



## **EXHIBIT A**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSED LOT LINE ADJUSTMENT BETWEEN THE PROPERTIES LOCATED AT 105 & 109 N MARKET STREET

**DATE:** DECEMBER 2, 2025

**SUBMITTED BY:** CROSSROADS RESIDENTIAL PROPERTIES

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

A fence and shed which were erected at an unknown time caused uncertainty about the lot line dividing 105 & 109 N Market Street. In an effort to resolve the issue, a survey was requested by the property owners which showed the fence and shed owned by 109 N Market was in fact on the property of 105 N Market. As a result, the property owners have entered into an agreement to move the East-West boundary line between the lots approximately 20 feet to the South.

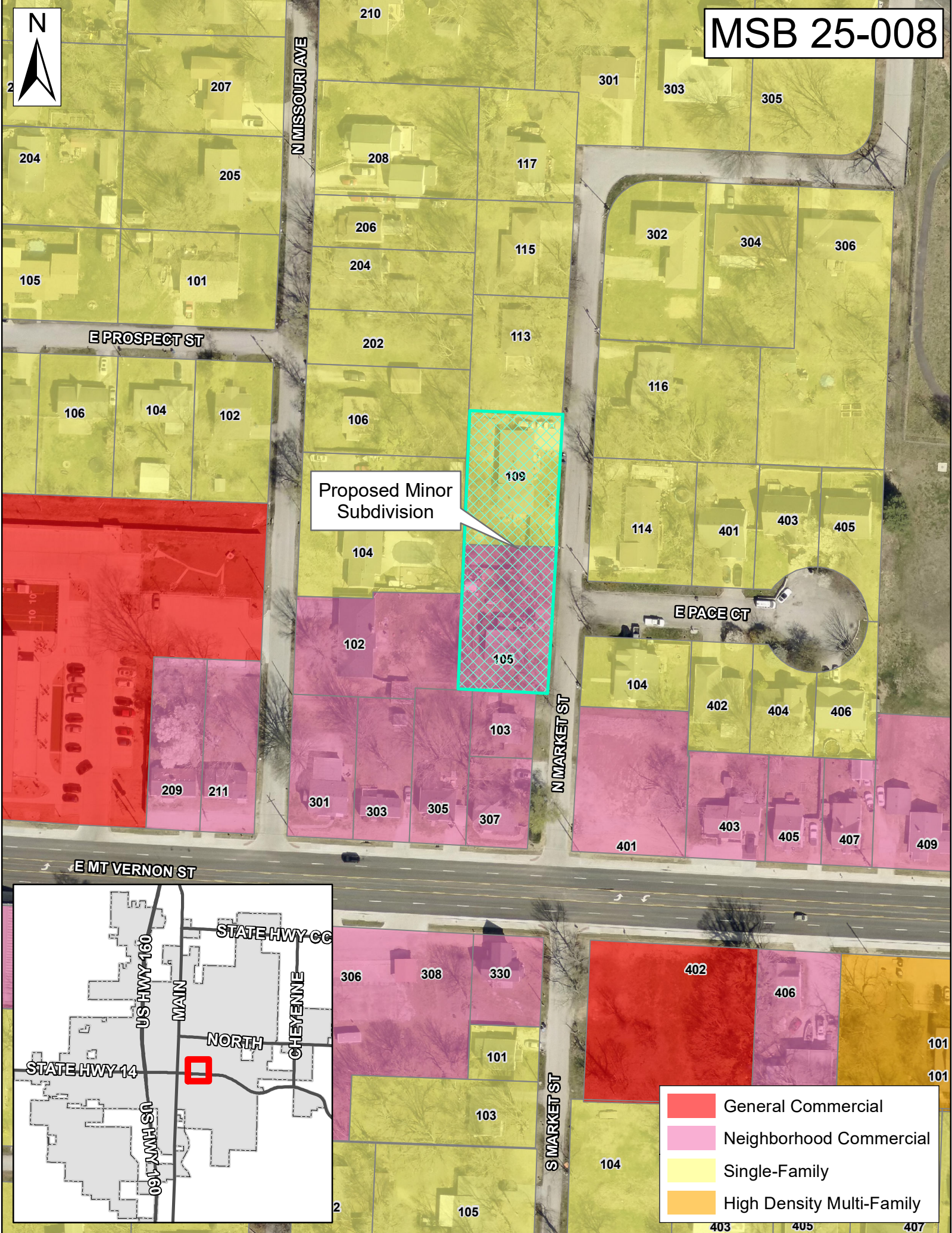
### **Analysis**

The proposed lot line adjustment would transfer 1596 square feet of real property from 105 N Market Street (tract 2) to 109 N Market Street (Tract 1). The relocation of the lot line would cause Tract 2 to be 7329 square feet and Tract 1 would be 10,009 square feet. Tract two's current use is residential though the property is zoned Neighborhood Commercial (NC). There is no minimum lot size for NC zoning and both lots would remain in compliance with Nixa city code sections 117-277 regarding minimum dimensional standards. All municipal utilities are present on both lots, the water meters are conveniently located where they would not be required to move.

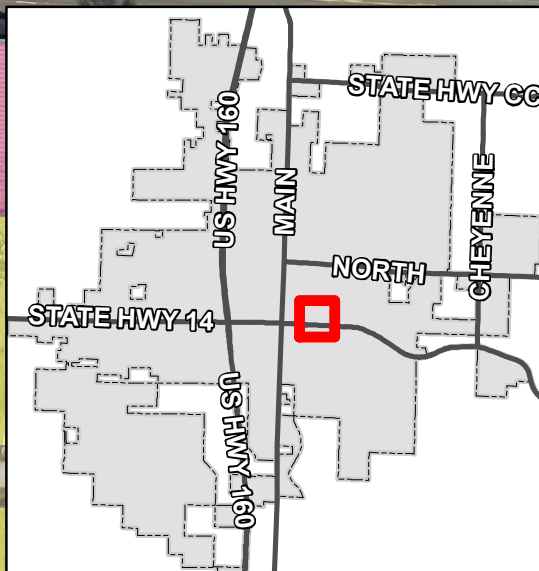
### **Recommendation**

This proposed Lot Line Adjustment conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117 – Dimensional Standards. Staff recommends approval of this lot line adjustment.





Proposed Minor Subdivision



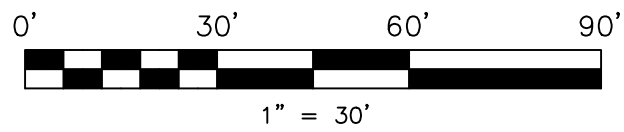
- General Commercial
- Neighborhood Commercial
- Single-Family
- High Density Multi-Family



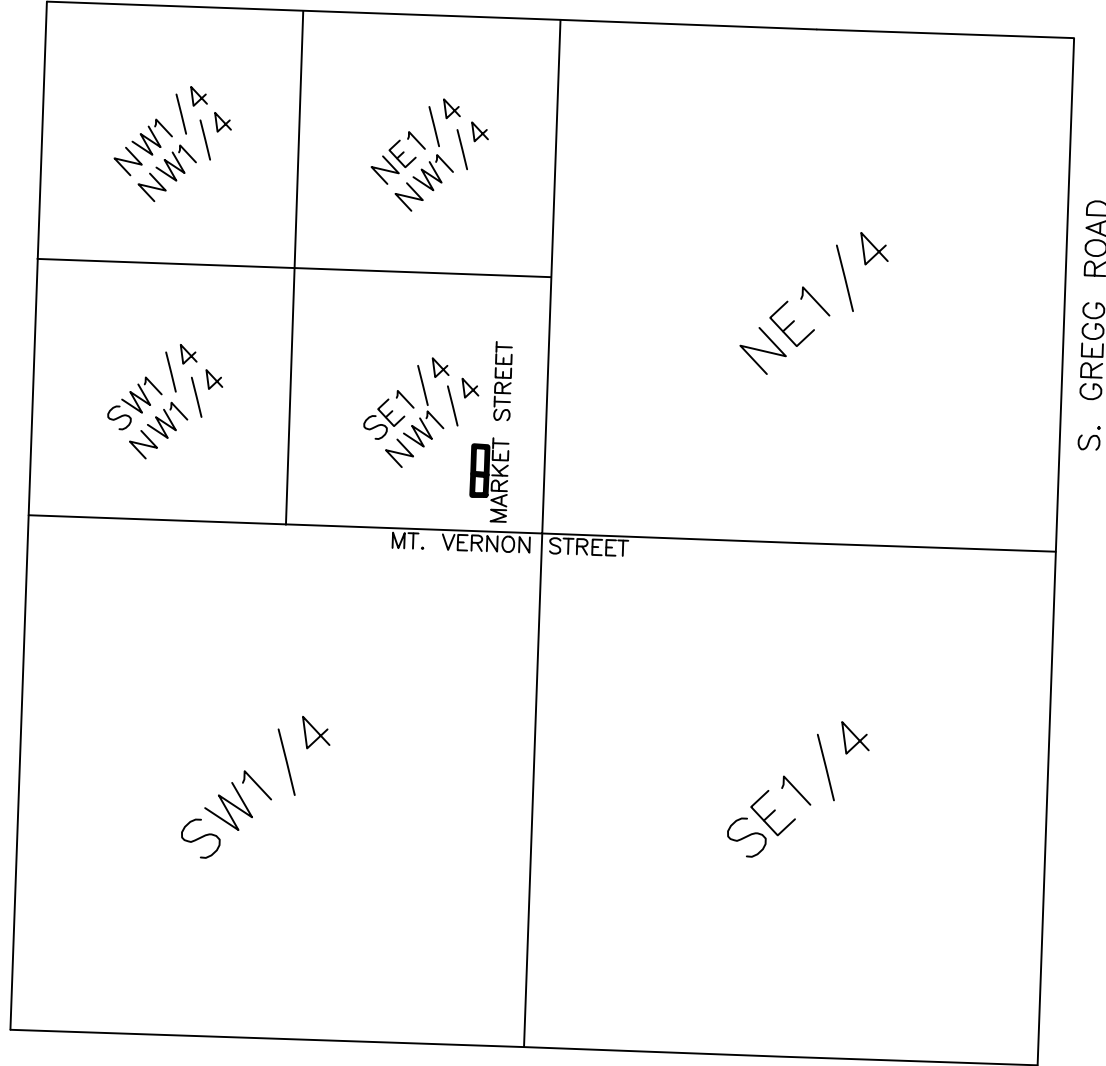
BOUNDARY LINE ADJUSTMENT SURVEY  
LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 13,  
T27N, R22W OF THE 5th. P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

ALL BEARINGS ARE BASED ON GRID NORTH, 1983  
MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL  
COORDINATES SHOWN HEREON ARE GIVEN IN FEET AND  
ARE BASED ON THE 1983 MISSOURI COORDINATE  
SYSTEM. COORDINATES WERE ESTABLISHED FROM  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL  
MONUMENT: CH-22  
GRID FACTOR: 0.9999372  
DATE OF ADJUSTMENT: 2004

△ — CALCULATED POINT	• — SET DRILL HOLE	LEGEND
○ — FOUND EXISTING MONUMENT AS NOTED.		
● — SET IRON PIN WITH PLS-2002014103 CAP.		
(M) — MEASURED (P) — PLAT BSL — BUILDING SETBACK LINE		
(D) — DEED		



LOCATION SKETCH  
SEC. 13, T27N, R22W  
SCALE: 1" = 1000'



COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT ALL TAXES OWED ON PARCEL No. 100613002023022000 AND PARCEL No. 100613002023022000 HAVE BEEN PAID.

\_\_\_\_\_  
TED NICHOLS — COUNTY COLLECTOR

CERTIFICATE OF APPROVAL BY THE CITY PLANNER OF THE CITY OF NIXA:

CERTIFICATE OF APPROVAL.  
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 AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT I HEREBY 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.

\_\_\_\_\_  
WAYNE DORN (OWNER, CROSSROADS RESIDENTIAL PROPERTIES, LLC) DATE

\_\_\_\_\_  
C. CRAIG EDWARDS DATE

\_\_\_\_\_  
JEANNA A. EDWARDS DATE

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.  
COUNTY OF CHRISTIAN }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED WAYNE DORN, OWNER OF CROSSROADS RESIDENTIAL PROPERTIES, LLC, AND C. CRAIG EDWARDS AND JEANNA A. EDWARDS KNOWN TO BE THE PERSON(S) WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC SEAL

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

NOTES:

RECORD SOURCE DEEDS:

CROSSROADS RESIDENTIAL PROPERTIES, LLC; Ref. G.W.D. IN BOOK 2022 AT PAGE 4178.

C. CRAIG EDWARDS AND JEANNA A. EDWARDS, HUSBAND AND WIFE; Ref. G.W.D. IN BOOK 369 AT PAGE 959.

BUILDING SETBACKS FOR R1:

15' FRONT YARD  
10' SIDE YARD  
15' REAR YARD

BUILDING SETBACKS FOR NC:

25' FRONT YARD  
7' SIDE YARD  
20' REAR YARD

AREA TABLE:

TOTAL AREA: 17338.98 SQUARE FEET, 0.40 ACRES

TRACT 1: 10009.67 SQUARE FEET, 0.23 ACRES  
TRACT 2: 7329.31 SQUARE FEET, 0.17 ACRES

CURRENT ZONING FOR DEED IN BOOK 369 AT PAGE 959:  
NC — NEIGHBORHOOD COMMERCIAL

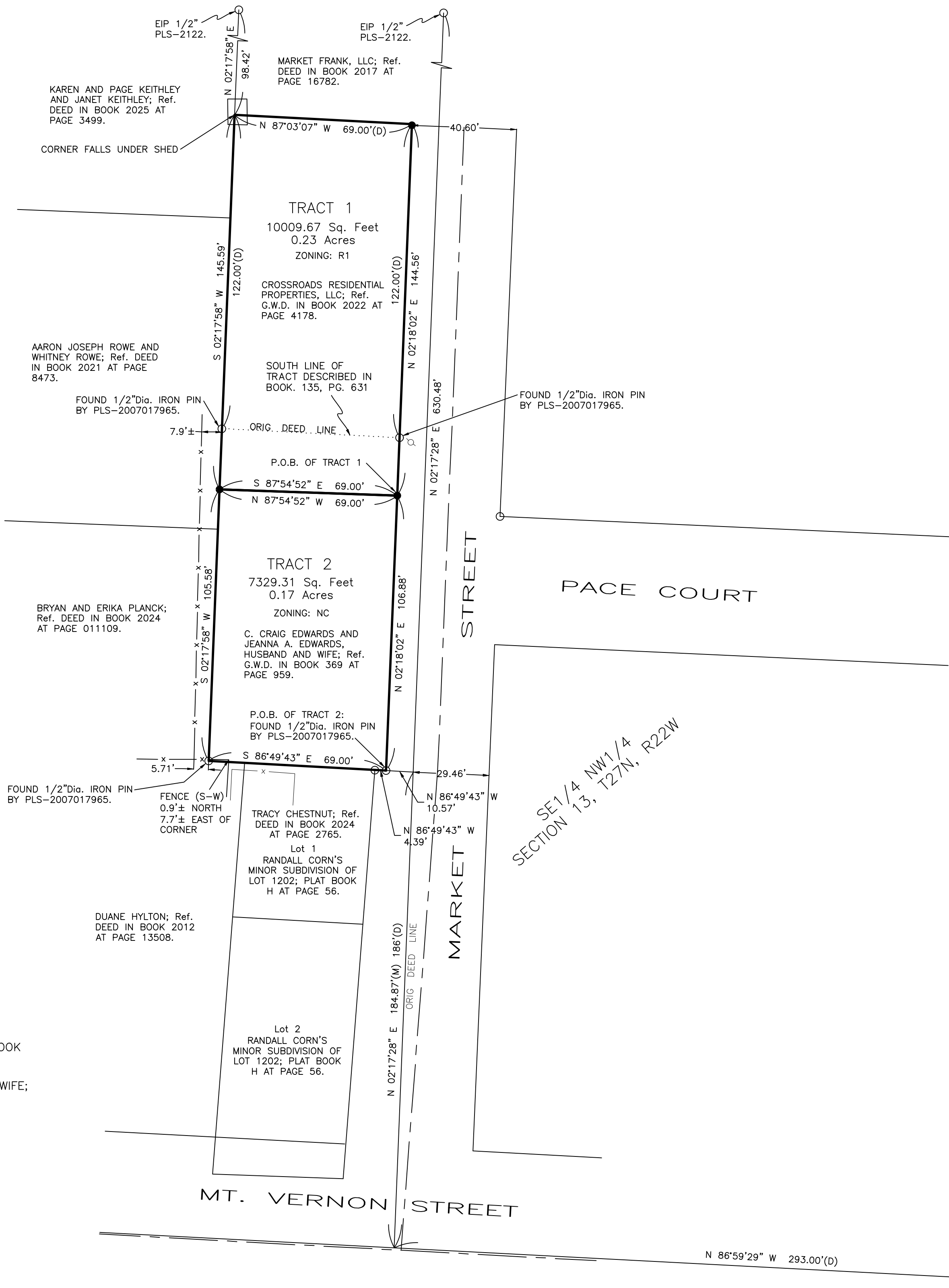
CURRENT ZONING FOR DEED IN BOOK 2022 AT PAGE 4178:  
R1 — SINGLE FAMILY RESIDENTIAL

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP No. 29043C0066D, EFFECTIVE 11/2/2023.

OWNER/DEVELOPER:

CROSSROADS RESIDENTIAL PROPERTIES, LLC, WAYNE DORN, OWNER.

C. CRAIG EDWARDS AND JEANNA A. EDWARDS, HUSBAND AND WIFE.



PROPERTY DESCRIPTION OF TRACT 1:

A PART OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-SEVEN NORTH (T27N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SE1/4 OF THE NW1/4, SAID SEC. 13, THENCE N86°59'29"W ALONG THE SOUTH LINE OF THE SE1/4 OF THE NW1/4, SAID SEC. 13, 293.00 FEET; THENCE N02°17'28"E, 184.87 FEET; THENCE N86°49'43"W, 10.57 FEET TO AN IRON PIN AND SAID IRON PIN MARKS THE TRUE POINT OF BEGINNING; THENCE N02°18'02"E, 106.88 FEET TO AN IRON PIN; THENCE N87°54'52"W, 69.00 FEET TO AN IRON PIN; THENCE S02°17'58"W, 105.58 FEET TO AN IRON PIN; THENCE S87°49'43"E, 69.00 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SAID TRACT 1 IS SHOWN ON SURVEY JOB No. 25-1790-1 BY BRADLEY N. MACKEY, PLS-2002014103, AND SAID SURVEY IS INCORPORATED FULLY HEREIN BY REFERENCE.

PROPERTY DESCRIPTION OF TRACT 2:

A PART OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-SEVEN NORTH (T27N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SE1/4 OF THE NW1/4, SAID SEC. 13, THENCE N86°59'29"W ALONG THE SOUTH LINE OF THE SE1/4 OF THE NW1/4, SAID SEC. 13, 293.00 FEET; THENCE N02°17'28"E, 184.87 FEET; THENCE N86°49'43"W, 10.57 FEET TO AN IRON PIN; THENCE N02°18'02"E, 106.88 FEET TO AN IRON PIN AND SAID IRON PIN MARKS THE TRUE POINT OF BEGINNING; THENCE CONTINUING N02°18'02"E, 144.56 FEET TO AN IRON PIN; THENCE N87°03'07"W, 69.00 FEET TO AN IRON PIN; THENCE S02°17'58"W, 145.59 FEET TO AN IRON PIN; THENCE S87°54'52"E, 69.00 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SAID TRACT 2 IS SHOWN ON SURVEY JOB No. 25-1790-1 BY BRADLEY N. MACKEY, PLS-2002014103, AND SAID SURVEY IS INCORPORATED FULLY HEREIN BY REFERENCE.

DECLARATION NOTES:

MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

CERTIFICATE OF SURVEY AND ACCURACY:

I, BRADLEY N. MACKEY, PLS-2002014103, HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103, IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BRADLEY N. MACKEY, PLS-2002014103

DATE

DECLARATION:

I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DID ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. WITNESS BY MY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7th. DAY OF NOVEMBER, 2025.



MACKEY SURVEYING  
LAND SURVEYORS AND PLANNERS

162 OAK TREE ACRES LANE, BRANSON, MO 65616

CLIENT: WAYNE DORN

417-300-1781  
JOB No.: 25-1790-1

DESCRIPTION: BOUNDARY LINE ADJUSTMENT

DATE: 11/07/2025

LOCATION: PART OF THE SE1/4, NW1/4 SEC. 23, T27N, R22W IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

SCALE: 1" = 30'

DWG. No.: 1790-1-1

ORDERED BY: WAYNE DORN

PAGE No.: 1 OF 1

PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: PLS-2002014103  
PLS CORP. NUMBER: 2022012827

