



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSAL TO VACATE ALL THE RIGHT-OF-WAY ALONG CYNTHIA DRIVE THAT LIES SOUTH OF KATHRYN STREET.

DATE: JUNE 3RD, 2025

SUBMITTED BY: CARNAHAN INVESTMENTS

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The subject Right-of-Way was established in Christian County in March of 1973 and annexed into the City of Nixa along with the surrounding properties in August of 1985.

Analysis

Cynthia Drive is a dead-end road that serves as rear and side access to several properties. The current center line of Cynthia Drive would become the property boundary line effecting 4 properties gaining the approximate acreage below from the vacated ROW:

1094 W Kathryn adds .27 Acres

1010 N Cynthia adds .08 Acres

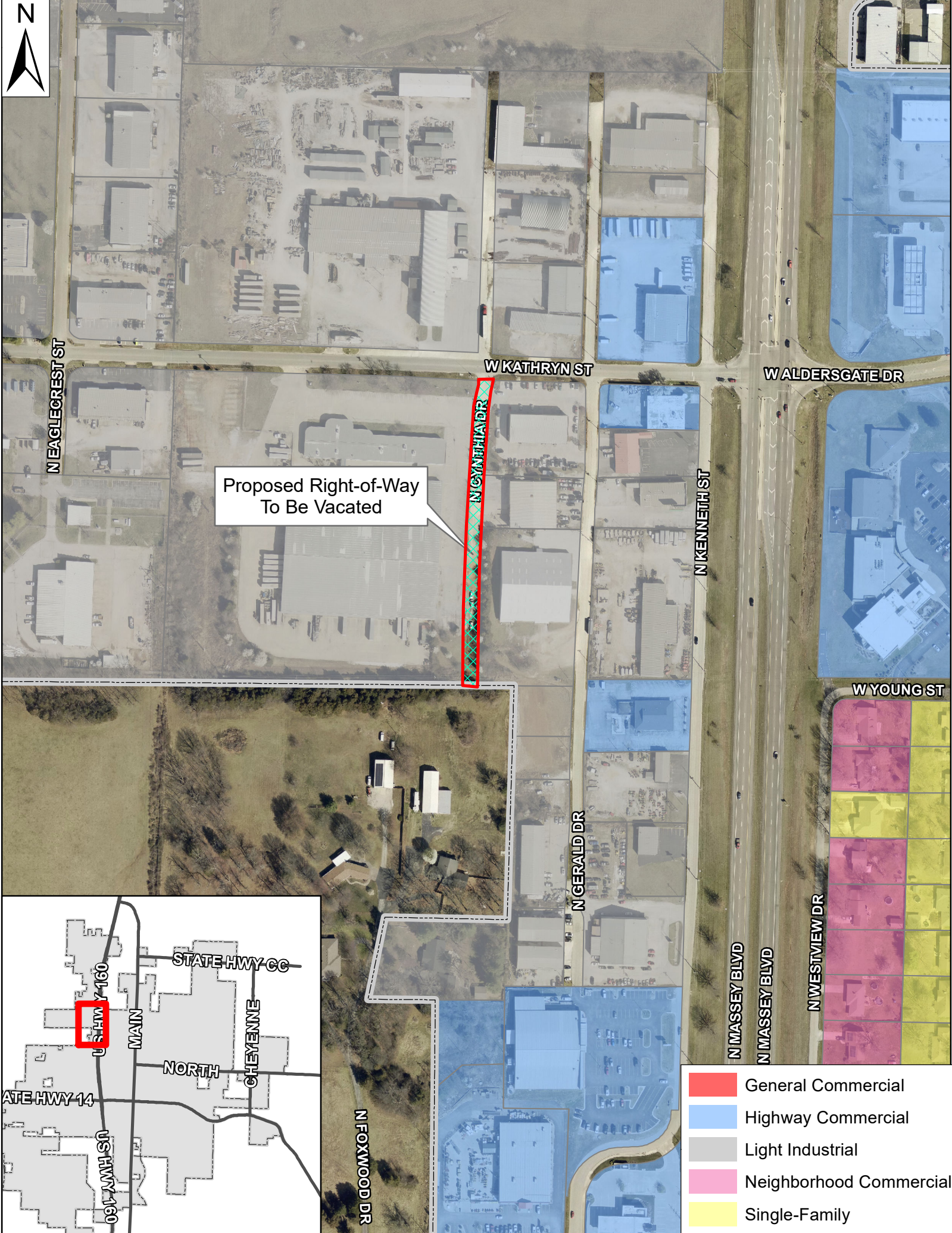
1005 N Gerald adds .06 Acres

1003 N Gerald adds .13 Acres

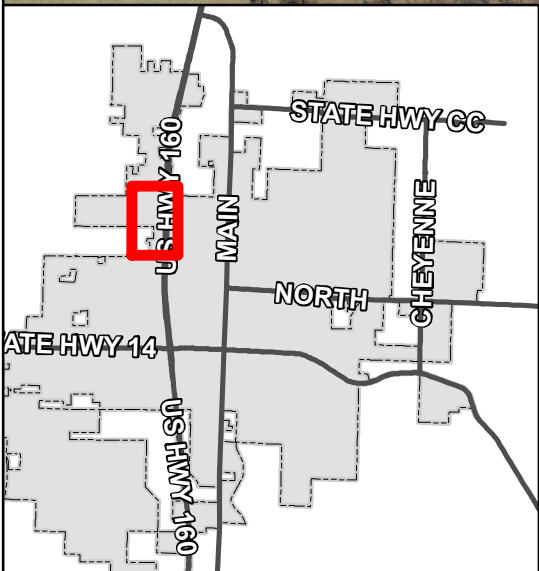
While public road access would be abandoned, a shared access easement for the effected properties will be required off Kathryn Street to allow for continued access to parking areas. Utility easements for existing utilities will be retained or corrected by the new plat. All property owners affected by abandoning the row will be required to sign the plat prior to recording. Current building setbacks would apply to the new property line.

Recommendation

Planning staff is in support of the vacation of this right-of-way and recommends approval.



Proposed Right-of-Way
To Be Vacated

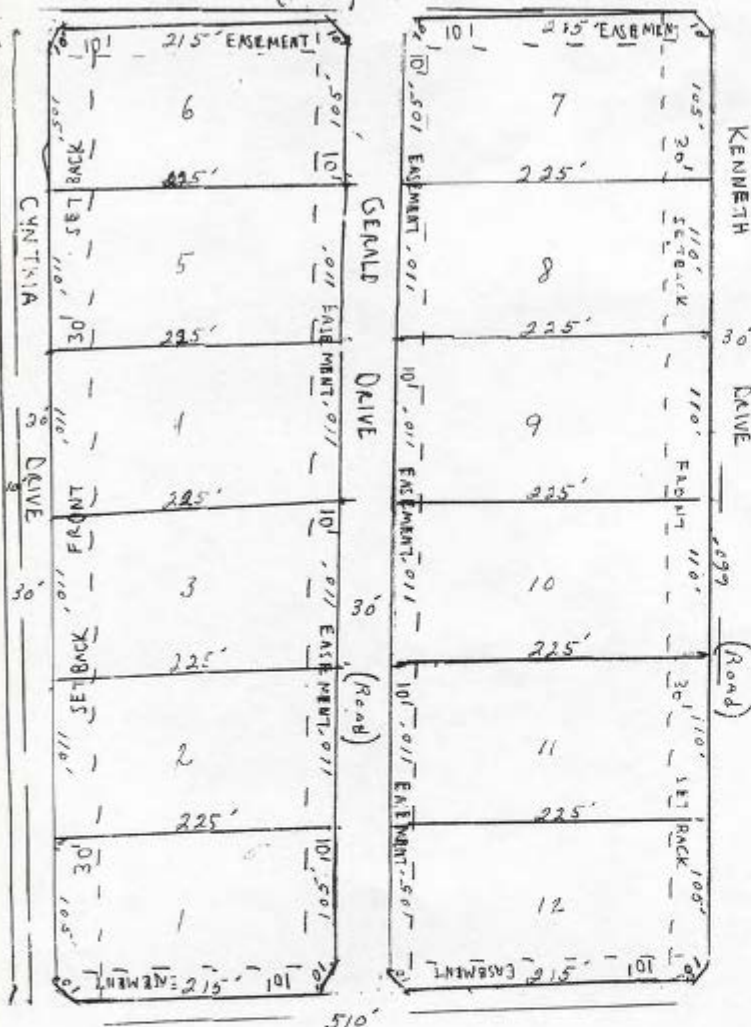


- General Commercial
- Highway Commercial
- Light Industrial
- Neighborhood Commercial
- Single-Family

Industrial
Park

ORIG.

(Road) KATHRYN DRIVE



NORTHVIEW INDUSTRIAL PARK SUB-DIVISION
In Christian County, Missouri.
GARNETT H. CALAHAN & DON W. KINDER, JR.
RE: C. & K. Development Company, Inc.
Springfield, Missouri.

This is to certify that on the 19th & 20th day of February, 1973, I Henry Kessinger, Christian County, Surveyor, made a survey of a part of the South of the Southwest Quarter of the Northeast Quarter (22 1/2 AC.) of Sec. 11, Twp. 27, Rce. 20, Line 1st of U. S. Hwy. No. 160, in Christian County Missouri. Described as follows:

From the Southwest corner of the Southwest Quarter of the Northeast Quarter (22 1/2 AC.) East 660' to a iron pin for a point of beginning, Thence East 510' to the West right of way line of said highway, Thence North 660' to a iron pin, Thence West 510' to a iron pin, Thence South 660' to the point of beginning.

I hereby Certify that the accompanying plat has been surveyed and plated as shown herein. Said land has been sub-divided. Lots, streets and easements, are marked in feet as shown.

STATE OF MISSOURI) ss:
COUNTY OF CHRISTIAN) The undersigned
certify that they are the owners in
fee simple of the property described in
the Sub-division shall hereinafter be
known as, NORTHVIEW INDUSTRIAL PARK,
situated in Christian County, Missouri.

GARNETT H. CALAHAN Don W. Kinder, JR.
C. & K. Development Company, Inc.

On this 30 day of March, 1973, before me personally appeared Don W. Kinder, JR. and C. & K. Development Company, who being known to be their free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed my official seal at my office this day and year first above mentioned.

Marvin Allen
NOTARY PUBLIC

My Commission Expires on Sept. 30, 1975

Filed for Record this 30th day of March 1973. 9:22 AM o'clock.

Leland E. Milton
REG. REC'D OFFICER

DEPUTY REGISTER

Witness My Hand and Official Seal this 9th day of March, 1973

Henry Kessinger
Henry Kessinger
Christian County, Surveyor
IS-83



REPLAT OF LOTS 1 AND 2 OF THE FINAL PLAT OF EOFF AND ASSOCIATES, PLAT BOOK H, PAGE 725
AND REPLAT OF LOTS 7, 8 AND 9 OF NORTHVIEW INDUSTRIAL PARK SECOND AMENDED PLAT
PLAT BOOK E, PAGE 26

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER 1/4 OF SECTION 11, TOWNSHIP 27 NORTH
RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

FOR RECORDER'S USE ONLY

DEED BOOK 158, PAGE 702

DESCRIPTION OF TRACT 1

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 22 WEST,
CHRISTIAN COUNTY, MISSOURI, AND A PORTION OF THE SOUTHWEST QUARTER OF
THE NORTHEAST 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 SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 11; THENCE SOUTH 89°52'49" EAST ALONG
THE EAST-WEST QUARTER SECTION LINE SAID SECTION 11 A DISTANCE OF
3328.45 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING
DESCRIBED; THENCE NORTH 1°37'57" EAST ALONG THE WEST LINE OF NORTH
CYNTHIA DRIVE A DISTANCE OF 658.56 FEET; THENCE NORTH 89°54'39" EAST
ALONG THE SOUTH LINE OF WEST KATHRYN STREET A DISTANCE OF 15.01 FEET;
THENCE SOUTH 1°37'57" WEST ALONG THE CENTERLINE OF NORTH CYNTHIA
DRIVE A DISTANCE OF 658.56 FEET; THENCE NORTH 89°52'49" WEST ALONG SAID
EAST-WEST QUARTER SECTION LINE A DISTANCE OF 15.01 FEET TO THE POINT OF
BEGINNING OF THE PORTION HEREIN DESCRIBED.

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.

CARNAHAN INVESTMENTS ENTERPRISE INC.

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:

DEED BOOK 2010, PAGE 6307

DESCRIPTION

ALL OF LOT 1 OF THE FINAL PLAT OF EOFF AND ASSOCIATES BEING A REPLAT OF
LOTS 10, 11 AND 12 OF NORTHVIEW INDUSTRIAL PARK SECOND AMENDED PLAT
ACCORDING TO THE PLAT FILED FOR RECORD IN BOOK H, PAGE 725 CHRISTIAN
COUNTY RECORDER'S OFFICE.

EXECUTION OF PLAT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I 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.

STEVEN LEE FORSON

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS DAY OF 2025 BEFORE ME
APPEARED STEVEN LEE FORSON TO ME KNOWN TO BE THE PERSON 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:

DEED BOOK 2015, PAGE 3415

DESCRIPTION

ALL OF LOT 2 OF THE FINAL PLAT OF EOFF AND ASSOCIATES BEING A REPLAT OF
LOTS 10, 11 AND 12 OF NORTHVIEW INDUSTRIAL PARK SECOND AMENDED PLAT
ACCORDING TO THE PLAT FILED FOR RECORD IN BOOK H, PAGE 725 CHRISTIAN
COUNTY RECORDER'S OFFICE.

EXECUTION OF PLAT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I 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.

MO CLC PROPERTIES LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS DAY OF 2025 BEFORE ME
APPEARED TO ME KNOWN TO BE THE
PERSON 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:

DEED BOOK 177, PAGE 851

DESCRIPTION

ALL OF LOTS 7, 8 AND 9 OF NORTHVIEW INDUSTRIAL PARK SECOND AMENDED
PLAT ACCORDING TO THE PLAT FILED FOR RECORD IN BOOK E, PAGE 26
CHRISTIAN COUNTY RECORDER'S OFFICE.

EXECUTION OF PLAT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I 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.

WALTER FORESTER

CHRISTINE FORESTER

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS DAY OF 2025 BEFORE ME
APPEARED WALTER & CHRISTINE FORESTER 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:

COLLECTOR'S STATEMENT

I, TED NICHOLS, COLLECTOR OF REVENUE FOR CHRISTIAN COUNTY
MISSOURI, DO HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID
FOR THE TAX YEAR 2022 ON THE PARCEL IDENTIFIED IN THE
ASSESSOR'S OFFICE OF CHRISTIAN COUNTY, MISSOURI AND
IDENTIFIED AS PARCEL NO. 10-0-1-11-000-000-01.000.
NO. 10-0-1-11-000-000-015.000, NO. 10-0-1-11-000-000-014.000
AND NO. 10-0-1-11-000-000-013.000.

TED NICHOLS,
COLLECTOR OF REVENUE

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 ABOVE.

DATE

MUNICIPAL PLANNER

GUNTER AND ASSOCIATES, INC.
LAND SURVEYORS

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

SCALE: 1" = 40' CLASS OF SURVEY ACCURACY (URBAN) DRAWN BY: M.E.G.

DATE: 05/20/25 F.BK. DC @ PG. 5685

PREPARED FOR: CARNAHAN INVESTMENTS ENTERPRISE INC. JOB #
STEVEN LEE FORSON, MO CLC PROPERTIES LLC
WALTER & CHRISTINE FORESTER

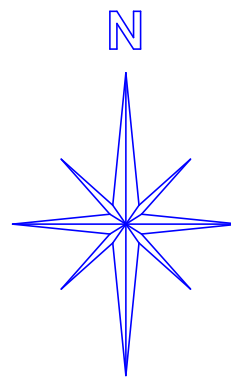
5685

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".

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

DATE



BASIS FOR BEARINGS ARE
GRID NORTH MISSOURI
COORDINATE SYSTEM OF 1983
CENTRAL ZONE, DETERMINED
BY GPS OBSERVATION.

CARNAHAN INVESTMENTS
ENTERPRISES INC
D.B. 158, PG. 702
SW 1/4 - SW 1/4 - NE 1/4
SECTION 11, TOWNSHIP 27 NORTH
RANGE 22 WEST

COMMERCIAL
BUILDING

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