Vacation of Streets or Easements Application

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.: 0294
Filing Fee: $600.00
Received: 7/17/24
Date Advertised:
Proj. No.: 24-093
Public Hearing Date: 8/12/24

Applicant: First Street Development, LLC. Phone No.: 314.566.8026

Address: 4700 Belleview Ave, Suite 415, Kansas City, MO 64112 Email: andy@firststreetdev.com

Owner: Seneca Enterprises MO, LLC Phone No.: 615.545.6837

Address: 3017 Abigail St., Joplin, MO 64804 Email: ashokpatelabc@gmail.com

Location of Street or Easement: THE NORTH-SOUTH 20 FOOT ALLEY LOCATE BTWEEN LOTS 7-8 AND LOTS 9-10 OF CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI

Type of Vacation: Street Easement (Alley) Plat

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
☒	☐	Private rights will not be injured or endangered by the vacation.
☒	☐	The vacation will not cause the public to suffer a loss or inconvenience.
☒	☐	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
☒	☐	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

☐ ☐ N/A

Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

☐ ☐ N/A

Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Gene Lollis	IL0967@att.com	417-499-7819
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: _____ **Date:** 7/3/24

DocuSign Envelope ID: 5135B341-3362-4D0C-B26C-00568DCC618F

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Ashok Patel (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as Campbell's 1st, Lots 7-10 (legal description) more commonly known as 1036 S Rangeline Rd.. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for First Street Development to speak on my behalf and act as my Agent at the meeting in Case Number 025-24.

Date: 5/20/24

DocuSigned by:
5/20/2024
5BD14105504472...
Signature of Owner

Signature of Owner

Printed Name

Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 20th day of May, 2024.

Rayna Jefferis
Notary

RAYNA JEFFERIS
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 23348093
My Commission Expires 03-27-2027

My commission expires: 03-27-2027

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

PROPOSED ALLEY VACATION AND CONVERTED TO A UTILITY EASEMENT (WRITTEN BY WILLIAM A. BOOE, LS 2002010970, DATED MAY 17, 2024): THE NORTH-SOUTH 20 FOOT ALLEY LOCATED BETWEEN LOTS 7-8 AND LOTS 9-10 OF CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI.

PROPOSED ACCESS EASEMENT (WRITTEN BY WILLIAM A. BOOE, LS 2002010970, DATED MAY 17, 2024): A TRACT OF LAND LOCATED IN A PORTION OF LOT 7 AND LOT 10 AND THE ADJACENT ALLEY IN CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S 01°59'40" W, ALONG THE WEST LINE OF SAID LOT 10, 9.54 FEET TO THEPOINT OF BEGINNING; THENCE S 88°05'40" E, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 10, 128.17 FEET; THENCEN 1°59'40" E, 9.54 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10 AND BEING 1.94' WEST OF THE NORTHEASTCORNER OF LOT 10; THENCE S 87°58'41" E, 24.00 FEET TO A POINT LYING 1.94 FEET EAST OF THE NORTHWEST CORNEROF LOT 7 OF SAID CAMPBELL'S FIRST ADDITION TO JOPLIN; THENCE S 01°59'40" W, 33.55 FEET TO A POINT LYING 1.92FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE N 88°05'40" W, BEING PARALLEL WITH THE NORTH LINE OF LOT 10,152.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE N 01°59'40" E, ALONG THE WEST LINE OF SAID LOT10, 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3880 SQUARE FEET, MORE OR LESS.

When recorded, mail to:

First Street Development, LLC
c/o A&C Ventures, Inc.
465 1st St. W., 2nd Floor
Sonoma, CA 95476
Attention: Legal Department

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement ("**Easement Agreement**") is made this __ day of _____, 2024, by First Street Development, LLC, a California limited liability company ("**FSD**") and the City of Joplin, Missouri (the "**City**").

RECITALS

A. FSD is the owner of certain real property located in Jasper County, Missouri and more accurately described on **Exhibit "A"** ("**Lot 9-10 Parcel**") attached hereto and incorporated herein by this reference.

B. FSD is the owner of certain real property located in Jasper County, Missouri and more accurately described on **Exhibit "B"** ("**Lot 7-8 Parcel**") attached hereto and incorporated herein by this reference.

C. The Lot 9-10 Parcel, and the Lot 7-8 Parcel are sometimes referred to herein individually as a "**Parcel**" and collectively as the "**Parcels**."

D. FSD desires to convey a certain easement for ingress, egress and access over, under, through, upon and across each Parcel.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FSD does declare and reserve the following:

1. Grant of Access Easement; No Public Dedication.

A. FSD hereby declares a non-exclusive easement for the purpose of ingress and egress over, upon across the Lot 7-8 Parcel and the Lot 9-10 Parcel in the locations depicted on **Exhibit "C"** attached hereto and made a part hereof and more particularly described on **Exhibit "D"** attached hereto and made a part hereof (the "**Access Easement**"). The Access Easement shall be for the use of each Parcel by FSD and any person or entity that becomes the record owner of fee title to either Parcel (each such person or entity, and FSD, are referred to herein individually as an "**Owner**" and collectively, as "**Owners**"), together with (i) the Owners' employees, agents, invitees, and licensees, including, without limitation, (ii) the employees, agents, invitees, and

licensees of any tenant of the Owners (collectively, "**Non-Owner Users**") and the employees, contractors, and agents of the City of Joplin, Missouri (collectively, the "**City Users**"), and (iii) the owners of that certain real property described as Lots 1 through 6 (inclusive) in Campbell's First Addition to the City of Joplin, Jasper, County, Missouri, together with such owners' employees, agents, invitees, and licensees (including any employee, agent, invitee, and licensee of any tenant of such owner) (collectively, the "**Adjacent Parcel Users**") that might require ingress or egress through the Access Easement, subject to the conditions herein contained.

B. FSD and the City do hereby each covenant, acknowledge, and agree that nothing contained in this Easement Agreement shall prohibit the use of the Access Easement by the public.

C. FSD and the City do hereby each covenant, acknowledge, and agree that nothing contained in this Easement Agreement is intended, nor shall any part of this Easement Agreement be construed or otherwise deemed in any way, to constitute a dedication for public use of any portion of the Parcels or the Access Easement.

2. Maintenance. Each Owner shall be solely responsible for the maintenance and replacement of that part of the Access Easement located on its own respective Parcel. Such maintenance shall include, without limitation, sweeping, washing, removal of trash, painting and restriping, repair and replacement of paving as necessary.

3. Reserved Rights. Insofar as the proper function of the Access Easement is not impaired, each Owner shall retain the right to the normal use and enjoyment of the Access Easement area for access, egress, open space or similar purpose. Each Owner may grant subsequent easements provided however that no such easement shall interfere with the rights and privileges of the other party granted herein.

4. Remedies and Enforcement.

A. In the event of a breach or threatened breach by (i) an Owner (including any Non-Owner User using the Access Easement due to the invitation of, relationship with, or agreement with such Owner) or (ii) the City (or any City User) (the "**Defaulting Owner**") of the provisions hereof, any other Owner (the "**Non-Defaulting Owner**") shall be entitled to full and adequate relief by injunction and other available legal and equitable remedies.

B. In addition to all other remedies available at law or in equity, upon the failure of a Defaulting Owner to cure a breach of this Easement Agreement within thirty (30) days following written notice thereof, the Non-Defaulting Owner shall have the right to perform such obligations contained in this Easement Agreement on behalf of the Defaulting Owner and be reimbursed by the Defaulting Owner upon demand for the reasonable costs thereof. Notwithstanding the foregoing, in the event of an emergency the Non-Defaulting Owner may immediately cure a default and be reimbursed by the Defaulting Owner upon demand for the reasonable costs thereof.

C. In any legal or equitable proceeding to determine the rights of the parties to enforce or restrain the breach of this Easement Agreement, the unsuccessful party shall pay the reasonable attorneys' fees and costs of the prevailing party. The remedies set forth herein shall be cumulative and in addition to all of the remedies permitted at law or in equity.

5. Easement Runs with Land. The Access Easement is for the benefit of and appurtenant to each Parcel and also burdens each Parcel. The rights and obligations imposed by this Easement Agreement shall run with the land. The acceptance by any person or entity of any interest in the Lot 7-8 Parcel or the Lot 9-10 Parcel, or any portion of any of them, constitutes an agreement by such person or entity to perform all obligations imposed hereby and not to use, occupy or allow any use or occupancy of its property in a manner that would violate or breach any of the provisions of this Easement Agreement.

6. Successors and Assigns. This Easement Agreement shall be binding upon and inure to the benefit of the Owners and their respective successors and assigns. No third party shall be entitled to enforce any term, covenant or condition of this Easement Agreement, or have any rights hereunder.

7. Amendment. This Easement Agreement may only be amended by a recorded document executed by the Owners of the Parcels.

8. Waiver. No waiver of, acquiescence in, or consent to any breach of any term, covenant or condition of this Easement Agreement shall be construed as a waiver of or acquiescence in, or consent to any other, further, or succeeding breach of the same or any other term, covenant or condition.

9. Severability. If any term or provisions of this Easement Agreement shall, to any extent be invalid or unenforceable under applicable law, then the remaining terms and provisions of this Easement Agreement shall not be affected thereby, and each such remaining terms and provisions shall be valid and enforced to the extent permitted by law.

10. Applicable Law. This Easement Agreement shall be recorded in the office of the County Recorder of Jasper County, Missouri. The Easement Agreement shall be construed, governed and enforced in accordance with the laws of the State of Missouri.

11. Counterparts. To facilitate execution, this Declaration may be executed in as many counterparts as may be deemed appropriate by the parties hereto, all of which when taken together shall comprise one agreement.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, the undersigned has executed this Easement Agreement effective the date first above written.

FSD:

FIRST STREET DEVELOPMENT, LLC,
a California limited liability company

By: _____

Name: Max DiCarlo

Its: Director

ACKNOWLEDGEMENT

STATE OF Kansas)
) **SS:**
COUNTY OF Johnson)

On 12th of July 2024 before me, Arricka Erwin, Notary Public, personally appeared Max DiCarlo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARRICKA ERWIN
Notary Public-State of Kansas
My Appt. Expires 12-19-2026

IN WITNESS WHEREOF, the undersigned has executed this Easement Agreement effective the date first above written.

CITY:

CITY OF JOPLIN, MISSOURI

By: _____

Name: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF_____)
) SS:
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit "A"

(Legal Description of Lot 9-10 Parcel)

All of Lots Numbered Nine (9) and Ten (10) in Campbell's First Addition to the City of Joplin, Jasper County, Missouri.

Exhibit "B"

(Legal Description of the Lot 7-8 Parcel)

All of Lots Numbered Seven (7) and Eight (8), except the East 15.00 feet taken for road right of way, all in Campbell's First Addition to the City of Joplin, Jasper County, Missouri.

Exhibit "C"

(Depiction of Access Easement)

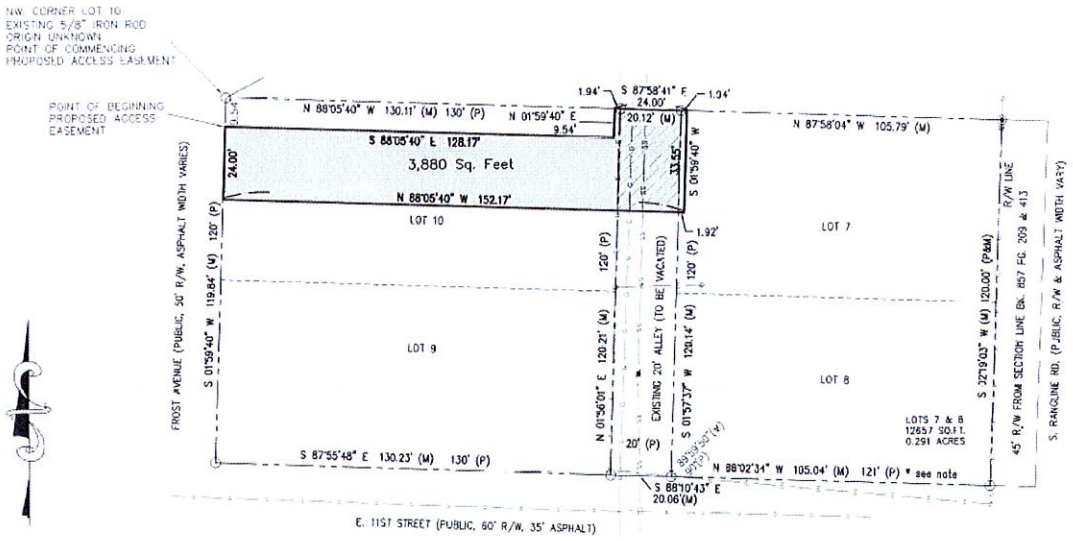
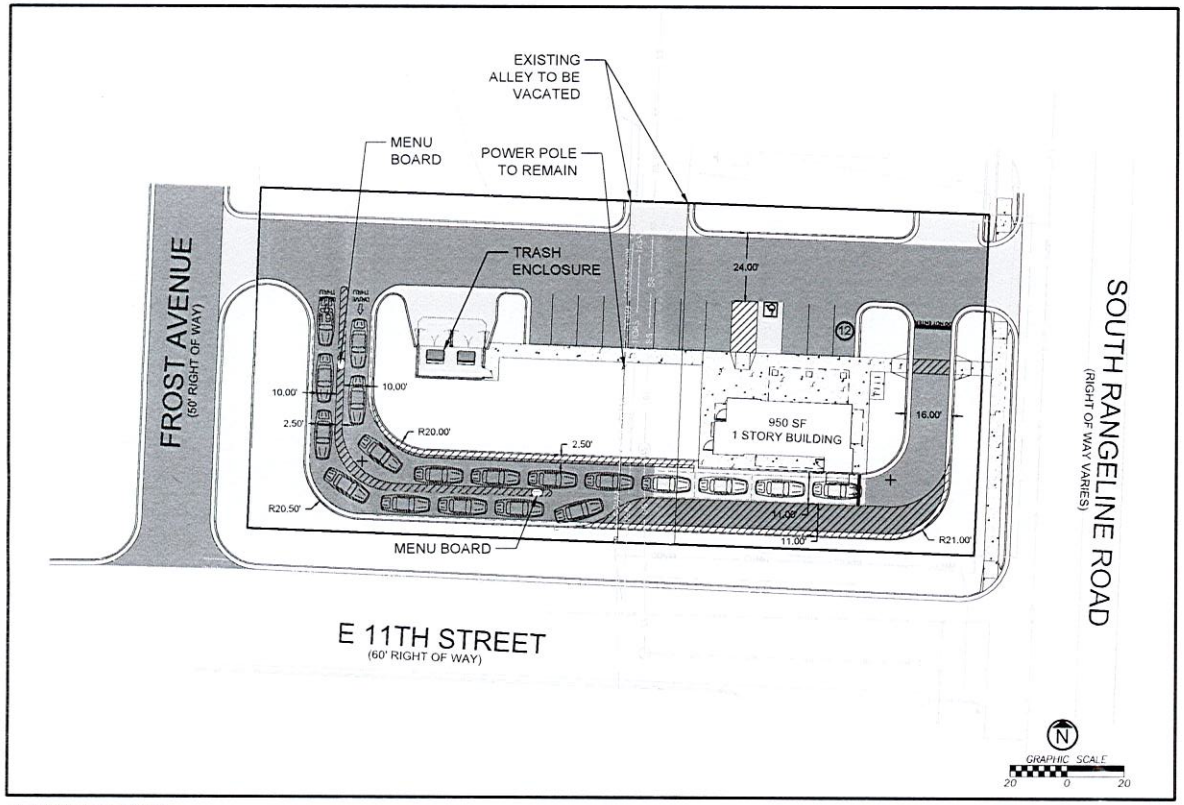


Exhibit "D"

(Legal Description of Access Easement)

A TRACT OF LAND LOCATED IN A PORTION OF LOT 7 AND LOT 10 AND THE ADJACENT ALLEY IN CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S 01°59'40" W, ALONG THE WEST LINE OF SAID LOT 10, 9.54 FEET TO THE POINT OF BEGINNING; THENCE S 88°05'40" E, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 10, 128.17 FEET; THENCE N 1°59'40" E, 9.54 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10 AND BEING 1.94' WEST OF THE NORTHEAST CORNER OF LOT 10; THENCE S 87°58'41" E, 24.00 FEET TO A POINT LYING 1.94 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 OF SAID CAMPBELL'S FIRST ADDITION TO JOPLIN; THENCE S 01°59'40" W, 33.55 FEET TO A POINT LYING 1.92 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE N 88°05'40" W, BEING PARALLEL WITH THE NORTH LINE OF LOT 10, 152.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE N 01°59'40" E, ALONG THE WEST LINE OF SAID LOT 10, 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3880 SQUARE FEET, MORE OR LESS.



HATCH LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT

SITE DATA

ZONING- C-3

TOTAL PROPERTY AREA	0.704 ACRES
DISTURBED AREA	X.XX ACRES

BUILDING DATA

BUILDING GROSS SF	APPROX950 SQ FEET

PARKING DATA

CITY REQUIREMENT - RESTAURANT -1 PER 3 SEATS
(OUTSIDE SEATING EXCLUDED)

REQUIRED PARKING	0
PROVIDED PARKING	12
ADA ACCESSIBLE REQUIRED	1
ADA ACCESSIBLE PROVIDED	1

LEGAL DESCRIPTION

ALL OF LOTS NUMBERED SEVEN (7) AND EIGHT (8), EXCEPT THE EAST 15.00 FEET TAKEN FOR ROAD RIGHT OF WAY OF LOTS NUMBERED NINE (9) AND TEN (10), ALL IN CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI

PARCEL NUMBER

19101210010013001
19101210010011000

OWNER INFORMATION

SENECA ENTERPRISES MO
1032 S RANGELINE

NAME
NUMBER

CLIENT

ENGINEERING FIRM OF RECORD

aubry enterprises.

KANSAS OFFICE
15105 METCALF AVE UNIT A
OVERLAND PARK, KS 66223

COLORADO OFFICE
49700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

##########

4/1/2024

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