



## **EXHIBIT A**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED HIGHPOINTE ADDITION, A PROPOSED MINOR SUBDIVISION (LOT SPLIT) OF THE PROPERTY LOCATED AT 501 NORTH MAIN STREET

**DATE:** OCTOBER 7, 2025

**SUBMITTED BY:** ELEVATE INVESTMENT GROUP LLC

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Highpoint Real Estate LLC owns approximately .46 acres located at 501 North Main Street, which lies at the NW corner of Park Street and Main Street intersection. The current single-family home on the property was built in 1930 and received the R-1 (Single-Family Residential) zoning designation when the zoning code was first adopted. The primary structure is currently being rehabilitated, and the owner has applied to subdivide the property.

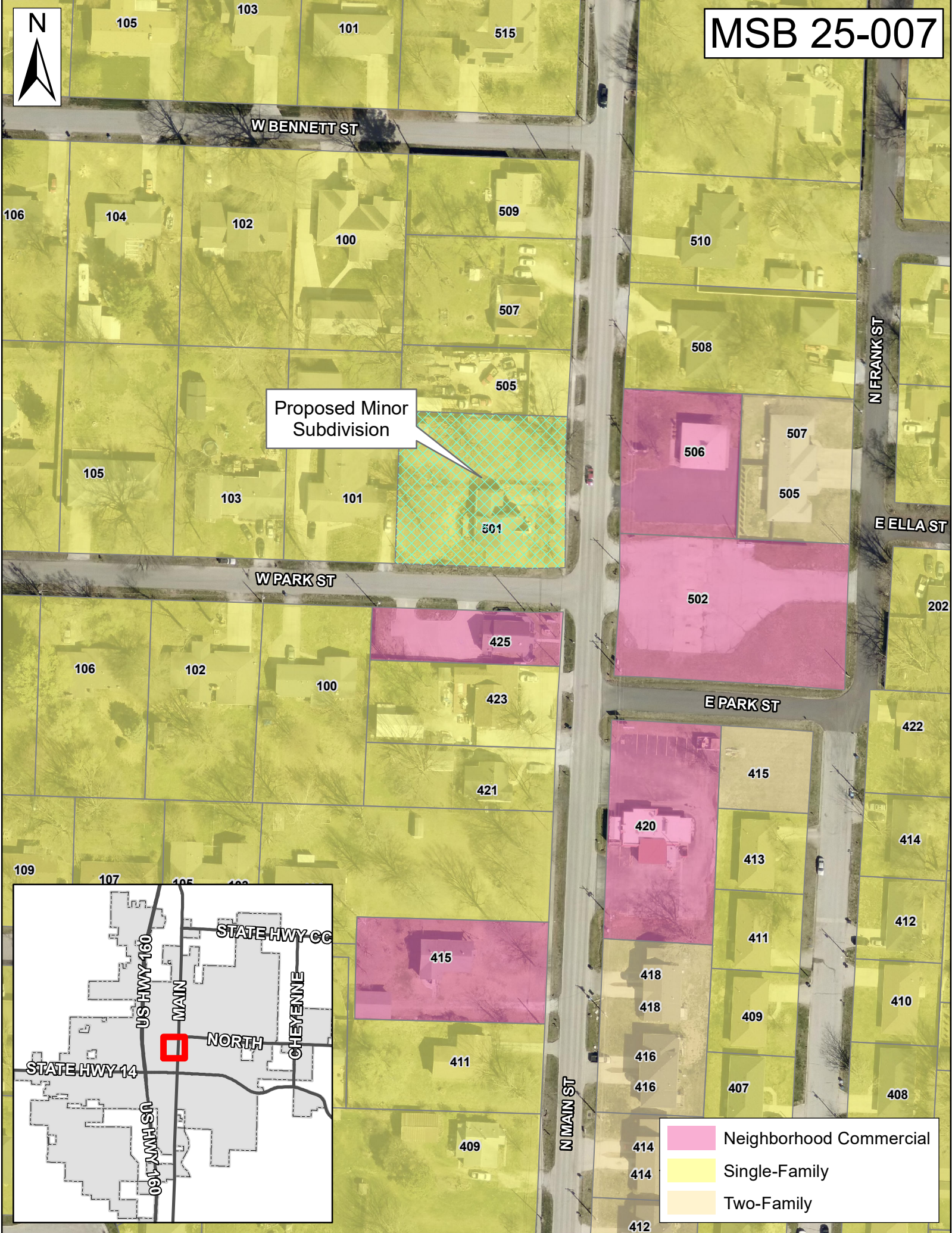
### **Analysis**

The proposed lot split would create two parcels from an existing unplatted parent parcel. The approval of Highpointe Corner Addition would create Lot 1 (8,259 square feet) out of the North half and Lot 2 (10,266 square feet) to the immediate South. There will be no new direct access allowed from North Main Street St. Lot 1 would be accessed via a 20-foot private ingress/egress easement along the rear property line of Lot 2. Municipal water, sewer, and electric service are already present in the immediate area of both proposed new lots. 7.5 feet and 5 feet of additional Right-Of-Way along North Main Street and West Park Street respectively were granted to meet current requirements for the road classifications. A 10-foot Utility easement was also granted along Main & Park Streets.

### **Recommendation**

This proposed minor subdivision conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards in regards to lot size and building setbacks. Staff recommends approval of this minor subdivision.





- Neighborhood Commercial
- Single-Family
- Two-Family



# HIGHPOINTE CORNER ADDITION

BEING A PART OF THE NW¼ OF THE NW¼  
SECTION 13, T27N, R22W,  
NIXA, CHRISTIAN COUNTY, MISSOURI

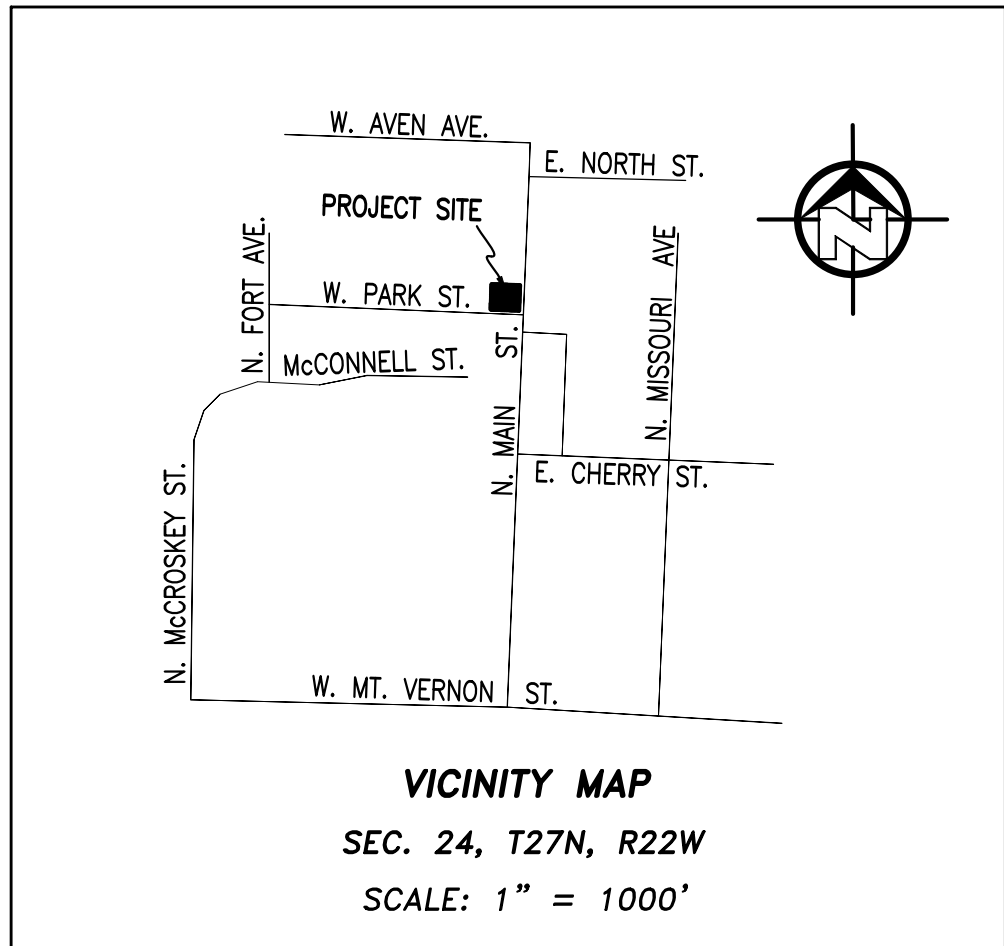
OWNER/DEVELOPER:

HIGHPOINT REAL ESTATE LLC  
1921 E CHERRY ST  
SPRINGFIELD, MO

## GRID NORTH

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

LEGEND	
● = EXISTING IRON PIN OR PIPE (EIP)	
○ = SET IRON PIN (LS#2022004477)	
⊗ = POWER POLE	⊕ = SEWER MANHOLE
⊗ = TELEPHONE RISER	⊕ = FIRE HYDRANT
⊗ = WATER METER	⊕ = WATER VALVE
U.E. = UTILITY EASEMENT	
— G — = GAS LINE	— W — = WATER LINE
— E — = OVERHEAD ELECTRIC SERVICE LINE	
— SS — = SANITARY SEWER LINE	
— — = FENCE LINE	



## NOTES :

- ZONING: R-1
- R-1 BUILDING SETBACKS, UNLESS NOTES OTHERWISE, ARE AS FOLLOWS:  
FRONT SETBACK: 25'  
SIDE SETBACK: 7'  
REAR SETBACK: 20'  
SIDE SETBACK WITH STREET FRONTAGE: 12'
- OWNER/DEVELOPER: HIGHPOINT REAL ESTATE, LLC
- TOTAL ACREAGE: 20,249.8± SQ.FT. (0.46 ACRE±)
- THE PROPERTY SHOWN HEREON DOES NOT LIE IN A F.E.M.A. IDENTIFIED FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO.: 29043C0066D, EFFECTIVE 11/02/2023.
- RECORD SOURCE DEED: BK 2024, PG 013620
- SMALLEST LOT: LOTS 4 & 5 (8,000 SQ.FT.) LARGEST LOT: LOT 3 (19,680 SQ.FT.)
- ENTRANCE TO N. MAIN STREET FROM LOT 1 WILL NOT BE PERMITTED.

## BOARD OF ALDERMAN CERTIFICATE:

I, CINDY ROBBINS, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI DO HEREBY CERTIFY THAT HIGHPOINT CORNER ADDITION, A BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CINDY ROBBINS - CITY CLERK

DATE

## CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE BOUNDARY LINE ADJUSTMENT SURVEY 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.

SCOTT GODBEY - DIRECTOR OF PLANNING AND DEVELOPMENT

## CERTIFICATE BY COLLECTOR'S OFFICE

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID  
PARCEL No. 10-06-13-002-012-025.000

(COUNTY COLLECTOR)

## CERTIFICATE OF COMPLIANCE WITH CODES:

I HEREBY STATE THAT ALL IMPROVEMENTS HAVE BEEN COMPLIED WITH IN ACCORDANCE TO THE LAND DEVELOPMENT CODE OF THE CITY OF NIXA, MISSOURI.

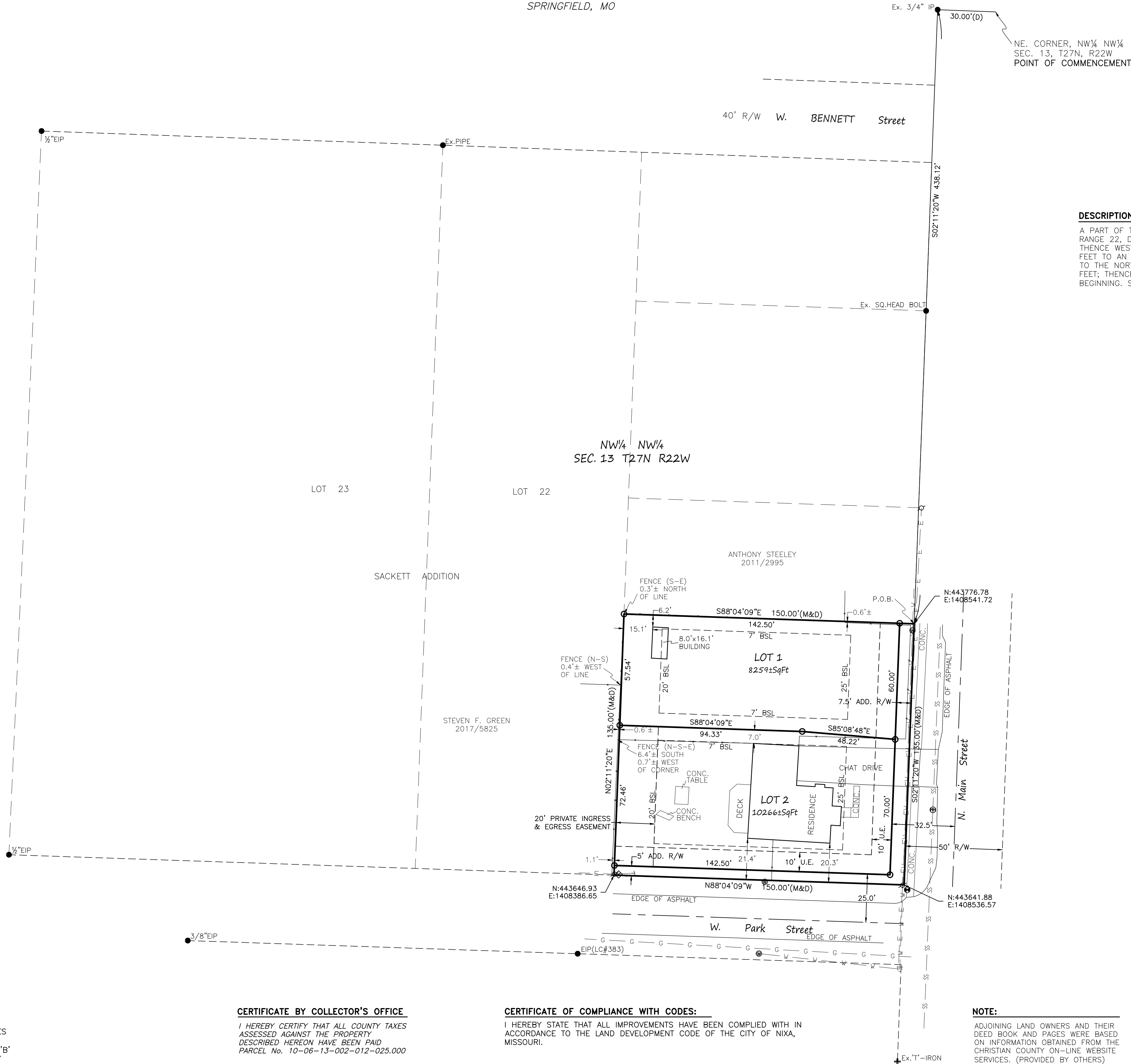
BARRY D. MACKEY - PRINCIPAL DESIGNER

DATE

## 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)

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.



0 30 60 90  
SCALE: 1" = 30'

## DESCRIPTION:

SOURCE OF TITLE: BK. 2024, PG. 13620

A PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 27, RANGE 22, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SAID NW¼ OF THE NW¼ THENCE WEST 30.00 FEET TO AN IRON PIN; THENCE S02°11'20"W, ALONG THE WEST LINE OF MAIN STREET, 438.12 FEET TO AN IRON PIN; THENCE S02°11'20"W, CONTINUING ALONG SAID WEST LINE OF MAIN STREET, 135.00 FEET TO THE NORTH LINE OF PARK STREET; THENCE N88°04'09"W, ALONG THE NORTH LINE OF PARK STREET, 150.00 FEET; THENCE N02°11'20"E, 135.00 FEET TO AN IRON PIN; THENCE S88°04'09"E, 150.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

## CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I, LUKE O'DELL, AM THE MANAGING MEMBER OF HIGHPOINT REAL ESTATE, LLC, AND THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, MISSOURI, AND I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE NIXA BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

DATE \_\_\_\_\_ OWNER: LUKE O'DELL - MANAGING MEMBER  
HIGHPOINT REAL ESTATE, LLC

## ACKNOWLEDGMENT

STATE OF MISSOURI) SS  
COUNTY OF CHRISTIAN)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUKE O'DELL, 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 HIGHPOINT REAL ESTATE 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 LUKE O'DELL. 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

<div>O &amp; M</div> <div>SURVEYING</div> <div>(417) 832-1405</div> <div>(417) 830-1171</div>		LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING  472 TROUT ROAD OZARK, MISSOURI 65721	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477		
CLIENT:	HIGHPOINT REAL ESTATE, LLC		JOB No.:	250033	
DESCRIPTION:	BOUNDARY LINE ADJUSTMENT		DATE:	04-18-2025	
LOCATION:	NW¼, SEC. 13, T27N, R22W NIXA, CHRISTIAN COUNTY, MO		SCALE:	1" = 30'	
ORDERED BY:	LUKE O'DELL		DRAWN BY: JES CHECKED BY: BDM DWS. No.:	250033-1	

