CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-289 – Final Plat Review

MEETING DATE:
November 6, 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 046-23: 3330 N St Louis Ave – Final Plat – A request to review a final plat for Emerald Glades Phase II – Schuber Mitchell Homes

BACKGROUND:
This final plat approval is for Emerald Glades Subdivision Phase II, located at 3330 N St Louis Ave. This phase of the subdivision will include 42 residential lots, zoned R-1 PD, Single-Family Residential Planned District. This zoning is appropriate for the property and is consistent with the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

PLANNING & ZONING COMMISSION TESTIMONY:
Katrina Smith, with OWN Engineering, presented the plat. Mr. Jackson asked how many houses would be included in this addition. Ms. Smith responded there would be 42. Mr. Landis stated that was just for Phase II. Ms. Smith confirmed this and said that there would be 73 in total between Phases I and II.

PUBLIC COMMENT;
Mr. Kimble opened the floor to public comments. There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-289
Planning & Zoning Commission recommends approval for Case 046-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 046-23

3330 N. St. Louis Ave-Final Plat-A request to review a final plat for Emerald Glades Phase II-Schuber Mitchell Homes.

Katrina Smith, 3019 Pennsylvania, Joplin, Missouri. Ms. Smith stated she was with Owen, Inc. and represented Schuber Mitchell Homes. They were asking for approval on Emerald Glades Phase II Final Plat.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Jackson asked how many houses in this edition.

Ms. Smith responded 42.

Mr. Landis pointed out they were looking at the red area on the map provided.

Ms. Smith stated just phase II is 42.

Mr. Jackson asked what that would make it in total.

Ms. Smith said in combination with Phase I the total would be 73.

Mr. Kimble asked if there were any further questions from the Commission.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 046-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 046-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 046-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 046-23 Final Plat Review

NAME OF SUBDIVISION Emerald Glades Phase II

LOCATION: 3330 N St Louis Ave

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-1 PD (Single-Family Residential Planned District)

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Outside of City Limits
Land Use	Single-Family Dwelling	Single-Family Dwelling	Vacant/Single-Family Dwelling	Vacant/Single-Family Dwelling/Two-Family Dwelling

SUBDIVISION:

Number of lots
42

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Sedge St	Local	50′
N Michigan Ave	Local	50′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION:

This final plat approval is for Emerald Glades Subdivision Phase II, located at 3330 N St Louis Ave. This phase of the subdivision will include 42 residential lots, zoned R-1 PD, Single-Family Residential Planned District. This zoning is appropriate for the property and is consistent with the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

Staff recommends approval of Case 046-23

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Procedures

Applicability. Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities and services, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Plat applications may be initiated by the property owner.

Specifically plat applications shall apply to:

1. Any division of land into more than one lot or parcel, unless all resulting lots or parcels are larger than five acres and to be used primarily for agriculture purposes;
2. Any adjustment of previously platted lots that alter the legal boundaries or potential ownership patterns, other than those by operation of law, acquisition by a public entity, or by court order; and
3. Any development on previously unplatted property where access or connections to public infrastructure or public streets will be required, or where public or private easements will be required to build infrastructure.

Review Criteria. A final plat shall be reviewed according to the following criteria:

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and types of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Adjustments to the preliminary plat that do not affect the overall concept, development patterns, phasing, and concurrencies of facilities and amenities may be considered substantially consistent.
2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
3. The phasing and timing of public improvements ensures construction and performance guarantees.
4. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the comprehensive plan, the applicable zoning standards, and the purposes and intent of this code.
5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Review Procedure. In addition to the general requirements in Table 2-1 and Section 2.01 the following procedures apply to preliminary plat applications.

1. A final plat not meeting the review criteria may require reprocessing as a revised preliminary plat.
2. The Planning Commission shall review the final plat for conformance with the planning and design elements, and the engineering specifications.

3. Prior to forwarding a final plat approved by the Planning Commission to the City Council, the Director shall verify that the applicant has proper surety for required improvements as required by Section 3.03, Required Improvements.
4. A final plat approved by the Planning Commission shall be forwarded to the City Council for review and acceptance of any dedications of land for public purposes or other public improvements. If the City Council refuses acceptance, they shall state the specific reasons for the refusal, and allow the applicant up to 60 days to cure the issue.
5. Any street or public facility not approved by the Planning Commission in terms of location, classification or design, whether denied by the Planning Commission and appealed to the City Council, or approved by the City Council as a revised condition on a final plat, may only be approved and accepted by the City Council with a two-thirds approval of the legislative body.
6. The Planning Commission and City Council shall make a decision within 60 days of submission of the plat to the Commission or Council, unless the applicant consents to a longer period for consideration.

Effect of Decision. The approval of the final plat and acceptance of the dedication of land for public purposes may be conditioned upon payment of all other applicable fees or execution of all applicable agreements prior to recording. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat.

1. Once approved and all conditions are satisfied, the City Clerk shall cause the approved final plat to be recorded in applicable county with the Recorder of Deeds. Any plat not recorded within two years from the date of acceptance of land by the City Council shall expire.
2. Upon recording of the plat, the applicant may proceed with the design and construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.
3. For all single-family residential development in residential zoning districts, or other development not requiring approval of a site plan, development rights shall vest subject to compliance with zoning regulations upon recording of a final plat. If construction has not begun and substantial progress being made within five years of recording the plat, the development rights shall expire unless and extension is granted.
4. For all non-single-family development requiring a site plan development rights shall not vest until the plat has been recorded and the site plan is approved. If no site plan is approved within five years of recoding of the plat, the development rights shall expire unless an extension is granted or phasing has otherwise been approved through the platting process.

Final Plat 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.: 046-23
Filing Fee: $0
Received: 9/1/23
Subdivision No.:
Proj. No.: 23-213

Applicant: OWN, Inc. Phone No.: 417-782-7399

Address: 811 East 3rd Street Joplin, MO 64801 Email: cshort@weareown.com;ksmith@weareown.com

Owner: Schuber Mitchell Homes Phone No.:

Address: 3331 North Rangeline Joplin, MO 64801 Email: keaker@schubermitchell.com

Location of Property: 3330 North St. Louis Avenue

Present Use of Property: Residential Zoning: R1-PD

Design Professional who Prepared the Plat: OWN, Inc.

Phone No.: 417-782-7399 Email: jlee@weareown.com;cshort@weareown.com

Name of Subdivision: Emerald Glades Subdivision

Total Acres: 9.02 Total Lots: 42

Instructions:
The following checklist is to be completed **by the applicant** and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
◉	○	Name of the subdivision

⦿	○	Location of section, township, range, county, and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct
⦿	○	Location of monuments or benchmarks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments
⦿	○	The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines
⦿	○	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
⦿	○	Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
⦿	○	Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use
⦿	○	Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
⦿	○	Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
⦿	○	Name and address of the registered land surveyor preparing the plat
⦿	○	Scale of plat, 1" = 100' or larger, date or preparation and north point
⦿	○	Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

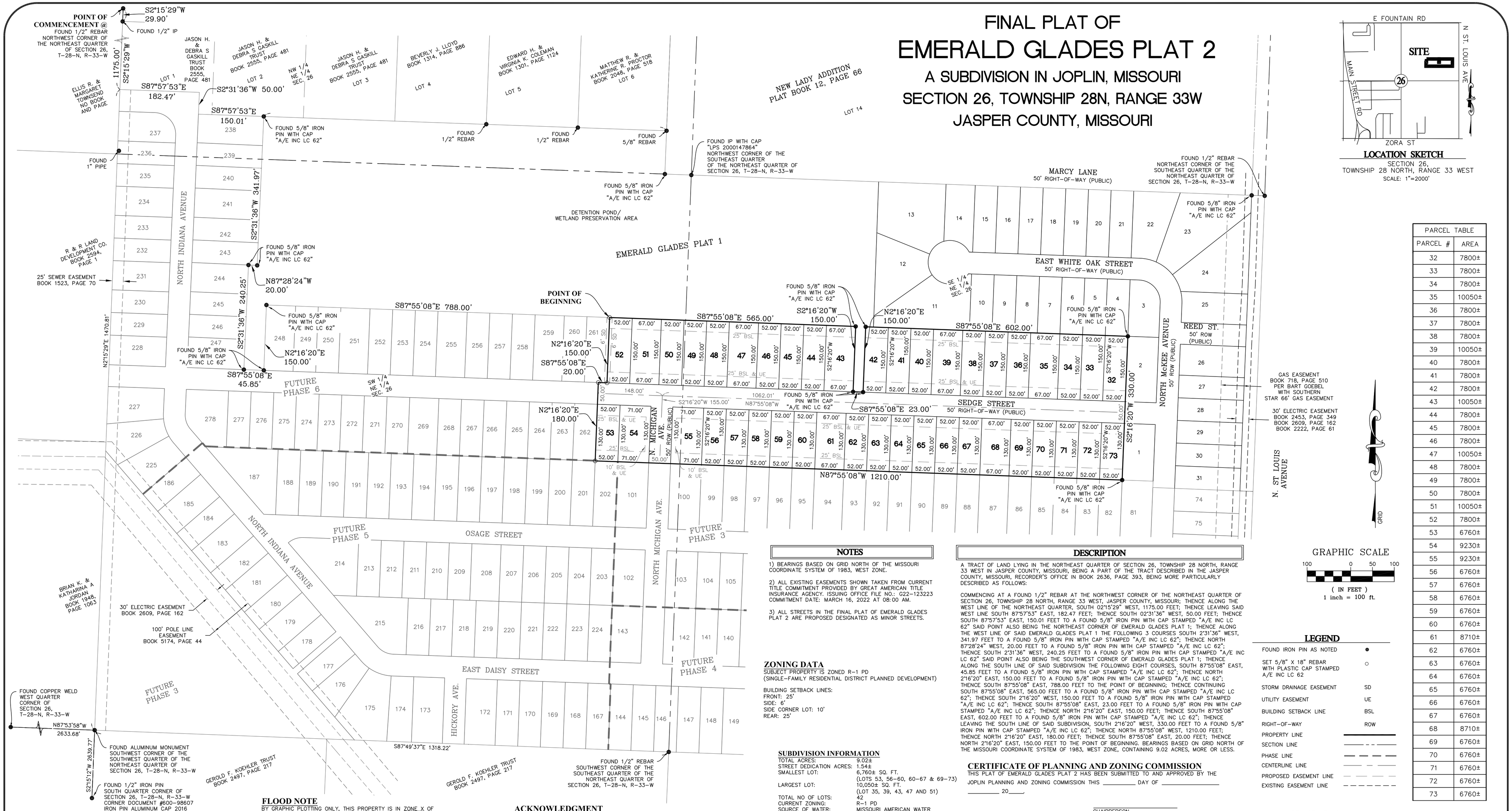
Yes	No	
⦿	○	Was the original on mylar, and 20 paper copies submitted?
⦿	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

- ◉ ○ Was a bond or letter of credit submitted?
- ◉ ○ Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
- ◉ ○ Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
- ◉ ○ Are dedications or reservations signed over on plat?
- ◉ ○ Has the surveyor preparing plat stamped and signed?
- ◉ ○ Has a copy of any deed restrictions or covenants been provided?
- ◉ ○ Are additional comments attached?

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Jacob Lett Digitally signed by Jacob Lett Date: 2023.08.31 10:35:30 -05'00' **Date:** 08.31.23

FINAL PLAT OF
EMERALD GLADES PLAT 2
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI



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

PARCEL TABLE	
PARCEL #	AREA
32	7800±
33	7800±
34	7800±
35	10050±
36	7800±
37	7800±
38	7800±
39	10050±
40	7800±
41	7800±
42	7800±
43	10050±
44	7800±
45	7800±
46	7800±
47	10050±
48	7800±
49	7800±
50	7800±
51	10050±
52	7800±
53	6760±
54	9230±
55	9230±
56	6760±
57	6760±
58	6760±
59	6760±
60	6760±
61	8710±
62	6760±
63	6760±
64	6760±
65	6760±
66	6760±
67	6760±
68	8710±
69	6760±
70	6760±
71	6760±
72	6760±
73	6760±

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

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

2) ALL EXISTING EASEMENTS SHOWN 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 2 ARE PROPOSED DESIGNATED AS MINOR STREETS.

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'

SUBDIVISION INFORMATION
TOTAL ACRES:	9.02±
STREET DEDICATION ACRES:	1.54±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 53, 56-60, 60-67 & 69-73)
LARGEST LOT:	10,050± SQ. FT. (LOT 35, 39, 43, 47 AND 51)
TOTAL NO OF LOTS:	42
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2636, PG 393

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, 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°15'29" WEST, 1175.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87°57'53" EAST, 182.47 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 NORTHEAST CORNER OF EMERALD GLADES PLAT 1; THENCE ALONG THE WEST LINE OF SAID EMERALD GLADES PLAT 1 THE FOLLOWING 3 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 EIGHT 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 THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°55'08" EAST, 565.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 2°16'20" WEST, 150.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 87°55'08" EAST, 23.00 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; THENCE SOUTH 87°55'08" EAST, 602.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE LEAVING THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 2°16'20" WEST, 330.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE NORTH 87°55'08" WEST, 1210.00 FEET; THENCE NORTH 2°16'20" EAST, 180.00 FEET; THENCE SOUTH 87°55'08" EAST, 20.00 FEET; THENCE NORTH 2°16'20" EAST, 150.00 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 9.02 ACRES, MORE OR LESS.

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

SOURCE OF DEED
SCHUBER MITCHELL HOMES
BOOK 2636, PAGE 393

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

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
LOGAN ELLIS, P.E.
RONALD W. WALLACE, P.L.S.

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

ACKNOWLEDGMENT
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: _____

CITY APPROVAL
THIS PLAT OF EMERALD GLADES PLAT 2 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) _____
MAYOR
ATTEST:

_____ _____
CITY CLERK CITY ENGINEER

CERTIFICATE OF PLANNING AND ZONING COMMISSION
THIS PLAT OF EMERALD GLADES PLAT 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

_____
CHAIRPERSON

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 ANDERSON ENGINEERING, 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 JULY 24, 2023
ANDERSON ENGINEERING, INC. L.C. 62
by

_____ 7-24-23
RONALD W. WALLACE DATE
MO P.L.S. NO. 2019015191

CERTIFICATE OF RECORDING

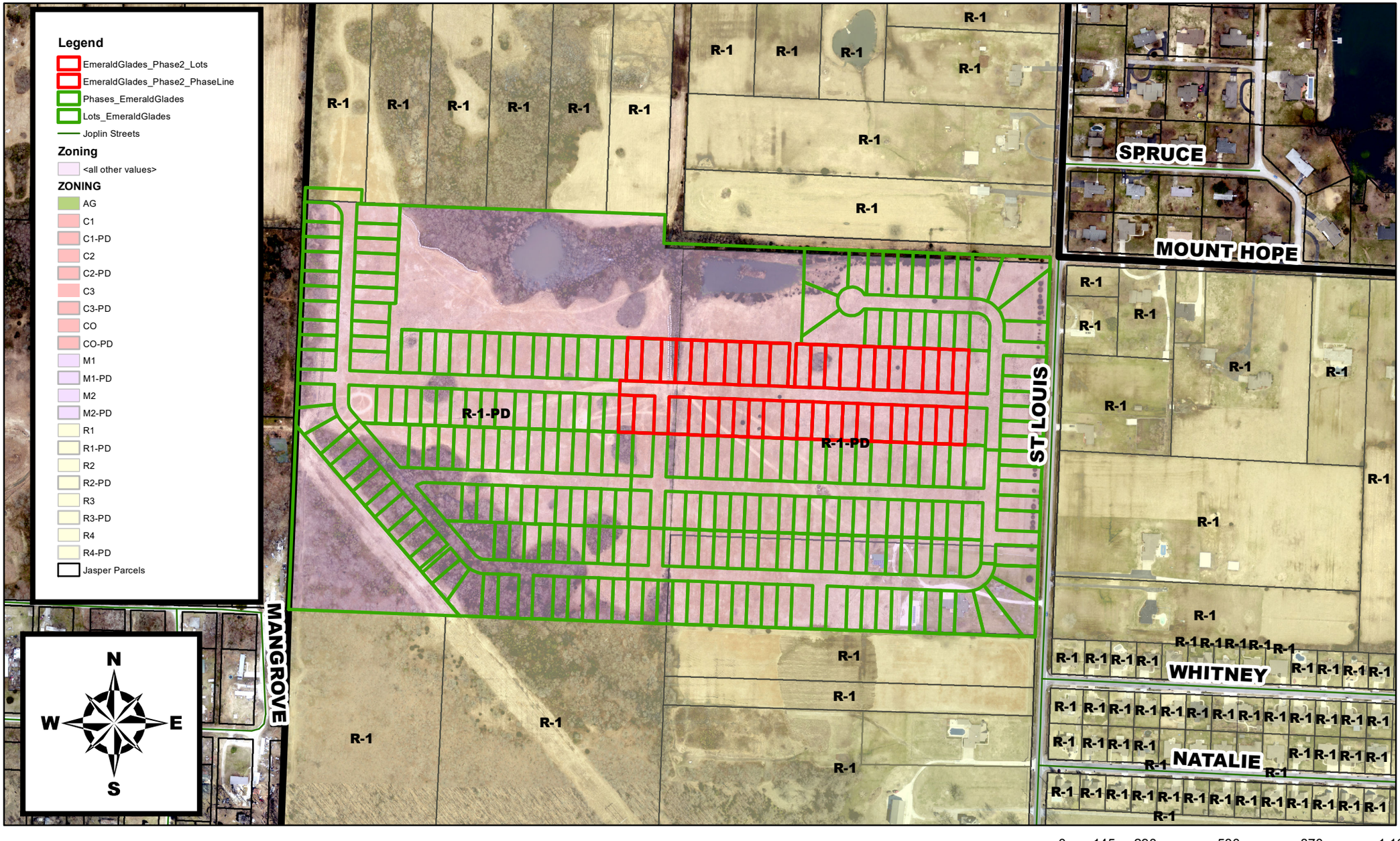
ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: DATE: 7-24-23
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 22J010028

JOP 100-7051
SHT. _1_ OF _1_ REV. ___

Case 046-23: Final Plat



3330 N St Louis Ave – Final Plat – A request to review
a final plat for Emerald Glades Phase II – Schuber Mitchell Homes

P & Z Case 046-23
4 State Builders
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-289 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Emerald Glades 2nd Addition located at 3330 N St Louis Ave, 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 at 3330 N St Louis Ave, 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, 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°15'29" WEST, 1175.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87°57'53" EAST, 182.47 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 NORTHEAST CORNER OF EMERALD GLADES PLAT 1; THENCE ALONG THE WEST LINE OF SAID EMERALD GLADES PLAT 1 THE FOLLOWING 3 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 EIGHT 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 THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°55'08" EAST, 565.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 2°16'20" WEST, 150.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE SOUTH 87°55'08" EAST, 23.00 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;

THENCE SOUTH 87°55'08" EAST, 602.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE LEAVING THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 2°16'20" WEST, 330.00 FEET TO A FOUND 5/8" IRON PIN WITH CAP STAMPED "A/E INC LC 62"; THENCE NORTH 87°55'08" WEST, 1210.00 FEET; THENCE NORTH 2°16'20" EAST, 180.00 FEET; THENCE SOUTH 87°55'08" EAST, 20.00 FEET; THENCE NORTH 2°16'20" EAST, 150.00 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 9.02 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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney