

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

**November 8, 2022 - 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. Motion to approve September 13, 2022

NEW BUSINESS

A. Harpers Cov Subdivision Preliminary and Final Plats

REPORTS

ADJOURN

Remote viewing is available on Facebook at *City of Osage Beach, Missouri* and on YouTube at *City of Osage Beach*

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

September 13, 2022

Call to Order

Acting Chairman Nancy Viselli in the absence of Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on September 13, 2022 at 6:00 p.m. at City Hall. Everyone stood for the Pledge of Allegiance.

Roll Call

The following Commissioners were present: Nancy Viselli, Bill Mackay, Alan Blair, Gary Jones, Tony Kirn, and Bill Morgan. Also present: City Planner Cary Patterson, and Planning Department Secretary Pam Campbell. The following were absent: Mayor Michael Harmison, Alderman Bob O'Steen, Chairman Susan Ebling, Angie Schuster, Jessica Rozier and City Attorney Ed Rucker.

Minutes - 7/12/2022

Acting Chairman Nancy Viselli asked if there were any corrections or comments regarding the July 12, 2022, regular meeting minutes. There were none. *Bill Morgan made a motion to approve the July 12, 2022 minutes and Bill Mackay seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.*

New Business

Acting Chairman Nancy Viselli said the only item for business on the agenda is the Final Plat for "Bybee Springs Subdivision": Vacation of Platted Right-of-Ways and Dedicated Roadways, Reserved for "Hotel" and "Park" and asked for comments from Planner Patterson.

Planner Patterson stated he appreciated everyone showing up tonight and delivered the following report.

**PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION**

Hearing Date: September 13, 2022	Case Number: none
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Applicants:

Motor Sports Properties, LLC.
Timothy and Deborah Seebold
Hilltop Estates, LLC.
Daryl L. Foster Revocable Trust and Daryl L. and Nicklyn B. Foster
MB2 Investments, LLC

Location:

The corner of Osage Beach Parkway and Osage Beach Road

Petition:

Vacation of platted Right of Ways and "Reserved for Hotel" and "Park" by approving and recording the "Bybee Springs Subdivision" Plat

Existing Uses:

Some frontage commercial properties and vacant commercial properties

Analysis:

- 1) The applicants own the land adjacent to the requested vacation lands.
- 2) The applicants are asking that the City of Osage Beach vacate numerous undeveloped ROWs that bisect their properties making them difficult if not impossible to appropriately develop. Approval of this request will give the properties much better development capacity.
- 3) There is no apparent service infrastructure currently in the ROWs. However, easements for any infrastructure that is found to exist will need to be given if this request for vacation is approved. Existing unknown infrastructure is addressed in the "Owners Certificate" section of the Certification Sheet.
- 4) This vacation is being done by plat, known as "Bybee Springs Subdivision", which is the most efficient way to accomplish a vacation in which all properties that are adjacent to the subject ROW are required to sign the "Owner's Certificate" portion of the Certification Sheet.

Recommendation:

The property owners and their attorneys have been working on this request with the City for a number of years. It is an extremely involved and complicated process to get legal descriptions for this many properties and Rights of Way assembled along with the approval and signatures of all the effected properties. **At this time, that appears to have been done and the Planning Department recommends approval of this request to vacate existing undeveloped Rights of Way and establish new lots with their own legal descriptions.**



Planner Patterson stated the following: This has been at least four years in the making. When looking at the Plat it was actually the original Osage Beach Subdivision back in the 1950's. The smaller lots are 25' x 80' that were meant for single-wide trailers. There are still a large number of those and some people own entire blocks and if they want to combine the lots, we do a Minor

Subdivision which erases the property lines. We are doing this for seven property owners who own the lots and also for the right-of-ways. We are getting rid of 108 small lots and replacing with seven larger, more developmental lots that don't have right-of-ways running through them. The issue now is with those being there now, the right-of-ways are semi-public and are required to be vacated by the community either by way of road vacation or by vacation of Plat that would be approved by the Planning Commission and the Board of Aldermen. In this situation, Lot 1 is 15.14 acres which is owned by Motor Sports Property and they haven't been able to develop it with the right-of-ways and now would be able to develop it with these proposed changes. Lots 2, 3, 4, 5, 6 and 7 which is at the corner of Osage Beach Parkway and Osage Beach Road are owned by individual owners and this gets rid of property lines. The reason this is coming to the Planning Commission and Board of Aldermen is because there are right-of-way vacations involved with this Plat and is required by State Statute. Planner Patterson then gave his recommendation to approve.

Acting Chairman Nancy Viselli asked if anyone had questions for Cary or comments.

Bill Morgan asked where this property was located.

Planner Patterson stated it is on the corner of Osage Beach Parkway and Osage Beach Road and explained where the lots are and who owned the lots. Also, it is the area where the old 54 Diner, Bandanas and First Watch are located.

Planner Patterson stated the Plats were put together by Allen Surveying and most of the preparation was done by their attorney, Aaron Ellsworth.

Acting Chairman Nancy Viselli asked if the City Attorney had any issues with this.

Planner Patterson stated the City Attorney did not have any issues with this and all of the dedications were looked at. Planner Patterson also stated the Public Works Department looked at this and there are no services that run through any of the right-of-ways being vacated.

Bill Morgan asked if this was just a way to clean this up for the owners.

Planner Patterson stated this would clean this up for the owners and each of them have to sign the certification sheet stating they are good with this.

Acting Chairman Nancy Viselli asked if there were any other questions and if not, we need a motion.

Gary Jones thanked Planner Patterson for explaining all the lots.

Acting Chairman Nancy Viselli asked for a motion.

Bill Morgan made a motion to approve "Bybee Springs Subdivision": Vacation of Platted Right-of-Ways and Dedicated Roadways, "Reserved for Hotel" and "Park" and Gary Jones seconded the motion. A roll call vote was taken and the motion was passed unanimously.

Acting Chairman Nancy Viselli asked if there were any reports.

Reports

Planner Patterson stated there were no reports and that the Mayor and Alderman O'Steen were at the MML Meeting. He said Bike Fest is coming up. Also, there is a lot going on and there will probably be more upcoming meetings.

Acting Chairman Nancy Viselli mentioned there is an upcoming event being the Rotary Club's Wing Fest tomorrow night at the Regalia.

Planner Patterson stated he appreciated everyone showing up and we have to have six members to have a meeting.

Alan Blair asked what year this platted out.

Planner Patterson stated it was in the 1950's and right before the City incorporated in 1957.

Adjourn

Acting Chairman Nancy Viselli adjourned the meeting at 6:10 pm.

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 September 13, 2022.

Pam Campbell
Planning Department Secretary

Nancy Viselli
Planning Commission Secretary

PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: November 8, 2022

Subdivision Name: Harpers Cov Subdivision Preliminary and Final
 Plats

Location: 1,100 feet west of Case Road on the north side of Sycamore
 Valley Drive.

Section/Township/Range: 10/39/16

Applicant: Harpers Cov LLC. (Adam Seraphine)

Professional Services: Shoreline Surveying and Engineering

Tract Size: 14.23 acres (39 Single Family Lots and 1 Common Area Lot)

Zoning: R-1b (Single Family) R-3 (Multi-Family)

Surrounding Land Use:

North: Lake of the Ozarks, Single Family Housing

South: Highway 54 Corridor

East: Single Family Housing

West: Vacant Golf Course PUD, Scattered Single Family

Department Comments

Preliminary:

- 1) The plat was reviewed for code compliance and was found to be consistent with the preliminary plat requirements
- 2) The City Engineer (Cochran) has reviewed the public improvement plans with only minor amendments needing to be made and will be reflected on the final set of plans that will be submitted with the Engineer's Estimate and the Letter of Credit.

Final:

- 1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The final Public Improvement Plans and the Engineer's Estimate and Letter of Credit must be submitted prior to the Final Plat being released by the City for recording at Camden County.

Because the subject plats are consistent with the regulations for subdividing property established by the City of Osage Beach Subdivision Code, the Planning Department recommends approval of the requested preliminary and final plats with the submittal of the final Public Improvement Plans, the Engineer's Estimate and a Letter of Credit for the required public improvements.



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

October 31, 2022

Mr. Ron White
Planning Department
City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065

SENT VIA: EMAIL
(rwhite@osagebeach.org)

RE: Site Development Plan Review – Harpers Cove

Dear Mr. White

We are in receipt of the latest set of site development plans for the above referenced project. The plans have been reviewed and are substantially complete. There are minor changes needing to be addressed that we have reviewed with the developer, their engineer and construction manager. These changes will be addressed in the final construction drawing to be used for permitting.

This review is only for verification that the drawings generally conform to the City's standards and regulations. The reviewer is not accepting the design or suitability of the design for this application. This review shall not relieve the developer or his engineer from complying with the rules, regulations, ordinances, laws or statutes that are in effect at the time of design or construction. This includes any local, county, state or federal requirements.

Please contact us if you have any questions.

Sincerely,

Joseph Feldmann, P.E. Cochran
Project Manager

CC: Mike Welty, Kevin Crooks
Lloyd Dunham, Carry Patterson

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

www.cochraneng.com



**Harpers Cov Subdivision
Location Map**

HARPERS COV SUBDIVISION
PT SE 1/4
SEC. 10, T 39 N, R 16W
CAMDEN CO., MO

Parcel Line Table		
Line #	Length	Direction
L1	85.20	S71° 22' 31"W
L2	54.40	S68° 10' 58"W
L3	50.42	S73° 14' 15"W
L4	56.89	S62° 04' 14"W
L5	34.69	S57° 33' 26"W
L6	21.03	S64° 38' 16"W
L7	43.91	S63° 53' 11"W
L8	31.94	S65° 13' 00"W
L9	29.43	S51° 13' 11"W
L10	24.38	S70° 24' 38"W
L11	11.29	S74° 18' 58"W
L12	16.45	S26° 55' 01"W
L13	27.57	S47° 54' 44"W
L14	16.28	S75° 17' 57"W
L15	13.30	S84° 04' 16"W
L16	19.79	S56° 16' 56"W
L17	19.86	N54° 32' 13"W
L18	27.18	N71° 50' 03"W
L19	35.76	S87° 13' 10"W
L20	40.11	S81° 39' 36"W
L21	28.45	S65° 46' 41"W
L22	56.77	S81° 54' 01"W

Parcel Line Table		
Line #	Length	Direction
L23	34.29	N84° 43' 23"W
L24	58.75	S84° 26' 39"W
L25	35.20	S66° 40' 14"W
L26	30.48	S83° 16' 23"W
L27	157.79	S79° 22' 52"W
L28	44.08	S71° 37' 11"W
L29	35.44	S87° 17' 50"W
L30	38.89	S61° 49' 23"W
L31	49.07	S72° 38' 52"W
L32	60.52	S76° 26' 18"W
L33	42.63	S77° 04' 20"W
L34	58.05	S74° 59' 32"W
L35	36.84	S56° 39' 13"W
L36	11.85	S80° 50' 08"W
L37	77.49	N16° 32' 58"E
L38	37.11	N66° 44' 50"E
L39	57.18	N53° 14' 39"W
L40	49.66	N63° 29' 02"W
L41	184.60	S18° 44' 25"W
L42	138.95	S33° 58' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.59	480.00	8°32'43"	S38° 14' 58"W	71.52
C2	130.73	290.00	25°49'39"	N29° 36' 30"E	129.62
C3	176.32	80.00	126°16'54"	N50° 06' 43"W	142.74
C4	77.79	290.00	15°22'06"	N74° 25' 52"E	77.55
C5	123.35	55.00	128°29'59"	S11° 00' 20"W	99.08
C6	40.59	45.00	51°40'55"	S79° 05' 07"E	39.23
C7	35.00	600.00	3°20'32"	S76° 44' 42"W	35.00
C8	40.16	600.00	3°50'05"	S80° 20' 01"W	40.15
C9	53.80	210.00	14°40'39"	S89° 14' 21"W	53.65
C10	68.61	460.00	8°32'43"	S38° 14' 58"W	68.54
C11	74.57	500.00	8°32'43"	S38° 14' 58"W	74.50
C12	139.74	310.00	25°49'39"	N29° 36' 30"E	138.56
C13	61.95	270.00	13°08'50"	N35° 56' 55"E	61.82
C14	59.76	270.00	12°40'50"	N23° 02' 05"E	59.63
C15	220.40	100.00	126°16'54"	N50° 06' 43"W	178.42
C16	132.24	60.00	126°16'54"	N50° 06' 43"W	107.05
C17	49.05	270.00	10°24'32"	N71° 57' 05"E	48.98
C18	22.36	270.00	4°44'40"	N79° 31' 41"E	22.35
C19	48.89	310.00	9°02'07"	N71° 15' 53"E	48.84
C20	34.26	310.00	6°19'59"	N78° 56' 56"E	34.25
C21	78.50	35.00	128°29'59"	S11° 00' 20"W	63.05

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	22.55	25.00	51°40'55"	S79° 05' 07"E	21.79
C23	89.98	220.98	23°19'49"	S63° 24' 32"W	89.36
C24	61.49	191.07	18°26'17"	N54° 15' 53"W	61.22
C25	33.83	580.00	3°20'32"	S76° 44' 42"W	33.83
C26	36.17	620.00	3°20'32"	S76° 44' 42"W	36.16
C27	41.49	620.00	3°50'05"	S80° 20' 01"W	41.49
C28	17.10	580.00	1°41'21"	S79° 15' 39"W	17.10
C29	21.72	580.00	2°08'44"	S81° 10' 41"W	21.72
C30	48.73	190.00	14°41'44"	S89° 13' 49"W	48.60
C31	58.86	230.00	14°39'43"	S89° 14' 49"W	58.70
C32	106.87	71.62	85°29'44"	N24° 00' 27"W	97.23

Survey Description:

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 54 min 01 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 1200.48 feet to a set 1/2 inch rebar on the Westerly & Northerly right of way of the outer road of Missouri State Highway 54, also known as Sycamore Valley Drive, thence leaving said West line, North 07 deg 01 min 44 sec East, 47.68 feet to a set 1/2 inch rebar 70.00 feet right of centerline station 65+90.00, thence North 84 deg 21 min 34 sec East, 508.23 feet to point 70.00 feet right of PT centerline station 60+81.77, thence on a curve to the left 1.64 feet, with a radius of 884.92 feet, and a chord direction of North 84 deg 18 min 23 sec East, 1.64 feet to a MoDOT Monument, thence North 18 deg 24 min 19 sec East, 127.99 feet to a set 1/2 inch rebar, thence South 69 deg 40 min 37 sec East, 29.22 feet to a set 1/2 inch rebar on the Westerly and Northerly right of way of a road of ingress and egress, 30 feet in width, also known as Normandy Road, said right of way being the Northerly boundary of Lakeshore Village Estates, a subdivision shown on the plat recorded in Plat Book 18, Page 7 in said Office of the Recorder, thence leaving said outer road right of way, North 18 deg 44 min 25 sec East, along said Northerly boundary, 184.60 feet to a set 1/2 inch rebar, thence continuing along said Northerly Boundary as follows: North 33 deg 58 min 36 sec East, 138.95 feet to a set 1/2 inch rebar, thence South 69 deg 31 min 35 sec East, 220.68 feet to a set 1/2 inch rebar, thence South 38 deg 40 min 35 sec East, 174.12 feet to a set 1/2 inch rebar on the Northerly right of way of aforementioned outer road of Missouri State Highway 54, thence leaving said Northerly boundary and continuing along said right of way, North 62 deg 14 min 55 sec East, 350.03 feet to a set 1/2 inch rebar on the 1/4, 1/4 Section line, thence leaving said right of way, North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 1145.95 feet to the **POINT OF BEGINNING**.

Containing 34.18 Acres

Subject to all easements and restrictions of record.

Owner's Certificate:

KNOW ALL MEN BY THESE PRESENTS, that Adam Seraphine of HARPERS COV, LLC., are the sole owners of the above described tract of land and that they have caused said tract of land to be surveyed and a subdivision to be prepared in the manner as shown by the attached plat and that said tract of land is to be hereafter known as "HARPERS COV SUBDIVISION"

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

HARPERS COV, LLC.

Adam Seraphine, Member

Owner's Notary:

STATE OF MISSOURI)
) S.S.
COUNTY OF _____)

On this _____ day of _____, 20____, before me did appear Adam Seraphine of Harpers Cov, LLC., to me being personally known, who being by me duly sworn did say that they are the owner of the above described tract of land and that the foregoing instrument was executed as the free act and deed .

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notorial seal at my office in _____ County, MO the date and year last above written.

NOTARY PUBLIC
My Commission expires _____, 20____.

Consent of Mortgagee:

OakStar Bank, Mortgager, pursuant to the Deed of Trust as recorded in Book _____, Page _____ in the Recorder's Office of Camden County, MO, hereby consents to the foregoing instrument and plat.

By: _____
Title: _____ Date: _____

Mortgagee Notary:

STATE OF _____)
) S.S.
COUNTY OF _____)

On this _____ day of _____, 2022, before me did appear _____ to me being personally known and who being by me duly sworn did say that he/she is the _____ of OakStar Bank and that the above instrument was executed as the free act and deed of said _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notorial seal at my office in _____ County, MO the date and year last above written.

NOTARY PUBLIC
My Commission expires _____, 20____.

Consent of the City of Osage Beach, MO:

The undersigned, duly authorized officers of the City of Osage Beach, Missouri, on behalf of said City of Osage Beach, Missouri, do hereby evidence the approval and consent of this plat entitled a "HARPERS COV SUBDIVISION" this _____ day of _____, 20____.

Tara Berreth, City Clerk

Michael Harmison, Mayor

City of Osage Beach, MO Notary:

STATE OF MISSOURI)
) S.S.
COUNTY OF CAMDEN)

On this _____ day of _____, 2022, before me did appear Michael Harmison, Mayor and Tara Berreth, City Clerk of the City of Osage Beach, Missouri, known to be the persons who executed the above consent of the City of Osage Beach, Missouri and acknowledged to me that they executed the same of the purpose therein stated.

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

NOTARY PUBLIC
My Commission Expires: _____

CAD File: SUB_PLATField Book: N/A

Drawn By: CCSApproved By: RFA

This drawing and the details on it are the sole property of the Surveyor and may be used for this specific project only. It shall not be copied, reproduced, in whole or in part, or for any other purpose or project without the written consent of the Surveyor.

SHORELINE

SURVEYING & ENGINEERING

PH: (573) 392-3312

3048 Hwy. 52 Eldon, MO 65026

SHORELINE SURVEYING & ENGINEERING, LLC

Missouri State Certificate of Authority: LS - 2017001656E - 2017004119

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

PRELIMINARY

NOT FOR RECORDING

Seals:

Robert F. Arnold, PLS
MO # PLS 2191

Surveyor's Certification:
This is to certify that I, Robert F. Arnold, has made a survey of the above described tract of land, and that said survey conforms to the current minimum standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, and Land Surveyors, as defined for type Urban Class property.
If the Surveyor's seal is not colored red, this map is a copy and should be assumed to contain unauthorized alterations. The certification contained on this document is granted to those persons or institutions shown and shall not apply to any copies. All information should be disregarded unless verified by the Registered Land Surveyor whose signature appears hereon.

Survey For:

Harpers Cov, LLC.
Adam Seraphine

7455 France Ave S.
Suite 351
Edina, MN 55435

Date: 09/02/2022Scale: N/A

Project Number: 11886-21: S1

Sheet Number: 1.1

© 2022

HARPERS COV SUBDIVISION
PT SE 1/4
SEC. 10, T 39 N, R 16W
CAMDEN CO., MO

Lot	Area (S.F.)	Area (Ac.)	Lot	Area (S.F.)	Area (Ac.)
1	19578.65	0.45	22	9082.42	0.21
2	16177.03	0.37	23	8136.14	0.19
3	14803.18	0.34	24	8250.00	0.19
4	14371.41	0.33	25	8537.09	0.20
5	13789.71	0.32	26	8263.57	0.19
6 CA	12537.82	0.29	27	8175.70	0.19
7	15508.40	0.36	28	7439.80	0.17
8	14690.80	0.34	29	8572.35	0.20
9	14603.20	0.34	30	11910.44	0.27
10	14941.86	0.34	31	14975.62	0.34
11	15202.80	0.35	32	8641.75	0.20
12	14770.48	0.34	33	8431.19	0.19
13	14161.23	0.33	34	9192.14	0.21
14	15412.04	0.35	35	8794.14	0.20
15	13957.89	0.32	36	9241.65	0.21
16	14249.58	0.33	37	8798.56	0.20
17	15321.73	0.35	38	8800.00	0.20
19	11849.56	0.27	39 CA	39331.88	0.90
20	8299.68	0.19	40	11043.76	0.25
21	8281.84	0.19			



MATCH LINE SHEET 1.3

Setbacks

ZONED R-1 (LOTS 1 - 40)
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 20 FEET
LAKE = 30 FEET

Legend:

Found Monument (As noted)	□
Found Rebar (1/2", Except as Noted)	○
Set Rebar (1/2", Except as Noted)	●
Right Of Way Marker	⦿
Right of Way Line	----
Center Line	----
Deed Line	----
Section Line	----
Boundary Line	----

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- Elevations based on Ameren UE Datum at Bagnell Dam.

CAD File: SUB_PLAT	Field Book: N/A
Drawn By: CCS	Approved By: RFA

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SHORELINE
SURVEYING & ENGINEERING
3048 Hwy. 52 Eldon, MO
PH: (573) 392-3312
65026

SHORELINE SURVEYING & ENGINEERING, LLC
Missouri State Certificate of Authority:
LS - 2017001656
E - 2017004119

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Seals:



Robert F. Arnold, PLS
MO # PLS 2191

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Survey For:

Harpers Cov, LLC.
Adam Seraphine
7455 France Ave S.
Suite 351
Edina, MN 55435

Date:
09/02/2022

Scale:
1" = 60'

Project Number:
11886-21: S1

Sheet Number:
1.2

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HARPERS COV SUBDIVISION
PT SE 1/4
SEC. 10, T 39 N, R 16W
CAMDEN CO., MO

Parcel Line Table		
Line #	Length	Direction
L1	85.20	S71° 22' 31"W
L2	54.40	S68° 10' 58"W
L3	50.42	S73° 14' 15"W
L4	56.89	S62° 04' 14"W
L5	34.69	S57° 33' 26"W
L6	21.03	S64° 38' 16"W
L7	43.91	S63° 53' 11"W
L8	31.94	S65° 13' 00"W
L9	29.43	S51° 13' 11"W
L10	24.38	S70° 24' 38"W
L11	11.29	S74° 18' 58"W
L12	16.45	S26° 55' 01"W
L13	27.57	S47° 54' 44"W
L14	16.28	S75° 17' 57"W
L15	13.30	S84° 04' 16"W
L16	19.79	S56° 16' 56"W
L17	19.86	N54° 32' 13"W
L18	27.18	N71° 50' 03"W
L19	35.76	S87° 13' 10"W
L20	40.11	S81° 39' 36"W
L21	28.45	S65° 46' 41"W
L22	56.77	S81° 54' 01"W

Parcel Line Table		
Line #	Length	Direction
L23	34.29	N84° 43' 23"W
L24	58.75	S84° 26' 39"W
L25	35.20	S66° 40' 14"W
L26	30.48	S83° 16' 23"W
L27	157.79	S79° 22' 52"W
L28	44.08	S71° 37' 11"W
L29	35.44	S87° 17' 50"W
L30	38.89	S61° 49' 23"W
L31	49.07	S72° 38' 52"W
L32	60.52	S76° 26' 18"W
L33	42.63	S77° 04' 20"W
L34	58.05	S74° 59' 32"W
L35	36.84	S56° 39' 13"W
L36	11.85	S80° 50' 08"W
L37	77.49	N16° 32' 58"E
L38	37.11	N66° 44' 50"E
L39	57.18	N53° 14' 39"W
L40	49.66	N63° 29' 02"W
L41	184.60	S18° 44' 25"W
L42	138.95	S33° 58' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.59	480.00	8°32'43"	S38° 14' 58"W	71.52
C2	130.73	290.00	25°49'39"	N29° 36' 30"E	129.62
C3	176.32	80.00	126°16'54"	N50° 06' 43"W	142.74
C4	77.79	290.00	15°22'06"	N74° 25' 52"E	77.55
C5	123.35	55.00	128°29'59"	S11° 00' 20"W	99.08
C6	40.59	45.00	51°40'55"	S79° 05' 07"E	39.23
C7	35.00	600.00	3°20'32"	S76° 44' 42"W	35.00
C8	40.16	600.00	3°50'05"	S80° 20' 01"W	40.15
C9	53.80	210.00	14°40'39"	S89° 14' 21"W	53.65
C10	68.61	460.00	8°32'43"	S38° 14' 58"W	68.54
C11	74.57	500.00	8°32'43"	S38° 14' 58"W	74.50
C12	139.74	310.00	25°49'39"	N29° 36' 30"E	138.56
C13	61.95	270.00	13°08'50"	N35° 56' 55"E	61.82
C14	59.76	270.00	12°40'50"	N23° 02' 05"E	59.63
C15	220.40	100.00	126°16'54"	N50° 06' 43"W	178.42
C16	132.24	60.00	126°16'54"	N50° 06' 43"W	107.05
C17	49.05	270.00	10°24'32"	N71° 57' 05"E	48.98
C18	22.36	270.00	4°44'40"	N79° 31' 41"E	22.35
C19	48.89	310.00	9°02'07"	N71° 15' 53"E	48.84
C20	34.26	310.00	6°19'59"	N78° 56' 56"E	34.25
C21	78.50	35.00	128°29'59"	S11° 00' 20"W	63.05

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	22.55	25.00	51°40'55"	S79° 05' 07"E	21.79
C23	89.98	220.98	23°19'49"	S63° 24' 32"W	89.36
C24	61.49	191.07	18°26'17"	N54° 15' 53"W	61.22
C25	33.83	580.00	3°20'32"	S76° 44' 42"W	33.83
C26	36.17	620.00	3°20'32"	S76° 44' 42"W	36.16
C27	41.49	620.00	3°50'05"	S80° 20' 01"W	41.49
C28	17.10	580.00	1°41'21"	S79° 15' 39"W	17.10
C29	21.72	580.00	2°08'44"	S81° 10' 41"W	21.72
C30	48.73	190.00	14°41'44"	S89° 13' 49"W	48.60
C31	58.86	230.00	14°39'43"	S89° 14' 49"W	58.70
C32	106.87	71.62	85°29'44"	N24° 00' 27"W	97.23

Survey Description:

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 39 min 36 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 1200.48 feet to a set 1/2 inch rebar on the Westerly & Northerly right of way of the outer road of Missouri State Highway 54, also known as Sycamore Valley Drive, thence leaving said West line, North 07 deg 01 min 44 sec East, 47.68 feet to a set 1/2 inch rebar 70.00 feet right of centerline station 65+90.00, thence North 84 deg 21 min 34 sec East, 508.23 feet to point 70.00 feet right of PT centerline station 60+81.77, thence on a curve to the left 1.64 feet, with a radius of 884.92 feet, and a chord direction of North 84 deg 18 min 23 sec East, 1.64 feet to a MoDOT Monument, thence North 18 deg 24 min 19 sec East, 127.99 feet to a set 1/2 inch rebar, thence South 69 deg 40 min 37 sec East, 29.22 feet to a set 1/2 inch rebar on the Westerly and Northerly right of way of a road of ingress and egress, 30 feet in width, also known as Normandy Road, said right of way being the Northerly boundary of Lakeshore Village Estates, a subdivision shown on the plat recorded in Plat Book 18, Page 7 in said Office of the Recorder, thence leaving said outer road right of way, North 18 deg 44 min 25 sec East, along said Northerly boundary, 184.60 feet to a set 1/2 inch rebar, thence continuing along said Northerly Boundary as follows: North 33 deg 58 min 36 sec East, 138.95 feet to a set 1/2 inch rebar, thence South 69 deg 31 min 35 sec East, 220.68 feet to a set 1/2 inch rebar, thence South 38 deg 40 min 35 sec East, 174.12 feet to a set 1/2 inch rebar on the Northerly right of way of aforementioned outer road of Missouri State Highway 54, thence leaving said Northerly boundary and continuing along said right of way, North 62 deg 14 min 55 sec East, 350.03 feet to a set 1/2 inch rebar on the 1/4, 1/4 Section line, thence leaving said right of way, North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 1145.95 feet to the **POINT OF BEGINNING**.

Containing 34.18 Acres

Subject to all easements and restrictions of record.

Owner's Certificate:

KNOW ALL MEN BY THESE PRESENTS, that Adam Seraphine of HARPERS COV, LLC., are the sole owners of the above described tract of land and that they have caused said tract of land to be surveyed and a subdivision to be prepared in the manner as shown by the attached plat and that said tract of land is to be hereafter known as "HARPERS COV SUBDIVISION"

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

HARPERS COV, LLC.

Adam Seraphine, Member

Owner's Notary:

STATE OF MISSOURI)
) S.S.
COUNTY OF _____)

On this _____ day of _____, 20____, before me did appear Adam Seraphine of Harpers Cov, LLC., to me being personally known, who being by me duly sworn did say that they are the owner of the above described tract of land and that the foregoing instrument was executed as the free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in _____ County, MO the date and year last above written.

NOTARY PUBLIC
My Commission expires _____, 20____.

Consent of Mortgagee:

OakStar Bank, Mortgager, pursuant to the Deed of Trust as recorded in Book _____, Page _____ in the Recorder's Office of Camden County, MO, hereby consents to the foregoing instrument and plat.

By: _____
Title: _____ Date: _____

Mortgagee Notary:

STATE OF _____)
) S.S.
COUNTY OF _____)

On this _____ day of _____, 2022, before me did appear _____ to me being personally known and who being by me duly sworn did say that he/she is the _____ of OakStar Bank and that the above instrument was executed as the free act and deed of said _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in _____ County, MO the date and year last above written.

NOTARY PUBLIC
My Commission expires _____, 20____.

Consent of the City of Osage Beach, MO:

The undersigned, duly authorized officers of the City of Osage Beach, Missouri, on behalf of said City of Osage Beach, Missouri, do hereby evidence the approval and consent of this plat entitled a "HARPERS COV SUBDIVISION" this _____ day of _____, 20____.

Tara Berreth, City Clerk

Michael Harmison, Mayor

City of Osage Beach, MO Notary:

STATE OF MISSOURI)
) S.S.
COUNTY OF CAMDEN)

On this _____ day of _____, 2022, before me did appear Michael Harmison, Mayor and Tara Berreth, City Clerk of the City of Osage Beach, Missouri, known to be the persons who executed the above consent of the City of Osage Beach, Missouri and acknowledged to me that they executed the same of the purpose therein stated.

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

NOTARY PUBLIC
My Commission Expires: _____

CAD File: SUB_PLATField Book: N/A

Drawn By: CCSApproved By: RFA

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SHORELINE

SURVEYING & ENGINEERING

PH: (573) 392-3312

3048 Hwy. 52 Eldon, MO 65026

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Missouri State Certificate of Authority: LS - 2017001656E - 2017004119

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MISSOURI

NO. LS-2191

ROBERT F. ARNOLD

REGISTERED

9/2/22

Robert F. Arnold, PLS

MO # PLS 2191

Surveyor's Certification:

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Survey For:

Harpers Cov, LLC.

Adam Seraphine

7455 France Ave S.

Suite 351

Edina, MN 55435

Date: 09/02/2022Scale: N/A

Project Number: 11886-21: S1

Sheet Number: 1.1

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HARPERS COV SUBDIVISION
PT SE 1/4
SEC. 10, T 39 N, R 16W
CAMDEN CO., MO

Lot	Area (S.F.)	Area (Ac.)	Lot	Area (S.F.)	Area (Ac.)
1	19578.65	0.45	22	9082.42	0.21
2	16177.03	0.37	23	8136.14	0.19
3	14803.18	0.34	24	8250.00	0.19
4	14371.41	0.33	25	8537.09	0.20
5	13789.71	0.32	26	8263.57	0.19
6 CA	12537.82	0.29	27	8175.70	0.19
7	15508.40	0.36	28	7439.80	0.17
8	14690.80	0.34	29	8572.35	0.20
9	14603.20	0.34	30	11910.44	0.27
10	14941.86	0.34	31	14975.62	0.34
11	15202.80	0.35	32	8641.75	0.20
12	14770.48	0.34	33	8431.19	0.19
13	14161.23	0.33	34	9192.14	0.21
14	15412.04	0.35	35	8794.14	0.20
15	13957.89	0.32	36	9241.65	0.21
16	14249.58	0.33	37	8798.56	0.20
17	15321.73	0.35	38	8800.00	0.20
19	11849.56	0.27	39 CA	39331.88	0.90
20	8299.68	0.19	40	11043.76	0.25
21	8281.84	0.19			



TOTAL
34.18 ACRES

TRACT A
NOT IN SUBDIVISION
HARPERS COV, LLC.
BK. 871, PG. 34
12.09 AC.
ZONED R-3

TRACT B
NOT IN SUBDIVISION
HARPERS COV, LLC.
BK. 871, PG. 34
7.84 AC.
ZONED R-3

Legend:

Found Monument (As noted)	□
Found Rebar (1/2", Except as Noted)	○
Set Rebar (1/2", Except as Noted)	●
Right Of Way Marker	⦿
Right of Way Line	----
Center Line	----
Deed Line	----
Section Line	----
Boundary Line	----

Setbacks

ZONED R-1 (LOTS 1 - 40)
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 20 FEET
LAKE = 30 FEET

Notes:

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CAD File:
SUB_PLAT

Field Book:
N/A

Drawn By:
CCS

Approved By:
RFA

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9/2/22
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MO # PLS 2191

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Harpers Cov, LLC.
Adam Seraphine
7455 France Ave S.
Suite 351
Edina, MN 55435

Date:
09/02/2022

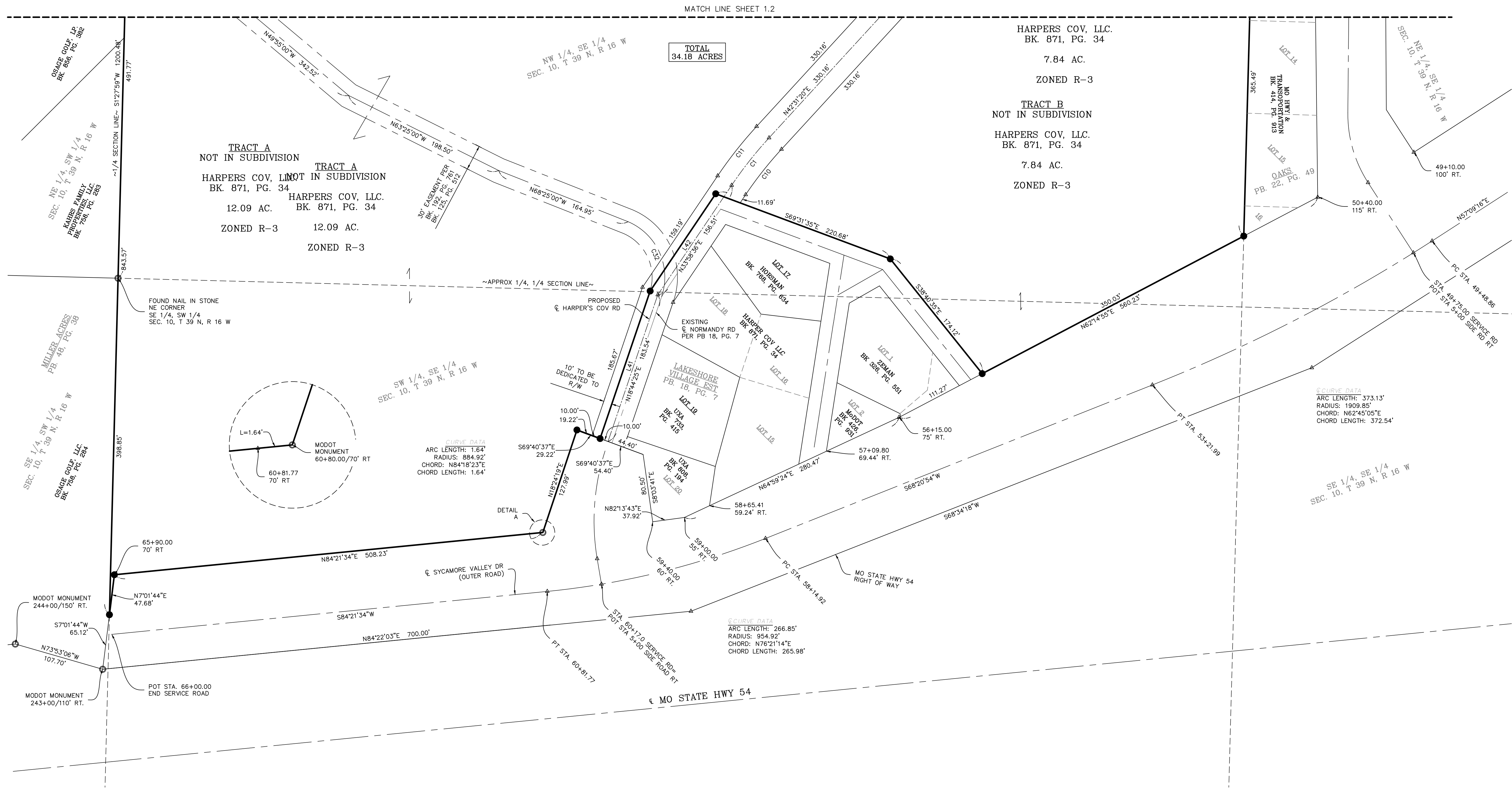
Scale:
1" = 60'

Project Number:
11886-21: S1

Sheet Number:
1.2

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HARPERS COV SUBDIVISION
PT SE 1/4
SEC. 10, T 39 N, R 16W
CAMDEN CO., MO



Legend:

Found Monument (As noted)	□
Found Rebar (1/2", Except as Noted)	○
Set Rebar (1/2", Except as Noted)	●
Right Of Way Marker	⦿
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CAD File:	Field Book:
SUB_PLAT	N/A
Drawn By:	Approved By:
CCS	RFA

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Survey For:

Harpers Cov, LLC.
Adam Seraphine

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Edina, MN 55435

Date: 09/02/2022 Scale: 1" = 60'

Project Number: 11886-21: S1

Sheet Number: 1.3