FINAL PLAT OF
EMERALD GLADES PLAT 3
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI

POINT OF COMMENCEMENT @ FOUND 1/2" REBAR NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S2°15'29"W 29.90'

FOUND 1/2" IP

S2°07'01"W 1175.00'

S87°57'53"E 179.58'

S2°31'36"W 50.00'

S87°57'53"E 150.01'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62" NORTHEAST CORNER OF EMERALD GLADES PLAT 1

S2°31'36"W 341.97'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

N87°28'24"W 20.00'

S2°31'36"W 240.25'

S87°55'08"E 788.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

N2°16'20"E 150.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

S87°55'08"E 45.85'

S2°16'20"W 150.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62" NORTHEAST CORNER OF EMERALD GLADES PLAT 2

N87°55'08"W 20.00'

S2°16'20"W 180.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

S87°55'08"E 52.00'

POINT OF BEGINNING

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

S87°55'08"E 1229.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

S2°16'20"W 14.49'

S87°43'40"E 230.00'

30.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

RIGHT-OF-WAY LINE UPON RECORDING OF THIS PLAT

S2°16'20"W 400.00'

N. ST LOUIS AVENUE

SIGN EASEMENT 15'X32.5'

S87°43'40"E 175.00'

SIGN EASEMENT 15'X32.5'

30.00'

S87°43'40"W 180.09'

DELTA=2°28'37"
ARC LENGTH=4.32'
RADIUS=100.00'
BEARING=N3°30'37"E
CHORD=4.32'

244.72'

FOUND 1/2" REBAR EAST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

FOUND 1/2" REBAR NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S87°55'24"E 30.00'

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

N2°16'20"E 678.65'

N2°16'20"E 678.76'

GAS EASEMENT BOOK 718, PAGE 510 PER BART GOEBEL WITH SOUTHERN STAR 66' GAS EASEMENT

30' ELECTRIC EASEMENT BOOK 2453, PAGE 349 BOOK 2609, PAGE 162 BOOK 2222, PAGE 61

FOUND IP WITH CAP "LPS 2000147864" NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

FOUND 5/8" IRON PIN WITH CAP "A/E INC LC 62"

DETENTION POND/ WETLAND PRESERVATION AREA

FOUND 1" PIPE

FOUND 1/2" REBAR

FOUND 1/2" REBAR

FOUND 5/8" REBAR

NEW LADY ADDITION PLAT BOOK 12, PAGE 66

LOT 14

EMERALD GLADES PLAT 1 PLAT BOOK 25, PAGE 24

EMERALD GLADES PLAT 2 PLAT BOOK 25, PAGE 45

SE 1/4 NE 1/4 SEC. 26

SW 1/4 NE 1/4 SEC. 26

NW 1/4 NE 1/4 SEC. 26

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6

BEVERLY J. LLOYD BOOK 1314, PAGE 886

EDWARD H. & VIRGINIA K. COLEMAN BOOK 1301, PAGE 1124

MATTHEW R. & KATHERINE R. PROCTOR BOOK 2048, PAGE 518

ELLIS R. & MARGARET TOWNSEND NO BOOK AND PAGE

R & R LAND DEVELOPMENT CO. BOOK 2594, PAGE 1

25' SEWER EASEMENT BOOK 1523, PAGE 70

BRIAN K. & KATHARINA A JORDAN BOOK 1945, PAGE 1083

NORTH INDIANA AVENUE

30' ELECTRIC EASEMENT BOOK 2609, PAGE 162

100' POLE LINE EASEMENT BOOK 5174, PAGE 44

MARCY LANE

EAST WHITE OAK STREET

REED ST.

SEDGE STREET

OSAGE STREET

50' ROW(PUBLIC)

N87°55'08"W 1158.01'

ASTER AVE.

50' ROW(PUBLIC)

NORTH MICHIGAN AVE.

50' ROW(PUBLIC)

NORTH McKEE AVE.

50' ROW(PUBLIC)

FUTURE PHASE 3

FUTURE PHASE 4

FUTURE PHASE 5

FUTURE PHASE 6

N2°16'20"E 330.00'

N2°16'20"E 80.17'

N87°43'41"W 50.00'

N87°55'08"W 1229.00'

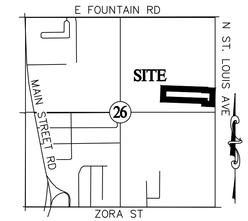
FOUND COPPER WELD WEST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

N87°53'58"W 2633.68'

FOUND ALUMINUM MONUMENT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S2°15'12"W 2639.77'

FOUND 1/2" IRON PIN SOUTH QUARTER CORNER OF SECTION 26, T-28-N, R-33-W CORNER DOCUMENT #600-98607 IRON PIN ALUMINUM CAP 2016



LOCATION SKETCH
SECTION 26,
TOWNSHIP 28 NORTH, RANGE 33 WEST
SCALE: 1"=2000'

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

PARCEL TABLE	
PARCEL #	AREA
74	7798±
75	7800±
76	7800±
77	7800±
78	10650±
79	10650±
80	10650±
81	7800±
82	7800±
83	7800±
84	7800±
85	7800±
86	10050±
87	7800±
88	7800±
89	7800±
90	7800±
91	7800±
92	7800±
93	10050±
94	7800±
95	7800±
96	7800±
97	7800±
98	7800±
99	10650±
100	10650±
101	9230±
102	9230±
103	6760±
104	6760±
105	6760±
106	6760±
107	6760±
108	8710±
109	6760±
110	6760±
111	6760±
112	6760±
113	6760±
114	6760±
115	8710±
116	6760±
117	6760±
118	6760±
119	6760±
120	6760±
121	9230±

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ALL EXISTING EASEMENTS SHOWN ARE TAKEN FROM CURRENT TITLE COMMITMENT PROVIDED BY GREAT AMERICAN TITLE INSURANCE AGENCY. ISSUING OFFICE FILE NO.: G22-123223 COMMITMENT DATE: MARCH 16, 2022 AT 08:00 AM.

3) ALL STREETS IN THE FINAL PLAT OF EMERALD GLADES PLAT 3 ARE PROPOSED DESIGNATED AS MINOR STREETS.

SUBDIVISION INFORMATION

TOTAL ACRES:	11.42±
STREET DEDICATION ACRES:	2.63±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 103-107, 109-114 & 116-120)
LARGEST LOT:	10,650± SQ. FT. (LOT 78-80, 99, 100)
AVERAGE LOT SIZE:	7,971± SQ. FT.
TOTAL NO OF LOTS:	48
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2636, PG 393 BK 2649, PG 124

SURVEY DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, BEING A PART OF THE TRACT DESCRIBED IN THE JASPER COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2636, PAGE 393 AND IN BOOK 2649, PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, SOUTH 02°07'01" WEST, 1175.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87°57'53" EAST, 179.58 FEET; THENCE SOUTH 02°31'36" WEST, 50.00 FEET; THENCE SOUTH 87°57'53" EAST, 150.01 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62" SAID POINT ALSO BEING THE NORTHWEST CORNER OF EMERALD GLADES PLAT 1; THENCE ALONG THE WEST LINE OF SAID EMERALD GLADES PLAT 1 THE FOLLOWING THREE COURSES SOUTH 2°31'36" WEST, 341.97 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE NORTH 87°28'24" WEST, 20.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 2°31'36" WEST, 240.25 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62" SAID POINT ALSO BEING THE SOUTHWEST CORNER OF EMERALD GLADES PLAT 1; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES, SOUTH 87°55'08" EAST, 45.85 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE NORTH 2°16'20" EAST, 150.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 87°55'08" EAST, 788.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62" SAID POINT ALSO BEING THE NORTHWEST CORNER OF EMERALD GLADES PLAT 2; THENCE ALONG THE WEST LINE OF SAID EMERALD GLADES PLAT 2 THE FOLLOWING THREE COURSES, SOUTH 02°16'20" WEST, 150.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE NORTH 87°55'08" WEST, 20.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 02°16'20" WEST, 180.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62" SAID POINT ALSO BEING SOUTHWEST CORNER OF SAID EMERALD GLADES PLAT 2; THENCE ALONG THE SOUTH LINE OF EMERALD GLADES PLAT 2 THE FOLLOWING FOUR COURSES, SOUTH 87°55'08" EAST, 52.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62" SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTH LINE OF SAID EMERALD GLADES PLAT 2 THE FOLLOWING THREE COURSES SOUTH 87°55'08" EAST, 1229.00 FEET; THENCE SOUTH 2°16'20" WEST, 14.49 FEET; THENCE SOUTH 87°43'40" EAST, 230.00 FEET TO THE WEST RIGHT-OF-WAY OF ST. LOUIS AVENUE; THENCE LEAVING THE SOUTH LINE OF SAID EMERALD GLADES PLAT 2 AND ALONG THE WEST RIGHT-OF-WAY OF SAID ST. LOUIS AVENUE SOUTH 2°16'20" WEST, 400.00 FEET; THENCE LEAVING THE WEST RIGHT-OF-WAY OF SAID ST. LOUIS AVENUE NORTH 87°43'40" WEST, 180.09 FEET; THENCE 4.32 FEET ALONG 100.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 03°30'37" EAST, AND A CHORD DISTANCE OF 4.32 FEET; THENCE NORTH 87°43'41" WEST 50.00 FEET; THENCE NORTH 2°16'20" EAST, 80.17 FEET; THENCE NORTH 87°55'08" WEST, 1229.00 FEET; THENCE NORTH 2°16'20" EAST 330.00 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 11.42 ACRES, MORE OR LESS.

LEGEND

FOUND IRON PIN AS NOTED	●
SET 5/8" X 18" REBAR WITH PLASTIC STAMPED A/E INC LC 62	o
UTILITY EASEMENT	UE
BUILDING SETBACK LINE	BSL
RIGHT-OF-WAY	ROW
UTILITY EASEMENT	////
PROPERTY LINE	———
SECTION LINE	——— ·– ———
PHASE LINE	— — — —
CENTERLINE LINE	——— – ———
PROPOSED EASEMENT LINE	— — — —
EXISTING EASEMENT LINE	— — — —

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF EMERALD GLADES PLAT 3 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ _____, 20____.

_____
CHAIRPERSON

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____, MEMBER OF SCHUBER MITCHELL HOMES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORDING

CITY APPROVAL

THIS PLAT OF EMERALD GLADES PLAT 3 INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO._____, DULY PASSED AND APPROVED BY THE MAYOR ON THE _____ DAY OF _____, 20____, OF JOPLIN, MISSOURI.

(SEAL)

ATTEST:

_____
MAYOR

_____
CITY CLERK

_____
CITY ENGINEER

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0276E AND 29097C0257E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM A MEMBER OF SCHUBER MITCHELL HOMES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF JOPLIN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE JOPLIN BOARD OF ALDERMAN IN THE PUBLIC INTEREST.

SCHUBER MITCHELL HOMES, LLC

BY: _____ DATE: _____

_____,
MEMBER

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE AUGUST 19, 2025
OWN, INC. L.C. 62
by

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

8-19-25
DATE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 PD (SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNED DEVELOPMENT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 10'
REAR: 25'

SOURCE OF DEED

SCHUBER MITCHELL HOMES
BOOK 2636, PAGE 393
BOOK 2649, PAGE 124

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES, LLC
1810 FOUNTAIN ROAD
WEBB CITY, MISSOURI 64870

ENGINEER/LAND SURVEYOR

OWN, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
RONALD W. WALLACE, P.L.S.
MICAH SOUDER, P.E.

DRAWING INFORMATION	
JOB NO:	22JO10028
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	8/19/25

OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7339
COA# 00062

JOP-100-7068
SHT. __ OF __ REV. __

G:\Shared drives\JO2 - Surveying_2022\22JO10028 - Gaskill - Emeral Glades Plat 1_ preliminarry plat 21\JO10090\CAD\Final Plat\Plat 3\JOP-100-7068 final plat 3.dwg