CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-271 – Voluntary Annexation

MEETING DATE:
June 5, 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 030-23: Voluntary Annexation – A request to Voluntarily Annex into the Corporate Limits of the City of Joplin, MO, Jasper County – ACME Land Co.

BACKGROUND:

All property will be annexed in as R-1 Single-Family Residential. The property will need to rezone for any future commercial or industrial development. The property is vacant with one vacant existing single-family home.

Raymon Sharp, has agreed to voluntarily annex into the City. The City contributed to the development of the MODOT corridor years back. Since then, the City attempted to involuntarily annex the property East and West of the corridor, but it did not pass. Now, the owner is requesting annexing into the City.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander represented the case. He explained the background on this property and noted that the City and its citizens are trying to capitalize on the dollars invested into developing the corridor by bringing the property into the City limits. Mr. Jackson asked if there were plan for utilities. Mr. Bolander explained that when MODOT was developing Highway I-249, the City installed a sleeve under 249 to provide access to Sewer utilities on the East side of the road.

Ms. Phillips asked about lead contamination in the soil. Mr. Bolander stated they used some of the contaminated soil for the 249 corridor and then they encapsulated it with concrete.

PUBLIC COMMENT;
Donna Strup spoke in opposition. She stated that it was mentioned that the property would be used as industrial property. She asked what the proposed use was. Mr. Bolander responded that there is no proposed use at this time. He stated that those uses were just what was expected to be seen along the corridor, but that when property is annexed into the City, it comes in as R-1.

Mr. Jackson asked if the property is in the County's jurisdiction right now. Mr. Bolander stated yes. Mr. Jackson then asked if bringing the property into the City puts more control on zoning and use. Mr. Bolander confirmed this.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-271
Planning & Zoning Commission recommends approval of Case 030-23 (4 in Favor, 2 Opposed, 1 Absent)

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

Case 030-23: Voluntary Annexation

Property East and West of Highway I-249, South of Newman Rd.-Voluntary Annexation-A request to Voluntarily Annex into the Corporate Limits of the City of Joplin, MO, Jasper County-Raymon Sharp

Mr. Bolander, City of Joplin, represented the owner of the property on the voluntary annexation. The history of this area, City of Joplin did invest 5-7 million dollars when this corridor was built with the Missouri Department of Transportation. This is one of the few properties that are not in the City of Joplin or another community. Much of the property is in Duenweg. We are trying to capitalize our investment the citizens have made and Mr. Sharp has agreed to voluntarily come into the City of Joplin. Both sides of the corridor between Newman Rd. and 7th St. We do recommend the approval of this request.

Mr. Kimble asked if there were any questions from the Commission on Case 030-23.

Mr. Jackson asked if there was any future projected land use for this property.

Mr. Bolander stated yes, we actually did involuntary annexation and had a vote which failed in this area. Part of that requirement was through a land use and a plan submission involuntary annexation. Around the interchanges you will see commercial and then between it mostly industrial type development.

Mr. Jackson asked what the process would be to get city utilities located out there for a hook up.

Mr. Bolander stated they are working on that right now. There is actually sewer going in on the west side of the corridor. In fact, those agreements have been approved by City Council. Then part of that when MODOT built it we did put a sleeve underneath 249 to get utilities to the east side as well.

Ms. Phillips stated she had a question. This was so long ago but she remembered some of the abated soil from the lead contamination underneath one of the highways. Was this one of them.

Mr. Bolander said yes, that was the corridor.

Mr. Jackson asked if the soil was contaminated.

Mr. Bolander stated no. It was a mitigation they used some of the contaminated soil for the 249 corridor and then they encapsulated it with concrete.

Ms. Phillips stated so it is actually under the highway.

Mr. Bolander stated yes.

Mr. Jackson said a question he had was we annex things into the City of Joplin, they now have City services, and they get City utility access which increases the value of their property, and they will also have City Public Safety on their property and then they get a decrease in their property tax bill. They are currently paying for rural services for fire. So, any time we have seen these annexations the landowners typically see a reduction in their property tax. He stated his concern there had been a lot of strong conversations in the last year that our Public Safety was very underfunded and here we are throwing more land onto them, and the City of Joplin will not have anything to offset this additional overhead, but the property owner would have everything to gain.

Mr. Bolander stated the rebuttal to that would be we are hoping this would develop. That would bring in revenue, jobs and property taxes. Right now, they get a decrease because the City tax is cheaper than the County tax so they would be paying City taxes once it comes into the City of Joplin. There is no abatement on the property right now. The only decrease they are going to receive would be the voluntary fire district tax that serves this area is more than the City tax. He stated we receive no tax off this property now.

Mr. McCullough stated that any property next to a freeway that goes residential is there any code that they have to put up any sound barrier.

Mr. Bolander stated no. A lot of the new housing development that you see on 7th St is in the community of Duenweg.

Mr. Kimble asked if there were any other questions from the Commission on Case 030-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 030-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 030-23.

Donna Strup, 1096 N. Prosperity Ave., Joplin, Missouri. Ms. Strup stated she lives right across the street. They said industry. Is it going to be zoned industry or residential or commercial. What is their proposal.

Mr. Bolander stated right now there is no proposal. His guess was on the interchanges you would see those developed first and they would be commercial. When we annex property into the City of Joplin it comes in as R-1, single family residential so they would have to go through a rezoning request to get it changed to commercial or even industrial. Right now, if it was annexed into the City of Joplin it comes in as single family residential.

Ms. Strup said okay, so we are just hanging up in the air to see what they are going to do down the road.

Mr. Bolander stated yes. All they are requesting is that it becomes a part of the City of Joplin. They have no development plans presented to us right now.

Ms. Strup stated okay, she just didn't want a big industry right across the street from her property but that is her comment.

Mr. Jackson stated he had a question based on her feedback. This is technically County property now, correct.

Mr. Bolander stated yes.

Mr. Jackson said so if something wanted to go in there commercial or industrial there is no zoning process they have to go through even.

Mr. Bolander stated that is correct.

Mr. Jackson stated they could put a land dump in there.

Mr. Bolander stated yes, there are no land use regulations in the County.

Mr. Jackson said so with the City annexing the property it actually puts more restrictions and control on that.

Mr. Bolander stated that is correct.

Ms. Strup thanked them for the clarification.

MS. STEELE MOVED THAT CASE 030-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 2 NAY, 1 ABSENT) VOTE IN OPPOSITION WAS FROM MR. JACKSON AND MS. WARREN.

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 030-23 A request to voluntarily annex property into the City of Joplin

LOCATION Property East and West of Highway I-249, South of Newman Rd.

APPLICANT Raymon Sharp

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant/one Single-Family Home	Approximately 200 acres

DISCUSSION

The applicant is requesting to annex this property into the City of Joplin for future industrial development. All property will be annexed in as R-1 Single-Family Residential. The property will need to rezone for any future commercial or industrial development. The property is vacant with one vacant existing single-family home.

Raymon Sharp, has agreed to voluntarily annex into the City. The City contributed to the development of the MODOT corridor years back. Since then, the City attempted to involuntarily annex the property East and West of the corridor, but it did not pass. Now, the owner is requesting annexing into the City.

Staff recommends approval of Case 030-23.

ENCLOSURES

- Map of area to be annexed
- Application

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.: 030-23
Filing Fee: $0.00
Received: 4/18/23
Proj. No.: 23-167

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: Acme Land Co. Phone No. 417 624-5825

Email: newt@newtsharp.com

Applicant Name: Raymon N. Sharp Phone No. 417 434 2021

Email: same

Mailing Address: P.O. Box 66 Joplin MO 64802

Annexation Property Location: ATTACHED

Present Use of Property: agriculture

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: _____

BOUNDARY DESCRIPTION FOR THE CITY OF JOPLIN – March 16th, 2023

ANNEXATION TRACTS ALONG I-249 IN SECTION 4, TOWNSHIP 27 N, RANGE 32 W, JASPER CO., MO.

ALL THAT PART OF THE NORTHEAST FRACTIONAL ¼ AND THAT PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN AND BASELINE ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, JASPER COUNTY MISSOURI DESCRIBED AS FOLLOWS:

(WEST TRACT) - COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE NORTH 89 DEGREES, 15 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION 2666.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST FRACTIONAL ¼; THENCE SOUTH 1 DEGREE, 54 MINUTES, 18 SECONDS WEST ALONG THE WEST LINE OF SAID FRACTIONAL ¼ A DISTANCE OF 30 FEET TO THE APPARENT SOUTH RIGHT-OF-WAY LINE OF EAST NEWMAN ROAD AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES, 15 MINUTES, EAST ALONG SAID RIGHT-OF-WAY LINE 316 FEET TO THE MISSOURI STATE HIGHWAY ROUTE 249 RIGHT-OF-WAY; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 0 DEGREES, 46 MINUTES, 16 SECONDS WEST 95.93 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 89 DEGREES, 13 MINUTES, 44 SECONDS EAST 754.59 FEET; THENCE SOUTH 56 DEGREES, 25 MINUTES, 57 SECONDS EAST 121.79 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 14 DEGREES, 13 MINTUES, 32 SECONDS EAST 82.04 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 14 DEGREES, 13 MINUTES, 32 SECONDS EAST 803.63 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 4 DEGREES, 41 MINUTES, 28 SECONDS EAST 469.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8366.12 FEET, ARC LENGTH OF 1360.1 FEET, ON A CHORD BEARING OF SOUTH 2 DEGREES, 44 MINUTES, 28 SECONDS EAST A CHORD DISTANCE OF 1358.61 FEET; THENCE SOUTH 7 DEGREES, 23 MINUTES, 55 SECONDS EAST 579.22 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 4 DEGREES, 20 MINUTES, 55 SECONDS WEST 611.4 FEET; THENCE SOUTH 12 DEGREES, 04 MINUTES, 35 SECONDS WEST ALONG SAID HIGHWAY RIGHT-OF-WAY 341.16 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ACME LAND COMPANY TRACT" DESCRIBED IN BOOK 2642 AT PAGE 310; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES, 50 MINUTES, 04 SECONDS WEST 776.2 FEET; THENCE SOUTH 3 DEGREES, 04 MINUTES, 42 SECONDS WEST 117.93 FEET TO THE MISSOURI STATE HIGHWAY ACCESS RIGHT-OF-WAY; THENCE NORTH 87 DEGREES, 47 MINUTES, 06 WEST ALONG SAID RIGHT-OF-WAY 77 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 2 DEGREES, 38 MINUTES, 14 WEST 102.59 FEET; THENCE NORTH 88 DEGREES, 55 MINUTES, 13 SECONDS WEST 465.53 FEET; THENCE SOUTH 1 DEGREE, 48 MINUTES, 02 SECONDS WEST 180 FEET; THENCE NORTH 88 DEGREES, 11 MINUTES, 58 SECONDS WEST 199.5 FEET; THENCE SOUTH 1 DEGREE, 48 MINUTES, 02 SECONDS WEST 250 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 7TH STREET; THENCE NORTH 88 DEGREES, 11 MINUTES, 58 SECONDS WEST 55.07 FEET ALONG SAID RIGHT-OF-WAY LINE 55.07 FEET TO THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 4; THENCE NORTH 1 DEGREE, 42 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID ¼ A DISTANCE OF 1284.08 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES, 52 MINUTES EAST ALONG THE NORTH LINE OF SAID ¼-¼ A DISTANCE OF 669.71 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF THE NORTHWEST ¼ OF SAID SOUTHEAST ¼; THENCE NORTH 1 DEGREE, 37 MINUTES, 49 SECONDS EAST ALONG THE WEST LINE OF EAST ½ OF SAID A DISTANCE OF 1319.51 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES, 54 MINUTES, 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ¼-¼ (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) A DISTANCE OF 668.72 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE NORTH 1 DEGREE, 49 MINUTES, 10 SECONDS EAST ALONG EAST LINE OF SAID ¼-¼ (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) A DISTANCE OF 360.28 TO AN IRON PIN FOUND; THENCE NORTH 88 DEGREES, 55 MINUTES, 41 SECONDS WEST (ALONG THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 736.42 FEET TO AN IRON PIN FOUND; THENCE NORTH 1 DEGREE, 53 MINUTES, 25 SECONDS EAST (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 359.27 FEET TO AN IRON PIN FOUND; THENCE NORTH 88 DEGREES, 48 MINUTES, 46 SECONDS WEST (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 599.81 FEET TO AN IRON PIN FOUND ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 4; THENCE NORTH 1 DEGREE, 54 MINUTES, 18 SECONDS EAST ALONG THE WEST LINE OF SAID ¼ A DISTANCE OF 1795.62 FEET TO THE POINT OF BEGINNING. CONTAINING 125.5 ACRES, MORE OR LESS.

TOGETHER WITH: (EAST TRACT) - COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 1 DEGREE, 44 MINUTES, 26 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 43.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST NEWMAN ROAD (IF EXTENDED); THENCE NORTH 89 DEGREES, 13 MINUTES, 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 30 FEET TO THE WEST RIGHT-OF-WAY LINE OF PROSPERITY ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 44 MINUTES, 26 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 2517.3 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 (SAID POINT BEING 30 FEET WEST OF AN IRON PIN FOUND AT THE EAST ¼ CORNER OF SAID SECTION 4); THENCE SOUTH 2 DEGREES, 01 MINUTE, 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 1776.81 FEET; THENCE SOUTH 1 DEGREE, 14 MINUTES, 37 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 169.5 FEET TO THE NORTH LINE OF THE "FCS FINANCIAL TRACT" DESCRIBED IN BOOK 2264 AT PAGE 269; THENCE NORTH 88 DEGREES, 18 MINUTES, 39 SECONDS WEST ALONG THE NORTH LINE OF SAID DESCRIBED TRACT 428.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 249; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES, 42 MINUTES, 05 SECONDS WEST 784.51 FEET TO A RIGHT-OF-WAY MARKER FOUND; THENCE NORTH 7 DEGREES, 23 MINUTES, 55 SECONDS WEST 579.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8038.04 FEET, ARC LENGTH OF 1306.77 FEET, ON A CHORD BEARING OF NORTH 2 DEGREES, 44 MINUTES, 29 SECONDS EAST A CHORD DISTANCE OF 1305.33 FEET; THENCE NORTH 1 DEGREE, 54 MINUTES, 58 SECONDS EAST 322.46 FEET; THENCE NORTH 8 DEGREES, 18 MINUTES, 33 SECONDS EAST 539.29 FEET; THENCE NORTH 9 DEGREES, 36 MINUTES, 46 SECONDS EAST 761.95 FEET; THENCE NORTH 24 DEGREES, 14 MINUTES, 39 SECONDS EAST 193.39 FEET; THENCE NORTH 68 DEGREES, 57 MINUTES, 54 SECONDS EAST 88.34 FEET; THENCE SOUTH 89 DEGREES, 13 MINUTES, 44 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST NEWMAN ROAD 515.87 FEET TO THE POINT OF BEGINNING. CONTAINING 74 ACRES, MORE OR LESS.

*BEING SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESERVATIONS OF RECORD.

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

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.

Acme Land Co. P.O. Box 66, Joplin, MO 64802

Raymon N. Sharp. Raymn N Sharp

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16 day of March 2023, before me appeared Raymon N. Sharp

_____, 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 Vicky Lynn Copeland

My commission expires: 05-22-26

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

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Acme Land Co. P.O. Box 66, Joplin, MO 64802

Raymon N. Sharp. Raymn N Sharp

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16 day of March 2023, before me appeared _____
Raymon N. Sharp

_____

_____, to me known to be the _____

_____ of _____

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Raymon N. Sharp. Raymon N Sharp

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

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_____ of _____

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Notary Public Vicky Lynn Copeland

My commission expires: 05-22-26

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844

Acme Supply Co. P.O. Box 142, Clayton, NC 64802

Clayton N. Stamp Esquire Delivered

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.

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: Acme Land Co. (Raymon Shcap) **Telephone Number:** 417 624 5825

Property Address: _____

_____

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

   If yes, how many businesses are located on this property? None

   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**

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.) NONE

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 ◯

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

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

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

Tract 2: All that part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri, described as follows: Commencing at the Northeast corner of said Southeast Quarter of the Southeast Quarter, thence North 88 degrees 51 minutes 53 seconds West along said North line of the Southeast Quarter of the Southeast Quarter, 1001.99 feet to a point on the West right-of-way line of Missouri Route 249, and the Point of Beginning, thence South 04 degrees 21 minutes 16 seconds West along said West right-of-way line, 522.53 feet to an angle point at station 8+717.412, thence South 12 degrees 04 minutes 11 seconds West along said West right-of-way, 341.01 feet, thence North 87 degrees 46 minutes 21 seconds West 249.81 feet to a point on the West line of said Southeast Quarter of the Southeast Quarter, thence North 01 degrees 33 minutes 09 seconds East along said West line 851.81 feet to a found gas pipe at the Northwest corner of said Southeast Quarter of the Southeast Quarter, thence South 88 degrees 51 minutes 33 seconds East along the North line of said Southeast Quarter of the Southeast Quarter 337.58 feet to the Point of Beginning.

Tract 3: All of the East One-half of the Northwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri.

Tract 4: All of Lot Numbered Two (2) and the East One-Half of Lot Numbered One (1) of the Northeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri;

All of the Northeast Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri;

All of the East One-Half of the Southeast Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri, EXCEPT the following tracts of land: All of a tract of land described as Commencing at the East Quarter corner of Section 4, Township 27, Range 32, Jasper County, Missouri, thence South 0 degrees 44 minutes 42 seconds West 2608.59 feet to the North line of 7th Street, thence South 89 degrees 06 minutes 32 seconds West 467.34 feet along said right-of-way to the point of beginning, thence South 89 degrees 06 minutes 32 seconds West 200.0 feet, thence North 0 degrees 39 minutes 22 seconds East 440.0 feet, thence North 89 degrees 06 minutes 32 seconds East 200.0 feet, thence South 0 degrees 39 minutes 22 seconds West 440.0 feet to the point of beginning;

AND EXCEPT All of a tract of land described as Commencing at the East Quarter corner of Section 4, Township 27, Range 32, Jasper County, Missouri, thence South 0 degrees 44 minutes 42 seconds West 2608.59 feet to the North line of Seventh Street, thence South 89 degrees 06 minutes 32 seconds West 440.34 feet to the point of beginning, thence North 0 degrees 39 minutes 22 seconds East 440.0 feet, thence South 89 degrees 06 minutes 32 seconds West 27.0 feet, thence South 0 degrees 39 minutes 22 seconds West 440.0 feet, thence North 89 degrees 06 minutes 32 seconds East 27.0 feet to the point of beginning;

AND EXCEPT All that part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri, and being more particularly described as follows: Commencing at a found 1/4" iron bar marking the Southeast corner of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri, thence North 18 degrees 03 minutes 30 seconds West, a distance of 86.57 feet to a found right-of-way marker in the North right-of-way line of Route 66, as now established, being the point of beginning, thence North 89 degrees 57 minutes 56 seconds West along said North right-of-way line, a distance of 193.97 feet to a found right-of-way marking being the point of intersection with said North right-of-way line and the East right-of-way line of State Route 249, as now established, thence departing said North right-of-way line North 62 degrees 17 minutes 04 seconds West along said East right-of-way line of State Route 249, a distance of 87.12 feet to a found right-of-way marker, thence continuing along said East right-of-way line North 13 degrees 27 minutes 06 seconds West, a distance of 117.33 feet, thence continuing along said East right-of-way line North 13 degrees 41

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

minutes 31 seconds West, a distance of 493.08 feet, thence departing said East right-of-way line South 88 degrees 13 minutes 47 seconds East, a distance of 434.48 feet, thence South 01 degrees 47 minutes 18 seconds East along said East line, a distance of 620.69 feet to the point of beginning;

AND EXCEPT All that part of Section 4, lying within the following tract: A tract of land in the Southwest Quarter of the Southwest Quarter of Section 3, and the Southeast Quarter of Section 4, Township 27 North, Range 32 West, Jasper County, Missouri, more particularly described as follows: Commencing at a found mag nail at the Southwest corner of said Section 3, as shown on corner document 600-86749, North 18 degrees 03 minutes 30 seconds West, a distance of 86.57 feet to an existing steel right-of-way marker and the point of beginning, thence North 01 degrees 47 minutes 18 seconds East, a distance of 620.69 feet to a set 5/8 bar with MoDot cap, thence South 25 degrees 34 minutes 39 seconds East a distance of 570.55 feet to a set 5/8 bar with MoDot cap, thence South 68 degrees 17 minutes 46 seconds West a distance of 285.97 feet to the point of beginning.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that Grantor will WARRANT AND DEFEND the title to the premises unto Grantee, and to the successors and assigns of such forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Members the day and year first above written.

Patterson McReynolds Land Co., LLC

By: _____
Allen McReynolds, IV, General Manager

STATE OF MISSOURI)
)ss
COUNTY OF JASPER)

On this 21st day of March, 2018 before me, appeared Allen McReynolds, IV, to me personally known, who being by me duly sworn, did say that he is the General Manager of Patterson McReynolds Land Co., LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members and Allen McReynolds, IV acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office, the day and year first above written.

BRENDA R. REYNOLDS
Notary Public - Notary Seal
State of Missouri, Jasper County
Commission # 14429341
My Commission Expires Aug. 18, 2018

_____
Brenda R. Reynolds, Notary Public
My Term Expires: August 18, 2018

BRENDA R. REYNOLDS
Notary Public - Notary Seal
State of Missouri, Jasper County
Commission # 14429341
My Commission Expires Aug. 18, 2018

Recorded In Jasper County, Missouri
Recording Date/Time: 04/03/2020 at 01:43:15 PM
Book: 2535 Page: 443
Instr #: 2020004555
Type: WD
Pages: 4
Fee: $33.00 S

Electronically Recorded

SEAL

Charlotte Pickering
Recorder of Deeds

Form reviewed and approved by:
Kendall R. McPhail
Attorney at Law
2838 S. Ingram Mill Rd.
Springfield, MO 65804
Missouri Bar No: 31363

WACO Title Company Joplin
File No. 2001114-124

General Warranty Deed

THIS DEED, Made and entered into this 2nd day of **April, 2020**, by and between **RUTH DOUGLAS, A SINGLE PERSON**, as Grantor, and **ACME LAND COMPANY, A DELAWARE CORPORATION**, as Grantee, whose mailing address is:
405 W. 5th Street, Joplin, MO 64801

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **JASPER** and State of **Missouri**, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words "Grantor" and "Grantee" will be construed to read "Grantors" and "Grantees" whenever the sense of this Deed requires.

GRANTOR HEREIN STATES THAT JERRY B. DOUGLAS DIED ON MARCH 6TH, 2019 AT THE TIME OF HIS DEATH HE WAS MARRIED TO RUTH DOUGLAS.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

Ruth Douglas
RUTH DOUGLAS

STATE OF MO)
) ss
COUNTY OF Cass)

On this 2nd day of April, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RUTH DOUGLAS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein stated and as her free act and deed, and the said further declared that she is single.

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

Patricia Van Black
Patricia Van Black
Notary Public within and for said County and State

My commission expires:

PATRICIA VAN BLACK
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: Dec. 21, 2021
Commission #13551920

Exhibit "A"

Tract 1: Commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 4, Township 27, Range 32 in Jasper County, Missouri, thence South 600 feet, thence East 600 feet, thence North 600 feet, thence West 600 feet, to the Point of Beginning.

Tract 2: A tract of Land lying in the Southwest Quarter of the Northeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, described as follows: Beginning at the Northeast corner of said Southwest Quarter of the Northeast Quarter, thence South 959.75 feet along the East line of said Southwest Quarter of the Northeast Quarter, thence West 736.14 feet parallel with the South line of said Southwest of the Northeast Quarter, thence North 959.34 feet parallel with the West line of said Southwest Quarter of the Northeast Quarter, thence East 734.85 feet along the North line of said Southwest Quarter of the Northeast Quarter, to the Point of Beginning,

and also a perpetual easement in favor of the above-described named Grantees, their heirs, successors and assigns to run with the above described land for ingress and egress purposes and legally described as beginning in the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 4, Township 27, Range 32, in Jasper County, Missouri, thence South 600 feet to the North Right-of-Way line of certain County Road being the Point of Beginning, thence East 600 feet more or less to the boundary line of the above described real estate, thence South 20 feet, thence West 600 feet more or less to the Quarter-Quarter Section line where it adjoins said County Road, thence North 20 feet to the Point of Beginning said easement to run with the above described Land.

Tract 3: All of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 4, Township 27, Range 32, together with a permanent right of ingress and egress running with the above-described Land over an easement described as commencing at the junction of the North right-of-way of U.S. Highway 66, and the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 4, Township 27, Range 32, thence North and parallel to the Quarter-Quarter Section line 1300 feet more or less to a point 25 feet North of the Southwest corner of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 4, Township 27, Range 32, thence East 16 feet thence South 1300 feet more or less and parallel to the Quarter-Quarter Section Line and to the North line of U.S. Highway 66 right-of-way, thence West 16 feet along said North line of U.S. Highway 66 right-of-way to the Point of Beginning;

ALSO subject to the right of ingress and egress over said above-described easement in favor of Anne E. Davis, her heirs, successors, and assigns, and said easement to run forever with the land described as the Northeast Quarter (NE1/4) of Section 4, Township 27, Range 32;

EXCEPT HOWEVER,

Beginning in the Southeast corner of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), Township Twenty-Seven (27), Range Thirty-Two (32), at which is situated a two inch gas pipe, thence West 667.77 feet more or less to the Point of Beginning, thence West again 667.77 feet to an iron pin found in the Southeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Four (4), Township Twenty-Seven (27), Range Thirty-Two (32), thence North 440 feet to an iron pin, thence East 667.91 feet, thence South 440 feet to the Point of Beginning plus an existing road easement Sixteen feet (16') wide beginning at the North right-of-way line of 7th Street also known as Route 66 Highway and running due North on the East side of the quarter section-section line to the Northwest corner of the above described real estate which easement shall run with the above described land.

Tract 4: All of the East Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, EXCEPT the South 440 feet thereof and subject to a certain 20 foot wide ingress and egress easement on the North 20 feet thereof, together with a perpetual easement in favor of Leon and

Joyce Krutsinger and Robert and Mary Jane Smith, their heirs, successors and assigns, to run with the above described Tract, which easement shall be for ingress and egress purposes and is described as beginning in the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 4, Township 27, Range 32, thence South 600 feet to the Point of Beginning on the North edge of a certain County road, thence South 718.98 feet to the limestone situated at the center of Section 4, Township 27, Range 33, thence West along the Section/Section line 666.83 feet to an iron pin, thence South 20 feet, thence East and parallel to the Quarter/Quarter Section line 686.83 feet, thence North 738.98 feet, thence West 20 feet to the Point of Beginning.

Subject to easements, restrictions, reservations, and covenants of record, if any.

Recorded in Jasper County, Missouri
Recording Date/Time: **03/21/2018** at **03:31:26 PM**
Book: **2462** Page: **310**
Instr #: 2018003780
Type: WD
Pages: 4
Fee: $33.00 S

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Corporation Warranty Deed

THIS INDENTURE, Made and entered into this 21st day of March, 2018 by and between

Patterson McReynolds Land Co., LLC, a Missouri Limited Liability Company

a corporation duly organized under the laws of the State of Missouri, hereinafter GRANTOR, and

Acme Land Company, a Delaware Corporation

hereinafter referred to as GRANTEE, whether one or more.

(Grantee's mailing address is PO Box 66, Joplin, MO 64802-0066

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate, situated in the County of JASPER and State of Missouri, to wit:

Tract 1: All of the Southwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, Except the following described tracts:

Except All that part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, described as Beginning 40 feet North and 55 feet East of the Southwest corner of said Southwest Quarter of the Southeast Quarter, thence East 199.5 feet, thence North 250 feet, thence West 199.5 feet, thence South 250 feet to the Point of Beginning;

Except a part of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, described as follows: Beginning at a point 40 feet North and 254.5 feet East of the Southwest corner of the Southeast Quarter of Section 4, Township 27, Range 32, thence North 250 feet, thence East 100 feet, thence South 250 feet, thence West 100 feet to the Point of Beginning;

Except All of a tract of land described as Beginning at a point 627 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, thence West 209 feet, thence North 209 feet, thence East 209 feet, thence South 209 feet, to the Place of Beginning, Jasper County, Missouri;

Except a tract of land described as Commencing at the Southwest corner of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, thence South 89 degrees 53 minutes 31 seconds East along the South line of Section 4, 707.25 feet to the Point of Beginning, thence North 0 degrees 33 minutes 56 seconds East 209.0 feet, thence South 89 degrees 53 minutes 31 seconds East 15.0 feet, thence South 0 degrees 33 minutes 56 seconds West 209.0 feet, thence North 89 degrees 53 minutes 31

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

1751652 ABBEY-J

seconds West 15.0 feet to the Point of Beginning, Except Highway Right-of-way on the South side thereof;

Except All of a tract of land described as Commencing at the Southwest corner of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, thence South 89 degrees 53 minutes 31 seconds East along the South line of Section 4, 489.40 feet to the Point of Beginning, thence North 0 degrees 27 minutes 56 seconds East 466.68 feet, thence South 89 degrees 53 minutes 31 seconds East 233.67 feet, thence South 0 degrees 33 minutes 56 seconds West 257.69 feet, thence North 89 degrees 53 minutes 31 seconds West 209.0 feet, thence South 0 degrees 33 minutes 56 seconds West 209.0 feet, thence North 89 degrees 53 minutes 56 seconds West 23.85 feet to the Point of Beginning, Except Highway Right-of-way on the South side thereof;

Except All of a tract of land described as follows: Beginning at a Point 40 feet North and 354.5 feet East of the Southwest corner of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, thence North 250 feet, thence East 135 feet, thence South 250 feet, thence West 135 feet to the Point of Beginning, Together with Easement of Private Road along the East side thereof;

Except, All of a tract of land described as follows: Commencing at a point 40.0 feet North and 489.50 feet East of the South Quarter corner of Section 4, Township 27, Range 32, Jasper County, Missouri, thence North 250.0 feet to the Point of Beginning, thence West 235.0 feet, thence North 180.0 feet, thence East 235.0 feet, thence South 180.0 feet to the Point of Beginning;

Except All that part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, described as Commencing at the Northeast corner of the South One-half of the Southeast Quarter of Section 4, thence North 89 degrees 53 minutes 13 seconds West along the North line of said South One-half of the Southeast Quarter 1338.19 feet, thence South 0 degrees 33 minutes 56 seconds West 852.15 feet, thence North 88 degrees 50 minutes 39 seconds West 407.0 feet to the Point of Beginning, thence South 0 degrees 33 minutes 56 seconds West 440.0 feet, more or less, to the North line of Missouri State Highway 66, thence North 88 degrees 50 minutes 39 seconds West 120 feet, thence North 0 degrees 33 minutes 56 seconds East 440.0 feet more or less to an iron pin, thence South 88 degrees 50 minutes 39 seconds East 120.0 feet to the Point of Beginning;

Except a tract of land described as Commencing at the Northeast corner of the South One-half of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, thence North 89 degrees 53 minutes 13 seconds West along the North line of said South One-half of the Southeast Quarter 1338.19 feet, thence South 0 degrees 33 minutes 56 seconds West 852.15 feet, thence North 88 degrees 50 minutes 39 seconds West 125.0 feet to the Point of Beginning, thence South 0 degrees 33 minutes 56 seconds West 440.0 feet, more or less, to the North line of Missouri State Highway 66, thence North 88 degrees 50 minutes 39 seconds West 282.0 feet, thence North 0 degrees 33 minutes 56 seconds East 440.0 feet more or less to a point West of the point of beginning, thence South 88 degrees 50 minutes 39 seconds East 282.0 feet to the Point of Beginning;

Except All that part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 27, Range 32, Jasper County, Missouri, described as Commencing at the Northeast corner of the South One-half of the Southeast Quarter of Section 4, thence North 89 degrees 53 minutes 13 seconds West along the North line of said South One-half of the Southeast Quarter 1338.19 feet, thence South 0 degrees 33 minutes 56 seconds West 852.15 feet to the Point of Beginning, thence South 0 degrees 33 minutes 56 seconds West 440.0 feet, more or less, to the North line of Missouri State Highway 66, thence North 88 degrees 50 minutes 39 seconds West 125.0 feet, thence North 0 degrees 33 minutes 56 seconds East 440.0 feet, more or less, to an iron pin, thence South 88 degrees 50 minutes 39 seconds East 125.0 feet to the Point of Beginning.

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

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

Business #3: Does the business sell liquor? _____ Yes _____ No (Over)

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

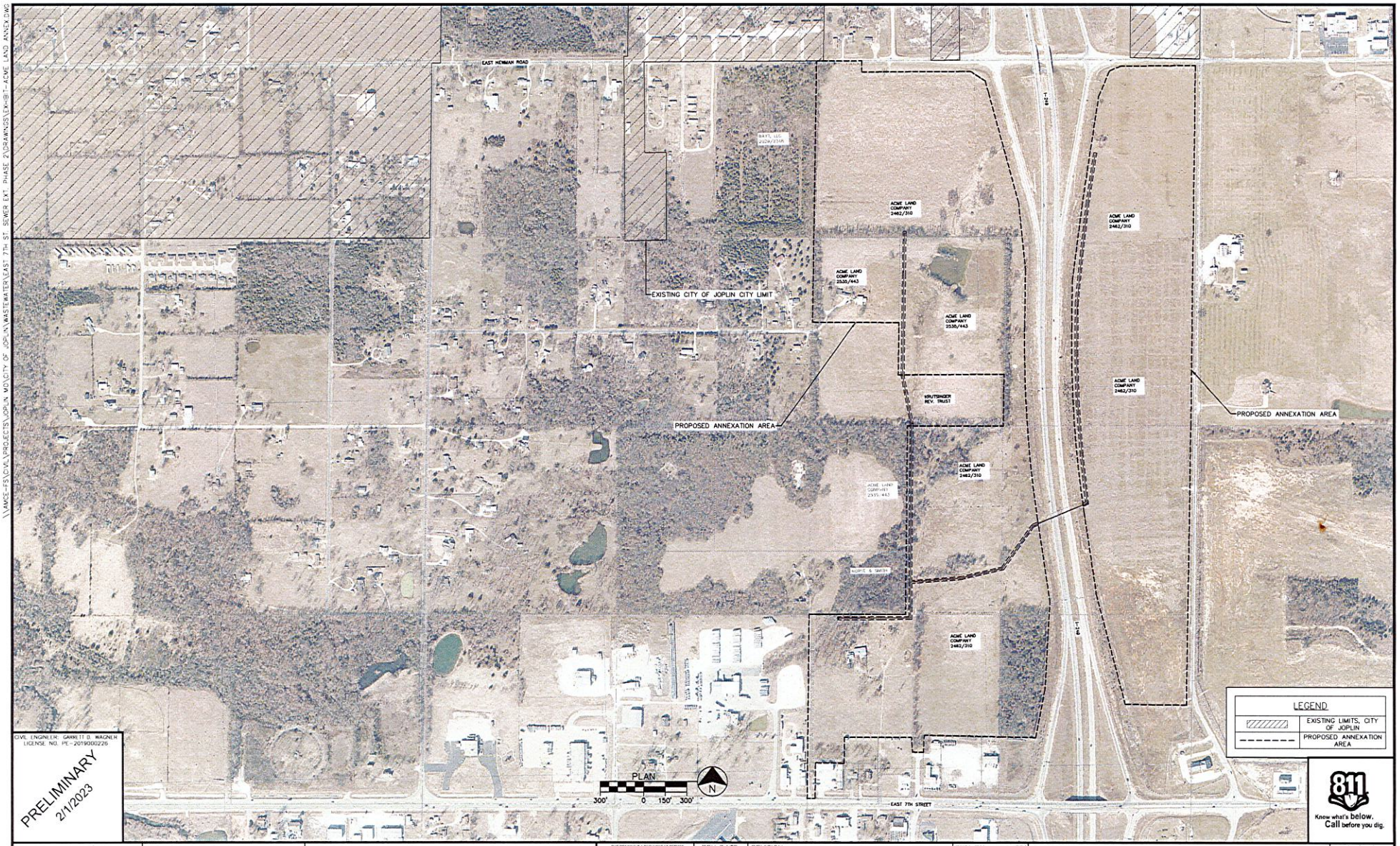
Type of Business (example: insurance, repair shop, etc.) _____

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



\\AMCE-FS\CIVIL\PROJECTS\JOPLIN MO\CITY OF JOPLIN\WASTEWATER\EAST 7TH ST. SEWER EXT. PHASE 2\DRAWINGS\EX-01-ACME LAND ANNEX.DWG

CIVIL ENGINEER: GARRETT D. WAGNER
LICENSE NO. PE-2019000226

PRELIMINARY
2/1/2023

CITY OF Joplin

CITY OF JOPLIN, MISSOURI
DEPT OF PUBLIC WORKS
DIVISION OF ENGINEERING

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

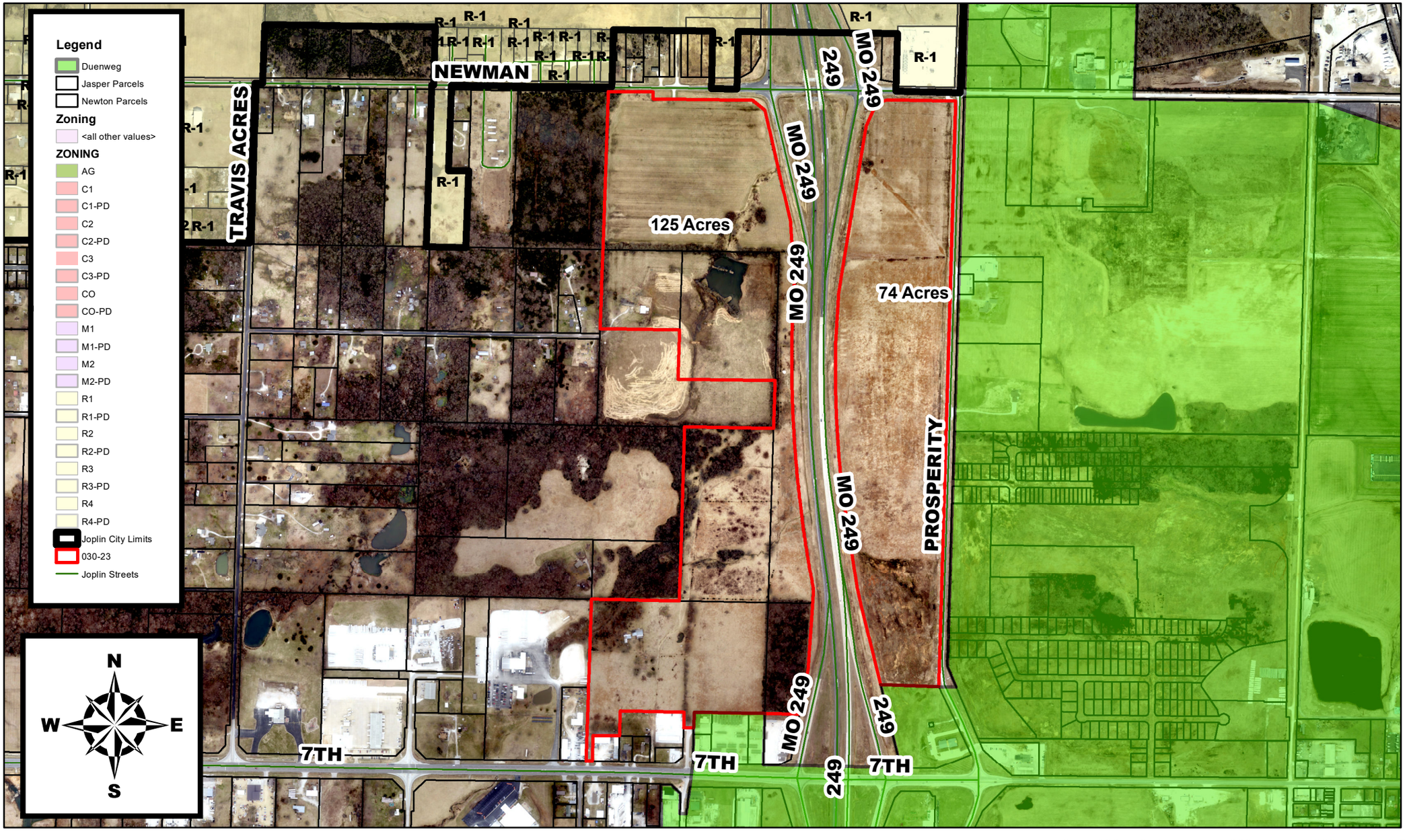
REV DATE:	REVISION:	
		DWN BY: CSJ
		CKD BY:
		APD BY:
		DATE: 02/2023

EAST 7TH STREET EXTENSION PHASE 2

PROPOSED 7TH AND I-249 ANNEXATION AREA

DWG NO.
EX-A

Case 030-23 - Voluntary Annexation



Property East and West of Highway I-249 and South of Newman Rd - Voluntary Annexation - A request to Voluntarily Annex into the Corporate Limits of the City of Joplin, MO, Jasper County - Raymon Sharp

P & Z Case 030-23
ACME Land Co.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-271 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located along Missouri Highway I-249 South of Newman Rd.

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:

ALL THAT PART OF THE NORTHEAST FRACTIONAL ¼ AND THAT PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN AND BASELINE ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, JASPER COUNTY MISSOURI DESCRIBED AS FOLLOWS:

(WEST TRACT) - COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE NORTH 89 DEGREES, 15 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION 2666.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST FRACTIONAL ¼; THENCE SOUTH 1 DEGREE, 54 MINUTES, 18 SECONDS WEST ALONG THE WEST LINE OF SAID FRACTIONAL ¼ A DISTANCE OF 30 FEET TO THE APPARENT SOUTH RIGHT-OF-

WAY LINE OF EAST NEWMAN ROAD AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES, 15 MINUTES, EAST ALONG SAID RIGHT-OF-WAY LINE 316 FEET TO THE MISSOURI STATE HIGHWAY ROUTE 249 RIGHT-OF-WAY; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 0 DEGREES, 46 MINUTES, 16 SECONDS WEST 95.93 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 89 DEGREES, 13 MINUTES, 44 SECONDS EAST 754.59 FEET; THENCE SOUTH 56 DEGREES, 25 MINUTES, 57 SECONDS EAST 121.79 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 14 DEGREES, 13 MINTUES, 32 SECONDS EAST 82.04 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 14 DEGREES, 13 MINUTES, 32 SECONDS EAST 803.63 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 4 DEGREES, 41 MINUTES, 28 SECONDS EAST 469.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8366.12 FEET, ARC LENGTH OF 1360.1 FEET, ON A CHORD BEARING OF SOUTH 2 DEGREES, 44 MINUTES, 28 SECONDS EAST A CHORD DISTANCE OF 1358.61 FEET; THENCE SOUTH 7 DEGREES, 23 MINUTES, 55 SECONDS EAST 579.22 FEET TO A RIGHT-OF-WAY MARKER; THENCE SOUTH 4 DEGREES, 20 MINUTES, 55 SECONDS WEST 611.4 FEET; THENCE SOUTH 12 DEGREES, 04 MINUTES, 35 SECONDS WEST ALONG SAID HIGHWAY RIGHT-OF-WAY 341.16 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE “ACME LAND COMPANY TRACT” DESCRIBED IN BOOK 2642 AT PAGE 310; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES, 50 MINUTES, 04 SECONDS WEST 776.2 FEET; THENCE SOUTH 3 DEGREES, 04 MINUTES, 42 SECONDS WEST 117.93 FEET TO THE MISSOURI STATE HIGHWAY ACCESS RIGHT-OF-WAY; THENCE NORTH 87 DEGREES, 47 MINUTES, 06 WEST ALONG SAID RIGHT-OF-WAY 77 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 2 DEGREES, 38 MINUTES, 14 WEST 102.59 FEET; THENCE NORTH 88 DEGREES, 55 MINUTES, 13 SECONDS WEST 465.53 FEET; THENCE SOUTH 1 DEGREE, 48 MINUTES, 02 SECONDS WEST 180 FEET; THENCE NORTH 88 DEGREES, 11 MINUTES, 58 SECONDS WEST 199.5 FEET; THENCE SOUTH 1 DEGREE, 48 MINUTES, 02 SECONDS WEST 250 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 7TH STREET; THENCE NORTH 88 DEGREES, 11 MINUTES, 58 SECONDS WEST 55.07 FEET ALONG SAID RIGHT-OF-WAY LINE 55.07 FEET TO THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 4; THENCE NORTH 1 DEGREE, 42 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID ¼ A DISTANCE OF 1284.08 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES, 52 MINUTES EAST ALONG THE NORTH LINE OF SAID ¼-¼ A DISTANCE OF 669.71 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF THE NORTHWEST ¼ OF SAID SOUTHEAST ¼; THENCE NORTH 1 DEGREE, 37 MINUTES, 49 SECONDS EAST ALONG THE WEST LINE OF EAST ½ OF SAID A DISTANCE OF 1319.51 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES, 54 MINUTES, 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ¼-¼ (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) A DISTANCE OF 668.72 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE NORTH 1 DEGREE, 49 MINUTES, 10 SECONDS EAST ALONG EAST LINE OF SAID ¼-¼ (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT

DESCRIBED IN BOOK 2519 AT PAGE 146) A DISTANCE OF 360.28 TO AN IRON PIN FOUND; THENCE NORTH 88 DEGREES, 55 MINUTES, 41 SECONDS WEST (ALONG THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 736.42 FEET TO AN IRON PIN FOUND; THENCE NORTH 1 DEGREE, 53 MINUTES, 25 SECONDS EAST (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 359.27 FEET TO AN IRON PIN FOUND; THENCE NORTH 88 DEGREES, 48 MINUTES, 46 SECONDS WEST (THE SAME BEING THE BOUNDARY OF THE KRUTSINGER TRUST TRACT DESCRIBED IN BOOK 2519 AT PAGE 146) 599.81 FEET TO AN IRON PIN FOUND ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 4; THENCE NORTH 1 DEGREE, 54 MINUTES, 18 SECONDS EAST ALONG THE WEST LINE OF SAID ¼ A DISTANCE OF 1795.62 FEET TO THE POINT OF BEGINNING. CONTAINING 125.5 ACRES, MORE OR LESS.

TOGETHER WITH: (EAST TRACT) - COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 1 DEGREE, 44 MINUTES, 26 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 43.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST NEWMAN ROAD (IF EXTENDED); THENCE NORTH 89 DEGREES, 13 MINUTES, 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 30 FEET TO THE WEST RIGHT-OF-WAY LINE OF PROSPERITY ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 44 MINUTES, 26 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 2517.3 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 (SAID POINT BEING 30 FEET WEST OF AN IRON PIN FOUND AT THE EAST ¼ CORNER OF SAID SECTION 4); THENCE SOUTH 2 DEGREES, 01 MINUTE, 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 1776.81 FEET; THENCE SOUTH 1 DEGREE, 14 MINUTES, 37 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 169.5 FEET TO THE NORTH LINE OF THE “FCS FINANCIAL TRACT” DESCRIBED IN BOOK 2264 AT PAGE 269; THENCE NORTH 88 DEGREES, 18 MINUTES, 39 SECONDS WEST ALONG THE NORTH LINE OF SAID DESCRIBED TRACT 428.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 249; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES, 42 MINUTES, 05 SECONDS WEST 784.51 FEET TO A RIGHT-OF-WAY MARKER FOUND; THENCE NORTH 7 DEGREES, 23 MINUTES, 55 SECONDS WEST 579.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8038.04 FEET, ARC LENGTH OF 1306.77 FEET, ON A CHORD BEARING OF NORTH 2 DEGREES, 44 MINUTES, 29 SECONDS EAST A CHORD DISTANCE OF 1305.33 FEET; THENCE NORTH 1 DEGREE, 54 MINUTES, 58 SECONDS EAST 322.46 FEET; THENCE NORTH 8 DEGREES, 18 MINUTES, 33 SECONDS EAST 539.29 FEET; THENCE NORTH 9 DEGREES, 36 MINUTES, 46 SECONDS EAST 761.95 FEET; THENCE NORTH 24 DEGREES, 14 MINUTES, 39 SECONDS EAST 193.39 FEET; THENCE NORTH 68 DEGREES, 57 MINUTES, 54 SECONDS EAST 88.34 FEET; THENCE SOUTH 89 DEGREES, 13 MINUTES, 44 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST NEWMAN ROAD 515.87 FEET TO THE POINT OF BEGINNING. CONTAINING 74 ACRES, MORE OR LESS.

*BEING SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESERVATIONS OF RECORD.

*BEARINGS BASED UPON GRID NORTH, THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN 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