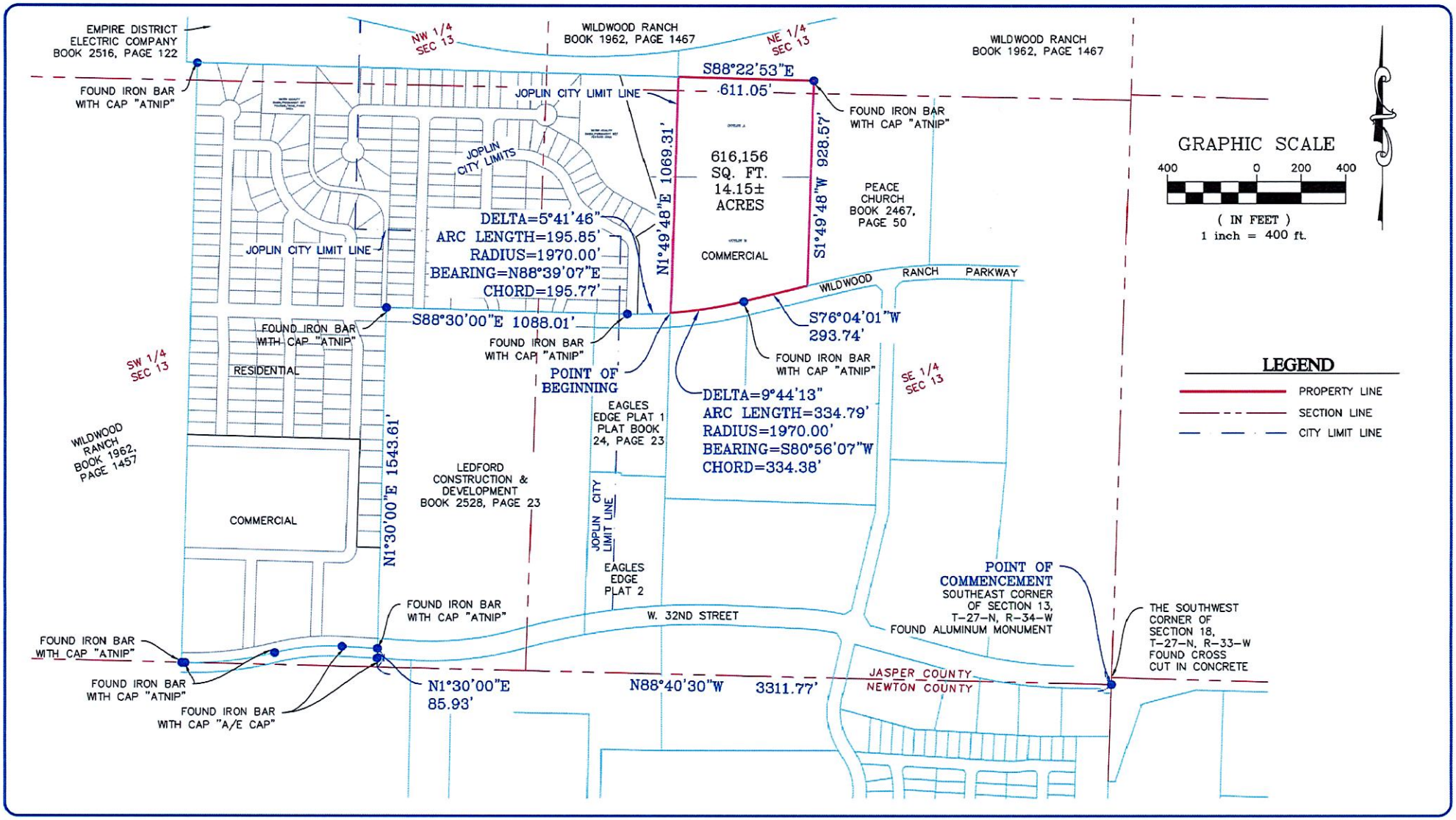
Do you plan to build residential living units on the property ____X____Yes _____No

**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

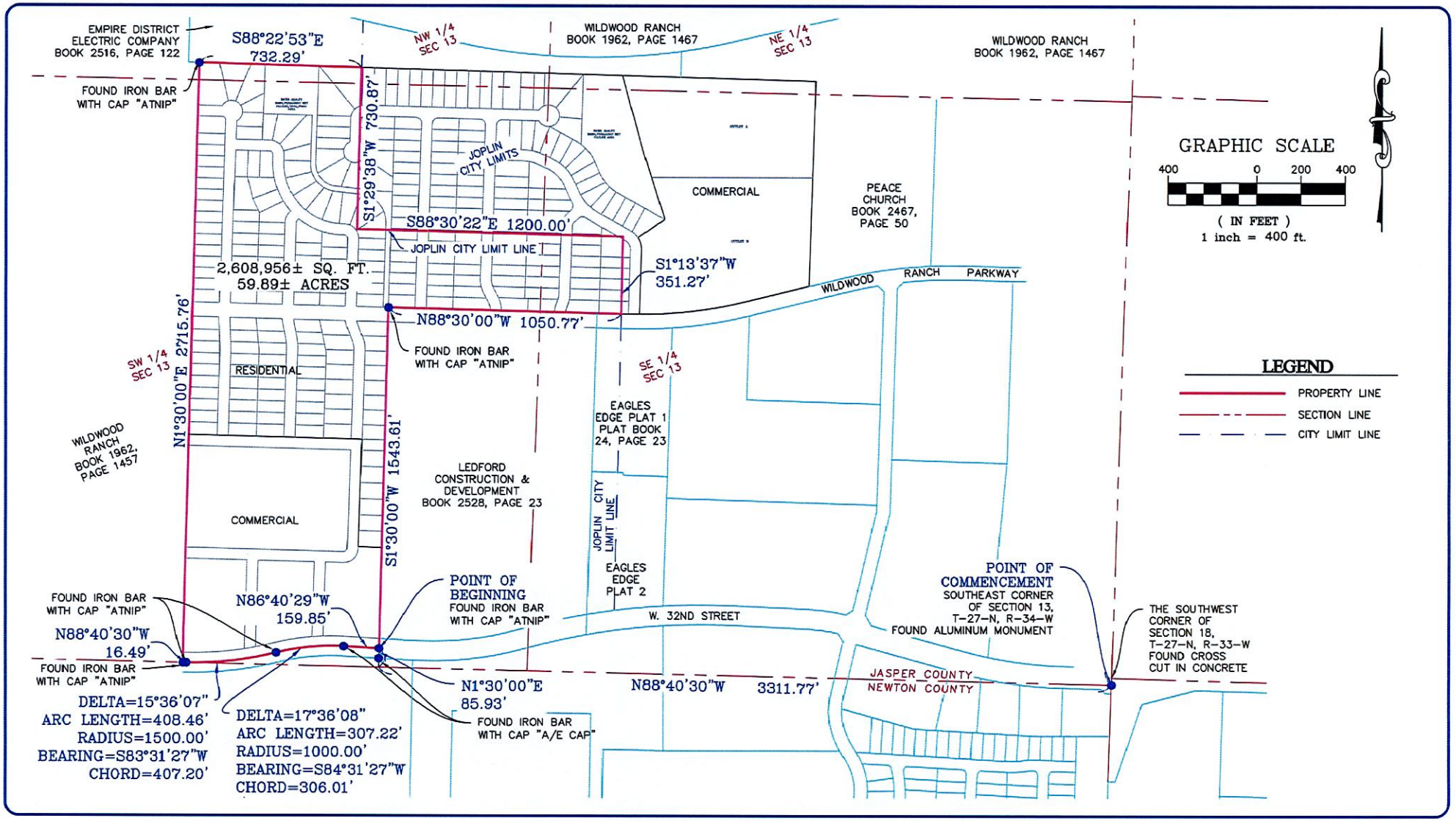
| | |
|---|---|
| DRAWN BY: SLM | FIELD BY: |
| DATE: 3-22-23 | FIELD BK: |
| CLIENT NO: 22J010074 | DRAWING NUMBER: JOP-100-6974 |

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 |

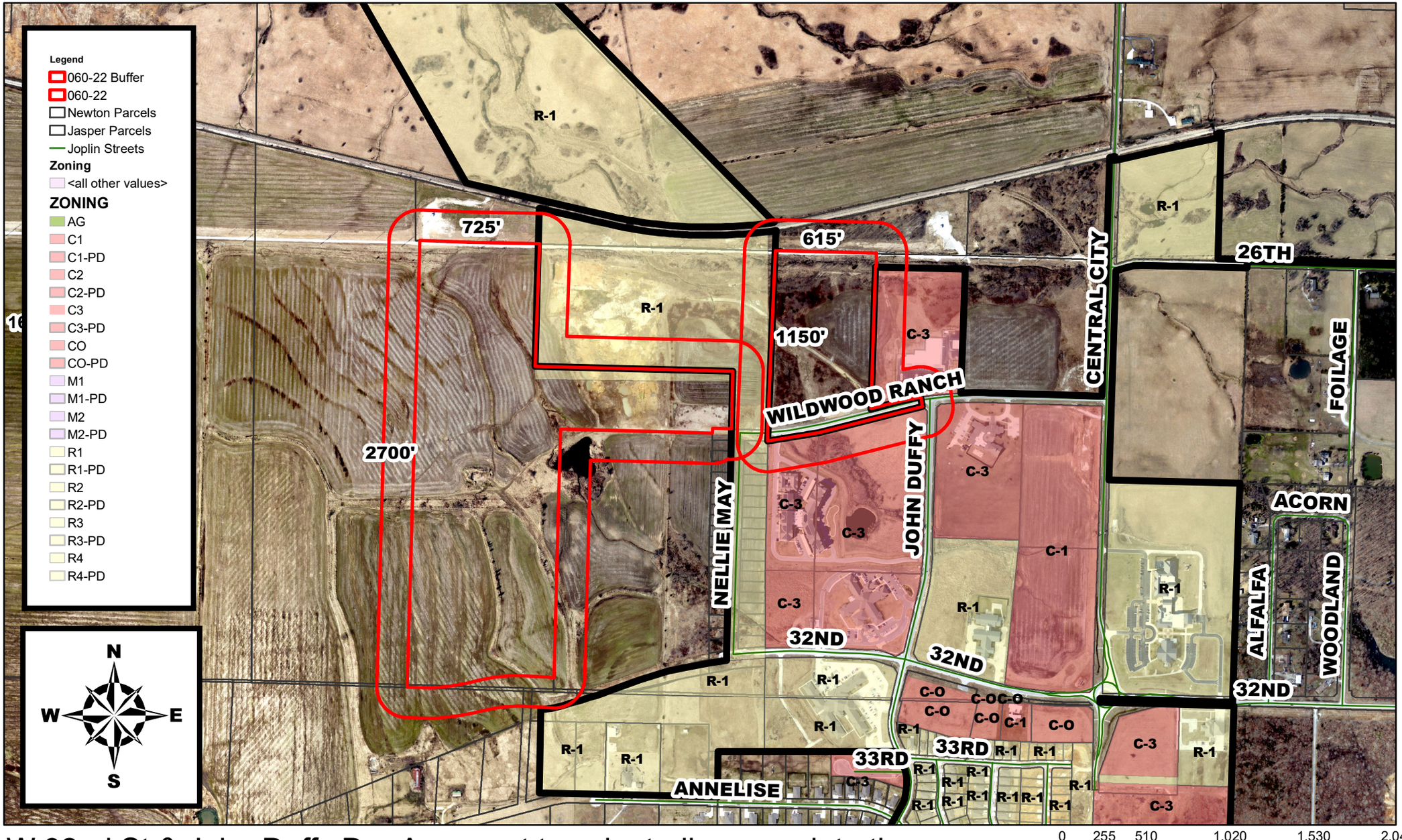
ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
811 E. 3rd Street.
Joplin, MO 64801
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" SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE NORTH 86°40'29" WEST, 159.85 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 307.22 FEET ALONG A 1000.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 84°31'27" WEST, A DISTANCE OF 306.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 408.46 FEET ALONG A 1500.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 83°31'27" WEST, WITH A DISTANCE OF 407.20 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 88°40'30" WEST, 16.49 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 2715.76 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 88°22' 53" EAST, 732.29 FEET TO THE EAST LINE OF THE JOPLIN CITY LIMIT LINE; THENCE ALONG SAID CITY LIMIT LINE THE FOLLOWING THREE COURSES, SOUTH 01°29'38" WEST, 730.87 FEET; THENCE SOUTH 88°30'22" EAST, 1200.00 FEET; THENCE SOUTH 01°13'37" WEST, 351.27 FEET TO THE NORTH LINE OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°30'00" WEST, 1050.77 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 01°30'00" WEST, 1543.61 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 59.89 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

# Case 060-22 - Voluntary Annexation




W 32nd St & John Duffy Dr - A request to voluntarily annex into the City of Joplin - Ashok Patel

P & Z Case 060-22
Ashok Patel
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-260 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the intersection of W 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr.

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 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.

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" SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE NORTH 86°40'29" WEST, 159.85 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 307.22 FEET ALONG A 1000.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 84°31'27" WEST, A DISTANCE OF 306.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 408.46 FEET ALONG A 1500.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 83°31'27" WEST, WITH A DISTANCE OF 407.20 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 88°40'30" WEST, 16.49 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 2715.76 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 88°22' 53" EAST, 732.29 FEET TO THE EAST LINE OF THE JOPLIN CITY LIMIT LINE; THENCE ALONG SAID CITY LIMIT LINE THE FOLLOWING THREE COURSES, SOUTH 01°29'38" WEST, 730.87 FEET; THENCE SOUTH 88°30'22" EAST, 1200.00 FEET; THENCE SOUTH 01°13'37" WEST, 351.27 FEET TO THE NORTH LINE OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH

88°30'00" WEST, 1050.77 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 01°30'00" WEST, 1543.61 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 59.89 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI 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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney