



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN ANNEXATION OF APPROXIMATELY 29.60 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE NICHOLAS ROAD AND WEST Mt. VERNON STREET INTERSECTION AND ZONING THE PROPERTY TO A GENERAL COMMERCIAL ZONING DISTRICT.

DATE: SEPTEMBER 3, 2024

SUBMITTED BY: LILLY BOYD

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owners of 3 parcels totaling approximately 29.60 acres located at 1351 W Mt Vernon & 1209 W Mt Vernon have submitted a voluntary petition for annexation to the City of Nixa and have requested General Commercial (GC) zoning.

1351 W Mt Vernon is an un-platted 9.05 acres. There was a mechanic shop located on the southwest corner of this lot which was built in 1950 and was demolished in 2022. Currently the only structure on the property is a storage shed. 1209 W Mt Vernon was recently separated into 2 parcels via an administrative minor subdivision by the County. The northern 5-acres was split off from the remaining 14-acres. There are three structures on the 14-acre lot: a single-family home built in 1950, a detached garage built in 1960, and a barn built in 1975. The subject properties are vacant and bounded by Nixa city limits along the east and south property lines.

Analysis

Surrounding Land Use

East of the subject property are single-family residences (R-1 zoning) within the Nixa city limits, as well as undeveloped General Commercial (GC) lots along the W Mt Vernon St frontage. North of the subject property is a single-family residence on a 20-acre parcel and Victory Baptist Church on a 7-acre parcel, both of which are outside the Nixa city limit. West of the subject property is an undeveloped 20-acre parcel which is outside the Nixa city limit.

South of the Subject property is a 4-acre lot zoned Highway Commercial (HC) and a 6-acre General Commercial (GC) lot, home to Calvary Bible Church. Both lots are inside the Nixa city limit.



Comprehensive Plan

The subject properties were acquired with the intention of annexation prior to the adoption of the Nixa 2045 Comprehensive Plan. The Future Land Use map of the Comprehensive Plan at the time of application for annexation showed these lots with GC zoning. Until there is a development plan where a Planned Unit Development-Mixed Use (PUD-MU) could be proposed, GC zoning is the most sensible zoning designation.

The current Comprehensive Plan (Nixa 2045) shows the subject property within the Tier One Planning Area. The Future Land Use Framework suggests "mixed-use" as the highest and best use in this area. Currently the City of Nixa does not have a standard "mixed-use" zoning district. To achieve the suggested land use, the city code requires a rezone to a PUD-MU. The PUD-MU zoning designation is reserved for developments that require some type of deviation from the current city code. Currently the property owner does not have a development plan for the entire property in question.

Transportation

The subject property is served by W Mt Vernon St./14 Highway to the South which is a primary arterial road which was widened in 2020, and the appropriate right of way was acquired at that time. To the East is Leann Dr., classified as a local road. To the West is N Nicholas Rd/Farm Road 141 which is also a primary arterial road which was also improved within the appropriate Right of Ways in 2020.

According to Section 15-133 of Nixa City Code, a traffic impact study is not required for any development that only accesses local roads. Development proposals that access Highway 14 will require a traffic impact study. The study will evaluate any proposed developments access points and their impact on surrounding streets.

Municipal Utilities (Water, Wastewater, Electric)

The subject property has immediate access to municipal water service via an 8" water main present adjacent to Nicholas Road. A water main that runs on the east side of Leann Drive is also stubbed out to the property at two points on the east side.

Sanitary sewer is available on site via an 8" sewer main extended to the northeast corner of the property on the west side of Leann Dr. Depending on capacity needs of future developments, sanitary sewer has the potential to flow either to the northeast or to the southwest. If the sanitary sewer flows to the southwest, it will tie into sewer mains that flow to the Oakmont lift station which is currently at capacity. New development that flows to the current Oakmont lift station will not be permitted until the new larger Oakmont lift station is online.

Nixa electric is readily available on site. Electric service was provided to both properties by a co-op. Their service connections were disconnected on June 13th of this year at the property owner's request. The property owner had the choice of retaining the previous electric service provider or switching to Nixa electric. The property owner has



requested to utilize Nixa as its electric provider for future development. According to State statute, previous electric service must be removed 90 days prior to annexation, if the city is to provide electric service.

Stormwater Management

Any future development of the site will be required to conform to the City's adopted stormwater management regulations. Additionally, any future development would compel a sinkhole evaluation. The presence of any potential sinkholes would require conformance to the city's regulations concerning development near karst topography. These regulations address both flooding and storm water quality concerns.

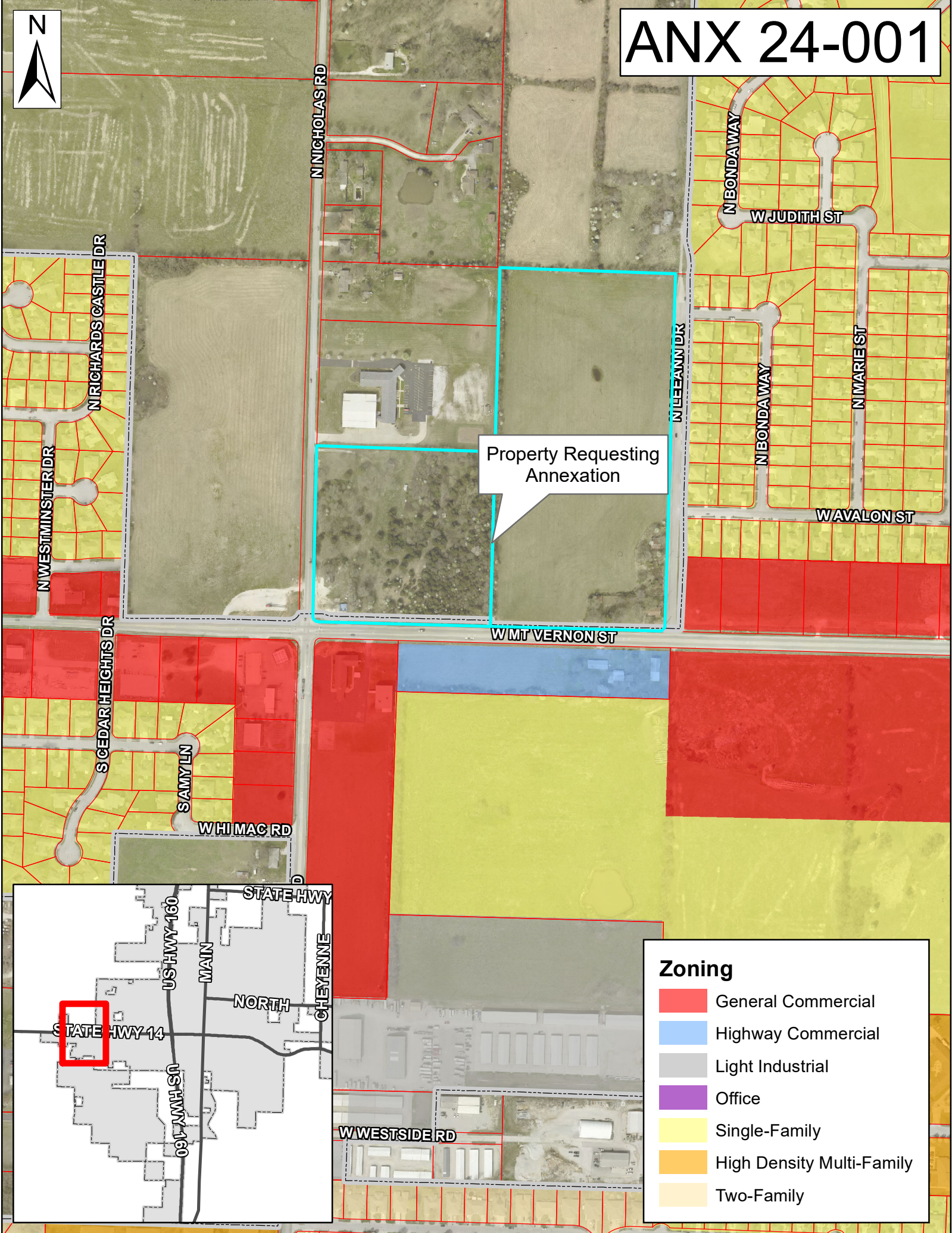
Other Public Services

The proposed land use may add traffic and patronage to the City's jurisdiction, which will impact on a variety of public services in proportion to these increases. Ideally, the impact of these additional patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression. The land subject to annexation is within the current service areas for the Nixa Fire Protection District, Nixa Police Department, and Nixa Public Schools.

Recommendation








The property is compact and contiguous to current City Limits and Staff recommends the approval of this request. Staff supports the proposed zoning.

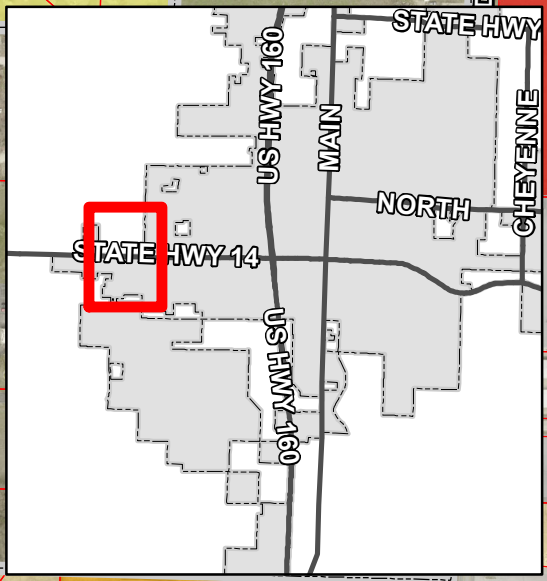
ANX 24-001



Property Requesting Annexation

Zoning

-  General Commercial
-  Highway Commercial
-  Light Industrial
-  Office
-  Single-Family
-  High Density Multi-Family
-  Two-Family



XTREME PROPERTY ANNEXATION AND REZONING PLAT

SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF NIXA, CHRISTIAN COUNTY, STATE OF MISSOURI.

OWNER: - XTREME EXTERIORS
1376 W. MT VERNON NIXA, MO 65714

- LEGEND:**
- ▽ RIGHT-OF-WAY, MARKER
 - IRON PIN FOUND AS NOTED
 - SET 5/8" IRON PIN WITH CAP, MO LC 2011008797
 - PROPERTY LINE: PRIMARY
 - PROPERTY LINE: ADJOINER
 - LAND SECTION LINE
 - UTILITY EASEMENT
 - EXISTING EASEMENT



LOCATION MAP
SCALE: 1" = 5000'



PROPERTY DESCRIPTION

TRACT 1
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION 15, TOWNSHIP 27N, RANGE 22W, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER, THENCE ALONG THE SOUTH LINE THEREOF S88°27'17"E 90.01 FEET; THENCE N01°32'43"E 55.01 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S88°27'13" E 577.78 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N02°00'47"E 613.55 FEET; THENCE N01°27'16"E 330.53 FEET FOR A TRUE POINT OF BEGINNING; THENCE N01°27'16"E 351.70 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°37'54"E 639.26 FEET TO THE WEST RIGHT OF WAY LINE LEEANN DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S01°46'55"W 351.71 FEET; THENCE N88°37'54"W 637.25 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 5.15 ACRES MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TRACT 2
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION 15, TOWNSHIP 27N, RANGE 22W, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER, THENCE ALONG THE SOUTH LINE THEREOF S88°27'17"E 90.01 FEET; THENCE N01°32'43"E 55.01 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S88°27'13" E 577.78 FEET FOR A TRUE POINT OF BEGINNING; THENCE N02°00'47"E 613.55 FEET; THENCE N01°27'16"E 330.53 FEET; THENCE S88°37'54"E 637.25 FEET TO THE WEST RIGHT OF WAY LINE LEEANN DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S01°46'55"W 350.96 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N88°27'46"W 425.79 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N01°38'27"E 5.01 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N88°27'13" W 212.05 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 14.85 ACRES MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TRACT 3
DEED DOC. NO 2022L10940
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, SW1/4, NE1/4) OF SECTION 15, TOWNSHIP 27N, RANGE 22W, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE WEST LINE THEREOF N01°59'36"E 75.01 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14 FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N01°59'36"E 593.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°26'27"E 667.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF S02°00'47"W 628.43 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING COURSES: N88°27'54"W 607.66 FEET; THENCE N47°16'44"W 53.15 FEET; THENCE N88°25'55"W 19.40 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.60 ACRES MORE OR LESS. SUBJECT TO RIGHT-OF-WAY FOR A COUNTRY ROAD ALONG THE WEST SIDE OF SAID TRACT, AND ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

DECLARATION BY SURVEYOR
I, DEBRAH WOLFE, DO HEREBY CERTIFY THAT THIS ANNEXATION AND REZONING PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

Debrah Wolfe
DEBRAH WOLFE
MISSOURI, PLS 2000161241

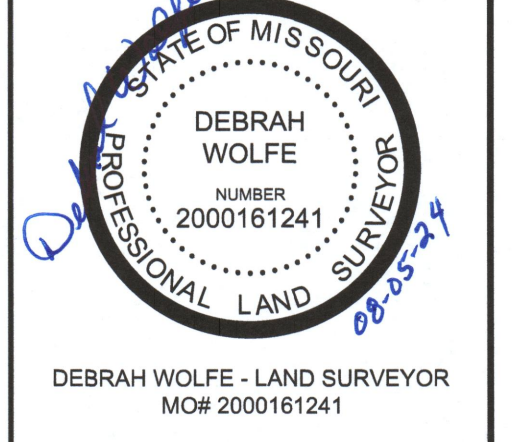
Aug 5, 2024
DATE



0 50 100
NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 100'

BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE

#	REVISION	DATE	COMMENTS
1		08/05/24	



ATOTHS & ASSOCIATES
1500 E. REPUBLIC ROAD
NIXA, MISSOURI 65714
PH: 417-888-0645 FAX: 417-888-0657
www.atoths.com
CERTIFICATE OF AUTHORITY:
MO# LS-2011008797
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OWN BY: MC
DRAW BY: DAW
APPRO BY: DAW
DATE: 05/09/24
SCALE: 1" = 100'

Graphic scale may change if reproduction is made on other projects at this or other sites without written approval of the engineer.

XTREME EXTERIORS ANNEXATION AND REZONING

222 N NICHOLAS ROAD CHRISTIAN COUNTY, MISSOURI 65006

XTREME PROPERTY
1376 W. MT VERNON NIXA, MO 65714

ANNEXATION AND REZONING PLAT

PROJECT: XTREME EXTERIORS ANNEXATION AND REZONING
LOCATION: 222 N NICHOLAS ROAD CHRISTIAN COUNTY, MISSOURI 65006
CLIENT: XTREME PROPERTY, 1376 W. MT VERNON NIXA, MO 65714
TITLE: ANNEXATION AND REZONING PLAT
SHEET: C-001



ANNEXATION & REZONE APPLICATION

715 W Mt. Vernon
PO Box 725-57502
Nixa, MO 65714
417-725-5850
planning@nixa.com

Application Date: 08/01/2024

File#: _____

APPLICANT INFORMATION

Name: Lilly Boyd Phone #: 417.888.0645

Mailing Address: 1550 E. Republic Road Springfield MO 65804
Street address City State Zip

Email : lboyd@tothassociates.com Contact Person for Project: Lilly Boyd

Contact Phone: 417.888.0645 Contact Email: lboyd@tothassociates.com

PROPERTY INFORMATION

General Location of Property 1209 W. Mt. Vernon Street, Christian County, MO

General size of property: 5.5 (acres)

Requested Zoning for Property:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Agriculture (AG) | <input type="checkbox"/> Single-Family Residential (R-1) | <input type="checkbox"/> Two Family Residential (R-4) | <input type="checkbox"/> Med-Density Multi-Family (R-5) |
| <input type="checkbox"/> High Density Multi-Family (R-3) | <input type="checkbox"/> Neighborhood Commercial (NC) | <input type="checkbox"/> City Center (CC) | <input type="checkbox"/> Transitional Office (O) |
| <input checked="" type="checkbox"/> General Commercial (GC) | <input type="checkbox"/> Highway Commercial (HC) | <input type="checkbox"/> Light Industrial (M1) | <input type="checkbox"/> Heavy Industrial (M-2) |
| <input type="checkbox"/> Modular Home Sub. (R-MHS) | <input type="checkbox"/> Manufactured Home Comm. (R-MHC) | <input type="checkbox"/> Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature:  Date: 08/01/2024

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to planning@nixa.com)

<input type="checkbox"/>	List of owners of all the fee interests of record (incl. Name + Mailing address)
<input type="checkbox"/>	Signed and Notarized Petition for Annexation (signed by all owners of all tracts)
<input type="checkbox"/>	Legal Description(s) for all area(s) to be annexed and zoned (Microsoft Word Format)
<input type="checkbox"/>	Boundary Survey of all area(s) to be annexed and zoned.
<input type="checkbox"/>	-Total Acreage
<input type="checkbox"/>	-Location of all proposed zoning boundaries
<input type="checkbox"/>	-Location and dimension of all proposed lot lines.
<input type="checkbox"/>	-Legal Description of property
<input type="checkbox"/>	-Names and boundaries of adjacent subdivisions and streets
<input type="checkbox"/>	-Location and description of monuments
<input type="checkbox"/>	-Bearings, distance, chords, radii, central angles, tangent links, (etc)
<input type="checkbox"/>	-Location and width of existing street right-of-way
<input type="checkbox"/>	-Location and width of existing easements and their type
<input type="checkbox"/>	-Existing location and type of existing buildings and structures
<input type="checkbox"/>	-All areas to be dedicated for public use (easements, ROW, etc.)
<input type="checkbox"/>	-Payment of Application fee in the amount of \$500

TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

For questions regarding this application or the process described above, please contact the City of Nixa Planning and Development Department at 417-725-5850

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Street address City State Zip

Email : lboyd@tothassociates.com Contact Person for Project: Lilly Boyd

Contact Phone: 417.888.0645 Contact Email: lboyd@tothassociates.com

PROPERTY INFORMATION

General Location of Property 1209 W. Mt. Vernon Street, Christian County, MO

General size of property: 15 (acres)

Requested Zoning for Property:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Agriculture (AG) | <input type="checkbox"/> Single-Family Residential (R-1) | <input type="checkbox"/> Two Family Residential (R-4) | <input type="checkbox"/> Med-Density Multi-Family (R-5) |
| <input type="checkbox"/> High Density Multi-Family (R-3) | <input type="checkbox"/> Neighborhood Commercial (NC) | <input type="checkbox"/> City Center (CC) | <input type="checkbox"/> Transitional Office (O) |
| <input checked="" type="checkbox"/> General Commercial (GC) | <input type="checkbox"/> Highway Commercial (HC) | <input type="checkbox"/> Light Industrial (M1) | <input type="checkbox"/> Heavy Industrial (M-2) |
| <input type="checkbox"/> Modular Home Sub. (R-MHS) | <input type="checkbox"/> Manufactured Home Comm. (R-MHC) | <input type="checkbox"/> Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature:  Date: 08/01/2024

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to planning@nixa.com)

<input type="checkbox"/>	List of owners of all the fee interests of record (incl. Name + Mailing address)
<input type="checkbox"/>	Signed and Notarized Petition for Annexation (signed by all owners of all tracts)
<input type="checkbox"/>	Legal Description(s) for all area(s) to be annexed and zoned (Microsoft Word Format)
<input type="checkbox"/>	Boundary Survey of all area(s) to be annexed and zoned.
<input type="checkbox"/>	-Total Acreage
<input type="checkbox"/>	-Location of all proposed zoning boundaries
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<input type="checkbox"/>	-Names and boundaries of adjacent subdivisions and streets
<input type="checkbox"/>	-Location and description of monuments
<input type="checkbox"/>	-Bearings, distance, chords, radii, central angles, tangent links, (etc)
<input type="checkbox"/>	-Location and width of existing street right-of-way
<input type="checkbox"/>	-Location and width of existing easements and their type
<input type="checkbox"/>	-Existing location and type of existing buildings and structures
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Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
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	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

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Street address City State Zip

Email : lboyd@tothassociates.com Contact Person for Project: Lilly Boyd

Contact Phone: 417.888.0645 Contact Email: lboyd@tothassociates.com

PROPERTY INFORMATION

General Location of Property 222 N Nicholas Road, Christian County, MO

General size of property: 9.6 (acres)

Requested Zoning for Property:

- | | | | |
|---|--|---|---|
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| <input type="checkbox"/> High Density Multi-Family (R-3) | <input type="checkbox"/> Neighborhood Commercial (NC) | <input type="checkbox"/> City Center (CC) | <input type="checkbox"/> Transitional Office (O) |
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	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

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NIXA.COM



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

ANNEXATION PETITION

I/We, the undersigned XTREME PROPERTY HOLDINGS, LLC
Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION 15, TOWNSHIP 27N, RANGE 22W, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF S88°27'17"E 90.01 FEET; THENCE N01°32'43"E 55.01 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S88°27'13" E 577.78 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N02°00'47"E 613.55 FEET; THENCE N01°27'16"E 330.53 FEET FOR A TRUE POINT OF BEGINNING; THENCE N01°27'16"E 351.70 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°37'54"E 639.26 FEET TO THE WEST RIGHT OF WAY LINE LEEANN DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S01°46'55"W 351.71 FEET; THENCE N88°37'54"W 637.25 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 5.15 ACRES MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

[Handwritten Signature]

Owner Signature

Owner Signature

STATE OF MISSOURI
COUNTY OF CHRISTIAN

On this 8 day of August, 2024 before me personally appeared Hunter Lampe to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

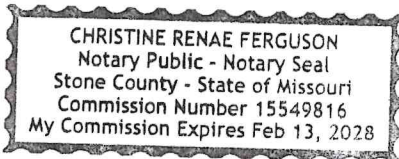
Christine Renae Ferguson

Notary Public

My Commission Expires: Feb 13, 2028

Applicant Name LILLY BOYD Phone: 417-888-0645

Applicant Mailing Address: 1550 E. REPUBLIC ROAD
SPRINGFIELD, MO, 65804





PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

ANNEXATION PETITION

I/We, the undersigned XTREME PROPERTY HOLDINGS, LLC
Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri:

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Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



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[Handwritten Signature]

Owner Signature

Owner Signature

STATE OF MISSOURI
COUNTY OF CHRISTIAN

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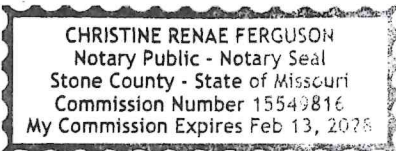
Christine Renae Ferguson

Notary Public

My Commission Expires: Feb 13, 2028

Applicant Name LILLY BOYD Phone: 417-888-0645

Applicant Mailing Address: 1550 E. REPUBLIC ROAD
SPRINGFIELD, MO, 65804





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ANNEXATION PETITION

I/We, the undersigned XTREME PROPERTY HOLDINGS, LLC

Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri:

DEED DOC. NO 2022L10940

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, SW1/4, NE1/4) OF SECTION 15, TOWNSHIP 27N, RANGE 22W, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF N01°59'36"E 75.01 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14 FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N01°59'36"E 593.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°26'27"E 667.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF S02°00'47"W 628.43 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #14; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING COURSES: N88°27'54"W 607.66 FEET; THENCE N47°16'44"W 53.15 FEET; THENCE N88°25'55"W 19.40 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.60 ACRES MORE OR LESS. SUBJECT TO RIGHT-OF-WAY FOR A COUNTRY ROAD ALONG THE WEST SIDE OF SAID TRACT, AND ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



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Christine Renae Ferguson

Notary Public

My Commission Expires: Feb 13, 2028

Applicant Name LILLY BOYD Phone: 417-888-0645

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