Z&P Meeting: May 9, 2022
City Council Meeting: June 6, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Surplus Property

CASE 034-22	A request to declare property surplus.
LOCATION	909 E. Broadway St.
APPLICANT	City of Joplin
PRESENT ZONING	M-2 Heavy Industrial
ACREAGE	Approx. 0.25

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	C-1	C-1	R-2
Land Use	Vacant	Vacant	Vacant	Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. Zora St.	Collector	70'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

This property is currently owned by the City of Joplin. It is the City's intent to sell this property, which would remove maintenance and upkeep expenses the City incurs while in possession and turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from private owners in 1997.

Staff recommends approval of Case 034-22.

ENCLOSURES

- Map of property
- Application

20883 BK 1612 PG 1325

909 Broadway

MISSOURI WARRANTY DEED

THIS INDENTURE, made on the 17TH day of NOVEMBER, One Thousand Nine Hundred and NINETY SEVEN, by and between

VICTOR H. HAILEY & JACKIE D. HAILEY

of the County of JASPER, State of MISSOURI, parties of the first part, and

THE CITY OF JOPLIN, MISSOURI, A MUNICIPAL CORPORATION

of the County of Jasper, State of Missouri, party of the second part.

(Mailing Address of said first named grantee is P.O. Box 1355, Joplin, Missouri 64802-1355).

WITNESSETH; THAT SAID PARTY OF THE FIRST PART, in consideration of ONE DOLLAR & NO/100 DOLLARS and other good and valuable consideration, do___ 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 lots, tracts or parcels of land, lying, being and situate in the County of Jasper, and State of Missouri, to-wit:

All of Lots Numbered Five (5), Six (6), Seven (7), and Eight (8) and the West 10 feet of Lot Numbered Nine (9) of Block Eight (8) in EAST JOPLIN CITY, now a part of the City of Joplin, Jasper County, Missouri according to the recorded Plat thereof.

TO HAVE AND TO HOLD, The premises aforesaid, 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, the said VICTOR H. & JACKIE D. HAILEY hereby covenanting that THEY lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that THEY good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by him or those under whom he claims; and that VICTOR H. & JACKIE D. HAILEY will warrant and defend the title of the said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and sealed the day and year first above written.

020883

STATE OF MISSOURI
COUNTY OF JASPER
REC. 1612 PAGE 1325-1326
'99 OCT 1 AM 11 52

Victor H. Hailey

Jackie D. Hailey

RECORDER OF DEEDS SEAL JASPER COUNTY, MISSOURI

STATE OF Missouri

ss. ACKNOWLEDGMENT BY INDIVIDUALS

COUNTY OF Jasper

On this 17TH day of November, 19 97, before me personally appeared Victor H. Hailey & Jackie D. Hailey to me known to be the person S described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that They executed the same as Their free act and deed and for the consideration stated therein and no other.

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

Jimmy M. Stockam, Notary Public
State of Missouri, Newton County
My Commission Expires March 14, 1999

My term expires _____, 19____.

Jimmy M. Stockam
Notary Public

STATE OF _____

ss. ACKNOWLEDGMENT BY CORPORATION

COUNTY OF _____

On this _____ day of _____, 19_____, before me appeared _____ to me personally known, who being by me duly sworn, did say that he is the President of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

My term expires _____, 19____.

_____
Notary Public

WARRANTY DEED

FROM

_____

_____

TO
THE CITY OF JOPLIN
STATE OF MISSOURI

CERTIFICATE OF RECORD

STATE OF MISSOURI)
) ss.
County of _____)

I, _____, Recorder of Deeds within and for the County aforesaid, do hereby certify that the above and foregoing instrument was filed for record in my office on _____, 19____, at _____ o'clock and _____ minutes ____M., and has been duly recorded in Book _____, Page _____.

WITNESS my hand and official Seal. Done at office this _____ day of _____, 19____.

_____
RECORDER

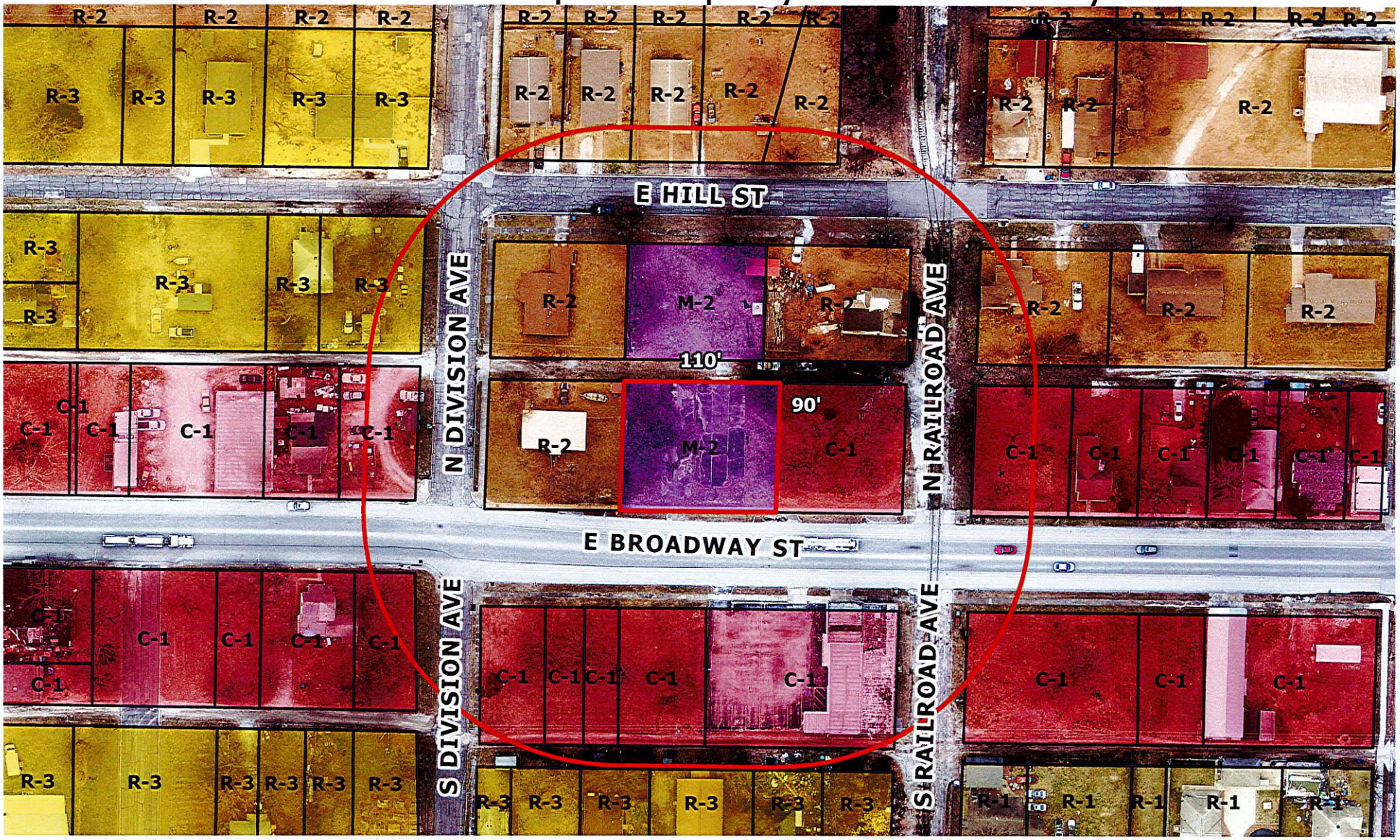
By _____
DEPUTY

END OF DOCUMENT

CHG & RETURN TO:
THE CITY OF JOPLIN
ATTN: Barbara Hogelin
P O Box 1355
JOPLIN MO 64802-1355

12/8/00

Case 034-22: Surplus Property - 909 Broadway St.



A request to declare property surplus – City of Joplin.