



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF THE PROPERTIES LOCATED AT LOT 2 OF TEANEY ACRE SUBDIVISION & 607 E Mt VERNON ST

DATE: AUGUST 4, 2026

SUBMITTED BY: ALEKSANDR ZHIZHIN

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Teaney Acre Subdivision was approved and recorded in December of 1999. The undeveloped Lot 2 of Teaney Acre is 1.04 acres and is zoned R-1 for a single-family home. The applicant acquired Lot 2 of Teaney acres along with the vacant single-family home at 607 E Mt. Vernon St., which is zoned NC (Neighborhood Commercial) and lies immediately to the South of the subject property, in June of 2022.

Analysis

The proposed Minor Subdivision would split Lot 2 of Teaney Acre into two approximately ½ acre lots. The boundaries of 607 E Mt Vernon would also be altered to accommodate a private drive for the proposed new lots.

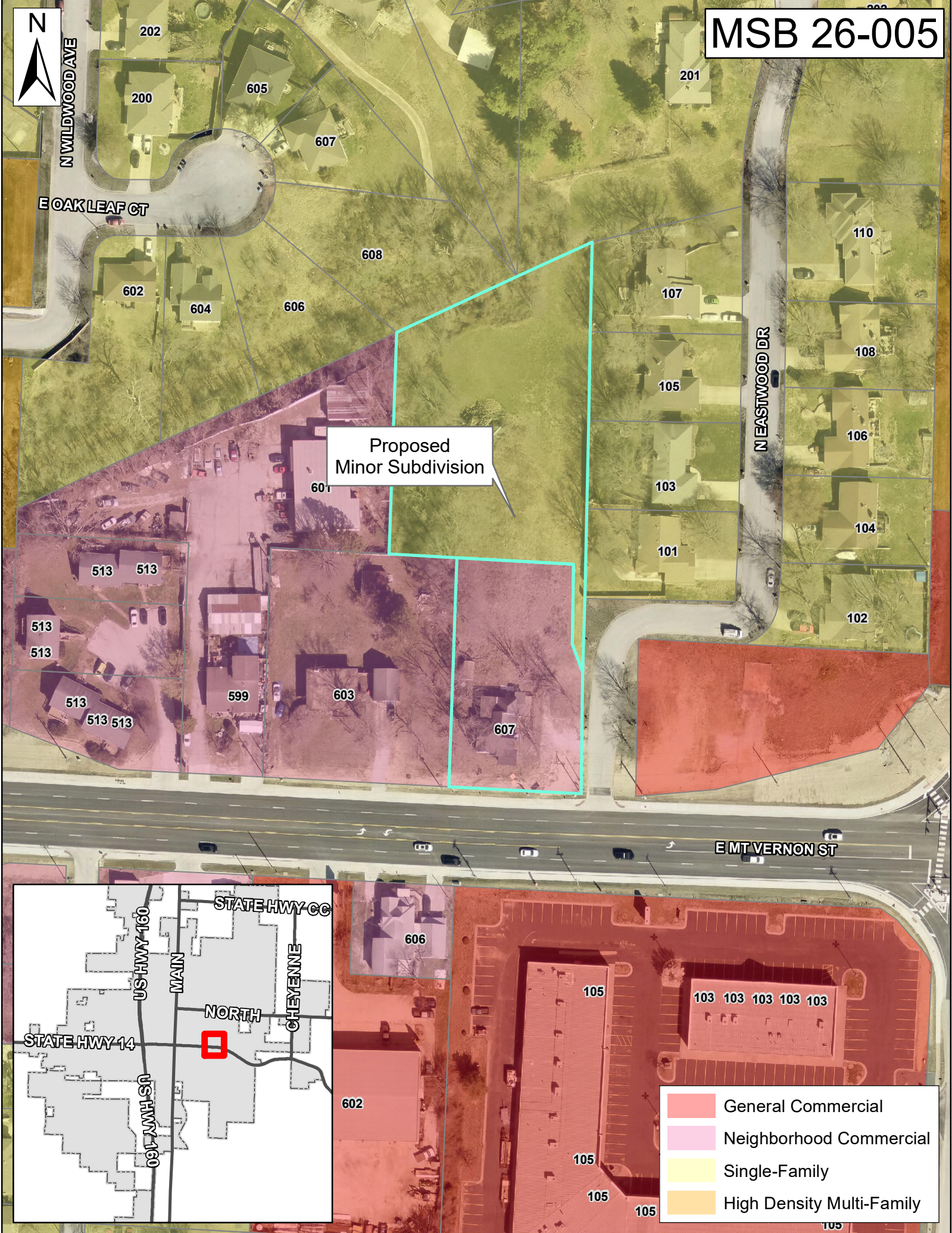
There is an existing 15' Sewer easement along the south property line of the subject property that would be retained. The standard 10' perimeter easement was granted to accommodate and maintain utility extensions. Municipal Water & Sewer are both readily available in the immediate area, Electric would need to be extended from 607 E Mt Vernon to the North along Eastwood Dr to serve the newly created lots. The extension of municipal utility services in accordance with the Nixa Technical Specifications Manual would be required before building permits could be issued for the newly created lots.

Recommendation

The proposed Minor Subdivision is in conformance with the Comprehensive Plan which suggests residential use in this area. The proposal conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117: 277 – Dimensional Standards. Staff recommends approval.

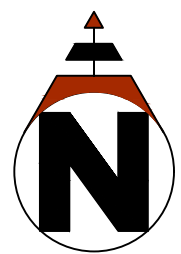


MSB 26-005



ADMINISTRATIVE MINOR SUBDIVISION

PART OF LOT 2 OF THE FINAL PLAT OF TEANEY ACRE AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI
SURVEYED: APRIL 16, 2026



H. SCALE: 1" = 20'

BASIS OF BEARINGS:

MISSOURI STATE PLANE COORDINATES,
CENTRAL ZONE, NAD 83 (2011).

LEGEND:

- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "GARRETT ENG LS-2024017080"
- FOUND MONUMENT AS NOTED
- ▲ CALCULATED CORNER
- () (1) RECORD DATA PER THE FINAL PLAT TEANEY ACRE
- () (2) RECORD DATA PER FINAL PLAT OF OAKLEAF TERRACE
- () (3) RECORD DATA PER GENERAL WARRANTY DEED BOOK 302, PAGE 5396
- X FENCING
- VACATED BOUNDARY LINE
- - - EASEMENT LINE
- s- SANITARY SEWER
- /// AREA OF PLAT OVERLAP

PLAT NOTES:

- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM ACCURACY STANDARDS FOR URBAN PROPERTY AS REQUIRED IN 20 CSR 2030-16.040 RSMO.
- THE SOURCE OF TITLE FOR THIS PLAT IS THE WARRANTY DEED RECORDED AT BOOK 2022, PAGE 8923 OF THE CHRISTIAN COUNTY DEED RECORDS.
- THE PURPOSE OF THIS SURVEY IS TO CREATE TWO ORIGINAL TRACTS OF LAND FROM LOT 2 OF THE FINAL PLAT OF TEANEY ACRE AND FROM A PORTION OF TRACT 1 DESCRIBED IN BOOK 2022, PAGE 8923.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ONLY THE RECORD DOCUMENTS LISTED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR, NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO THE SURVEYOR.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS ON THIS TRACT WHICH ARE NOT SHOWN HEREON.
- ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM CHRISTIAN COUNTY ASSESSOR ON-LINE SERVICE. (PROVIDED BY OTHERS)

REFERENCES:

(ALL IN CHRISTIAN COUNTY RECORDER'S OFFICE)

- WARRANTY DEED - BOOK 2022, PAGE 8923
GENERAL WARRANTY DEED - BOOK 302, PAGE 5396
SPECIAL WARRANTY DEED BY CORPORATION - BOOK 345, PAGE 3005
GENERAL WARRANTY DEED - BOOK 2023, PAGE 9332
GENERAL WARRANTY DEED - BOOK 2022, PAGE 7108
GENERAL WARRANTY DEED - BOOK 2018, PAGE 7524
SPECIAL WARRANTY DEED - BOOK 380, PAGE 4280
QUIT-CLAIM DEED - BOOK 363, PAGE 319
THE FINAL PLAT TEANEY ACRE - PLAT BOOK G, PAGE 788
REPLAT OF LOT 1 OF TEANEY ACRE SUB. - PLAT BOOK G, PAGE 843
FINAL PLAT OF OAKLEAF TERRACE - PLAT BOOK G, PAGE 561
REPLAT OF LOTS 21 AND 22, OAKLEAF TERRACE - PLAT BOOK G, PAGE 841
REPLAT OF LOT 21A OF THE REPLAT OF LOTS 21 AND 22 OF THE OAKLEAF TERRACE SUBDIVISION OF THE FINAL PLAT OF OAKLEAF TERRACE SUBDIVISION - PLAT BOOK I, PAGE 372

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

ALEKSANDR ZHIZHIN NATALIE SHISHKO
DATE DATE

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF CHRISTIAN

ON THIS DAY OF 2026 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WHO BEING DULY SWORN BY ME DID DISPOSE AND SAY THAT THEY EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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 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 SURVEY:

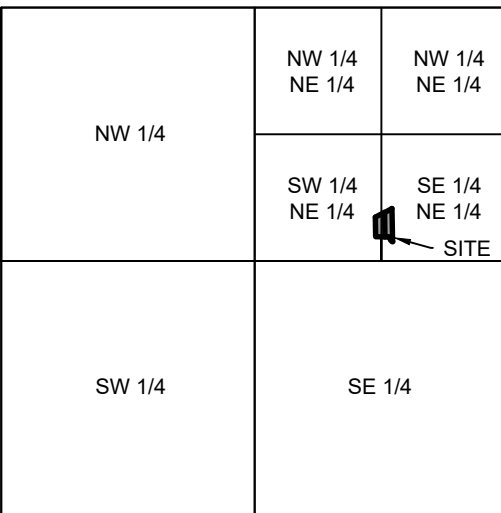
I, HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JACK A. BUTLER MISSOURI PLS NO. 2151

DATE

VICINITY MAP: (NOT TO SCALE)

SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST



CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

LEGAL DESCRIPTION TRACT 1 AS SURVEYED:

A TRACT OF LAND BEING PART OF LOT 2 OF **TEANEY ACRE**, A SUBDIVISION PLAT RECORDED AT BOOK G, PAGE 788 OF THE CHRISTIAN COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "LS 2077" MARKING THE SOUTHWEST CORNER OF SAID LOT 2 OF **TEANEY ACRE**, THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 01°42'08" EAST, 204.78 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AT THE SOUTHEASTERLY LINE OF **OAKLEAF TERRACE**, A SUBDIVISION PLAT RECORDED AT BOOK G, PAGE 561 OF SAID CHRISTIAN COUNTY RECORDER'S OFFICE, THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHEASTERLY LINE, NORTH 65°40'48" EAST, 109.02 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080", THENCE LEAVING SAID SOUTHEASTERLY LINE AND PARALLEL TO PREVIOUSLY SAID WEST LINE OF LOT 2, SOUTH 01°42'08" WEST, 254.80 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AT THE SOUTH LINE OF SAID LOT 2; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTH LINE, NORTH 86°57'12" WEST, 97.99 FEET TO SAID 5/8" IRON ROD WITH A PLASTIC CAP MARKED "LS 2077" MARKING THE SOUTHWEST CORNER OF SAID LOT 2 OF **TEANEY ACRE** AND THE **POINT OF BEGINNING**, CONTAINING APPROXIMATELY 0.52 ACRES, MORE OR LESS.

TOGETHER WITH A 25 FEET WIDE ACCESS EASEMENT AS SHOWN ON THIS PLAT.

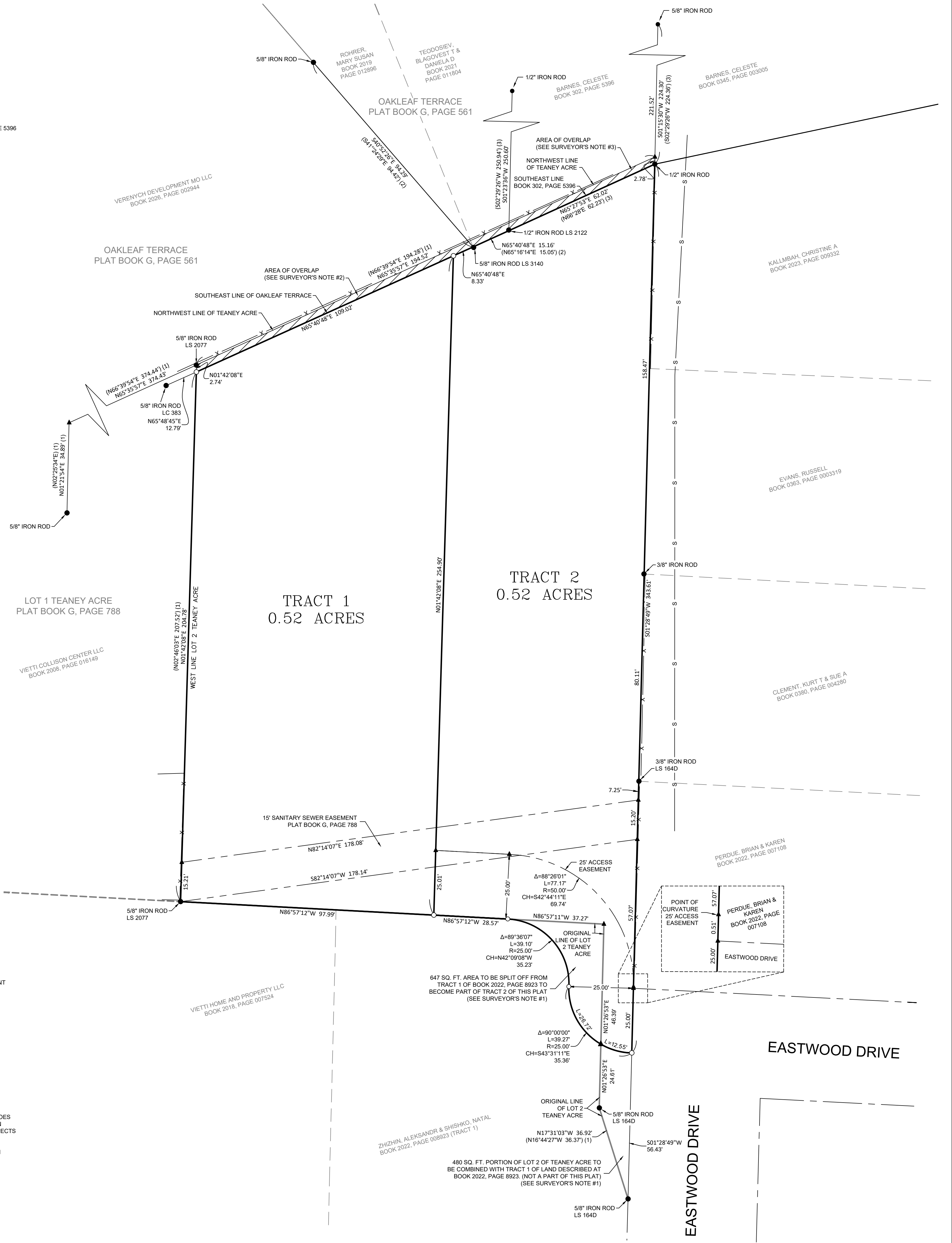
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

LEGAL DESCRIPTION TRACT 2 AS SURVEYED:

A TRACT OF LAND BEING PART OF LOT 2 OF **TEANEY ACRE**, A SUBDIVISION PLAT RECORDED AT BOOK G, PAGE 788 OF THE CHRISTIAN COUNTY RECORDER'S OFFICE, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH P.M., LOCATED IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "LS 2077" MARKING THE SOUTHWEST CORNER OF SAID LOT 2 OF **TEANEY ACRE**, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 86°57'12" EAST, 97.99 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AND THE **POINT OF BEGINNING**, THENCE LEAVING SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF SAID LOT 2, NORTH 01°42'08" EAST, 254.80 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AT THE SOUTHEASTERLY LINE OF **OAKLEAF TERRACE**, A SUBDIVISION PLAT RECORDED AT BOOK G, PAGE 561 OF SAID CHRISTIAN COUNTY RECORDER'S OFFICE, THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY LINE, NORTH 65°40'48" EAST, 8.33 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "LS 3140", THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 65°40'48" EAST, 15.16 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP MARKED "LS 2122" MARKING THE SOUTHEAST CORNER OF SAID **OAKLEAF TERRACE** AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AT **BOOK 302, PAGE 5396** OF SAID CHRISTIAN COUNTY RECORDER'S OFFICE, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT **BOOK 302, PAGE 5396**, NORTH 65°27'53" EAST, 62.02 FEET TO A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID TRACT OF LAND, THENCE ALONG THE EAST LINE OF PREVIOUSLY SAID LOT 2 OF **TEANEY ACRE**, SOUTH 01°28'49" WEST, 343.61 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080", THENCE LEAVING SAID EAST LINE AND ALONG A 25.00 FEET RADIUS CURVE TO THE RIGHT, 39.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS NORTH 43°31'11" WEST, 35.36 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AT A POINT OF REVERSE CURVATURE, THENCE ALONG A 25.00 FEET RADIUS CURVE TO THE LEFT, 38.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°30'07", THE CHORD OF WHICH BEARS NORTH 42°09'08" WEST, 35.23 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AT THE SOUTH LINE OF SAID LOT 2 OF **TEANEY ACRE**, THENCE ALONG SAID SOUTH LINE, NORTH 86°57'12" WEST, 28.57 FEET TO SAID 5/8" IRON ROD WITH A PLASTIC CAP MARKED "GARRETT ENG LS-2024017080" AND THE **POINT OF BEGINNING**, CONTAINING APPROXIMATELY 0.52 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALSO SUBJECT TO THE RIGHT-OF-WAY OF **EASTWOOD DRIVE**, ALSO SUBJECT TO A 25 FEET WIDE ACCESS EASEMENT AS SHOWN ON THIS PLAT.



SURVEYOR'S NOTES:

- ACCESS TO THIS SUBDIVISION IS TO BE FROM EASTWOOD DRIVE VIA A 25 FEET WIDE ACCESS EASEMENT AS SHOWN, TO OBTAIN THE NEEDED 25 FEET WIDTH FOR THE ACCESS EASEMENT, A LAND SWAP IS NECESSARY BETWEEN A PORTION OF LOT 2 OF TEANEY ACRE, AND A PORTION OF THE TRACT OF LAND SOUTHERLY ADJACENT TO SAID LOT 2, SAID TRACT OF LAND BEING DESCRIBED AT BOOK 2022, PAGE 8923, AND BEING OWNED BY THE SAME PARTY AS SAID LOT 2.

THE 480 SQ. FT. PORTION OF TEANEY ACRE (LOCATED SOUTH OF THE ACCESS EASEMENT ON THIS PLAT) IS NOT A PART OF THIS PLAT AND IS TO BE COMBINED WITH SAID TRACT OF LAND DESCRIBED AT BOOK 2022, PAGE 8923.

THE 647 SQ. FT. PORTION OF LAND PREVIOUSLY BEING A PART OF THE TRACT OF LAND DESCRIBED AT BOOK 2022, PAGE 8923 IS TO BE SPLIT OFF FROM THE REMAINDER OF SAID TRACT TO BECOME PART OF TRACT 2 OF THIS PLAT.
- DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT THERE IS AN OVERLAP BETWEEN THE FINAL PLAT OF TEANEY ACRE AND THE FINAL PLAT OF OAK LEAF TERRACE. THE SOUTHEASTERLY LINE OF OAK LEAF TERRACE OVERLAPS WITH THE NORTHWESTERLY LINE OF TEANEY ACRE BY APPROXIMATELY 2.5 FEET. MORE OR LESS. AFTER DISCUSSION WITH CITY STAFF, THE SOUTHEASTERLY BOUNDARY LINE OF OAKLEAF TERRACE WAS HELD AS THE NORTHWESTERLY BOUNDARY LINE FOR THIS PLAT.
- DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT THERE IS AN OVERLAP BETWEEN THE TRACT OF LAND DESCRIBED AT BOOK 302, PAGE 5396, AND THE FINAL PLAT OF TEANEY ACRE. THE SOUTHEASTERLY LINE OF SAID BOOK 302, PAGE 5396 OVERLAPS WITH THE NORTHWESTERLY LINE OF TEANEY ACRE BY APPROXIMATELY 2.5 FEET. MORE OR LESS. AFTER DISCUSSION WITH CITY STAFF, THE SOUTHEASTERLY BOUNDARY LINE OF BOOK 302, PAGE 5396 WAS HELD AS THE NORTHWESTERLY BOUNDARY LINE FOR THIS PLAT.

DECLARATION:

I, THE HEREIN SIGNED PROFESSIONAL LAND SURVEYOR, HEREBY DECLARE THAT AT THE REQUEST OF ALEK ZHIZHIN, A SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION, OF THE LANDS DESCRIBED HEREIN AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED HEREON. I FURTHER DECLARE THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREPARED FOR: ALEKSANDR ZHIZHIN



JACK ABBOTT BUTLER
MO# LS-2151

SHEET NO. 1/1

DWN. BY: AND/JUP

APPD. BY: JAB

DATE: 06/10/2026

SCALE: 1" = 20'

GRAPHIC SCALE MAY CHANGE DUE TO DRAWING REPRODUCTION



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CERTIFICATE OF AUTHORITY:
LS# - 2024017080
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JOB NO. 00-221