P & Z Case 051-16
Wildwood Ranch Development
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-294 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation of approximately 110 acres by the City of Joplin lying west of Central City Road and South of 20th Street, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a 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 seven (7) 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.

NOW, THEREFORE, 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 described as follows, to-wit:

All that part of section 13, township 27 north, range 34 west, Jasper County, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30"w along the south line of said section 13, 2037.60 feet; thence n01°49'48"e, 310.18 feet to a point on the north right-of-way line of 32nd street and the point of beginning, said point being on a non-tangent curve to the left having a radius of 3045.00 feet with a chord bearing and distance of s84°43'57"w, 220.13 feet; thence along said curve and north right-of-way line of 32nd street an arc distance of 220.13 feet; thence n01°13'37"e, 1693.04 feet; thence N88°30'22"W, 1200.00 feet; thence N01°29'38"E, 944.57 feet to a point on the south right-of-way line of BNSF railroad; thence S77°02'42"E along said south right-of-way line, 399.36 feet to a curve to the left having a radius of 2889.79 feet; thence along said curve and said south right-of-way line an arc distance of 1055.87 feet; thence S01°49'48"W away from said south right-of-

way line, 2514.15 feet to the point of beginning. containing 36.7 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13 and 14, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence n88°40'30”w along the south line of said section 13, 2037.60 feet; thence N01°49'48”E, 2875.09 feet to a point on the north right-of-way line of BSNF railroad and the point of beginning, said point being on a non-tangent curve to the right having a radius of 2839.79 feet with a chord bearing and distance of N87°35’58”W, 1040.34 feet; thence along said curve and said north right-of-way line an arc distance of 1046.25 feet; thence N77°02'42”W along said north right-of-way line, 856.47 feet; thence away from said north right-of-way line N29°57'42”W, 2499.69 feet; thence N88°24'37”W, 23.40 feet, to a point on the west line of said section 13; thence N88°24’37”W, 1943.92 feet; thence N01°50’09”E, 70.00 feet to a point on the north line of said section 14; thence S88°24’16”E along said north line of section fourteen (14), 1944.11’ feet to the northwest corner of said section 13; thence along the north line of said section 13 the following courses; thence S88°53’37”E, 2632.87 feet to the northwest corner of the northeast quarter of said section 13; thence S88°55’56”E, 1316.68 feet to the northwest corner of the northeast quarter of the northeast quarter of said section 13; thence S88°55’18”E, 1313.88 feet to the northeast corner of said section 13; thence S01°55’58”W along the east line of said section 13, 70.01 feet; thence N88°55’18”W, 1312.82 feet; thence N88°55’56”W, 1316.73 feet; thence N88°53’37”W, 1832.50 feet; thence S44°29’46”E, 3345.29 feet to the point of beginning. except any part taken or deeded for road right-of-way on the north side thereof. containing 73.3 acres more or less. subject to any existing easements or restrictions of record. and all that part of section 13, township 27 north, range 34 west, jasper county, Missouri, more particularly described as follows: commencing at the southeast corner of said section 13; thence N88°40'30”W along the south line of said section 13, 1169.38 feet; thence N00°00'00”E, 313.95 feet to a point on the west right-of-way line of John Duffy drive and the point of beginning; thence S57°54’25”W along said right-of-way line, 42.77 feet to the north right-of-way line of 3nd street; thence N77°33’48”W along said north right-of-way line, 15.47 feet to a curve to the left having a radius of 952.37 feet; thence along said curve and said north right-of-way line, an arc distance of 169.78 feet; thence N87°18’50”W continuing along said north right-of-way line, 326.47 feet to a curve to the left having a radius of 3045.00 feet; thence along said curve and said north right-of-way line, an arc distance of 532.79 feet; thence S01°13’37”W away from said north right-of-way line, 91.03 feet to a point of the south right-of-way line of 32nd street to a non-tangent curve to the right having a radius of 2955.00 feet with a chord bearing and distance of N84°33’20”E, 222.13 feet; thence along said curve and south right-of-way line an arc distance of 222.19 feet; thence N00°00’00”E, 60.11 feet to a non-tangent curve to the right having a radius of 3015.00 feet with a cord bearing and distance of N89°43’45”E, 311.06 feet; thence along said curve an arc distance of 311.20 feet; thence S87°18’50”E, 326.65 feet, to a curve to the right having a radius of 1015.00 feet; thence along said curve an arc distance of 164.32 feet; thence S78°01’47”E, 5.12 feet; thence N57°54’22”E, 57.03 feet; thence N13°22’37”E, 19.96 feet to a point on the west right-of-way line of John Duffy Drive and the point of beginning. containing 1.0 acres more or less. subject to any existing easements or restrictions of record, being more generally described as approximately 110 acres lying west of Central City Road and South of 20th Street.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on

the Ninth (9th) day of January, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2016, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney