



## **EXHIBIT A**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED PLATTED COMBINATION OF 107 AND 109 EAST MT VERNON.

**DATE:** OCTOBER 3, 2022

**SUBMITTED BY:** HIDEAWAY DEVELOPMENT LLC

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The owner of 107 and 109 East Mt Vernon Street desires to replat these two lots into one lot. 107 E Mt Vernon is approximately .19-acres and currently home to a tool supply / equipment repair business. 109 E Mt Vernon is approximately .73-acres and currently undeveloped.

### **Analysis**

107 and 109 E Mt Vernon St are zoned General Commercial (GC). By removing the lot line, the property owner will have more flexibility for future expansion or redevelopment.

### **Recommendation**

Staff recommends approval of this minor subdivision.

# PLAT OF IRON AT THE CROSSROADS SUBDIVISION

A LOT CONSOLIDATION IN THE SE¼ OF THE NW¼, SEC. 13, T27N, 22W  
IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

OWNER / SUBDIVIDER:

HIDEAWAY DEVELOPMENT, LLC  
P.O. BOX 1972  
NIXA, MO 65714

**GRID NORTH**

NOTE: ALL BEARINGS ARE BASED ON  
GPS OBSERVATIONS IN THIS PROJECT  
MO CENTRAL ZONE

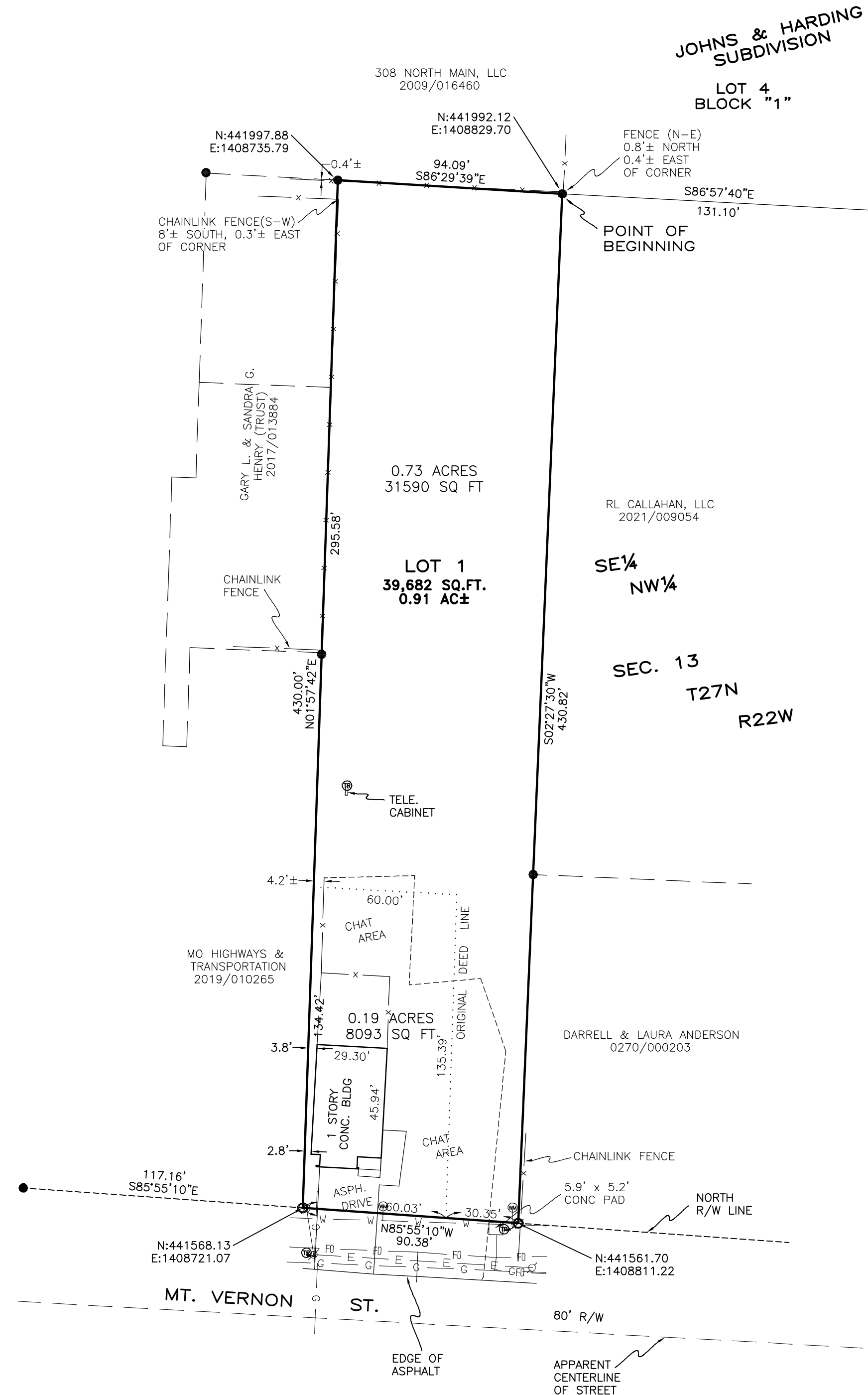
LEGEND	
●	FOUND EXISTING IRON PIN OR PIPE
○	SET IRON PIN (PLS-2007017965 CAP)
⊙	TELEPHONE RISER
⌒	OVERHEAD ELECTRIC POWER POLE
⊕	WATER METER
FO	EXISTING FIBER OPTIC
G	EXISTING GAS SERVICE LINE
E	OVERHEAD ELECTRIC SERVICE
W	WATER SERVICE LINE
x	EXISTING FENCE (AS NOTED)



SCALE: 1" = 40'

**NOTES :**

- ZONING: GC
- BUILDING SETBACK LINES (ZONED R-4): FRONT: 25 FEET  
SIDE: 5 FEET  
BACK: 20 FEET
- OWNER/DEVELOPER: HIDEAWAY DEVELOPMENT, LLC
- LOT 1: 39,682 SQ.FT. (0.91 ACRE±)
- PROPERTY SHOWN HEREON DOES NOT LIE IN A F.E.M.A. IDENTIFIED FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO.: 29043C0070C, EFFECTIVE 12/17/2010
- RECORD SOURCE DEED: BK 2017, PG 013898



**PROPERTY DESCRIPTION**

THE PLAT OF IRON AT THE CROSSROADS, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI. THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT FOUR (4) IN BLOCK ONE (1) OF JOHNS AND HARDING SUBDIVISION, A RECORDED PLAT IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, THENCE S02°27'30"W, 430.82 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF MT. VERNON STREET (AS IT NOW EXISTS); THENCE N85°55'10"W, ALONG SAID NORTH RIGHT OF WAY LINE, 90.38 FEET TO AN IRON PIN; THENCE N01°57'42"E, 430.00 FEET TO AN IRON PIN; THENCE S86°29'39"E, 94.09 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

**CERTIFICATE BY COLLECTOR'S OFFICE**

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID  
PARCEL No. 10-0.6-13-2-20-21  
PARCEL No. 10-0.6-13-2-20-22

(COUNTY COLLECTOR)

**PLANNING AND ZONING COMMISSION:**

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA PLANNING AND ZONING COMMISSION, SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

MUNICIPAL PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER: MARK ANDERSON, MANAGING MEMBER HIDEAWAY DEVELOPMENT, LL \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF MISSOURI) SS  
COUNTY OF CHRISTIAN)

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK ANDERSON, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**DECLARATION BY SURVEYOR**

I HEREBY DECLARE TO HIDEAWAY DEVELOPMENT, LLC THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY MARK ANDERSON. MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

TYPE OF SURVEY: URBAN

 O&M SURVEYING LLC (417) 832-1405 (417) 830-1171	LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965
	472 TROUT ROAD OZARK, MISSOURI 65721	JOB No.: 22876 DATE: 09-06-2022
CLIENT: HIDEAWAY DEVELOPMENT, LLC	SCALE: 1" = 40'	
DESCRIPTION: TOPOGRAPHICAL SURVEY LOCATION: NW¼, SEC. 13, T27N, R22W NIXA, CHRISTIAN COUNTY, MO	DRAWN BY: JES CHECKED BY: BDM	
ORDERED BY: MARK ANDERSON	DWG. No.: 22876-1	

**NOTE:**

ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES WERE BASED ON INFORMATION OBTAINED FROM THE CHRISTIAN COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)



# Development Department P & Z Application

Application Date: \_\_\_\_\_

Project Type: \_\_\_\_\_ Title as it Appears on Plans: \_\_\_\_\_

<input type="checkbox"/> Annexation, Zoning & Concept Plan	<input type="checkbox"/> Board of Adjustments
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Exception to Subdivision Regulations
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Code Amendment
<input type="checkbox"/> Rezoning and Concept Plan	<input type="checkbox"/> Vacation of Easement
<input checked="" type="checkbox"/> Minor Subdivision (3 or less lots)	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Other _____

### INFORMATION

Applicant's Name Hideaway Development LLC Project Location 107 & 109 E. Mt. Vernon

Applicant Address: PO Box 1972 Existing Use Commercial & none  
Nixa, MO 65714 Proposed Use Comm. \* Downtown district \*

Phone/Fax/Mobile 417.848.7733 Existing Zoning Comm.

Relationship to Owner MM partner Zoning Comm (Downtown district)

### Legal Description of Property

See plat

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Pre-application conference was held with \_\_\_\_\_

### PERSONS IN INTEREST

Name	Address	Zip	Phone/Fax/Mobile
<b>PROPERTY OWNER(S) (Identify General Partners)</b>			
<u>Mark Anderson</u>	<u>member 30 West st.</u>	<u>65714</u>	<u>417.848.2733</u>
<u>Beau Mooneyham</u>	<u>member Spfd.</u>	<u>65802</u>	<u>417.766.2332</u>
<b>Mortgages</b>			
<u>ou2star Bank</u>	<u>Spfd MO</u>		<u>417.847.9544</u>

### Optionees

\_\_\_\_\_  
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# Development Department P & Z Application

### CONSULTANTS

Name	Address	Zip	Phone/Fax/Mobile
Greg Whitlock eng.	2131 W. Republic rd	65807	417.869.2222

CONTACT PERSON : Mark Anderson

Identify one person to serve as the contact for the Planning Department during the review process. This will be the only person notified by the Planning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be

Address 301 West St.

Nixa

Phone/Fax 417.848.2733

### OWNER CERTIFICATION

I certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the requested action cannot lawfully be accomplished.

Address 301 West St

Nixa

Phone/Fax 417.848.2733

Name Mark Anderson

Owner's Signature [Signature]

Capacity mm 50%

### STAFF USE ONLY APPLICATION ACCEPTED

Date \_\_\_\_\_

Time \_\_\_\_\_

By \_\_\_\_\_

Fee Received \_\_\_\_\_

- Property Owners within 185 feet notified
- Application Requirements Complete