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.: ~~058-22~~ 006-22
Filing Fee: $550.00
Received:
Date Advertised:
Proj. No.: ~~22~~ - 0131
Public Hearing Date:

Applicant: Anderson Engineering Phone No.: 417.782.7399

Address: 811 East 3rd Street Email: cshort@ae-inc.com

Owner: Crossland Realty Group Phone No.: 620.429.1414

Address: 833 S. East Ave P.O. Box 45 Columbus Kansas 66725 Email: nhumble@crossland.com

Location of Street or Easement: McClelland Terrace & W 32nd Street

Type of Vacation: Street ☐ Easement ☑ Alley ☐ Plat ☐

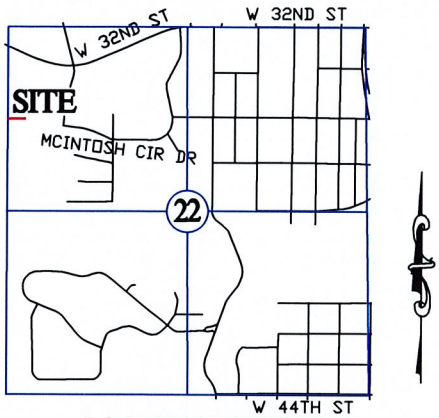
Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

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,

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

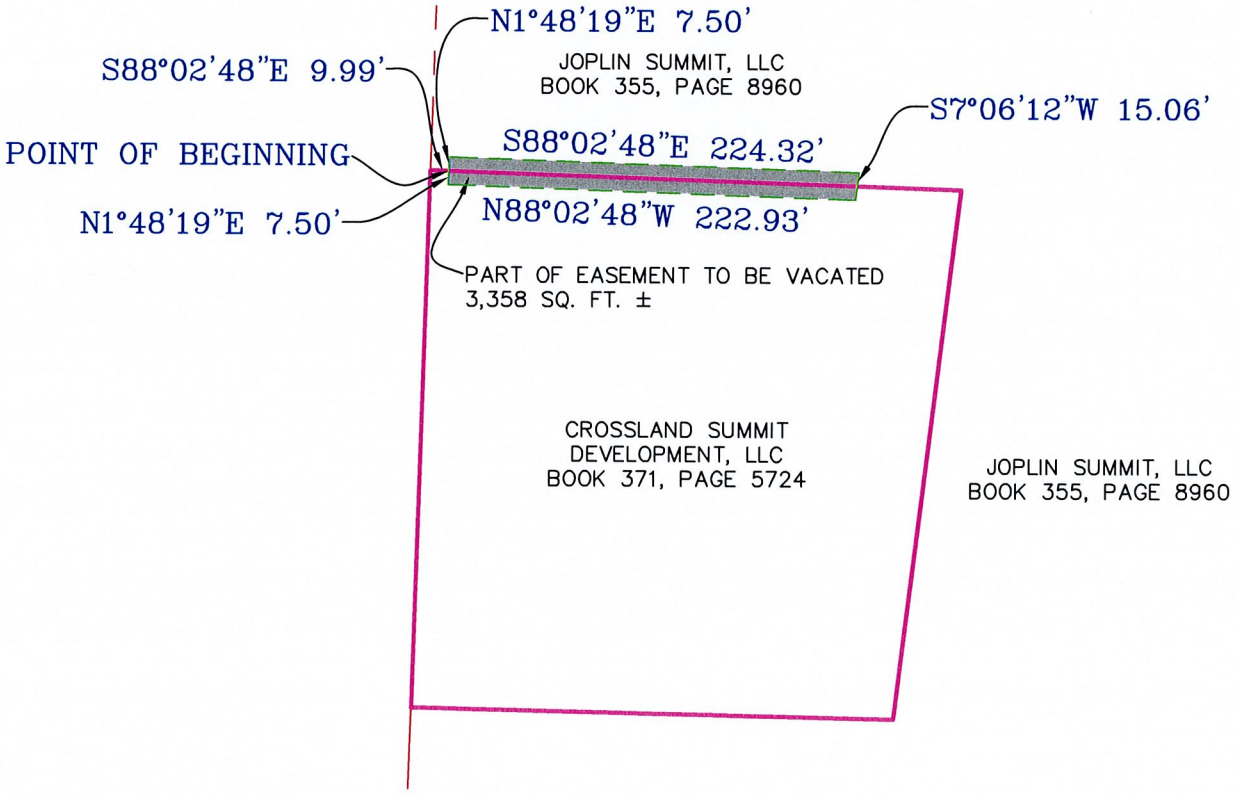
100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2" IRON PIN, A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST, 9.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°48'19" EAST, 7.50 FEET; THENCE SOUTH 88°02'48" EAST, 224.32 FEET; THENCE SOUTH 07°06'12" WEST, 15.06 FEET; THENCE NORTH 88°02'48" WEST, 222.93 FEET; THENCE NORTH 01°48'19" WEST, 7.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3,358 SQUARE FEET, MORE OR LESS.



DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

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.

◉ ○ 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.

◉ ○ 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	Jon Fisk	jf4583@att.com	417-529-0840
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:** 10/7/22

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 866-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ■ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jerry Herron — Authorized Representative — 10/6/2022 — Date

Republic Services — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

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Located at: McClelland Terrace, W 32nd Street

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      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jon Fisk
Authorized Representative

09/30/22
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

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   - □ Relocate facilities
   - □ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 10/6/22
Authorized Representative — Date

Spear Klight
Name of Utility

MISSOURI
AMERICAN WATER

September 9, 2022

Carly Short
Anderson Engineering Inc.
2045 W. Woodland St.
Springfield, MO 65807

RE: Easement Vacation: **Joplin Summit Development**

Dear Mrs. Short:

Per your request, enclosed is the signed easement vacation for easement for **Joplin Summit Development**. Please have this release document recorded and **forward me a copy of the recorded document** with the appropriate recording information on it after the Recorder's Office returns the document to you.

Should you have any questions, please contact me at (314) 996-2324.

Sincerely,

Terrance Green
Engineering Specialist
Right of Way & Developer Services

Missouri-American Water Company
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2324
F +1 314 569 3972
E terrance.green@amwater.com
I www.amwater.com

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 7th day of September, 2022.

WHEREAS, on the 2nd day of January, 2007, Joplin Summit, LLC., a corporation of the of the County of Cherokee, State of Kansas, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' wide, as recorded in Deed Book 356, Page(s) 13, of the Newton County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to the Missouri-American Water Company by Anderson Engineering, Inc., a Missouri Corporation the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 7th day of September, 2022.

MISSOURI-AMERICAN WATER COMPANY

BY _____
David Pruitt, Construction Manager

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of SEPTEMBER, 2022, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

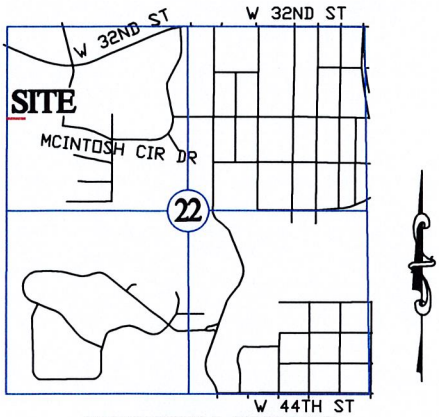
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2024

_____
Notary Public

TERRANCE GREEN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 12389210
My Commission Expires Dec 9, 2024

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

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CONTAINING 3,358 SQUARE FEET, MORE OR LESS.

DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

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2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☑ Relocate facilities
   ☐ Other: Provide new easement for relocated Storm Sewer

Please return this form within **21 days** to the applicant listed above.

Steven Martinez
Authorized Representative

10/7/22
Date

Stormsewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 006-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group ***, being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:*** a portion of the utility easement as shown on the attached sketch

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     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

AMS
Alex Sammet (Sep 28, 2022 10:50 MDT)

Authorized Representative

09/28/2022
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

9/28/2022

Crossland Realty Group

Re: Requet to vacate a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Vacation: a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri, as shown on the attached exhibit "PARTIAL EASEMENT VACATION SKETCH".

Crossland Realty Group,

In response to your letter dated September 7th, 2022 relative to the above referenced request to vacate a portion of the utility easement shown on exhibit "PARTIAL EASEMENT VACATION SKETCH" as described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (Sep 28, 2022 10:50 MDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF:MRS
cc:cshort@ae-inc.com

Engineering Dept. Approval: JMA
JMA

System Planning Approval: PAC
PAC