



## STAFF PLANNING REPORT Final Plat

**CASE 036-17** Final Plat review

**NAME OF SUBDIVISION** Kum & Go Addition

**LOCATION:** S. Main St. (MO HWY 83) & Glendale Rd

**APPLICANT:** Scott A. & Nancy L. Hutson

**PRESENT ZONING:** C-3, Commercial District

**PRESENT LAND USE:** Vacant land/parking lot

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### SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-3	C-3	C-3
Land Use	Commercial	Commercial	Commercial	Commercial

### SUBDIVISION:

Number of lots
1

### TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Glendale Blvd.	Collector	60'
South Main Street	Arterial	175'

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

No.

**UTILITIES** A new sewer extension will be added to service any new development.

**FLOOD PLAIN** N/A

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**STAFF ANALYSIS:**

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

Yes.

**DISCUSSION**

The final plat approval is for Kum & Go addition. This addition will be a single lot zoned commercial at the Southwest corner of South Main Street and Glendale Road. It is adjacent to the Hideout Harley-Davidson. The Final Plat does require City Council approval.

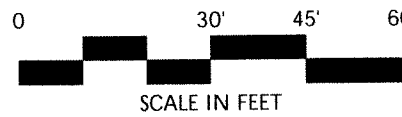
*Staff recommends approval of Case 036-17, pending corrections made by City Surveyor.*

**ENCLOSURES:**

Final Plat



BASIS OF BEARINGS:  
ARKANSAS STATE PLANE GRID, NORTH ZONE, NAD 83.



# FINAL PLAT Kum & Go Subdivision

A subdivision being part of the Southeast Quarter of Section 27,  
Township 27 North, Range 33 West, City of Joplin, Newton County, Missouri

Part of the Southeast Quarter Section 27, Township 27 North, Range 33 West of the 5th P.M., City of Joplin, Newton County, Missouri further described as follows:  
Commencing at the Northeast corner of said Southeast Quarter; thence North 88°45'03" West, 99.09 feet along the North line of said Southeast Quarter to a point on the West right of way of South Main Street (Missouri Hwy 86) said point also being the point of beginning; thence South 43°24'51" East, 36.49 feet along said West right of way; thence South 2°07'06" West, 187.57 feet along said West right of way; thence leaving said West right of way North 88°45'03" West, 339.91 feet; thence North 1°14'57" East, 213.50 feet to a point on the North line of said Southeast Quarter; thence South 88°45'03" East, 317.10 feet along said North line to the point of beginning.  
Contains 72,578 square feet or 1.666 acres of land, more or less.

CERTIFICATE OF OWNER:  
We, the undersigned, owners of the real estate shown and described herein do hereby, plat and subdivide said real estate in accordance with the attached plat and do hereby dedicate all streets, easements and alleys to the City of Joplin, MO.

Scott A. Hutson \_\_\_\_\_ Date \_\_\_\_\_ Nancy L. Hutson \_\_\_\_\_ Date \_\_\_\_\_

State of Missouri }  
County of Newton } SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, a notary public in and for said County and State, came Scott A. Hutson and Nancy L. Hutson to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

CERTIFICATE OF THE PLANNING AND ZONING COMMISSION:

This plat of KUM & GO SUBDIVISION has been submitted to and approved by the Joplin Planning and Zoning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Chairman \_\_\_\_\_

CERTIFICATE OF THE JOPLIN CITY COUNCIL:

This plat of KUM & GO SUBDIVISION, 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 \_\_\_\_\_, 2018.

Mayor \_\_\_\_\_

ATTEST:

City Clerk \_\_\_\_\_

CERTIFICATE OF RECORDING:

STATE OF MISSOURI }  
COUNTY OF NEWTON }

I, \_\_\_\_\_, Recorded of Deeds of said County, do hereby certify that the within instrument of writing was, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes, \_\_\_\_\_ M. duly filed for record in this office, and is recorded in the records of this office in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_.

In witness whereof, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

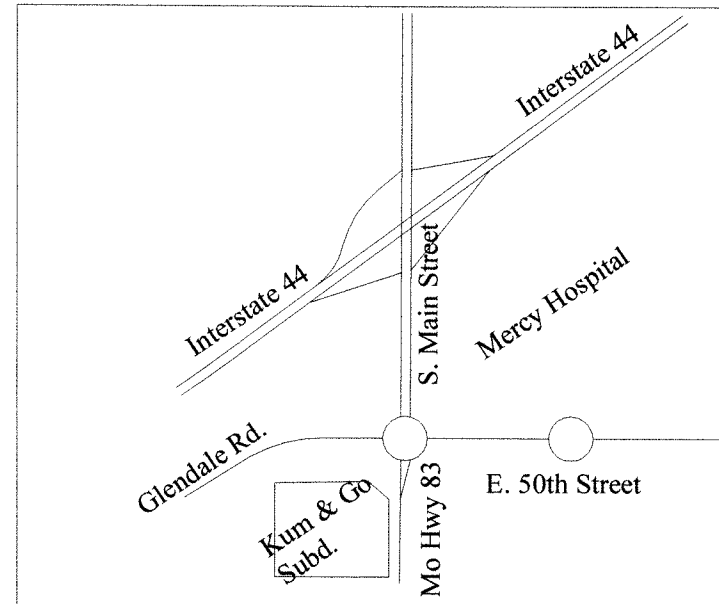
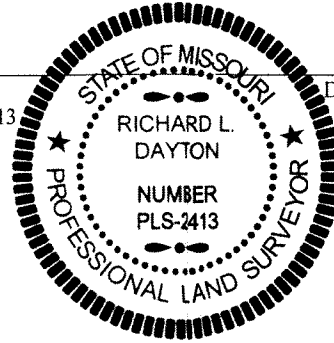
Recorder of Deeds \_\_\_\_\_

CERTIFICATE OF SURVEYING ACCURACY:

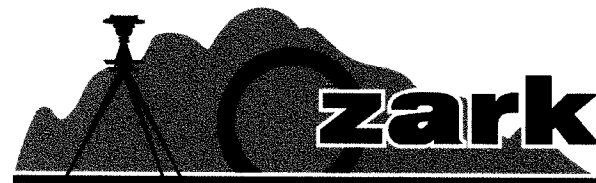
I do hereby certify that this plat correctly represents a survey made by me or under my direct supervision and in accordance with the current Missouri Minimum Standards for Property Boundary Surveys; that all monuments shown hereon actually exist or will be placed within 12 months after this plat is recorded, and their location, size, type, and material are correctly shown.

Richard L. Dayton  
Professional Land Surveyor No. 2413

Date \_\_\_\_\_



VICINITY MAP  
Not to Scale



3214 N.W. AVIGNON WAY, SUITE 4  
BENTONVILLE, AR 72712  
479.464.8850 | OFFICE 479.464.9040 | FAX

DATE OF FIELD SURVEY - September 19, 2017

SCALE: 1"=30'

DRAWN BY: RD

DATE: November 17, 2017

FIELD CREW: ICS

DRAWING NO. S170430

CHECKED BY: RLD

SHEET 1 OF 1

## NOTES:

1. Water service shall be by City of Joplin.
2. Sewer service shall be by City of Joplin.
3. Existing Zoning: C-3 Commercial District
4. Proposed Use: Convenience Store/Gas Station

## FIRM NOTE:

By graphic scaling only this property is located within Flood Zone "X" as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Map No. 29149C0017E, Effective Date: November 26, 2010.