

AN ORDINANCE approving a Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Vistacor Investment Group, Inc., a Pennsylvania Corporation, for the purchase of certain real estate for the not to exceed price of FIVE HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED THIRTY-NINE AND 50/100 DOLLARS (\$524,839.50) more particularly described in Section 1 herein; authorizing the Interim City Manager to execute said Agreement in substantially similar form by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2018-2019 as adopted by Ordinance 2018-145 on October 15, 2018; and containing an emergency clause.

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

Section 1. That the City enter into an Agreement with Vistacor Investment Group, Inc., a Pennsylvania Corporation, for the purchase of certain real estate for the not to exceed price of FIVE HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED THIRTY-NINE AND 50/100 DOLLARS (\$524,839.50) more particularly described as follows:

PART OF LOT 7, EASTGATE SHOPPING CENTER SUBDIVISION, A SUBDIVISION IN SECTION 7, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AS SHOWN IN PLAT BOOK 16, PAGE 20 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE SOUTH 1°36'37" WEST ALONG THE EAST LINE THEREOF, 143.75 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; CONTINUING THENCE SOUTH 1°36'37" WEST ALONG SAID EAST LINE, 60.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°59'57" WEST, 6.13 FEET; THENCE 63.90 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING OF SOUTH 82°40'47" WEST, 63.68 FEET; THENCE SOUTH 74°21'31" WEST, 74.68 FEET; THENCE 131.46 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF SOUTH 83°07'00" WEST, 130.95 FEET; THENCE NORTH 88°07'30" WEST, 53.37 FEET TO A POINT ON THE EAST LINE OF LOT 5 IN SAID EASTGATE SHOPPING CENTER SUBDIVISION; THENCE ALONG SAID EAST LINE, NORTH 1°39'27" EAST, 6.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 88°15'46" WEST, 264.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF RANGE LINE ROAD; THENCE NORTH 1°39'05" EAST ALONG SAID RIGHT-OF-WAY, 75.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 1965, PAGE 1314 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI; THENCE SOUTH 88°15'46" EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND, AND AN EXTENSION THEREOF, 225.29 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN SAID EASTGATE SHOPPING

CENTER SUBDIVISION; THENCE ALONG SAID WEST LINE, SOUTH 1°43'32" WEST, 25.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF SAID LOT 6, SOUTH 88°15'46" EAST, 40.03 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 6, NORTH 86°07'19" EAST, 160.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF SAID LOT 6, NORTH 1°43'32" EAST, 3.23 FEET; THENCE 4.78 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING OF NORTH 74°43'43" EAST, 4.78 FEET; THENCE NORTH 74°21'31" EAST, 74.68 FEET; THENCE 81.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING OF NORTH 82°40'47" EAST, 81.04 FEET; THENCE SOUTH 88°59'57" EAST, 6.78 FEET TO THE POINT OF BEGINNING. CONTAINS 38,877 SQUARE FEET, MORE OR LESS, SUBJECT TO EXISTING EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD OR FACT. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE.

Section 2. That the Interim City Manager is hereby authorized to execute said Agreement attached hereto, or Agreement in substantially similar form, as approved by the City Attorney, for and on behalf of the City of Joplin.

Section 3. That fiscal year 2018-2019 budgeted appropriations as adopted by Ordinance 2018-145 be amended by increasing appropriations by the total amount of FIVE HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED FORTY AND 00/100 DOLLARS (\$524,840.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That the City hereby declares that this Ordinance, being an Ordinance dealing with the sale of real estate, is considered an emergency within the meaning of Section 2.12(1) of the Home Rule Charter of the City of Joplin, Missouri, and, as such, this Ordinance shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this \_\_\_\_ day  
of \_\_\_\_\_, 2019, by a \_\_\_\_\_ vote.

\_\_\_\_\_  
Gary Shaw, Mayor

ATTEST:

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Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards City Attorney