P & Z Case 039-15
Molandco Inc.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2015-279 ORDINANCE NO.

AN ORDINANCE requesting the review of the Final Plat of WATER'S EDGE UNIT NO. 4, located at the northeast corner of Florida Avenue and Water's Edge Boulevard in the City of Joplin, Jasper County, Missouri.

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

Section 1. That the grades in the Plat of Final Plat for WATER'S EDGE UNIT NO. 4 in the City of Joplin, Jasper County, Missouri, be and the same are herby fixed and established as follows:

Using the bench mark located at the Northeast Corner of Second and Main Streets, in the City of Joplin, Missouri, as adopted as the standard form which grades and elevations are to be measured in said City of Joplin, and by Ordinance No. 77-67 which readopted Section 49.33 of the 1957 CODE OF JOPLIN, MISSOURI, as a datum, and assuming the elevation of said point to be represented by the figure "100", the grades and elevations of the streets and alleys in the Plat of WATER'S EDGE UNIT NO. 4, described as follows:

A tract of land in the S.E. Qtr. Sec.36 T.28N. R.33W., in the City of Joplin, Jasper County, Missouri, described as follows:

COMMENCING AT A POINT, at a 1/2" rebar found on the N. line of said S.E. Qtr., said POINT OF COMMENCEMENT being the N.E. corner of Lot 837 of Castle Rock Sub Division as recorded in P.B.3 P.120 of the Jasper County Missouri Land Records, and the N.W. corner of lands standing now and formerly in the name of Molandco, Inc., recorded in B.1786 P.192 of said land records.

THENCE: Bearing S.02d08'51"W., a Distance of 514.33', along the E. line of said Castle Rock and the W. line of said lands of Molandco, Inc., to a POINT;

Said POINT being the POINT OF BEGINNING;

COURSE 1: Thence Bearing S.87d51'09"E., a Distance of 115.00', to a Point;
COURSE 2: Thence Bearing N.02d08'51"E., a Distance of 37.96', to a Point;
COURSE 3: Thence Bearing S.87d51'09"E., a Distance of 44.00', to a Point;
COURSE 4: Thence Bearing S.83d50'22"E., a Distance of 92.94', to a Point;
COURSE 5: Thence Bearing S.67d23'21"E., a Distance of 105.78', to a Point;
COURSE 6: Thence Bearing N.29d56'37"E., a Distance of 76.29', to a Point;
COURSE 7: Thence Curving 70.41', along an Arc to the Right, having a Radius of 272.00', and a Long Chord of 70.41', which Bears N.37d22'48"E., to a Point;
COURSE 8: Thence Bearing S.45d18'56"E., a Distance of 44.00', to a Point;
COURSE 9: Thence Bearing S.47d20'46"E., a Distance of 123.85', to a Point;
COURSE 10: Thence Bearing S.32d40'48"W., a Distance of 71.28', to a Point;

COURSE 11: Thence Bearing S.31d30'49"W., a Distance of 75.52', to a Point;
COURSE 12: Thence Bearing S.24d06'46"W., a Distance of 67.90', to a Point;
COURSE 13: Thence Bearing S.01d23'56"E., a Distance of 71.60', to a Point;
COURSE 14: Thence Bearing S.10d01'33"E., a Distance of 98.65', to a Point;
COURSE 15: Thence Bearing S.08d54'21"W., a Distance of 117.37', to a Point;
COURSE 16: Thence Bearing S.23d14'23"W., a Distance of 109.62', to a Point;
COURSE 17: Thence Bearing S.33d56'18"W., a Distance of 92.64', to a Point;
COURSE 18: Thence Bearing S.21d28'00"W., a Distance of 80.71', to a Point;
COURSE 19: Thence Bearing S.10d03'10"W., a Distance of 113.87', to a Point;
COURSE 20: Thence Bearing N.64d58'22"E., a Distance of 22.46', to a Point;
COURSE 21: Thence Curving 141.46', along an Arc to the Right, having a Radius of 272.00', and a Long Chord of 141.46', which Bears N.80d02'41"E., to a Point;
COURSE 22: Thence Bearing S.84d53'01"E., a Distance of 118.04', to a Point;
COURSE 23: Thence Curving 109.19', along an Arc to the Left, having a Radius of 278.00', and a Long Chord of 109.19', which Bears N.83d47'26"E., to a Point;
COURSE 24: Thence Bearing N.72d27'53"E., a Distance of 27.40', to a Point being the N.W. Corner of the W. end of Waters Edge Blvd., as shown on the Plat of Waters Edge Unit Number 3 Recorded in Plat Book 18, Page 37 of the aforesaid land records;
COURSE 25: Thence Bearing S.17d32'08"E., a Distance of 44.00', to a Point being the Western Corner of Lot 78 of the aforesaid Unit No. 3;
COURSE 26: Thence Bearing S.72d27'53"W., a Distance of 27.40', to a Point;
COURSE 27: Thence Curving 126.47', along an Arc to the Right, having a Radius of 322.00', and a Long Chord of 126.47', which Bears S.83d47'26"W., to a Point;
COURSE 28: Thence Bearing N.84d53'01"W., a Distance of 118.04', to a Point;
COURSE 29: Thence Curving 118.57', along an Arc to the Left, having a Radius of 228.00', and a Long Chord of 118.57', which Bears S.80d02'41"W., to a Point;
COURSE 30: Thence Bearing S.64d58'22"W., a Distance of 50.13', to a Point;
COURSE 31: Thence Curving 253.25', along an Arc to the Right, having a Radius of 319.00', and a Long Chord of 253.25', which Bears S.88d21'36"W., to a Point;
COURSE 32: Thence Bearing S.65d35'41"W., a Distance of 88.44', to a Point being the S.E. corner of Lot 872 of the aforesaid Castle Rock;
COURSE 33: Thence Bearing N.87d46'04"W., a Distance of 118.91', along the S. line of said Lot 872 to a Point;
COURSE 34: Thence Bearing N.02d15'56"E., a Distance of 120.00', along the E. line of Florida Ave. to a Point Referenced by an Iron Pipe Found 0.01'E. thereof;
COURSE 35: Thence Bearing S.87d46'04"E., a Distance of 119.24', along the N. line of Lot 870 of said Castle Rock to a Point;
COURSE 36: Thence Bearing N.02d08'51"E., a Distance of 823.38', along the E. line of said Castle Rock to a POINT;

Said POINT being the POINT OF BEGINNING.

Containing 10.2415-Acres.

Section 2. That said plat, have been filed, showing that the lots have been staked out and platted and the street 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, according to the Statutes of the State of Missouri.

Section 3. That the City Clerk 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 _____ day of _____, 2015, by a vote of _____.

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ATTEST: Michael L. Seibert, Mayor

_____

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney