

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

March 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

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

- A. February 9, 2021 Planning Commission Meeting Minutes

NEW BUSINESS

- A. Rezoning Case 413, Duenke Real Estate, LLC. requests a rezoning of a piece of property from R-1b (single-family) to C-1 (General Commercial).
- B. Request for Right of Way Vacation, of a portion of Valley View Drive, by Andrew and Jessica Prewitt.
- C. Motion to recommend approval of the final plat for Northview Subdivision to the Board of Aldermen.

REPORTS

ADJOURN

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

February 9, 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 February 9, 2021 at 6:00 pm at City Hall.

Roll Call

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

Minutes - 1/12/2021

Chairman Ebling asked if there were any corrections or comments regarding the January 12, 2021 regular meeting minutes. There were none. *Nancy Viselli made a motion to approve the January 12, 2021 minutes and Alan Blair seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.*

New Business

Chairman Susan Ebling said the first order of business is a request for a recommendation to approve the Preliminary and Final Plats for Robins at Waters Edge Condominium Subdivision by WK LOZ Holdings and asked for comments from the staff on the request.

Planner Patterson delivered the following report.

**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.

Planner Patterson stated this request will be presented to the Board of Aldermen at the first meeting in March and it will be the Board's decision to approve. The Resort has been in existence for over 50 years. The Preliminary Plat was surveyed by Miller Surveying and meets all the codes and the Final and all buildings plus infrastructure meet all the codes, also.

Chairman Ebling asked if there were any questions. There were none.

Chairman Ebling asked for comments from our Legal Counsel and City Attorney Ed Rucker replied the file is complete and ready for the Board's decision.

Commissioner Jeff Dorhauer made a motion to approve the Preliminary and Final Plats for Robins at the Waters Edge Condominium Subdivision by WK LOZ Holdings and Alderman Tyler Becker seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.

Reports

Chairman Ebling asked if there were any reports. Planner Patterson said there would be a meeting next month and there are a lot of things happening and it should be an exciting summer ahead. He also wanted to thank everyone for coming out in the inclement weather and said the Mayor is out of town at a meeting.

Adjourn

Chairman Ebling adjourned the meeting at 6:07 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 February 9, 2021.

Pam Campbell
Planning Department Secretary

Nancy Viselli
Planning Commission Secretary

Planning Commission Minutes 2/9/2021

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	March 9, 2021	Case Number:	413
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Applicant: Duenke Real Estate, LLC

Location: +/- 2,500 feet south of Hwy KK Traffic Circle on El Terra Road.

Petition: Rezoning from R-1b (Single Family) to C-1 (General Commercial)

Existing Use: Vacant

Existing Zoning: R-1b (Single Family)

Tract Size: 6.95 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial	Vacant Commercial
<u>South:</u>	C-1 and R-1b	Vacant Commercial/ Residential
<u>East:</u>	N/A	Hwy 54 Corridor
<u>West:</u>	R-1b Residential	Vacant Residential

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

<u>Rezoning History</u>	<u>Date</u>
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None

Utilities

<u>Water:</u> City	<u>Gas:</u> Summit Gas
<u>Electricity:</u> Ameren UE	<u>Sewer:</u> City

Access: Property derives access via El Terra Road

Analysis:

1. The applicant is the owner of the 6.95-acre parcel in question. The parcel is currently zoned R-1b. It was zoned R-1b with the initial zoning of the community in the early 1980's.
2. The property is adjacent to Hwy 54. The properties in close proximity to the expressway tend to develop in a commercial pattern as residential development is not typically suitable on a property that is highly impacted by the conditions surrounding a major highway. Clearly this property finds itself in a much different situation that it previously experienced prior to the construction of the 54 Expressway.
3. Currently the subject property is a vacant piece of frontage property that is contiguous other commercial tracts that extend to the Highway KK corridor.

Department Comments and Recommendations:

The subject property is a tract that is contiguous to the Highway 54 ROW in an area that has several properties that are candidates to be rezoned. Obviously, this tract is not an appropriate property on which to locate a single family residence. The activity that takes place this close to a major highway dictates that the subject property should be appropriately zoned for a use that is more compatible to the surroundings. **With this in mind the Planning Department would recommend approval of this request.**



Rezoning Case 413
Location Map



Date Received: 2/18/21
Case #: 413

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: DRENKE REAL ESTATE HOLDINGS LLC Phone: 313-1758
Address: 1026-9 PALISADES BLVD City: OSAGE BEACH State MO. Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

2. Name of landowner's representative, if different from above: MATT DRENKE Phone: 313-1758
Address: AS ABOVE City: State: Zip:

3. All correspondence relative to this application should be directed to whom? MATT DRENKE
Address: AS ABOVE City: State Zip:

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures): CEDAR HILL SUBDIVISION NW Q SEC 21 TWP 39 N R 16W
Address: City: OSAGE BEACH State MO Zip: 65065

5. Do you have a specific use proposed for this property? Yes No

Explain all uses: WE HAVE A CONTRACT ON ONE OF THE TWO LOTS THE BUYERS INTENT IS TO CONSTRUCT A PERSONAL USE SHOP

6. Area of property in square feet or acres: 6.95 ACRES

7. Current zoning classification: R-1B

8. Sources of utilities: Water: OSAGE BEACH Gas: Sewer: OSAGE BEACH Electric: AMEREN

9. Proposed zoning classification: C-1

10. How long have you owned this property? 1970's

11. Current use of property (describe all improvements): VACANT LAND

12. Current use of all property adjacent to subject property: North: RESIDENTIAL
South: VACANT LAND East: Hwy 54 West: VACANT LAND

13. zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? Yes No

If yes, where is the property located and why was it not included with this application?

IT IS OUTSIDE City Limits

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? Yes No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? Yes No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

THESE TWO LOTS WILL HAVE MINIMAL INFRASTRUCTURE IMPACT

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

I DO NOT BELIEVE THE REZONING WILL AFFECT ADJACENT PROPERTIES

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

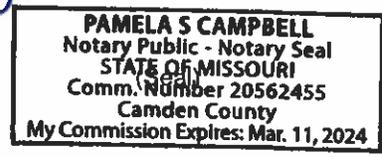
I, MATHEW DUEHNE, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

[Signature]
Signature Owner/Applicant:

2/18/2021
Date:

Subscribed and sworn to before me on this 18th day of FEBRUARY, 2021.

Pamela A Campbell
Notary Public:
3-11-2024
My Commission Expires:



Person Accepting this Application:

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX

DUENKE REAL ESTATE HOLDINGS LLC.

City of Osage Beach
Planning Commission
1000 City Pkwy
Osage Beach, Mo. 65065

2/18/2021

Planning Commission Members,

Duenke Real Estate Holdings LLC. is hereby requesting a zoning change for our 6.95-acre parcel located near Burton Duenke lane and Swiss Village road. The property is currently zoned R-1B and we are requesting a change to C-1. Over our many decades of owning this property we have never seen this parcels potential as a residential development due to the challenging topography of the Southern 2/3rds of the acreage. Our analysis has determined it would be financially unfeasible to grade the acreage to allow for multiple residential lots and has become clear to us that the cost to fully develop the site would exceed a reasonable lot sale price for the number of lots that could potentially be produced.

With the opening of the 54 expressway and the resulting visibility from "new" Hwy 54 we feel the parcels nature has changed to allow for a small commercial development site. We foresee a single "destination" end user for each of the two tracts in Cedar Hill Subdivision with the majority of the property remaining in its current wooded state.

Thank you for your consideration of this request.

Regards,



Matthew Duenke
Senior Board Member

1026-9 Palisades Boulevard • Osage Beach, Missouri 65065
(573) 348-1758 • (573) 348-0093 Fax
www.Duenke.biz

Land Description

A Tract of land lying in part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 39 North, Range 16 West, Camden County, Missouri, more particularly described as follows:

"Commencing at an axle at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 21, run South 18 degrees 55 minutes 04 seconds West a distance of 395.63 feet to an iron pin at the intersection of the east right-of-way of 40 foot wide El Terra Road and the south right-of-way of 40 foot wide Swiss Village Road for the POINT OF BEGINNING; thence along and with the right-of-way of said Swiss Village Road the following eight (8) bearings and distances: (1) North 57 degrees 21 minutes 10 seconds East a distance of 41.93 feet to an iron pin, (2) North 64 degrees 08 minutes 53 seconds East a distance of 104.53 feet to another iron pin, (3) North 71 degrees 48 minutes 36 seconds East (previous deed = North 70 degrees 25 minutes East) a distance of 149.72 feet to another iron pin, (4) North 89 degrees 43 minutes 19 seconds East (previous deed = North 89 degrees 00 minutes East) a distance of 95.24 feet to another iron pin, (5) South 53 degrees 13 minutes 15 seconds East (previous deed = South 54 degrees 30 minutes East) a distance of 73.18 feet to another iron pin, (6) South 52 degrees 51 minutes 34 seconds East (previous deed = South 53 degrees 30 minutes East) a distance of 236.03 feet to another iron pin, (7) thence along a 190 degree 59 minute 09 second degree curve to the left with a radius of 30.00 feet a distance of 94.25 feet having a chord bearing of South 52 degrees 51 minutes 34 seconds East and a chord distance of 60.00 feet to another iron pin and (8) South 52 degrees 51 minutes 34 seconds East (previous deed = South 53 degrees 30 minutes East) a distance of 78.29 feet to another iron pin on the west right-of-way of U.S. Highway 54; thence departing the said right-of-way of Swiss Village Road and run along and with the said west right-of-way of U.S. Highway 54, South 05 degrees 57 minutes 46 seconds East a distance of 329.72 feet to an existing iron pin 150 feet right of U.S. Highway 54 station 344+00; thence continue along said right-of-way, South 24 degrees 19 minutes 42 seconds East a distance of 109.00 feet to another existing iron pin 120 feet right of U.S. Highway 54 station 345+01.22 feet; thence departing the said right-of-way, South 71 degrees 37 minutes 17 seconds West a distance of 155.48 feet (previous deed = South 71 degrees 41 minutes 54 seconds West a distance of 155.42 feet) to an iron pin on the east right-of-way of El Terra Road; thence along and with the said right-of-way the following three (3) bearings and distances: (1) along a 06 degree 59 minute 14 second degree curve to the left with a radius of 820.00 feet, an arc length of 206.45 feet, a chord bearing of North 45 degrees 52 minutes 01 second West and a chord distance of 205.91 feet, (2) thence departing the said curve, North 53 degrees 04 minutes 46 seconds West a distance of 426.32 feet to an 11 degree 56 minute 12 second degree curve to the right with a radius of 480.00 feet and (3) along and with the said curve in a northerly direction a distance of 289.53 feet returning to the Point of Beginning."

Containing 6.95 Acres

Subject to any right-of-ways, restrictions, reservations, condition easements and exceptions of record.

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 Matt Duenke, did survey and monument CEDAR HILL SUBDIVISION, a tract of land in Section 16, 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

:\duenke_matt\highway kk 16-39-16 subdivision topo\17053.dwg



PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Hearing Date: March 9, 2021	Case Number: none
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Applicant: Andrew and Jessica Prewitt

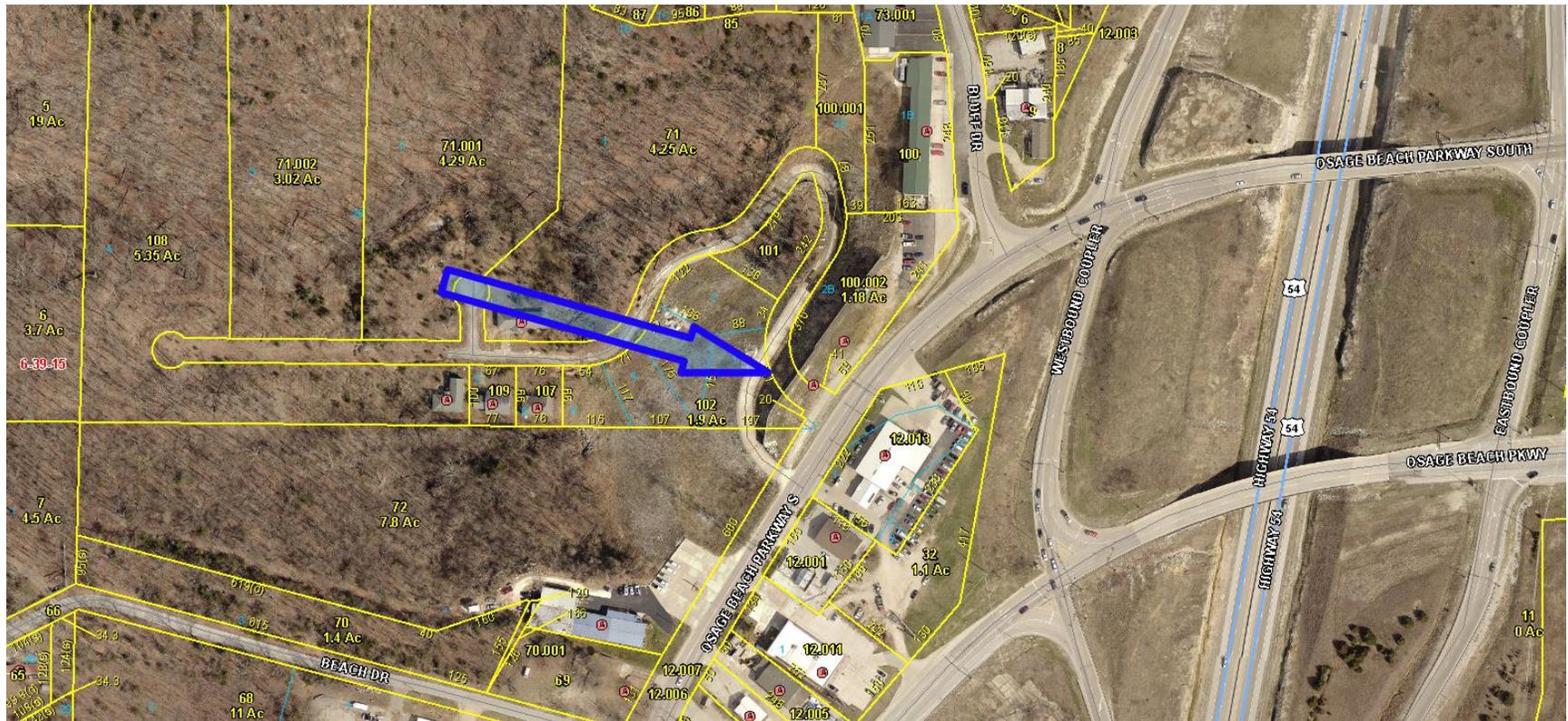
Location: Osage Beach Parkway to Valley View Drive

Petition: Right of Way vacation for portion of old Valley View Drive

Existing Uses: Portion of Valley View Drive removed and relocated by the construction of the 54 Expressway

Analysis:

- 1) The applicants own the land adjacent to the requested vacation property.
- 2) The applicants are asking that the City of Osage Beach vacate a portion of the existing right of way that the driving surface was removed from by the construction of the 54 Expressway.
- 3) There is City of Osage Beach service infrastructure currently in the ROW that benefits the subject property. Easements for that infrastructure will need to be given if this request for vacation is approved.
- 4) The other half of this ROW was vacated in 2019 to the property owner on the other side of the ROW. At that time, the City Engineers reported no issues with vacating the ROW as requested. Easements will need to be given to any existing or future services or utilities within the boundaries of the subject property to be vacated.



**Prewitt Vacation
Location Map**



Date Received: _____

Date Completed: _____

PETITION FOR STREET VACATION

To The Honorable Mayor and Board of Aldermen of Osage Beach, Missouri:

The undersigned, Andrew Prewitt and Jessica Prewitt, being an owner of real estate fronting and abutting on the portion of the street/alley/road/plat hereafter described, for the vacation of which this petition is filed, does hereby petition the Board of Aldermen of Osage Beach, Missouri to pass an ordinance vacating the following:

The property shown on the attached survey and described by the attached legal description. Property was formerly a section of Valley View Drive,

all in the said City of Osage Beach, Camden County County, Missouri.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, by the City on any street, avenue, alley, thoroughfare or public property intersected by the property to be vacated:

The cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

The following are names of people owning or claiming to own property abutting said street, avenue, alley, thoroughfare or public property proposed to be vacated:

OWNER NAME	LEGAL DESCRIPTION	MAILING ADDRESS
<u>Ted & Faith Lallemand</u>	<u>Attached</u>	<u>PO Box 2350</u> <u>Lake Ozark, MO 65049</u>

Andrew Prewitt Jessica Prewitt
Signature of Petitioner(s)

CITY OF OSAGE BEACH
CITY CLERK
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-2039 FAX

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.

LEGEND

Standard symbols that may appear on this drawing

- 2' Contours
- 10' Contours
- Shoreline
- Water Line
- Electric Line
- Sewer Line
- Telephone Line
- Centerline of Road
- R-O-W Line
- Property Line
- Setbacks
- Found Monument
- Set Monument
- No Found or Set Monument
- Government Corner
- Right-of-way Marker

Class of Survey: Urban

Prewitt: Survey

Road Vacate

Apart of the variable wide right-of-way of Valley View Drive, as shown on the plat of Valley View Estates, a subdivision of record at the Camden County Recorder's Office, as located in part of east half of Government Lot No. 3 of the northwest quarter of Section 6, Township 39 North, Range 15 West, Camden County, Missouri and being more particularly described as follows:

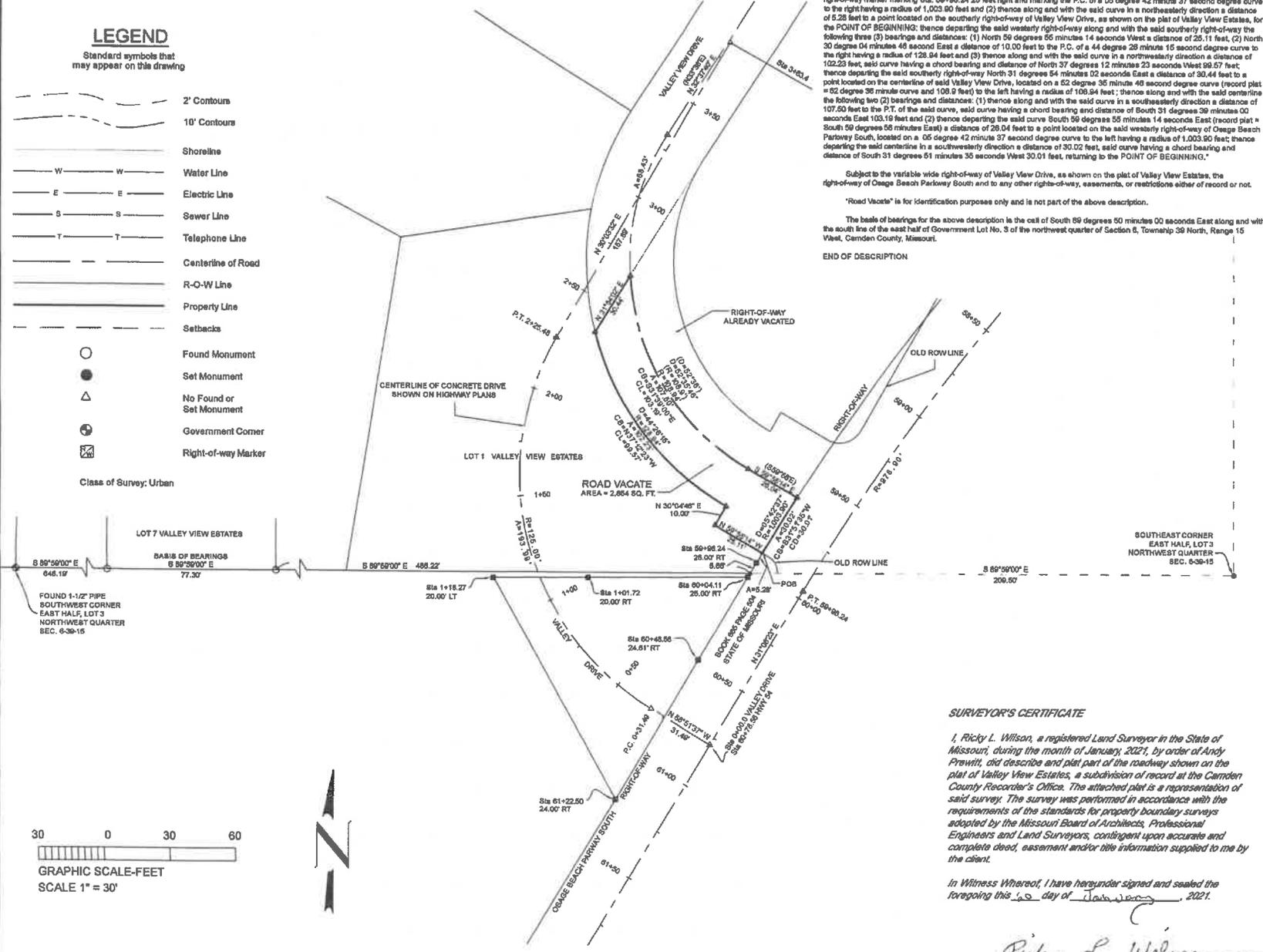
"Commencing at an existing 1-1/2 pipe marking the southwest corner of the east half of Government Lot No. 3 of the northwest quarter of Section 6, Township 39 North, Range 15 West and running South 89 degrees 50 minutes 00 seconds East along and with the south line of the said east half a distance of 1,206.71 feet to a point located on the westerly right-of-way of Osage Beach Parkway South; thence departing the said south line along and with the said westerly right-of-way the following two (2) bearings and distances: (1) North 31 degrees 08 minutes 23 seconds East a distance of 6.95 feet to an existing right-of-way marker marking Sta. 69+98.24 25 feet right and marking the P.C. of a 05 degree 42 minute 37 second degree curve to the right having a radius of 1,003.80 feet and (2) thence along and with the said curve in a northeasterly direction a distance of 5.28 feet to a point located on the southerly right-of-way of Valley View Drive, as shown on the plat of Valley View Estates, for the POINT OF BEGINNING; thence departing the said westerly right-of-way along and with the said southerly right-of-way the following three (3) bearings and distances: (1) North 50 degree 55 minutes 14 seconds West a distance of 25.11 feet, (2) North 50 degree 04 minutes 46 second East a distance of 10.00 feet to the P.C. of a 44 degree 28 minute 10 second degree curve to the right having a radius of 129.94 feet and (3) thence along and with the said curve in a northeasterly direction a distance of 102.23 feet, said curve having a chord bearing and distance of North 37 degrees 12 minutes 23 seconds West 99.57 feet; thence departing the said southerly right-of-way North 31 degree 54 minutes 02 seconds East a distance of 30.44 feet to a point located on the centerline of said Valley View Drive, located on a 62 degree 35 minute 48 second degree curve (round plat point located on the centerline of said Valley View Drive, located on a 62 degree 35 minute 48 second degree curve (round plat = 62 degree 35 minute curve and 108.9 feet) to the left having a radius of 106.94 feet; thence along and with the said centerline the following two (2) bearings and distances: (1) thence along and with the said curve in a southeasterly direction a distance of 107.50 feet to the P.T. of the said curve, said curve having a chord bearing and distance of South 31 degree 50 minutes 00 seconds East 103.19 feet and (2) thence departing the said curve South 59 degree 55 minutes 14 seconds East (round plat = South 59 degree 55 minutes East) a distance of 28.04 feet to a point located on the said westerly right-of-way of Osage Beach Parkway South, located on a 05 degree 42 minute 37 second degree curve to the left having a radius of 1,003.80 feet; thence departing the said centerline in a southwesterly direction a distance of 30.02 feet, said curve having a chord bearing and distance of South 31 degree 51 minutes 35 seconds West 30.01 feet, returning to the POINT OF BEGINNING."

Subject to the variable wide right-of-way of Valley View Drive, as shown on the plat of Valley View Estates, the right-of-way of Osage Beach Parkway South and to any other rights-of-way, easements, or restrictions either of record or not.

"Road Vacate" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the cell of South 58 degrees 50 minutes 00 seconds East along and with the south line of the east half of Government Lot No. 3 of the northwest quarter of Section 6, Township 39 North, Range 15 West, Camden County, Missouri.

END OF DESCRIPTION



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 Andy Prewitt, did describe and plat part of the roadway shown on the plat of Valley View Estates, a subdivision of record at the Camden County Recorder's Office. 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, assessment and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 16 day of January, 2021.

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

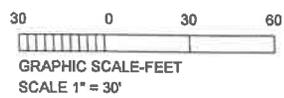
DRAWING DATE:	1/19/21
REVISIONS:	
DRAWN BY:	N.F.W.
SCALE:	1" = 30'
PROJECT #:	MC 20-440
SHEET:	1 OF 1
FIELD BOOK:	
MO L&C NO.	2011027104

Road shown on Valley View Estates in the east half of the Government Lot No. 3 of the nw 1/4 of Section 6, Township 39 North, Range 15 West, Camden County, MO

FILE LOCATION: S:\Project\PROJECTS\PREWITT, ANDY\2044\020440.dwg

MILLER COMPANIES
Engineering & Land Surveying • Environmental Services
P.O. 800-282, OSAGE BEACH, MO 65055
Eng. (673) 546-9789 Fax: (673) 546-2884
www.millerinc.com

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



PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: **March 9, 2021**

Subdivision Name: Northview Subdivision Final Plat

Location: Approximately 900 ft off Sycamore Valley Drive on Oak Road

Section/Township/Range: 10/39/16

Applicant: Mitchell Northway

Surveyor: Central Missouri Professional Services, Inc.

Tract Size: 63,418 sq. ft. (5 single –family lots)

Zoning: R-1a (Single Family Residential)

Surrounding Land Use:

North: Lake of the Ozarks

South: Residential Development

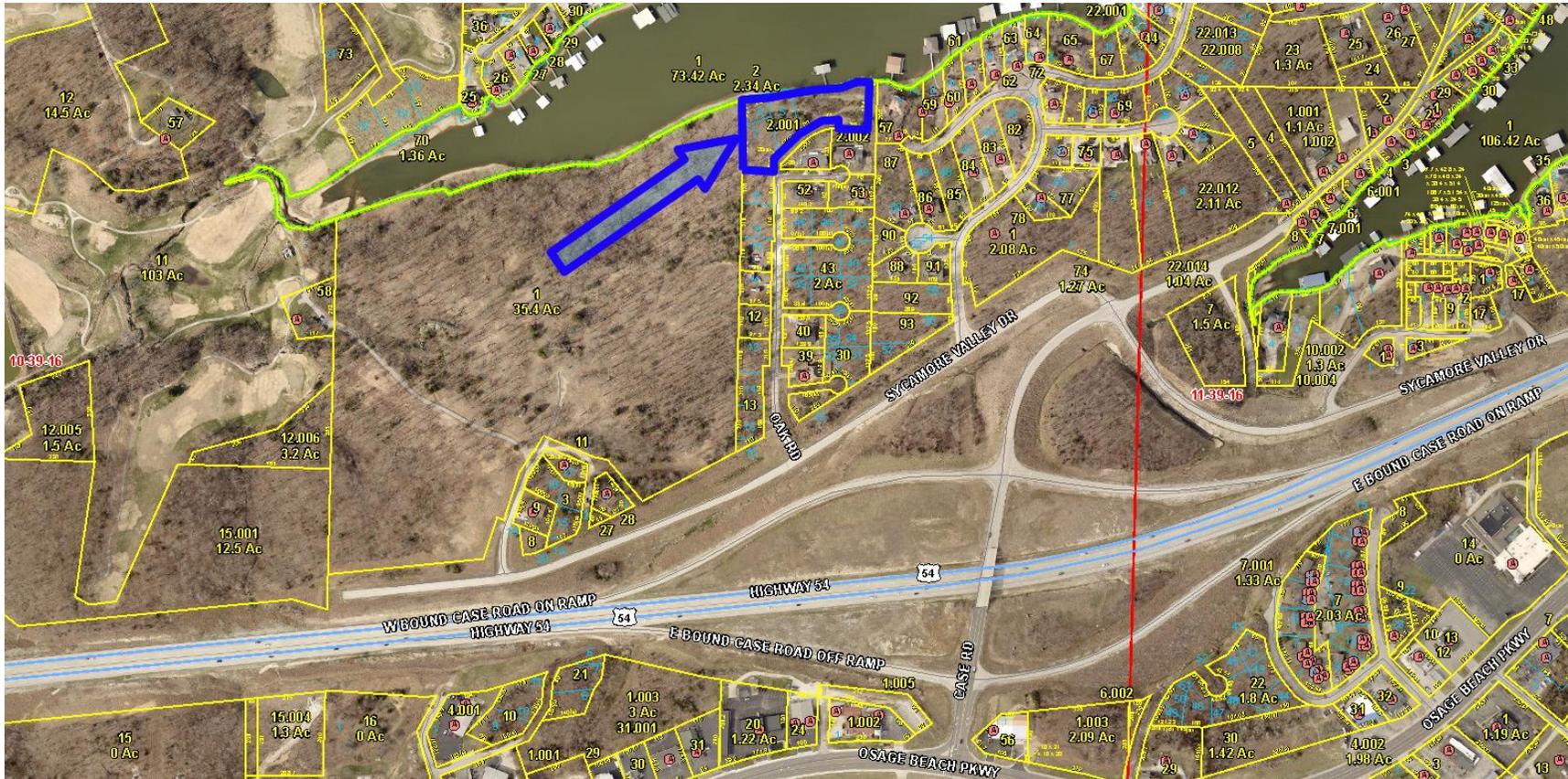
East: Residential Development

West: Residential Development

Department Comments

Preliminary:

- 1) The plat was reviewed for code compliance and was found to be consistent with the requirements for a final plat.
- 2) The City Engineers have approved the public improvement plans for the development. A Letter of Credit for 125% of the engineers estimate for the cost of improvement installation will need to be submitted before final approval and recording of the plat.



NORTH

**Northview Subdivision
Preliminary Plat**

NORTHVIEW SUBDIVISION

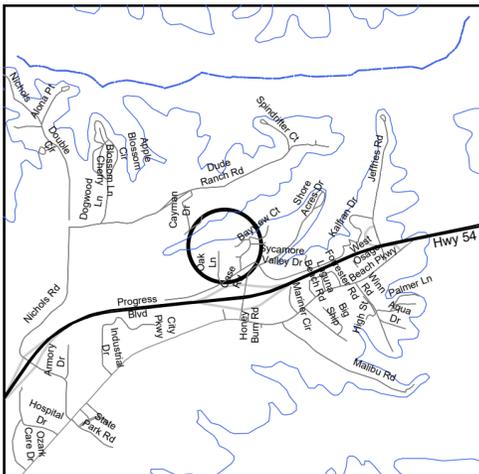
A REPLAT OF LOTS 5, 6 AND 7 OF THE OAKS SUBDIVISION, P.B. 22, PG. 49 AND PART OF TRACTS I, II AND III OF A DEED OF RECORD IN BOOK 650, PAGE 69, CAMDEN COUNTY RECORDER'S OFFICE BEING A PART OF THE NE 1/4, SE 1/4, SEC. 10 T39N, R16W, CAMDEN COUNTY, MO
 AREA: 1.54 ACRES (67,215 S.F.)
 ZONED: R-1a (Single-Family District)



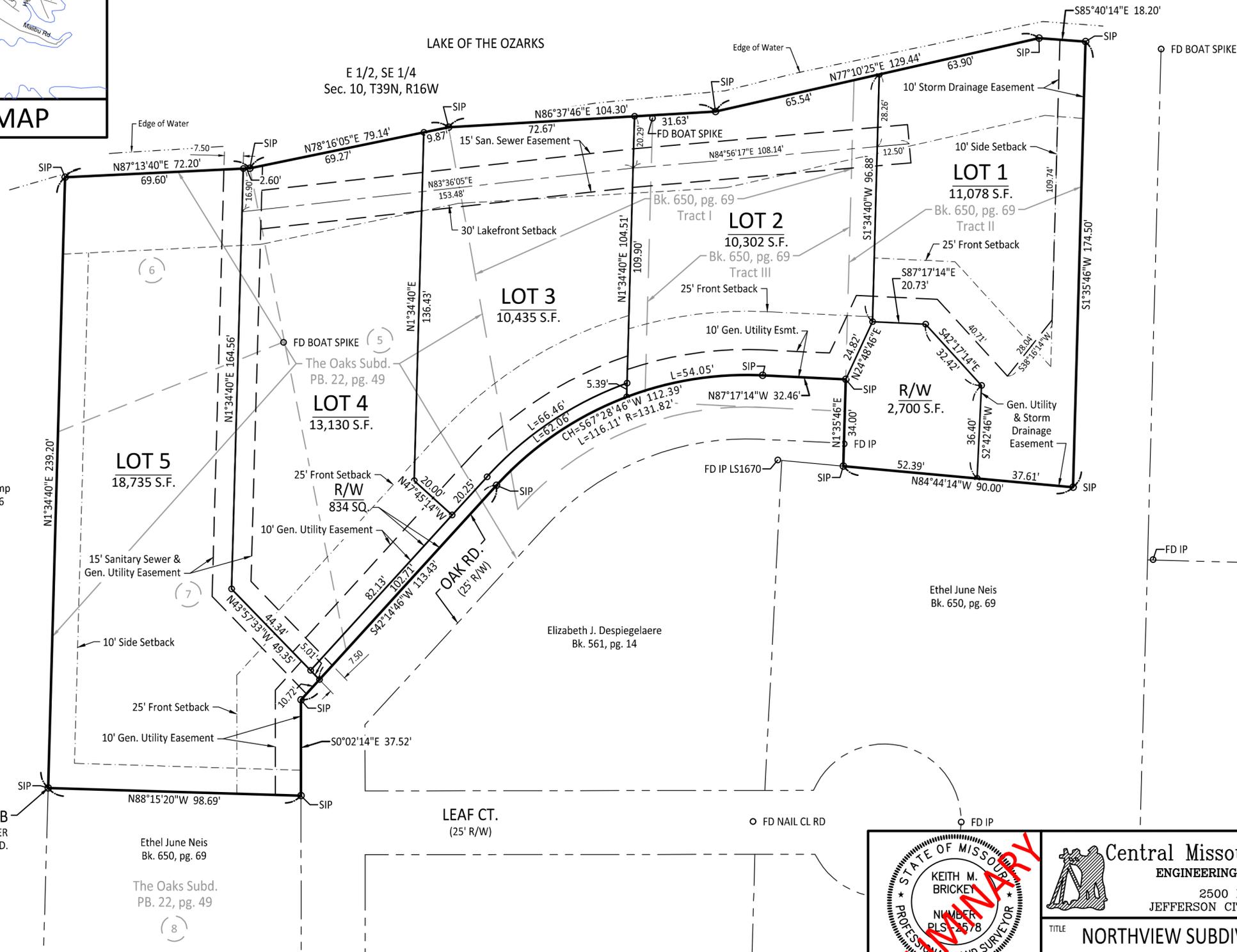
1 inch = 30 feet



(Graphic Scale - Feet)



LOCATION MAP



Harpers Cove Investments Comp Bk. 293, pg. 676

The Oaks Subd. PB. 22, pg. 49

Elizabeth J. Despiegelaere Bk. 561, pg. 14

Ethel June Neis Bk. 650, pg. 69

Ethel June Neis Bk. 650, pg. 69

The Oaks Subd. PB. 22, pg. 49

LEGEND

- FD IP = FOUND IRON PIN
- SIP = SET IRON PIN WITH CAP

PRELIMINARY

STATE OF MISSOURI
 KEITH M. BRICKEY
 NUMBER PLS #2578
 PROFESSIONAL LAND SURVEYOR

Keith M. Brickey
 MO PLS #2578
 Central Missouri Professional Services, Inc.
 Missouri State Certificate of Authority #000355

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE NORTHVIEW SUBDIVISION
 NE 1/4, SE 1/4, SEC. 10, T39N, R16W, OSAGE BEACH, CAMDEN CO., MO

FOR Mitchell Northway

DATE 12-29-2020	DRN. BY C.F.B.	SCALE 1" = 30'	BOOK
REV.	CKD. BY	SHEET 2 OF 2	JOB NO. 20-091

P:\2020\20-091 Northway\20-091 Northway - Final Plat.dwg, 12/29/2020, 10:14:19 AM, CFB

