



Vacation of Streets or Easements Application

Project #: 22-0112

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.: _____
Filing Fee: \$550.00 _____
Received: _____
Date Advertised: _____
Date Notice Sent: _____
Public Hearing Date: 10-10-22

Applicant: Driven Brands Phone No.: (281) 660-9583
Address: 440 S. Church Street, Suite 700 Charlotte, NC 28202 Email: Rebecca.McAllister@drivenbrands.com
Owner: Southwest Development Properties, LLC - Brett Roubal Phone No.: 417-576-6620
Address: 1027 S. Main Ste. 200 Joplin, MO 65804 Email: b_roubal@yahoo.com
Location of Street or Easement: 3209 Rangeline Rd.
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,

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: 8-10-2022

18-7522 - JOPLIN
SANITARY EASEMENT DESCRIPTION (VACATION)
JULY 22, 2022

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, NEWTON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING S88°28'40"E 232.77 FEET AND S01°16'36"W 245.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S08°51'32"E 91.27 FEET TO A POINT; THENCE N82°45'13"W 20.81 FEET TO A POINT; THENCE N08°51'47"W 89.14 FEET TO A POINT; THENCE S88°32'13"E 20.33 FEET TO THE TO THE POINT OF BEGINNING, CONTAINING 1,804 SQUARE FEET OR 0.04 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS, RESTRICTIONS OF RECORD.



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
3213 S. WEST BYPASS SPRINGFIELD, MO 65807 (417) 866-2741

Planning Development & Neighborhood

602 S. Main St.

Joplin. MO 64801

Phone: 417-624-0820 ext 1511

LETTER OF TRANSMITTAL

DATE 08/12/22

JOB NO. 22SP10091

ATTENTION: Keegan Stanton

RE: **Take 5 – Joplin Car Wash Sewer Easement Vacation
Fee and Application**

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order 3 1/2" Disk Storm Drainage Report

Copies	Dwg. No.	Dated	Description
1		08/11/22	Check#081385
1			Easement Vacation Description and Exhibit
1		08/10/22	Vacation Application Signed.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your submittal Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected prints
 For review and comment Other
 FOR BIDS DUE _____ 20__ Prints returned after loan to us

REMARKS: Please call (417) 866-2741 if you have any questions.

COPY TO:

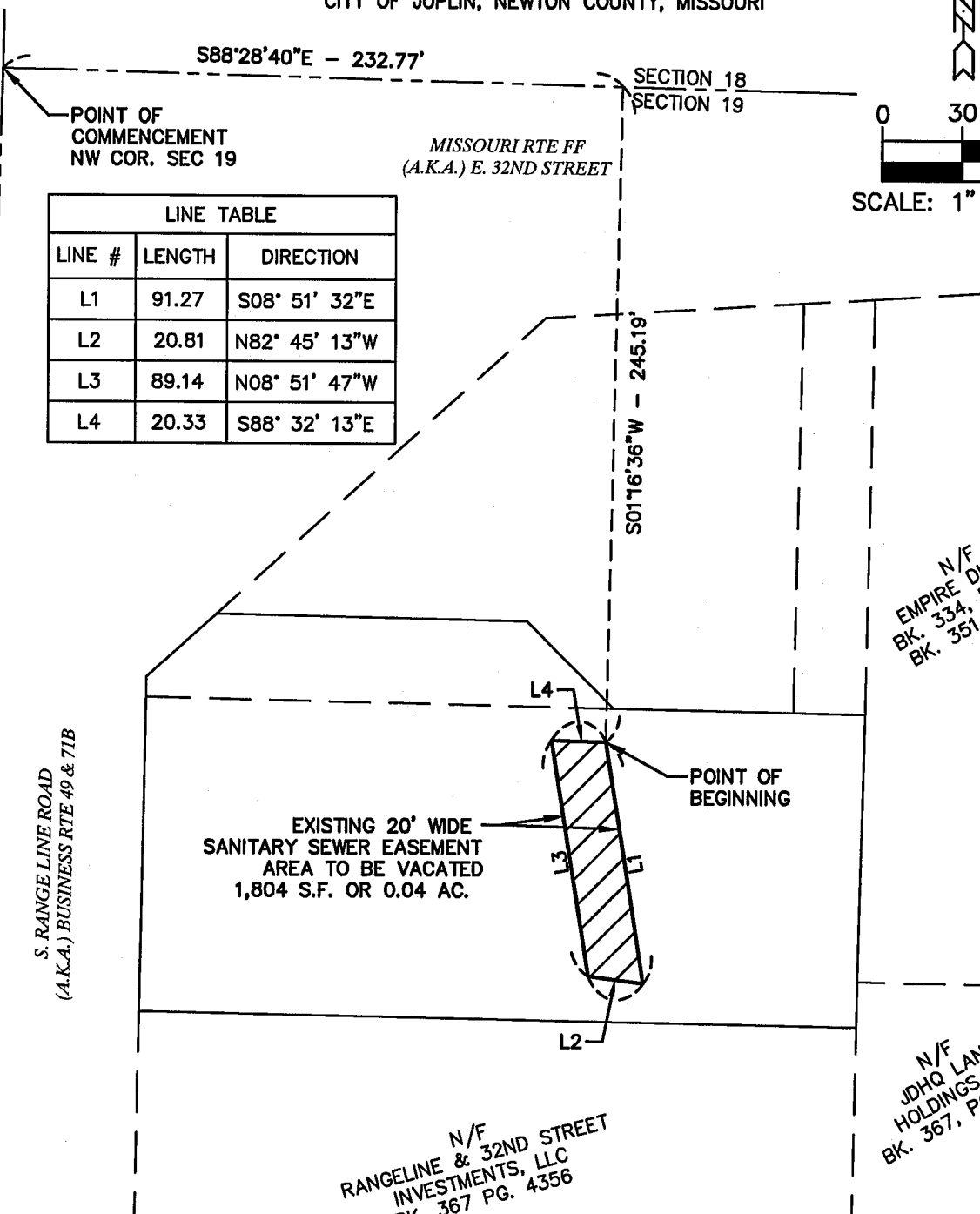
SIGNED: _____
Amanda Johnson

EXHIBIT "A"

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH P.M., CITY OF JOPLIN, NEWTON COUNTY, MISSOURI



SCALE: 1" = 60'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.27	S08° 51' 32"E
L2	20.81	N82° 45' 13"W
L3	89.14	N08° 51' 47"W
L4	20.33	S88° 32' 13"E

S. RANGE LINE ROAD
(A.K.A.) BUSINESS RTE 49 & 71B


MISSOURI RTE FF
(A.K.A.) E. 32ND STREET

N/F
EMPIRE DISTRICT
BK. 334, PG. 1685
BK. 351, PG. 646

EXISTING 20' WIDE
SANITARY SEWER EASEMENT
AREA TO BE VACATED
1,804 S.F. OR 0.04 AC.

N/F
RANGELINE & 32ND STREET
INVESTMENTS, LLC
BK. 367 PG. 4356

N/F
JDHQ LAND
HOLDINGS LLC
BK. 367, PG. 3657



530A East Independence Dr
Union, Missouri 63084

636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneeng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

DRAWN BY JMM	DATE 07-22-22	PROJ. NO. 18-7522
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