EXHIBIT A

ISSUE STATEMENT:	PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF THE PROPERTY LOCATED AT 940 W MT VERNON ST
DATE:	DECEMBER 1, 2026
SUBMITTED BY:	ST JOHNS HEALTH SYSYEMS (CITY OF NIXA)
PRESENTED BY:	PLANNING AND DEVELOPMENT DEPARTMENT

Background

The 18-acre parcel which is now the site of a Mercy Family Health Clinic was annexed in 1986 and was acquired by St Johns Health Systems in 2002. The existing Mercy structure was built in 2005. Espy Substation (substation #2) adjacent to the Southwest corner of the subject property was constructed in the 1980s and expanded in 2008 to accommodate growth and development on the West side of Nixa.

Analysis

The proposed Minor Subdivision would create a 1.01-acre parcel directly adjacent to the East of the existing substation from the 18-acre parent parcel. The proposed minor subdivision does not involve the creation of new public streets or any change in the existing public streets. There is an existing 30' wide ingress-egress easement off Gregg Rd that allows access to the existing substation and the proposed subject property. Additionally, there is a 10' general easement and a 25' utility easement to accommodate existing overhead 3-phase and single-phase power lines as well as underground 3-phase and single-phase electric.

Reliable public utility service is crucial in planning for growth on the West side of Nixa. Major public works projects like the SW regional lift-station, wells, and electrical infrastructure are key components to prepare for increased demand. Land acquisition for substation improvements has been on the 5-Year CIP plan which was approved by the Planning & Zoning commission and Nixa City Council list since 2024.

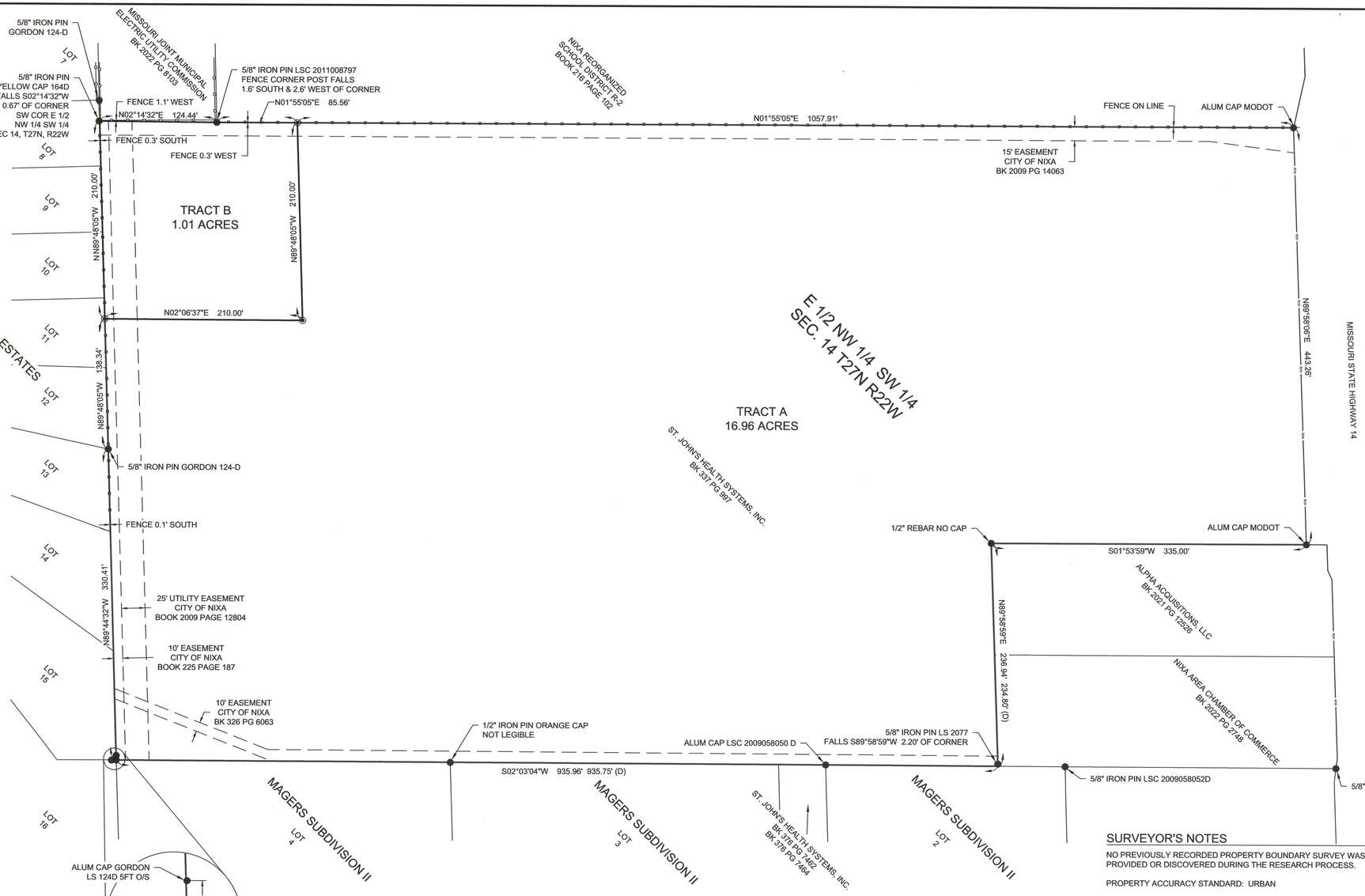
Recommendation

The proposed Minor Subdivision is in conformance with Nixa City Code Section 115-Minor Subdivision Approval. Staff recommends approval.


MSB 26-007
N
N GREGG RD
W MT VERNON ST
W WESLEY AVE
W CARE AVE
S ACE CT
S CHARM DR
US HWY 160
MAIN
NORTH
STATE HWY 14
Proposed
Minor Subdivision

ESPY EXPANSION

A PART OF THE EAST HALF OF THE NW 1/4 OF THE SW 1/4 OF S 14, T 27 N, R 22 W IN NIXA, CHRISTIAN COUNTY, MISSOURI



RECORD PROPERTY DESCRIPTION

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 27, RANGE 22, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID E1/2 OF THE NW1/4 SW1/4; THENCE N00° 13'00"E, ALONG THE EAST LINE OF SAID E1/2 OF THE NW1/4 OF THE SW1/4, 935.75 FEET; THENCE S 88°17'18"W, 234.80 FEET TO AN IRON PIN; THENCE N00° 13'00"E, 367.26 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY #14; THENCE S 88° 20'06"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 443.17 FEET TO A POINT ON THE WEST LINE OF SAID E1/2 OF THE NW1/4 SW1/4; THENCE SOUTH 00 DEGREES 08'41" WEST, ALONG SAID WEST LINE 1301.25 FEET TO AN IRON PIN ON THE SOUTH LINE OF SAID E1/2 OF THE NW1/4 OF THE SW1/4; THENCE NORTH 88 DEGREES 27'45" EAST ALONG SAID SOUTH LINE, 878.91 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

SURVEY DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CHRISTIAN COUNTY, MISSOURI AND BEING A TRACT OF LAND DESCRIBED IN BOOK 337, PAGE 997 OF THE CHRISTIAN COUNTY MISSOURI RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14, THENCE NORTH 89°44'32" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, 330.41 FEET TO AN IRON PIN; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14 NORTH 89°48'05" WEST, 348.34 FEET, FROM WHICH AN IRON PIN BEARS SOUTH 02°14'32" WEST, 0.67 FEET, BEING THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14; THENCE LEAVING THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) NORTH 02°14'32" EAST ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, 124.44 FEET TO AN IRON PIN; THENCE CONTINUING ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, NORTH 01°55'05" EAST, 1143.47 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 14; THENCE LEAVING THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, NORTH 89°58'06" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 14, 443.26 FEET TO AN IRON PIN; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 14, SOUTH 01°53'59" WEST, 335.00 FEET TO AN IRON PIN; THENCE NORTH 89°58'59" EAST, 236.94 FEET TO AN IRON PIN ON THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, SOUTH 02°03'04" WEST, 935.96 FEET TO THE POINT OF BEGINNING, CONTAINING 782,719 SQUARE FEET (17.97 ACRES), ALL LYING IN CHRISTIAN COUNTY, MISSOURI.

REFERENCE MATERIAL

- DEEDS AS SHOWN
- EASEMENTS AS SHOWN
- MISSOURI STATE HIGHWAY COMMISSION, STATE ROUTE D (160), PROJECT S-422 (8).
- MISSOURI HIGHWAY AND TRANSPORTATION, ROUTE 160, PROJECT RS-961 (9).
- MISSOURI DEPARTMENT OF TRANSPORTATION, ROUTE 14, PROJECT ACSTP-14-1 (8).
- MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, ROUTE 14, PROJECT FAF 14-1 (23).
- MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, ROUTE 14, PROJECT FAF 14-1 (26).
- MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, ROUTE 14, JOB J8P0588H.
- FINAL PLAT OF MAGERS SUBDIVISION RECORDED MARCH 03, 2008 IN BOOK H PAGE 642 AT THE CHRISTIAN COUNTY RECORDER'S OFFICE
- ADMINISTRATIVE RE-PLAT OF MAGERS SUBDIVISION PHASE II RECORDED SEPTEMBER 11, 2025 IN BOOK I PAGE 525 AT THE CHRISTIAN COUNTY RECORDER'S OFFICE.
- FINAL PLAT OF ROYAL ESTATES RECORDED NOVEMBER 22, 2000 IN BOOK G PAGE 840 AT THE CHRISTIAN COUNTY RECORDERS OFFICE.
- SURVEYOR'S CERTIFICATION FOR NIXA REORGANIZED SCHOOL DISTRICT R-2 RECORDED JULY 25, 1988.
- GENERAL WARRANTY DEED FOR ST JOHN'S HEALTH SYSTEMS INC RECORDED BOOK 337 PAGE 997 IN CHRISTIAN COUNTY RECORDER'S OFFICE

SURVEYOR'S NOTES

NO PREVIOUSLY RECORDED PROPERTY BOUNDARY SURVEY WAS PROVIDED OR DISCOVERED DURING THE RESEARCH PROCESS.

PROPERTY ACCURACY STANDARD: URBAN

DATE OF SURVEY FIELD WORK: FEBRUARY 2, 2026

ACCESS TO TRACT B WILL BE HAD THROUGH EXISTING SUBSTATION PARCEL TO THE WEST

DECLARATION BY SURVEYOR

I, CHAD PARKER, DO HEREBY CERTIFY TO THE CITY OF NIXA THAT THIS PLAT WAS PREPARED AND THE MONUMENTS AND PINS SET UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF CHRISTIAN COUNTY, MISSOURI.

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.

CHAD PARKER
MISSOURI, PLS 2026006823

9/9/2026
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.

(MUNICIPAL PLANNER)

DATE

ACKNOWLEDGMENT FOR CORPORATION

STATE OF MISSOURI)
SS
COUNTY OF CHRISTIAN)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, AND _____, TO ME PERSONALLY KNOWN, WHO DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY RESPECTIVELY OF _____ CORPORATION, A _____ (STATE) _____ CORPORATION AND THAT THE SEAL TO BE AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID _____ AND _____ ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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) - PRINT NAME UNDERNEATH LINE

CERTIFICATE OF OWNERSHIP

_____ AND _____, (SINGLE, HUSBAND AND WIFE, CORPORATE OFFICER) HEREBY CERTIFY THAT I/WE ARE THE SOLE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT I/WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I/WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

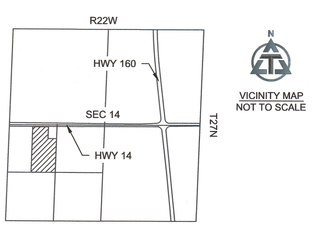
_____ (OWNER SIGNATURE)
PRINT NAME UNDERNEATH

_____ (OWNER SIGNATURE)
PRINT NAME UNDERNEATH

_____ (TITLE-IF APPROPRIATE)

_____ (TITLE-IF APPROPRIATE)

VICINITY MAP



VICINITY MAP
NOT TO SCALE

LEGEND

- ● IRON PIN FOUND AS NOTED
- ◉ SET 5/8" IRON PIN WITH CAP, MO LC 2011008797
- (D) DEEDED MEASUREMENT
- PROPERTY LINE: PRIMARY
- PROPERTY LINE: ADJOINER
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE

BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE

0 30 60

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES

H. SCALE: 1" = 60'

STATE OF MISSOURI
CHAD MICHAEL PARKER
NUMBER PLS-2026006823
PROFESSIONAL LAND SURVEYOR

9/9/2026

CHAD MICHAEL PARKER - LAND SURVEYOR
MO# 2026006823

DATE	REVISION	#
03/23/2026	ISSUED FOR REFERENCE	-
07/06/2026	REVISED FOR REFERENCE	1
07/18/2026	REVISED FOR REFERENCE	2
08/28/2026	REVISED FOR REFERENCE	3

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CERTIFICATE OF AUTHORITY: MO# LS-2011008797

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DWN. BY:	TAM
CKD. BY:	CMP
APPD. BY:	CMP
DATE:	09/09/2026
SCALE:	1" = 60'

Graphic scale may change due to drawing reproduction

PROJECT: ESPY SUBSTATION 2028 EXPANSION - ST. JOHN'S / MERCY

LOCATION: 350 SOUTH GREGG ROAD, NIXA, MISSOURI 65714

CLIENT: CITY OF NIXA
715 W MOUNT VERNON ST
NIXA, MO 65714

TITLE: MINOR SUBDIVISION

SHT NO: 1 OF 1

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