

NOTICE OF MEETING AND PLANNING COMMISSION AGENDA



CITY OF OSAGE BEACH PLANNING COMMISSION MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

February 9, 2021 - 6:00 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- A. January 12, 2021 Planning Commission Minutes

NEW BUSINESS

- A. Motion to recommend approval of the preliminary and final plats for Robins at the Waters Edge to the Board of Aldermen.

REPORTS

ADJOURN

PLEDGE OF ALLEGIANCE

Remote viewing link:

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

January 12, 2021

Call to Order

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on January 12, 2021 at 6:00 pm at City Hall.

Pledge of Allegiance

Roll Call

The following Commissioners were present: Mayor John Olivarri, Tyler Becker, Chairman Susan Ebling, Secretary Nancy Viselli, Kellie Schuman, Alan Blair, Tony Kirn and Jeff Dorhauer. Also present: City Planner Cary Patterson and Planning Department Secretary Pam Campbell.

Minutes - 12/8/2020

Chairman Ebling asked if there were any corrections or comments regarding the December 8, 2020 regular meeting minutes. There were none. *Nancy Viselli made a motion to approve the December 8, 2020 minutes and Kellie Schuman seconded the motion, which passes unanimously.*

Chairman Susan Ebling read the following:

The Planning Commission is a board of volunteers that is appointed by the Mayor and the Board of Aldermen. Its function is to review and make recommendations to the Board of Aldermen on matters concerning development, the Land Use Code, and Zoning Map of the City of Osage Beach, including amendments and changes thereto. Recommendations will be made with consideration of conformance to the Osage Beach Municipal Code along with the following:

- Relatedness of the proposed amendment to goals and outlines of the long-range physical plan of the City.
- Existing uses of property within the general area of the property in question.
- The zoning classification of property within the general area of the property in question.
- The suitability of the property in question to the uses permitted under the existing zoning classification.
- The trend of development, if any, in the general area of the property in question, including changes if any, which have taken place in its present zoning classification.

Our goal in regulating is to provide adequate provision for transportation, water, sewer, schools, parks, and other public needs including safety, health and general welfare, light and air, while conserving the value of buildings and property through encouraging the most appropriate use of land within the municipality.

New Business

Chairman Ebling stated that the first order of business is the hearing of Rezoning Case No. 412 WK LOZ Holdings, LLC, Rezoning from C-1 (General Commercial with an E-3 Overlay) to C-1b (Commercial Lodging) and asked for comments from the staff on this request.

Commissioner Kellie Schuman recused herself from hearing this case and stated it was due to a conflict with her husband being involved in the project and she stepped down from the dais and did not participate.

Planner Patterson delivered the following report.

**PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION**

Date:	January 12, 2021	Case Number:	412
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Applicant: WK LOZ Holdings LLC. (Robin's Resort)

Location: On the north side of Passover Road on Robins Circle (Robins Resort Property).

Petition: Rezone the subject property from C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

Existing Use: Robin's Resort

Zoning: C-1

Tract Size: 6.21 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 Commercial	Mixed uses
<u>South:</u>	R-1b Residential	Shorewood Estates
<u>East:</u>	C-1 Commercial	Parkview Bay Condominium
<u>West:</u>	LU Lake Use	Lake of the Ozarks

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Heavy traffic - Commercial

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
E-3 Overlay	309	March 2006

Utilities

<u>Water:</u>	City	<u>Gas:</u>	none
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Access: Property derives access off of Passover Road via Robin's Circle.

Analysis:

1. The applicants are the owners of the 6.21-acre parcel in question. The request is being made for the purposes of allowing the existing resort to be sold as individual units to private owners as condominium units. The rezoning request will also allow the owners to build an additional small condo building on the property should they choose to do so. As part of the approval of this request the E-3 Overlay, that allows for commercial rental of personal watercraft from the subject property, will be discontinued and removed.
2. The majority of the condominium developments within the City are zoned C-1 (General Commercial) currently but recognizing the need to conserve retail/commercial property for those purposes, the City removed condominiums from the C-1 zone as a permitted use in 2006. Condominiums are now allowed only to be developed and constructed in the C-1b zone, which of course is the reasoning that necessitates this request.

Department Comments:

Recent trends of both the demand for housing at the Lake of the Ozarks and the continuing difficulties of operating a resort in the area is why we are seeing these kinds of requests coming before us. The applicants are real estate agents and have advanced knowledge of the market in our area. It is well known that the Lake of the Ozarks is seeing the substantial interest of people wanting to relocate to the area. This is of course what is driving both the shortage of dwellings and the desire of developers to answer that need. Approval of this request will allow the owners to separate the existing units, that were built to meet the code requirements of residential condo units, into individual units that can be sold to private parties. In all honesty, this type of request is the natural transition for a facility of this kind as the demand for resort activity continues to struggle to meet the necessary requirements to stay viable.

With this property currently being designated with the C-1 zoning district, the City's least restrictive commercial zone, this change not only allows the property to maintain a use that is common in the corridor, it also protects the area from a more intense use that is more common in the C-1 zone being developed on the subject property. **With all of the conditions of the subject property lending positively to this request, the Planning Department recommends approval of this request.**

Planner Patterson further stated that with the current COVID situation and more people coming to the Lake of the Ozarks, it is not just a destination, but more people are making their home here. He added that Robin's Resort on Passover Road has the highest traffic than most other collector streets in town. The realtors who purchased this property understand the market. It will change the activity from transient to ownership, and will be more consistently filled throughout the year. With it being zoned General Commercial, they could do a lot with it, but C-1b limits it to resorts and condos. If the Board of Aldermen approve this request, they will come back with a final plat and units can be sold. The intensity will be much less.

Chairman Ebling asked if there were any questions for the City Planner or if anyone here is for or against this issue and wants to speak.

A person from the audience stepped up and signed in, Ed Kolb, and stated his concern was the narrow road which is 13 feet wide and narrows to nine feet at the worst curve on Passover Road and this is a problem for school busses that have to go over the center line and also with boat and trailer traffic.

Planner Patterson stated the road can handle the traffic adding that the previous owner would not give the City the right-of-way needed and the City did not want to condemn to get the property.

The rest of the road to the subdivision and World Mark should be able to handle the numbers. Turning the property into condos should not change those numbers. Cary went on to say that there is a large piece of property that is undeveloped, but should it be developed in the future, the road will need to be addressed at that time, along with possibly sidewalks.

Chairman Ebling asked if anyone else wanted to speak.

A person from the audience stepped up and signed in, Lori Hess and stated she has talked to Cary with her concerns of the roads. She stated Robins Resort is busy all year and she has nothing against the condos but has a concern of her view being blocked. She also stated there are a lot of people that walk this road, also that people speed up to 60 mph along this road.

Jason Whittle stepped up and stated he heard all concerns and no giant high rises are being built. They intend to put new roofs, siding and add two newer buildings and nothing that would block views at all.

Chairman Ebling asked about By-Laws regarding if an owner can or cannot rent their unit out. Jason Whittle said nothing prohibits them from doing so, but he believes it will be less transient than the current resort.

Planner Patterson stated that more people are staying here due to COVID – working from their homes or condos, and added that months ago he talked with Police Chief Todd Davis about policing speed on Passover. Todd said they do, but unfortunately have to leave when they get calls for service. Cary also said he agrees there may be less traffic than when the property was a resort so hopefully this will help.

Jeff Dorhauer asked about developing the 6.2 acres and Planner Patterson said they might build another building (where the trailers are) but it would not be a high-rise – only about 8 units and would match the other newer buildings, and would not block any views. He would have been more worried had they opted to tear everything down and put up a high-rise hotel.

City Planner Patterson stated it's possible to put an additional building in the back.

Jeff Dorhauer asked about impact fees for the City.

Planner Patterson stated no impact fees for the City.

Chairman Ebling asked about the doubling number of tourists with increased police and safety personnel.

Planner Patterson stated there are a lot of condos being built to support all people.

Mayor Olivarri stated there are adequate staffed police at this point.

Lori Hess stated she has spoken with Cary regarding people speeding.

Mayor Olivarri stated we don't have the ability to sit and enforce all the roads, we are growing and that means more sales tax.

Ed Rucker, City Attorney's memo to the Planning Commission stated the file is ready for the Board's decision.

Commissioner Tyler Becker made a motion to approve Rezoning Case No. 412 WK LOZ Holdings, LLC, Rezoning from C-1 (General Commercial with an E-3 Overlay) to C-1b (Commercial Lodging) and Mayor John Olivarri seconded the motion, which passes unanimously.

Reports

Planner Patterson stated this is the first agenda packet for the Planning Commission that was done through our Civic Plus software that is used for the Board of Aldermen packets and the Board of Adjustment packets will also be done through this software. He added that it was his intention to be consistent and if you see anything that doesn't look correct to please let him know.

Adjourn

Chairman Ebling adjourned the meeting at 6:32 p.m.

I, Pam Campbell, Planning Department Secretary, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on January 12, 2021.

Pam Campbell
Planning Department Secretary

Nancy Viselli
Planning Commission Secretary

PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: February 9, 2021

Subdivision Name: Robins at the Waters Edge Condominium Subdivision
Preliminary and Final Plats

Location: On the north side of Passover Road on Robins Circle
(Robins Resort Property).

Applicant: WK LOZ Holdings, LLC

Surveyor: Miller Surveying

Tract Size: 6.21 acres (24 single –family lots)

Zoning: C-1b (Commercial Lodging)

Surrounding Land Use:

North: Single Family

South: Lake of the Ozarks

East: Single Family

West: Single Family

Department Comments

Preliminary:

The plat was reviewed for code compliance and was found to be consistent with the preliminary plat requirements.

All public improvements, (i.e., roadways, parking areas, streetlights, etc.) must be designed and built to city design standards.

Final:

The plat was reviewed for code compliance and was found to be consistent with the final plat requirements.

The infrastructure that serves this development are existing and in place. Any improvements or changes to the existing utilities must be constructed to City Design Standards.



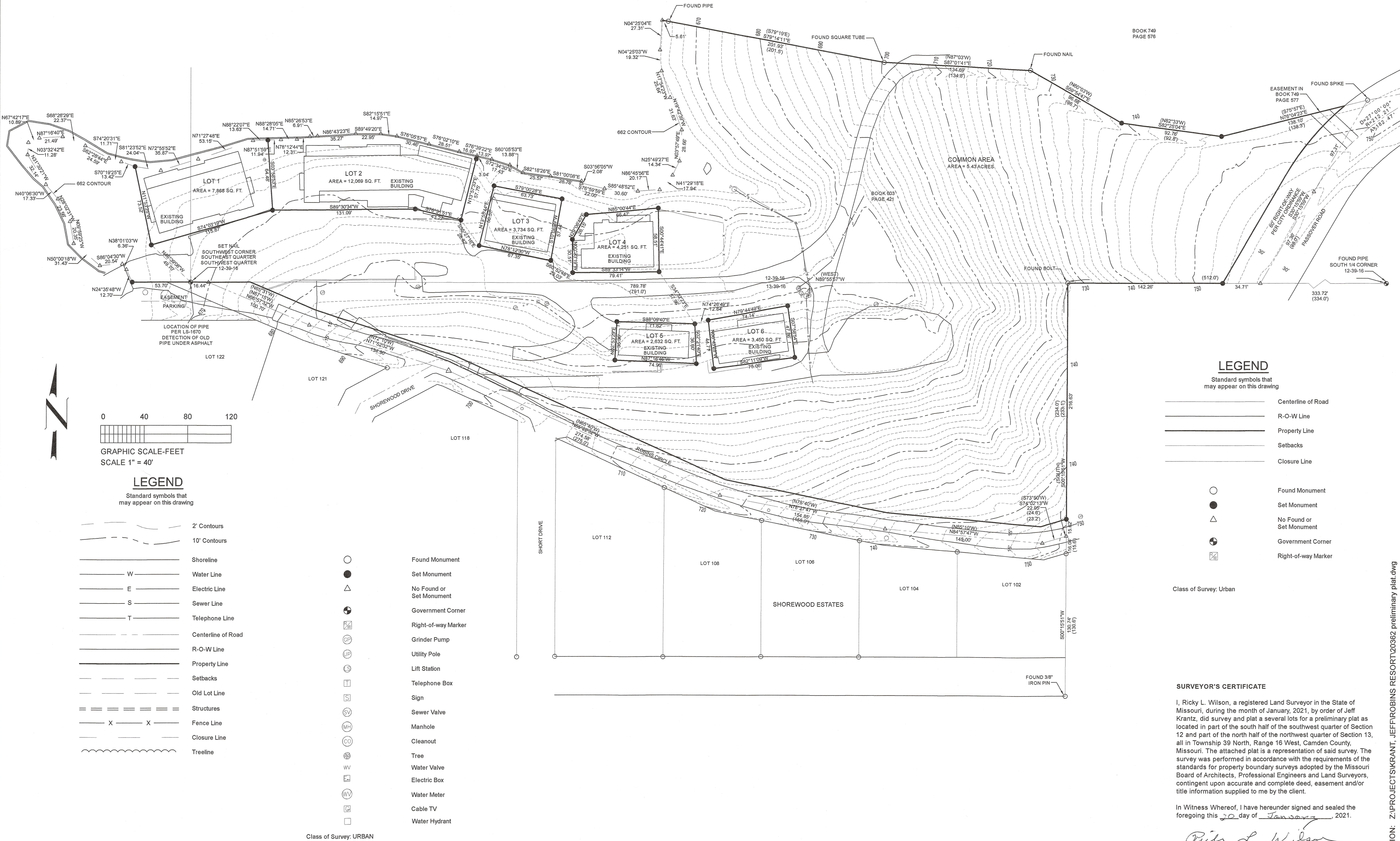
Rezoning Case 412 Location Map

Note:

1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Subject to Ameren's Bagnell Dam Pool and Flood Rights.

PRELIMINARY PLAT OF ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION

DRAWING DATE: 12/1/20
REVISIONS:
DRAWN BY: N.F.W.
SCALE: 1" = 40'
PROJECT #: MC 20-362
SHEET: 1 OF 1
FIELD BOOK: M-301 PG 9
MO LSC NO. 2011027104



Part of the south half of the southwest 1/4 of Section 12 and part of the north half of the northwest 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO

MILLER COMPANIES
Engineering - Land Surveying - Environmental Services
P.O. Box 286, Cape Girardeau, MO 63509
Eng. (573) 348-9755 Fax (573) 348-2864
www.millercompanies.com

STATE OF MISSOURI
LS-2638
RICKY L. WILSON
REGISTERED LAND SURVEYOR
SEAL

SURVEYOR'S CERTIFICATE
I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of January, 2021, by order of Jeff Krantz, did survey and plat a preliminary plat for a condominium subdivision as located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.
In Witness Whereof, I have hereunder signed and sealed the foregoing this 20 day of January, 2021.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

FILE LOCATION: Z:\PROJECTS\KRANTZ, JEFF\ROBINS RESORT\20362 preliminary plat.dwg

ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION

A tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri and being more particularly described as follows:

"Commencing at an existing iron pipe marking the south quarter corner of Section 12, Township 39 North, Range 16 West and running along and with the south line of the southwest quarter of said Section 12 the following three (3) bearings and distances: (1) North 89 degrees 55 minutes 57 seconds West (record plat and deed = West 334.0 feet) a distance of 333.72 feet to a point located on the centerline of a 60 feet wide road known as Passover Road, for the POINT OF BEGINNING, (2) thence departing the said centerline continuing North 89 degrees 55 minutes 57 seconds West a distance of 34.71 feet to an iron pin located on the westerly right-of-way of said Passover Road and (3) thence departing the said westerly right-of-way continuing North 89 degrees 55 minutes 57 seconds West a distance of 142.26 feet to an existing bolt; thence departing the said south line South 00 degrees 15 minutes 51 seconds West (record plat and deed = South) a distance of 216.63 feet to an iron pin located on the northerly right-of-way of a 30 feet wide road known as Robins Circle; thence departing the said northerly right-of-way continuing South 00 degrees 15 minutes 51 seconds West a distance of 15.62 feet to a point located on the centerline of said Robins Circle; thence along and with the said centerline the following six (6) bearings and distances: (1) South 74 degrees 02 minutes 13 seconds West (record plat and deed = South 73 degrees 50 minutes West, 24.6 feet and 23.2 feet) a distance of 22.95 feet, (2) North 84 degrees 57 minutes 47 seconds West (record plat and deed = North 85 degrees 10 minutes West) a distance of 145.00 feet, (3) North 78 degrees 27 minutes 47 seconds West (record plat and deed = North 78 degrees 40 minutes West 155.00 feet) a distance of 154.85 feet, (4) North 65 degrees 22 minutes 32 seconds West (record plat and deed = North 65 degrees 40 minutes West 275.0 feet) a distance of 274.58 feet, (5) North 71 degrees 52 minutes 32 seconds West (record plat and deed = North 72 degrees 10 minutes West) a distance of 134.90 feet and (6) North 66 degrees 57 minutes 32 seconds West (record plat and deed = North 67 degrees 15 minutes West and North 65 degrees 31 minutes West) a distance of 100.70 feet to a point located on the said south line of the southwest quarter of Section 12; thence departing the said centerline North 89 degrees 55 minutes 57 seconds West a distance of 18.44 feet to a nail marking the southwest corner of the southeast quarter of the southwest quarter of said Section 12; thence continuing North 89 degrees 55 minutes 57 seconds West along and with the said south line a distance of 53.70 feet to a nail located on the 662 contour of the Lake of the Ozarks; thence departing the said south line along and with the said 662 contour the following forty-four (44) bearings and distances: (1) North 24 degrees 35 minutes 48 seconds Wet a distance of 12.70 feet, (2) North 38 degrees 01 minute 03 seconds West a distance of 6.36 feet, (3) South 86 degrees 04 minutes 30 seconds West a distance of 20.54 feet, (4) North 50 degrees 00 minutes 18 seconds West a distance of 31.43 feet, (5) North 09 degrees 59 minutes 25 seconds West a distance of 20.53 feet, (6) North 28 degrees 02 minutes 31 seconds West a distance of 23.56 feet, (7) North 40 degrees 06 minutes 30 seconds West a distance of 17.33 feet, (8) North 31 degrees 30 minutes 21 seconds West a distance of 32.14 feet, (9) North 03 degrees 32 minutes 42 seconds West a distance of 11.28 feet, (10) North 67 degrees 42 minutes 17 seconds East a distance of 10.89 feet, (11) North 87 degrees 16 minutes 40 seconds East a distance of 21.49 feet, (12) South 68 degrees 26 minutes 29 seconds East a distance of 22.37 feet, (13) South 62 degrees 28 minutes 44 seconds East a distance of 24.59 feet, (14) South 74 degrees 20 minutes 31 seconds East a distance of 11.71 feet, (15) South 70 degrees 19 minutes 25 seconds East a distance of 13.42 feet, (16) South 81 degrees 23 minutes 52 seconds East a distance of 24.04 feet, (17) North 72 degrees 55 minutes 52 seconds East a distance of 35.87 feet, (18) North 71 degrees 27 minutes 48 seconds East a distance of 55.15 feet, (19) North 88 degrees 22 minutes 07 seconds East a distance of 13.63 feet, (20) North 87 degrees 51 minutes 59 seconds East a distance of 11.94 feet, (21) North 88 degrees 28 minutes 05 seconds East a distance of 14.71 feet, (22) North 78 degrees 12 minutes 44 seconds East a distance of 12.31 feet, (23) North 85 degrees 26 minutes 53 seconds East a distance of 6.91 feet, (24) North 86 degrees 43 minutes 23 seconds East a distance of 35.27 feet, (25) South 89 degrees 49 minutes 20 seconds East a distance of 22.95 feet, (26)South 82 degrees 15 minutes 51 seconds East a distance of 14.97 feet, (27) South 76 degrees 05 minutes 57 seconds East a distance of 30.46 feet, (28) South 76 degrees 02 minutes 10 seconds East a distance of 28.51 feet, (29) South 76 degrees 39 minutes 22 seconds East a distance of 30.94 feet, (30) South 72 degrees 34 minutes 30 seconds East a distance of 17.43 feet, (31) South 60 degrees 05 minutes 53 seconds East a distance of 13.88 feet, (32) South 82 degrees 18 minutes 26 seconds East a distance of 25.57 feet, (33) South 81 degrees 00 minutes 08 seconds East a distance of 28.78 feet, (34) South 03 degrees 56 minutes 05 seconds West a distance of 2.08 feet, (35) South 76 degrees 59 minutes 59 seconds East a distance of 22.00 feet, (36) South 85 degrees 48 minutes 52 seconds East a distance of 30.60 feet, (37) North 86 degrees 45 minutes 56 seconds East a distance of 20.17 feet, (38) North 41 degrees 29 minutes 18 seconds East a distance of 17.94 feet, (39) North 25 degrees 49 minutes 27 seconds East a distance of 14.34 feet, (40) North 03 degrees 57 minutes 49 seconds East a distance of 28.66 feet, (41) North 19 degrees 42 minutes 39 seconds West a distance of 31.63 feet, (42) North 17 degrees 54 minutes 23 seconds West a distance of 25.64 feet, (43) North 04 degrees 25 minutes 03 seconds West a distance of 19.32 feet and (44) North 04 degrees 25 minutes 04 seconds East a distance of 27.31 feet to a point located on the common line of two tracts of land recorded at Book 603 at Page 421 and Book 749 at Page 576, at the Camden County Recorder's Office; thence departing the said 662 contour along and with the said common line the following six (6) bearings and distances: (1) South 79 degrees 14 minutes 11 seconds East (record deed = South 79 degrees 19 minutes East) a distance of 5.61 feet to an iron pipe, (2) thence continuing South 79 degrees 14 minutes 11 seconds East a distance of 201.93 feet (record deed = 201.5 feet) to an existing iron square tube, (3) South 87 degrees 01 minute 41 seconds East (record deed = North 87 degrees 03 minutes West 134.8 feet) a distance of 134.69 feet to an existing nail, (4) South 59 degrees 54 minutes 47 seconds East (record deed = North 60 degrees 03 minutes West 96.7 feet) a distance of 96.68 feet to an iron pin, (5) South 82 degrees 25 minutes 04 seconds East (record deed = North 82 degrees 33 minutes West 92.8 feet) a distance of 92.76 feet and (6) North 76 degrees 04 minutes 23 seconds East (record deed = South 75 degrees 57 minutes East 138.3 feet) a distance of 138.10 feet to an existing spike marking the P.I. of a curve on the centerline of the said 60 feet wide right-of-way of Passover Road being a 27 degree 00 minute 00 second degree curve having a radius of 212.21 feet; thence departing the said common line South 30 degrees 15 minutes 59 seconds West (record deed = North 30 degrees 15 minutes East) along and with the semi-tangent of the said curve a distance of 97.31 feet to the P.T. of the said curve located on the centerline of said Passover Road; thence departing the said semi-tangent continuing South 30 degrees 15 minutes 59 seconds West along and with the said centerline a distance of 97.36 feet (record deed = 98.0 feet), returning to the point of beginning. Containing 6.21 acres excluding right-of-way of said Passover Road and Robins Circle."

Subject to the 60 feet wide right-of-way of Passover Road and the 30 feet wide right-of-way of Robins Circle and to any other rights-of-way, easements or restrictions either of record or not.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

END OF DESCRIPTION

OWNER'S CERTIFICATE

The undersigned, WK LOZ Holdings, LLC, a Missouri Limited Liability Company, are the owner's of the property described by legal description hereon, have caused the same to be resurveyed in the manner shown on the accompanying plat, and said tract of land shall hereafter be known as "ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION".

Said real property shall be subject to all conditions, reservations, easements of record and to utilities whether of record or not. All streets drives and other passageways commonly used for vehicular and pedestrian traffic are private and no dedication to the public is expressed or intended unless already dedicated to public use.

WK LOZ Holdings, LLC, a Missouri Limited Liability Company

JEFF KRANTZ, Officer

JASON WHITTLE, Officer

STATE OF)
COUNTY OF)SS

On this day of , 2021, before me personally appeared JEFF KRANTZ and JASON WHITTLE, Officers of the WK LOZ Holdings, LLC, a Missouri Limited Liability Company, to me personally known, who being by me duly sworn, did acknowledge the said instrument to be the free act and deed of the said Missouri Limited Liability Company.

TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires:

ACCEPTANCE BY THE CITY OF OSAGE BEACH

The foregoing plat was approved and accepted by the City of Osage Beach pursuant to Ordinance no. 96.35 of the Code of Ordinances of the City of Osage Beach, Missouri on the day of , 2021.

JOHN OLIVARRI, Mayor

TARA BERRETH, City Clerk

STATE OF MISSOURI)
COUNTY OF CAMDEN)SS

On this day of , 2021, before me, a Notary Public, personally appeared JOHN OLIVARRI and TARA BERRETH, to me personally known, who being by me duly sworn did say that they are respectively the City Mayor and the City Clerk of the City of Osage Beach, Missouri, a Missouri municipal corporation and that the foregoing instrument was signed by them on behalf of said city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public

My commission expires:

CONSENT OF MORTGAGEE

I, BRIAN GAGNON, Vice President of Central Bank of Lake of the Ozarks, on behalf of said bank, mortgagee on the property, as shown on the attached subdivisional plat, do hereby consent to the resubdivision and filing of this plat.

By:

STATE OF)
COUNTY OF)SS

On this day of , 2021, BRIAN GAGNON, known personally to me, appeared upon and being sworn, stated that he is the Vice President of Central Bank of Lake of the Ozarks and that this instrument was signed and the corporate seal affixed by authority of its Board of Directors and is the free act and deed of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Missouri, the day and year last above written.

Notary Public

My commission expires:

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of January, 2021, by order of the undersigned owners, did survey and plat a tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri, as described by legal description herein, for the purpose of subdividing and naming same in the manner shown hereon. The plat contains all information required by Chapter 448 R.S.MO (Supp. 1983), the Missouri Uniform Condominium Act, except that it is not feasible to include a description of all easements thereon. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors. The attached plat is a representation of said survey and resubdivision.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 15 day of January, 2021.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

DRAWING DATE:	12/1/20
REVISIONS:	
DRAWN BY:	N.F.W.
SCALE:	
PROJECT #:	MC 20-362
SHEET:	2 OF 2
FIELD BOOK:	M-301 PG 9
MO LSC NO.	2011027104

Part of the south 1/2 of the sw 1/4 of Section 12 & part of the north 1/2 of the nw 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO



MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAGE BEACH, MO 65065
Eng. (673)348-9799 Surv. (673)348-5562 Fax (673)348-2894
www.themillercoos.com



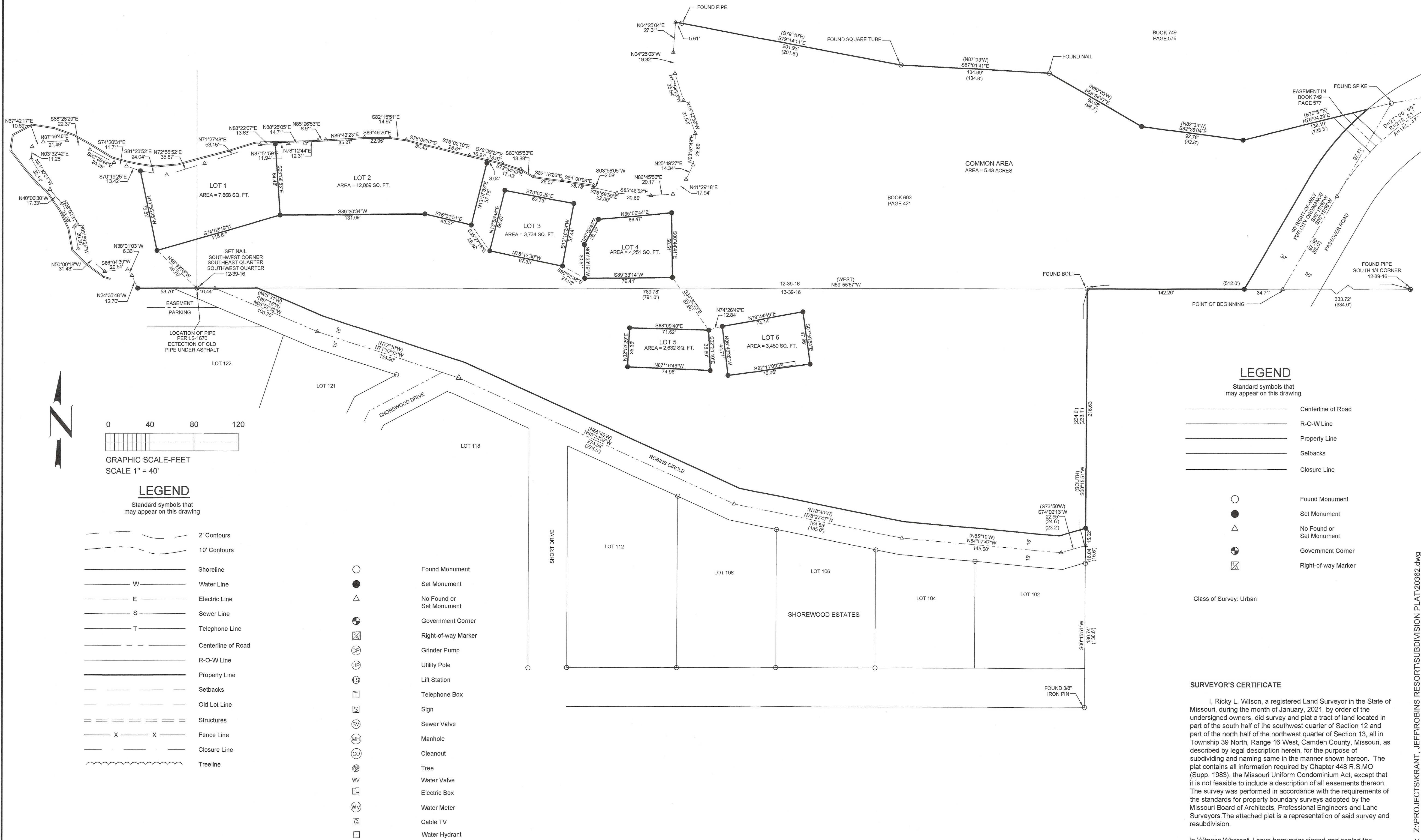
SEAL

FILE LOCATION: Z:\PROJECTS\KRANTZ, JEFF\ROBINS RESORT\SUBDIVISION PLAT\20362.dwg

Note:
1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Subject to Ameren's Bagnell Dam Pool and Flood Rights.

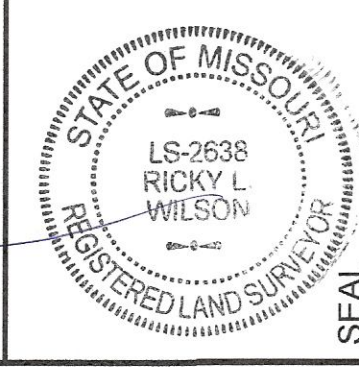
ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION

DRAWING DATE:	12/1/20
REVISIONS:	
DRAWN BY:	N.F.W.
SCALE:	1" = 40'
PROJECT #:	MC 20-362
SHEET:	1 OF 2
FIELD BOOK:	M-301 PG 9
MO LSC NO:	2011027104



Part of the south half of the southwest 1/4 of Section 12 and part of the north half of the northwest 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO

MILLER COMPANIES
Engineering - Land Surveying - Environmental Services
P.O. BOX 262, CHASE BEACH, MO 63835
Eng. (573) 449-9189, Fax (573) 448-2894
www.millerco.com



SURVEYOR'S CERTIFICATE
I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of January, 2021, by order of the undersigned owners, did survey and plat a tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri, as described by legal description herein, for the purpose of subdividing and naming same in the manner shown hereon. The plat contains all information required by Chapter 448 R.S.MO (Supp. 1983), the Missouri Uniform Condominium Act, except that it is not feasible to include a description of all easements thereon. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors. The attached plat is a representation of said survey and resubdivision.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 15 day of January, 2021.
Ricky L. Wilson
Ricky L. Wilson
MO. REG. NO. L.S. 2638

FILE LOCATION: Z:\PROJECTS\KRANT, JEFF\ROBINS RESORTS\SUBDIVISION PLAT20362.dwg

ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION

A tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri and being more particularly described as follows:

"Commencing at an existing iron pipe marking the south quarter corner of Section 12, Township 39 North, Range 16 West and running along and with the south line of the southwest quarter of said Section 12 the following three (3) bearings and distances: (1) North 89 degrees 55 minutes 57 seconds West (record plat and deed = West 334.0 feet) a distance of 333.72 feet to a point located on the centerline of a 60 feet wide road known as Passover Road, for the POINT OF BEGINNING, (2) thence departing the said centerline continuing North 89 degrees 55 minutes 57 seconds West a distance of 34.71 feet to an iron pin located on the westerly right-of-way of said Passover Road and (3) thence departing the said westerly right-of-way continuing North 89 degrees 55 minutes 57 seconds West a distance of 142.26 feet to an existing bolt; thence departing the said south line South 00 degrees 15 minutes 51 seconds West (record plat and deed = South) a distance of 216.63 feet to an iron pin located on the northerly right-of-way of a 30 feet wide road known as Robins Circle; thence departing the said northerly right-of-way continuing South 00 degrees 15 minutes 51 seconds West a distance of 15.62 feet to a point located on the centerline of said Robins Circle; thence along and with the said centerline the following six (6) bearings and distances: (1) South 74 degrees 02 minutes 13 seconds West (record plat and deed = South 73 degrees 50 minutes West, 24.6 feet and 23.2 feet) a distance of 22.95 feet, (2) North 84 degrees 57 minutes 47 seconds West (record plat and deed = North 85 degrees 10 minutes West) a distance of 145.00 feet, (3) North 78 degrees 27 minutes 47 seconds West (record plat and deed = North 78 degrees 40 minutes West 155.00 feet) a distance of 154.85 feet, (4) North 65 degrees 22 minutes 32 seconds West (record plat and deed = North 65 degrees 40 minutes West 275.0 feet) a distance of 274.58 feet, (5) North 71 degrees 52 minutes 32 seconds West (record plat and deed = North 72 degrees 10 minutes West) a distance of 134.90 feet and (6) North 66 degrees 57 minutes 32 seconds West (record plat and deed = North 67 degrees 15 minutes West and North 65 degrees 31 minutes West) a distance of 100.70 feet to a point located on the said south line of the southwest quarter of Section 12; thence departing the said centerline North 89 degrees 55 minutes 57 seconds West a distance of 18.44 feet to a nail marking the southwest corner of the southeast quarter of the southwest quarter of said Section 12; thence continuing North 89 degrees 55 minutes 57 seconds West along and with the said south line a distance of 53.70 feet to a nail located on the 662 contour of the Lake of the Ozarks; thence departing the said south line along and with the said 662 contour the following forty-four (44) bearings and distances: (1) North 24 degrees 35 minutes 48 seconds Wet a distance of 12.70 feet, (2) North 38 degrees 01 minute 03 seconds West a distance of 6.36 feet, (3) South 86 degrees 04 minutes 30 seconds West a distance of 20.54 feet, (4) North 50 degrees 00 minutes 18 seconds West a distance of 31.43 feet, (5) North 09 degrees 59 minutes 25 seconds West a distance of 20.53 feet, (6) North 28 degrees 02 minutes 31 seconds West a distance of 23.56 feet, (7) North 40 degrees 06 minutes 30 seconds West a distance of 17.33 feet, (8) North 31 degrees 30 minutes 21 seconds West a distance of 32.14 feet, (9) North 03 degrees 32 minutes 42 seconds West a distance of 11.28 feet, (10) North 67 degrees 42 minutes 17 seconds East a distance of 10.89 feet, (11) North 87 degrees 16 minutes 40 seconds East a distance of 21.49 feet, (12) South 68 degrees 26 minutes 29 seconds East a distance of 22.37feet, (13) South 62 degrees 28 minutes 44 seconds East a distance of 24.59 feet, (14) South 74 degrees 20 minutes 31 seconds East a distance of 11.71 feet, (15) South 70 degrees 19 minutes 25 seconds East a distance of 13.42 feet, (16) South 81 degrees 23 minutes 52 seconds East a distance of 24.04 feet, (17) North 72 degrees 55 minutes 52 seconds East a distance of 35.87 feet, (18) North 71 degrees 27 minutes 48 seconds East a distance of 55.15 feet, (19) North 88 degrees 22 minutes 07 seconds East a distance of 13.63 feet, (20) North 87 degrees 51 minutes 59 seconds East a distance of 11.94 feet, (21) North 88 degrees 28 minutes 05 seconds East a distance of 14.71 feet, (22) North 78 degrees 12 minutes 44 seconds East a distance of 12.31 feet, (23) North 85 degrees 26 minutes 53 seconds East a distance of 6.91 feet, (24) North 86 degrees 43 minutes 23 seconds East a distance of 35.27 feet, (25) South 89 degrees 49 minutes 20 seconds East a distance of 22.95 feet, (26)South 82 degrees 15 minutes 51 seconds East a distance of 14.97 feet, (27) South 76 degrees 05 minutes 57 seconds East a distance of 30.46 feet, (28) South 76 degrees 02 minutes 10 seconds East a distance of 28.51 feet, (29) South 76 degrees 39 minutes 22 seconds East a distance of 30.94 feet, (30) South 72 degrees 34 minutes 30 seconds East a distance of 17.43 feet, (31) South 60 degrees 05 minutes 53 seconds East a distance of 13.88 feet, (32) South 82 degrees 18 minutes 26 seconds East a distance of 25.57 feet, (33) South 81 degrees 00 minutes 08 seconds East a distance of 28.78 feet, (34) South 03 degrees 56 minutes 05 seconds West a distance of 2.08 feet, (35) South 76 degrees 59 minutes 59 seconds East a distance of 22.00 feet, (36) South 85 degrees 48 minutes 52 seconds East a distance of 30.60 feet, (37) North 86 degrees 45 minutes 56 seconds East a distance of 20.17 feet, (38) North 41 degrees 29 minutes 18 seconds East a distance of 17.94 feet, (39) North 25 degrees 49 minutes 27 seconds East a distance of 14.34 feet, (40) North 03 degrees 57 minutes 49 seconds East a distance of 28.66 feet, (41) North 19 degrees 42 minutes 39 seconds West a distance of 31.63 feet, (42) North 17 degrees 54 minutes 23 seconds West a distance of 25.64 feet, (43) North 04 degrees 25 minutes 03 seconds West a distance of 19.32 feet and (44) North 04 degrees 25 minutes 04 seconds East a distance of 27.31 feet to a point located on the common line of two tracts of land recorded at Book 603 at Page 421 and Book 749 at Page 576, at the Camden County Recorder's Office; thence departing the said 662 contour along and with the said common line the following six (6) bearings and distances: (1) South 79 degrees 14 minutes 11 seconds East (record deed = South 79 degrees 19 minutes East) a distance of 5.61 feet to an iron pipe, (2) thence continuing South 79 degrees 14 minutes 11 seconds East a distance of 201.93 feet (record deed = 201.5 feet) to an existing iron square tube, (3) South 87 degrees 01 minute 41 seconds East (record deed = North 87 degrees 03 minutes West 134.8 feet) a distance of 134.69 feet to an existing nail, (4) South 59 degrees 54 minutes 47 seconds East (record deed = North 60 degrees 03 minutes West 96.7 feet) a distance of 96.68 feet to an iron pin, (5) South 82 degrees 25 minutes 04 seconds East (record deed = North 82 degrees 33 minutes West 92.8 feet) a distance of 92.76 feet and (6) North 76 degrees 04 minutes 23 seconds East (record deed = South 75 degrees 57 minutes East 138.3 feet) a distance of 138.10 feet to an existing spike marking the P.I. of a curve on the centerline of the said 60 feet wide right-of-way of Passover Road being a 27 degree 00 minute 00 second degree curve having a radius of 212.21 feet; thence departing the said common line South 30 degrees 15 minutes 59 seconds West (record deed = North 30 degrees 15 minutes East) along and with the semi-tangent of the said curve a distance of 97.31 feet to the P.T. of the said curve located on the centerline of said Passover Road; thence departing the said semi-tangent continuing South 30 degrees 15 minutes 59 seconds West along and with the said centerline a distance of 97.36 feet (record deed = 98.0 feet), returning to the point of beginning. Containing 6.21 acres excluding right-of-way of said Passover Road and Robins Circle."

Subject to the 60 feet wide right-of-way of Passover Road and the 30 feet wide right-of-way of Robins Circle and to any other rights-of-way, easements or restrictions either of record or not.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

END OF DESCRIPTION

OWNER'S CERTIFICATE

The undersigned, WK LOZ Holdings, LLC, a Missouri Limited Liability Company, are the owner's of the property described by legal description hereon, have caused the same to be resurveyed in the manner shown on the accompanying plat, and said tract of land shall hereafter be known as "ROBINS AT THE WATERS EDGE CONDOMINIUM SUBDIVISION".

Said real property shall be subject to all conditions, reservations, easements of record and to utilities whether of record or not. All streets drives and other passageways commonly used for vehicular and pedestrian traffic are private and no dedication to the public is expressed or intended unless already dedicated to public use.

WK LOZ Holdings, LLC, a Missouri Limited Liability Company

JEFF KRANTZ, Officer

JASON WHITTLE, Officer

STATE OF)
COUNTY OF)SS

On this day of , 2021, before me personally appeared JEFF KRANTZ and JASON WHITTLE, Officers of the WK LOZ Holdings, LLC, a Missouri Limited Liability Company, to me personally known, who being by me duly sworn, did acknowledge the said instrument to be the free act and deed of the said Missouri Limited Liability Company.

TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires:

ACCEPTANCE BY THE CITY OF OSAGE BEACH

The foregoing plat was approved and accepted by the City of Osage Beach pursuant to Ordinance no. 96.35 of the Code of Ordinances of the City of Osage Beach, Missouri on the day of , 2021.

JOHN OLIVARRI, Mayor

TARA BERRETH, City Clerk

STATE OF MISSOURI)
)SS
COUNTY OF CAMDEN)

On this day of , 2021, before me, a Notary Public, personally appeared JOHN OLIVARRI and TARA BERRETH, to me personally known, who being by me duly sworn did say that they are respectively the City Mayor and the City Clerk of the City of Osage Beach, Missouri, a Missouri municipal corporation and that the foregoing instrument was signed by them on behalf of said city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public

My commission expires:

CONSENT OF MORTGAGEE

I, BRIAN GAGNON, Vice President of Central Bank of Lake of the Ozarks, on behalf of said bank, mortgagee on the property, as shown on the attached subdivisional plat, do hereby consent to the resubdivision and filing of this plat.

By:

STATE OF)
)SS
COUNTY OF)

On this day of , 2021, BRIAN GAGNON, known personally to me, appeared upon and being sworn, stated that he is the Vice President of Central Bank of Lake of the Ozarks and that this instrument was signed and the corporate seal affixed by authority of its Board of Directors and is the free act and deed of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Missouri, the day and year last above written.

Notary Public

My commission expires:

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of January, 2021, by order of the undersigned owners, did survey and plat a tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri, as described by legal description herein, for the purpose of subdividing and naming same in the manner shown hereon. The plat contains all information required by Chapter 448 R.S.MO (Supp. 1983), the Missouri Uniform Condominium Act, except that it is not feasible to include a description of all easements thereon. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors. The attached plat is a representation of said survey and resubdivision.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 15 day of January, 2021.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

Table with 2 columns: Field, Value. Rows include Drawing Date, Revisions, Drawn By, Scale, Project #, Sheet, Field Book, and MO LSC No.

Part of the south 1/2 of the sw 1/4 of Section 12 & part of the north 1/2 of the nw 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO

Logo for MILLER COMPANIES, Engineering • Land Surveying • Environmental Services. Includes contact information for P.O. Box 282, Osage Beach, MO 65065.

Professional seal for Ricky L. Wilson, Registered Land Surveyor, State of Missouri, License No. LS-2638.

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