P & Z Case 031-25
Schuber Mitchell Homes
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-284 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Emerald Glades 3rd Addition located West of the intersection of N St Louis Ave and Reed Street, in the City of Joplin, Jasper County, Missouri

BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the grades in the Plat of Subdivision located West of the intersection of N St Louis Ave and Reed Street, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

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.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition is hereby accepted by the City of Joplin, Jasper County, Missouri, and according to the statutes of the State of Missouri.

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____

Kennan T. Cortez, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney