

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

Subdivision No.: _____
Date Filed: _____
Date of Meeting: _____
Filing Fee: _____

- I. Name of Subdivision: Emerald Glades
- II. Name of Owner: Schuber Mitchell Homes
- III. Name of Subdivider: Schuber Mitchell Homes
- IV. Name of Person who prepared the Plat: Anderson Engineering
- V. Date of Hearing: _____
- VI. Location of Property by Streets: 3330 N St. Louis, Joplin, MO 64801
- VII. Present Zoning of Property: R1-PD
- VIII. Present Uses of Property: _____
- IX. No. of Acres in Total Tract: 83 No. of Lots: 278

Instructions:

The following checklist is to be completed and may accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

- | IX. Does the Final Plat show the following information? | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| A. Name of the subdivision | <u>X</u> | _____ |
| B. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct. | <u>X</u> | _____ |
| C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments. | <u>X</u> | _____ |
| D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and | | |

decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines.	X	_____
E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	X	_____
F. Exact locations, widths and names of all streets and alleys to be dedicated.	X	_____
G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use.	X	_____
H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission.	X	_____
I. Building setback lines on the front and side streets with dimensions.	X	_____
J. Name and address of the registered land surveyor preparing the plat.	X	_____
K. Scale of plat, 1" = 100' or larger, date of preparation and north point.	X	_____
L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated.	X	_____
XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted?	X	_____
XII. Have all acknowledgments been signed?		X
A. Owner or owners and all mortgager.	_____	_____
B. Dedications or reservations.	_____	x
C. Surveyor preparing plat.	_____	x
XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid?	X	_____
XIV. Deed Restrictions:		
A. Are any deed restrictions planned for subdivision?	X	_____

B. If so, has a copy been submitted? _____

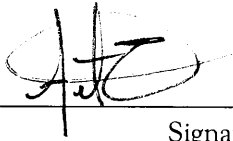
XV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	_____	x	_____
Water	_____	x	_____
Sewer	_____	x	_____
Sidewalks	_____	x	_____
Other, as required			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

XVI. Are additional comments attached? _____

All Signature Blocks will be signed after approval. x _____

Preliminary plats that do not meet subdivision regulations will not be processed to the Planning and Zoning Commission until corrected.



Signature

6/10/2022

Date