



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A MINOR SUBDIVISION (LOT CONSOLIDATION) OF TWO ADJACENT LOTS IN THE 900 BLOCK OF N GERALD STREET.

DATE: JUNE 3RD, 2025

SUBMITTED BY: CAROLINE CARNAHAN (TRUST)

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The undeveloped subject properties were annexed in August of 1985 as part of a future industrial park district. Both lots received M-1 (Light Manufacturing) zoning when the zoning code was established and have maintained this zoning designation since.

Analysis

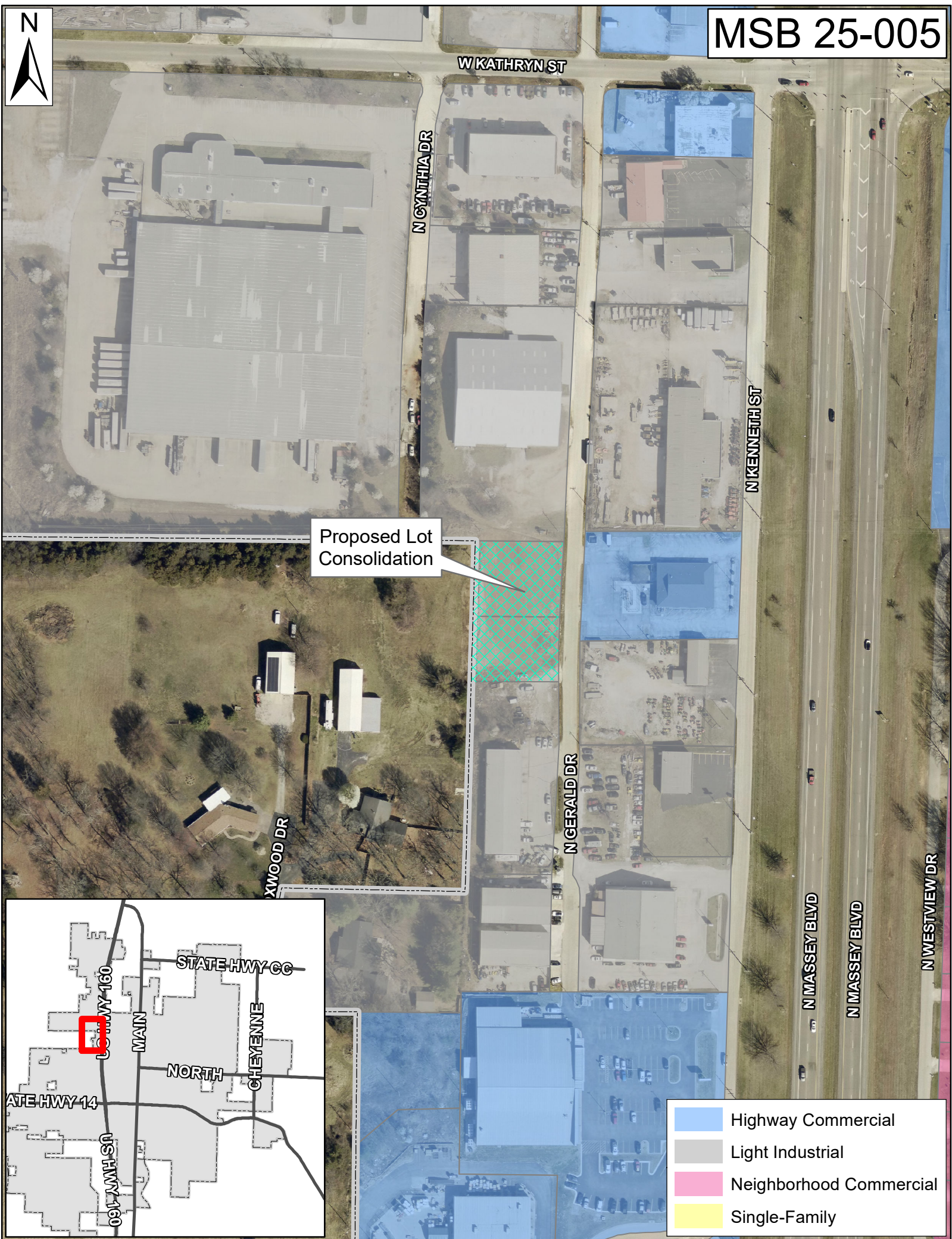
The two current lots are .25 acres and .32 acres. The proposed lot consolidation would eliminate the east-west property line between the two lots and create a single .57-acre lot. Municipal water and electric are present on both lots and there is a sewer main along the east side of Gerald Street. The property will be subject to the currently adopted building setbacks. The existing Right-of-Way along North Gerald Drive is sufficient for a local road.

Recommendation

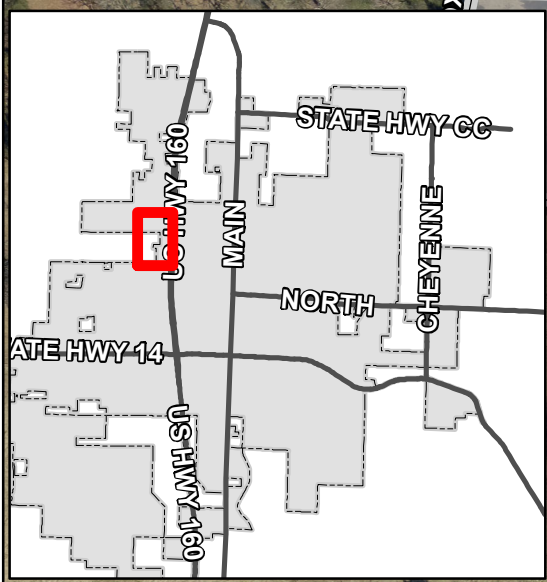
This proposed minor subdivision conforms with Nixa City Code Section 115-Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards. Staff recommends approval of this minor subdivision.



MSB 25-005



Proposed Lot Consolidation

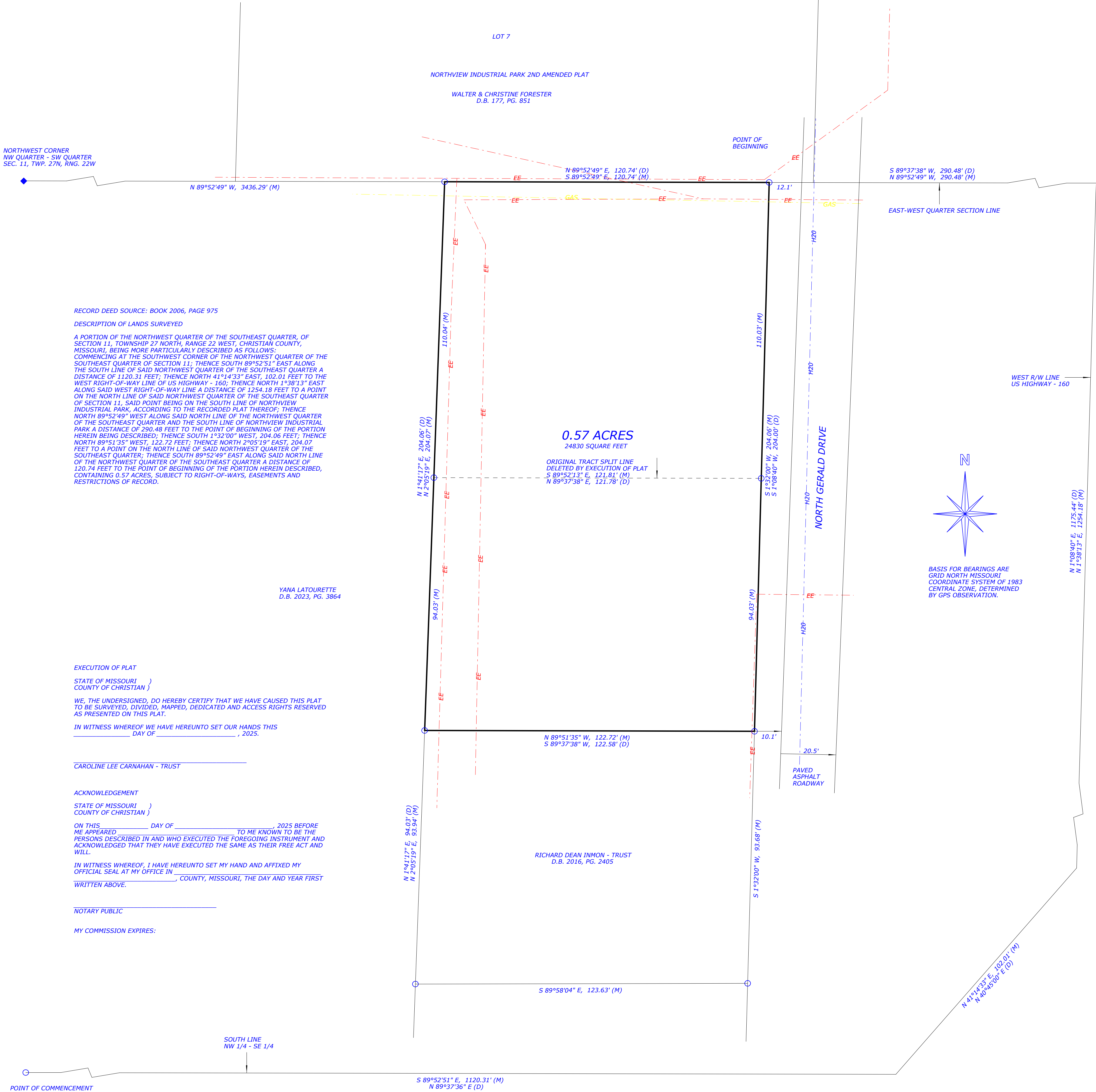


- Highway Commercial
- Light Industrial
- Neighborhood Commercial
- Single-Family

CAROLINE LEE CARNAHAN TRUST - MINOR SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

FOR RECORDER'S USE ONLY



RECORD DEED SOURCE: BOOK 2006, PAGE 975

DESCRIPTION OF LANDS SURVEYED

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 89°52'51" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1120.31 FEET; THENCE NORTH 41°14'33" EAST, 102.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY - 160; THENCE NORTH 1°38'13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1254.18 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, SAID POINT BEING ON THE SOUTH LINE OF NORTHVIEW INDUSTRIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 89°52'49" WEST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF NORTHVIEW INDUSTRIAL PARK A DISTANCE OF 290.48 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE SOUTH 1°32'00" WEST, 204.06 FEET; THENCE NORTH 89°51'35" WEST, 122.72 FEET; THENCE NORTH 2°05'19" EAST, 204.07 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°52'49" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 120.74 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.57 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

YANA LATOURETTE
D.B. 2023, PG. 3864

EXECUTION OF PLAT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, 2025.

CAROLINE LEE CARNAHAN - TRUST

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS _____ DAY OF _____, 2025 BEFORE ME APPEARED _____ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY HAVE EXECUTED THE SAME AS THEIR FREE ACT AND WILL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RICHARD DEAN INMON - TRUST
D.B. 2016, PG. 2405

SOUTH LINE
NW 1/4 - SE 1/4

POINT OF COMMENCEMENT
(COMPUTED) SOUTHWEST CORNER
NW QUARTER - SE QUARTER
SEC. 11, TWP. 27N, RNG. 22W

CERTIFICATE BY COLLECTOR'S OFFICE

I HEREBY CERTIFY THAT ALL TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL NO. 19-0.1-11-002-001-005.000
PARCEL NO. 19-0.1-11-002-001-005.001

TED NICHOLS
COUNTY COLLECTOR

DATE

CERTIFICATE OF APPROVAL

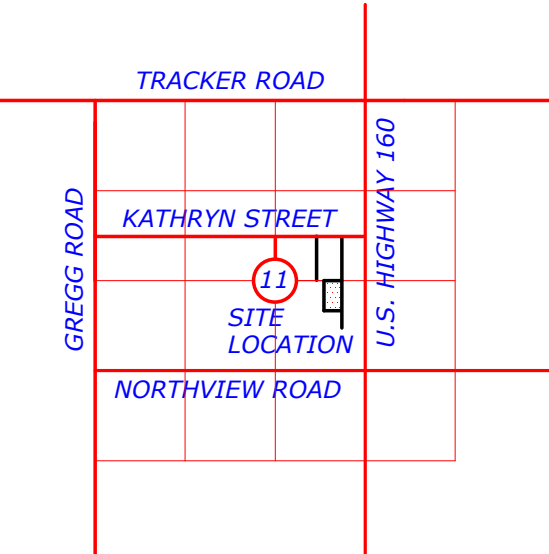
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED 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.

DATE

MUNICIPAL PLANNER

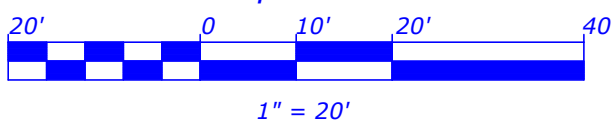
LEGEND

- = PROPERTY BOUNDARY LINE
- - - = WIRE FENCE LINE
- - - GAS - - - = GAS LINE
- - - EE - - - = UNDERGROUND ELECTRIC LINE
- - - H20 - - - = WATER LINE
- - - SS - - - = SANITARY SEWER LINE
- - - ATT - - - = ATT - COMMUNICATION
- ⊙ = SANITARY MANHOLE
- ⊕ = WATER VALVE
- ◆ = FOUND COPPER WELD
- = FOUND 5/8" REBAR (UNLESS NOTED)
- = SET 1/2" X 18" REBAR
- X = CROSS CUT IN CONCRETE
- (M) = DENOTES MEASURED DIMENSION
- (D) = DENOTES RECORD DEED DIMENSION



SECTION 11, TWP. 27N, RNG. 22W
SITE LOCATION MAP
(NOT TO SCALE)

Graphic Scale



1" = 20'

MARK E. GUNTER
MISSOURI PLS NO. 2427
CORP. NO. 2006035379

DATE

SURVEYOR'S CERTIFICATION

THAT I, MARK E. GUNTER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR "PROPERTY BOUNDARY SURVEYS".

GUNTER AND ASSOCIATES, INC.
LAND SURVEYORS

P.O. BOX #1218 PH. (417)725-2229
NIXA, MISSOURI 65714 email: guntersurveying@gmail.com

SCALE: 1" = 20' CLASS OF SURVEY DRAWN BY: M.E.G.
DATE: 05/21/25 ACCURACY (URBAN) F.BK. DC @ PG. 5462

PREPARED FOR:
CAROLINE LEE CARNAHAN TRUST

JOB #
5462