



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED CONSOLIDATION OF 4 LOTS LOCATED AT 514 S NICHOLAS ROAD AND 701 S GREGG ROAD.

DATE: AUGUST 5TH, 2024

SUBMITTED BY: NIXA R-II SCHOOL DISTRICT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

In March of 2000 a plat for land between South Nicholas Road and South Gregg Road was approved for Nixa Public Schools (NPS). This plat created 4 lots totaling 62.43 acres; Lot 1 for storm water detention, Lot 2 the future site of Nixa High School, Lot 3 (.24 acres) was acquired by the City of Nixa for a water tower #5, and Lot 4 was the existing Mathews Elementary School. In December of 2019 Nixa Public Schools acquired a 38.9 acres parcel of land adjacent to Nixa High School and Mathews Elementary School on South Gregg Road. The parcel was annexed into the City of Nixa in June of 2020 with an R-1 zoning designation and Quasi-Public overlay at that time. A portion of this land has been used for accessory parking to the high school since.

Analysis

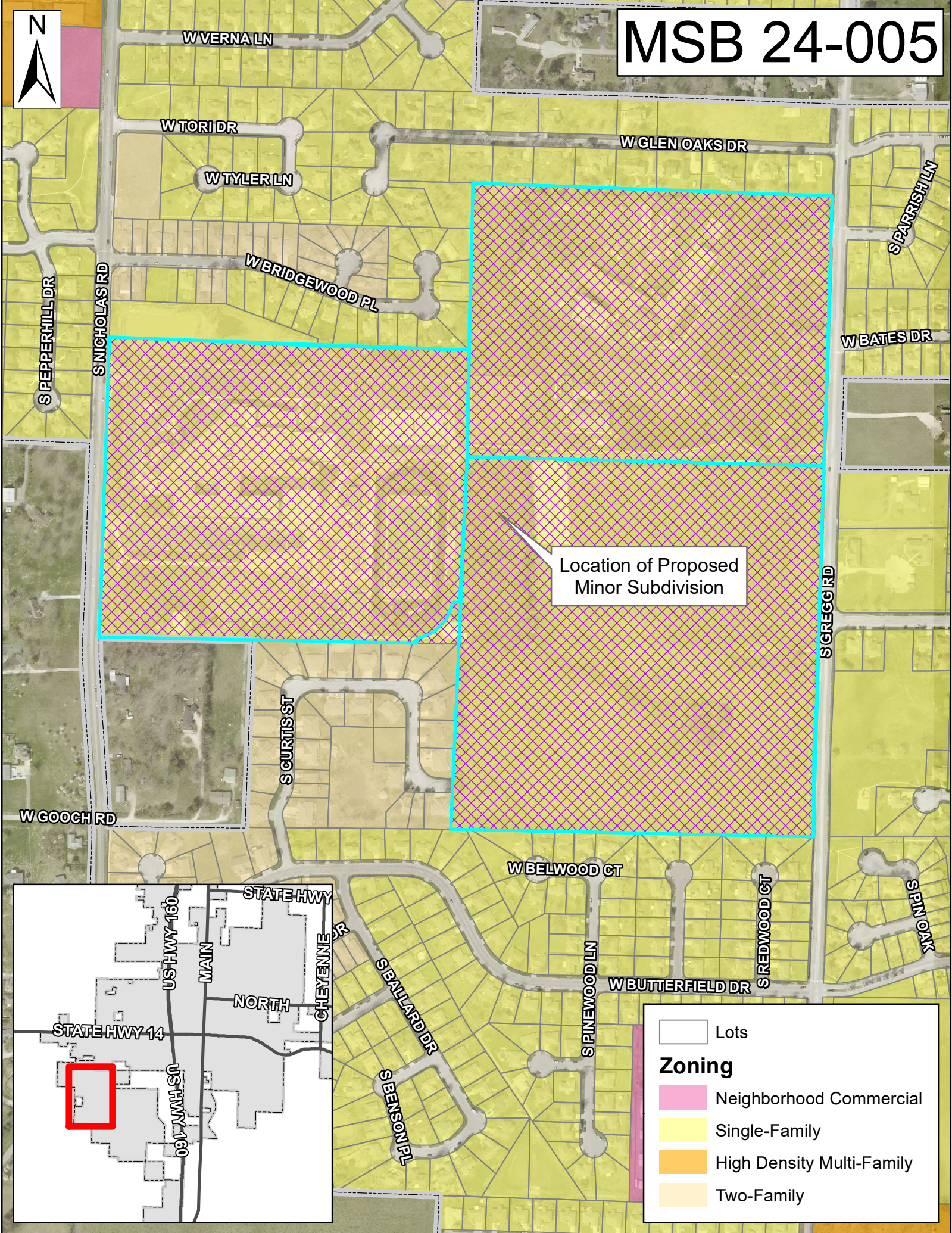
The consolidation of the NPS property will result in a single 103.396 acres parcel. The benefit of eliminating the 3 lot lines is that it also removes setback restrictions from them, which can help with future development on the property. Additionally, all parking spaces on site can be counted towards minimum parking requirements for future development. This would save adding massive parking lots which add impervious surface to the area.

All the recorded easements for existing utilities as well as the access easements to water tower #5 would be carried over to the new plat. The current Lot 1 which is dedicated to stormwater detention would be changed to a stormwater detention easement using the same dimensions. All Nixa municipal utilities are readily accessible for future development.

Recommendation

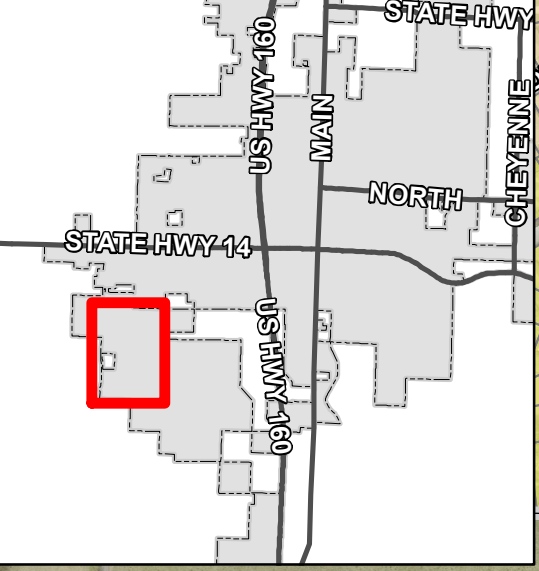
The proposed lot consolidation conforms with Nixa City Code Section 115– Minor Subdivision Approval, and Section 117 – Minimum Dimensional Standards. This consolidation would serve to simplify future development and staff recommends the approval of this lot consolidation.

MSB 24-005



Location of Proposed
Minor Subdivision

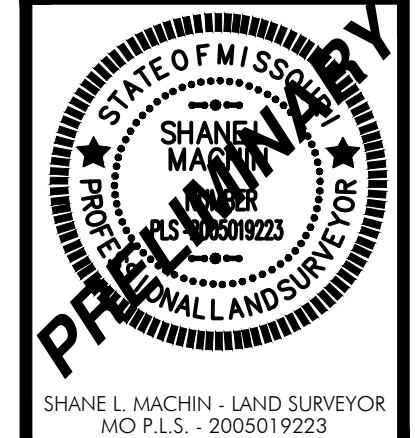
- Lots
- Zoning**
- Neighborhood Commercial
- Single-Family
- High Density Multi-Family
- Two-Family



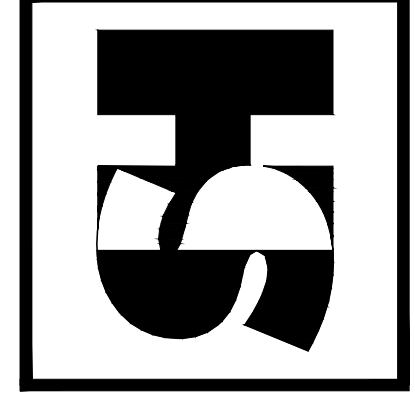
FINAL PLAT
NIXA RII SUBDIVISION PHASE 2
 IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

DATE:	01/27/2020
REVISION / ISSUE	
REVISED PER RESULTS OF NEW GEOLOGIC	
REPORT BS195072.1 DATED 01/10/2020	
NO.	1

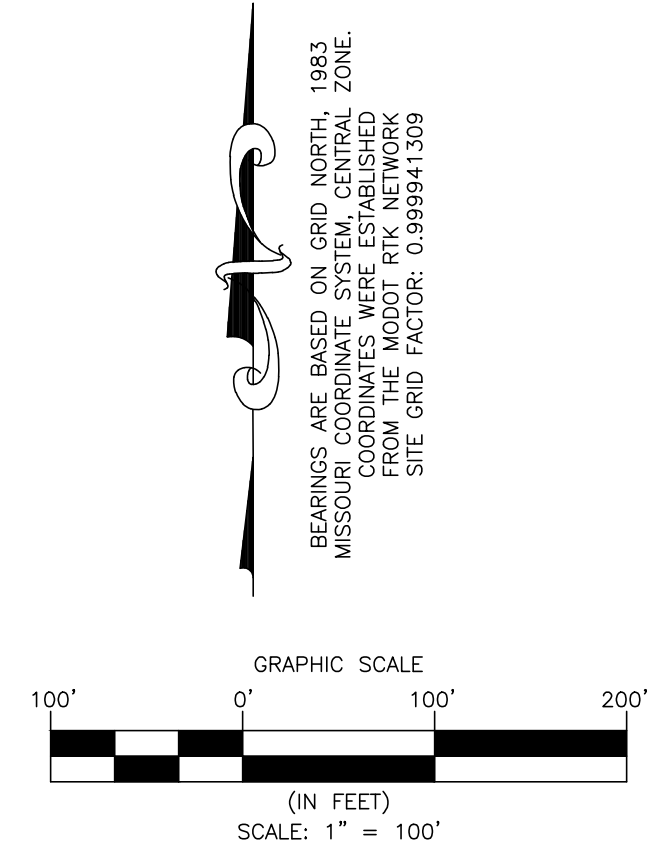


SHAFFER & HINES
 CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
 DBE CERTIFIED COMPANY
 P.O. Box 493, Nixa, Missouri, 65714
 Tel: (417) 725-4663 - Fax: (417) 725-5230
 Email: shane@shafferhines.com
 SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-983-D



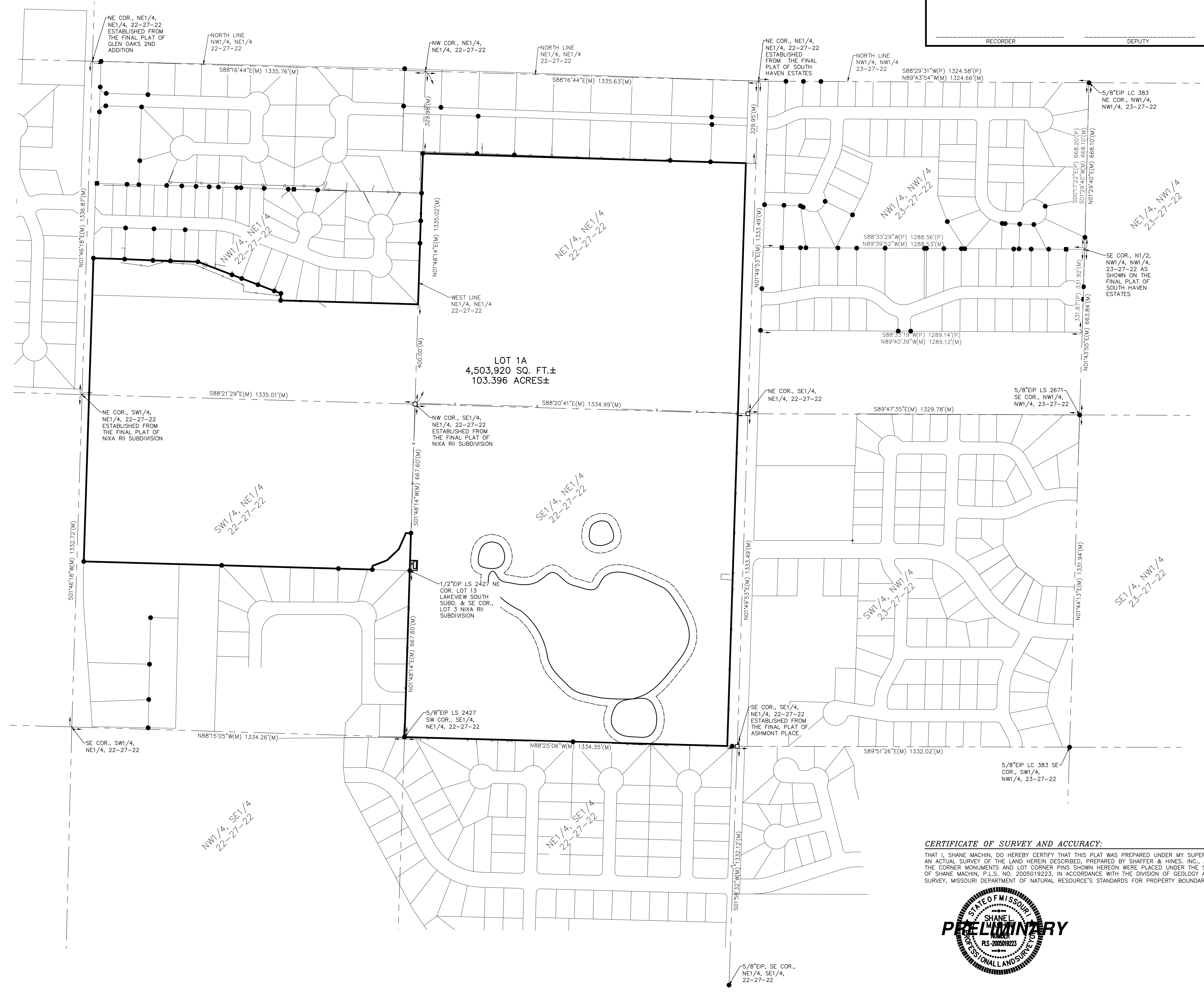
PREPARED FOR:
NIXA R-II SCHOOL DISTRICT
 307 S. MAIN STREET
 NIXA, MISSOURI 65714

DATE:	07-25-2024
DRAWN BY:	SM
CHECKED BY:	SM
CLASS OF PROPERTY:	URBAN
DRAWING:	01BNY0018.DWG
SCALE:	1" = 200'
JOB NO.	240018
SHEET	1 OF 5



- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED (EXCEPT AS NOTED)
 - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP STAMPED "LC 383")
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - (D) = DEEDED DATA
 - (K) = KUHLMAN DESIGN GROUP INC. SURVEY
 - R/W = RIGHT-OF-WAY
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - TBD = TO BE DEDICATED
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - UDE = UTILITY & DRAINAGE EASEMENT
 - = IRON RAIL FENCE
 - = CHAIN LINK FENCE
 - x— = BARBED WIRE FENCE
 - |— = UNDERGROUND COMMUNICATION LINE
 - E— = OVERHEAD ELECTRIC
 - S— = SANITARY SEWER MANHOLE
 - S— = SIGN
 - SS— = SANITARY SEWER LINE
 - P— = POWER POLE
 - G— = GUY WIRE
 - UE— = UNDERGROUND ELECTRIC
 - W— = WATER VALVE
 - W— = WATER LINE
 - G— = GAS LINE
 - E— = COMMUNICATIONS RISER
 - W— = WATER METER
 - F— = FIRE HYDRANT
 - F— = FLOWLINE
 - G— = GAS METER
 - P— = PULL BOX
 - E— = ELEVATION

- NOTES:**
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0062D AND 29043C0064D, WHICH BEARS AND EFFECTIVE DATE OF 11-02-2023.
 - SOURCE OF SURVEY: FINAL PLAT OF PEMBROOK PLACE, FINAL PLAT OF ASHMTON PLACE, FINAL PLAT OF LAKEVIEW SOUTH SUBDIVISION, FINAL PLAT OF NIXA R-II SUBDIVISION; FINAL PLAT OF SOUTH HAVEN ESTATES, SURVEY BY KUHLMAN DESIGN GROUP, INC. JOB NO. 060003-055, DATED 06-08-2007.
 - REFER TO THE "PRELIMINARY SINKHOLE EVALUATION FOR 38 ACRES S.GREGG RD NIXA, MISSOURI" AS PROVIDED BY PALMERSTON & PARRISH, INC. DATED MAY 12, 2023. PPI PROJECT NUMBER: 23-2198. FOR INFORMATION ON SINKHOLES AND SINKHOLE SETBACKS.
 - THE LEASE AGREEMENT AS SET OUT IN BOOK 2007 AT PAGE 19114 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE DOES NOT DEFINE THE LOCATION AND SIZE OF THE LEASE AREA, AND IT DOES NOT DESCRIBE ANY EASEMENTS ACCOMPANYING THE LEASE AREA FOR VERIZON WIRELESS. SHAFER & HINES, INC., OBTAINED A COPY OF THE SURVEY BY KUHLMAN DESIGN GROUP, INC., DATED JUNE 8, 2007, PREPARED FOR VERIZON WIRELESS THAT SHOWS THE LOCATION OF THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT THAT WERE INTENDED TO BE UTILIZED WITH THE VERIZON FACILITIES ON THE SUBJECT PROPERTY. THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT SHOWN HEREON ARE BASED ON SAID KUHLMAN DESIGN GROUP SURVEY. THE 30' ACCESS EASEMENT IS ATTEMPTING TO UTILIZE THE ACCESS EASEMENT AS DESCRIBED IN BOOK 2007 AT PAGE 4746. NO DOCUMENTS WERE PROVIDED FROM THE CITY OF NIXA, OR NIXA RII SCHOOLS GRANTING RIGHT OF ACCESS TO VERIZON WIRELESS OVER THE EASEMENT DESCRIBED IN BOOK 2007 AT PAGE 4746.
 - EASEMENTS GRANTED TO SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC, DESCRIBED IN BOOK 2021 AT PAGE 10264 AND BOOK 2021 AT PAGE 10281 HAVE NOT BEEN SHOWN ON THIS SURVEY. THERE IS NO DESCRIPTION FOR THE EASEMENT LOCATION IN THE AFORESAID DOCUMENTS, ONLY AN IMAGE SHOWING THE GENERAL LOCATION OF THE EASEMENT. THE UTILITIES FOR SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC WERE NOT LOCATED, AND AFORESAID EASEMENTS CAN ONLY BE RETRACED BASED ON UTILITY LOCATIONS.
 - EASEMENTS SHOWN HEREON, ARE THOSE PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY, AND MAY NOT BE ALL INCLUSIVE. OTHER EASEMENTS MAY EXIST THAT WERE NOT PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY.



CERTIFICATE OF SURVEY AND ACCURACY:
 THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES'S STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



FINAL PLAT

NIXA RII SUBDIVISION PHASE 2

IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

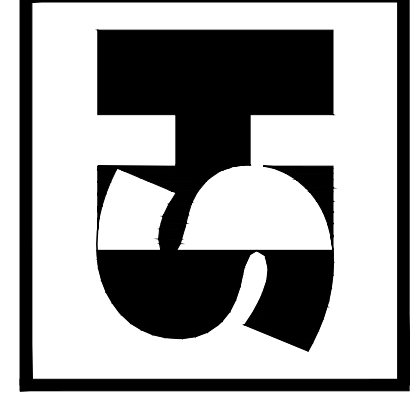
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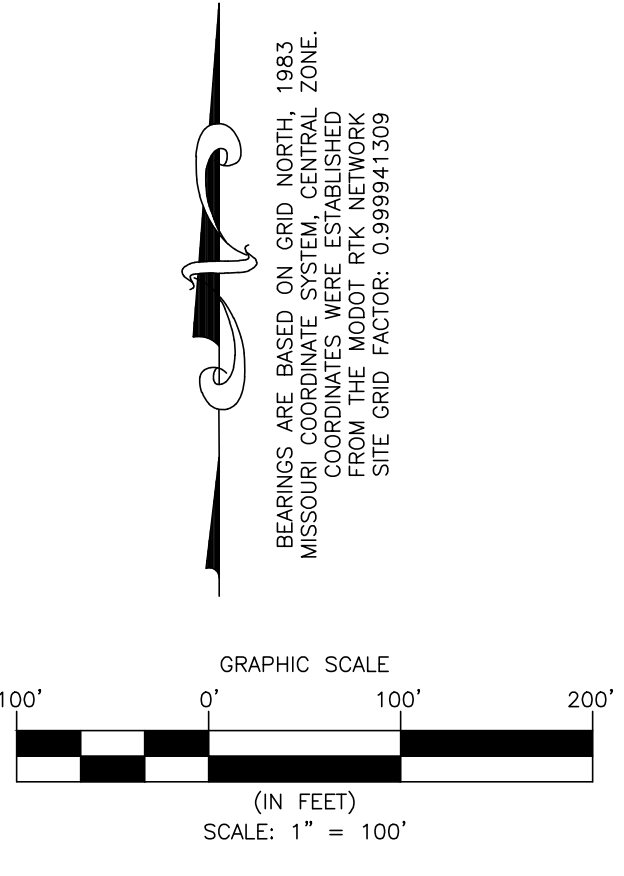


SHANE L. MACHIN - LAND SURVEYOR
 NO. PLS-2005019223
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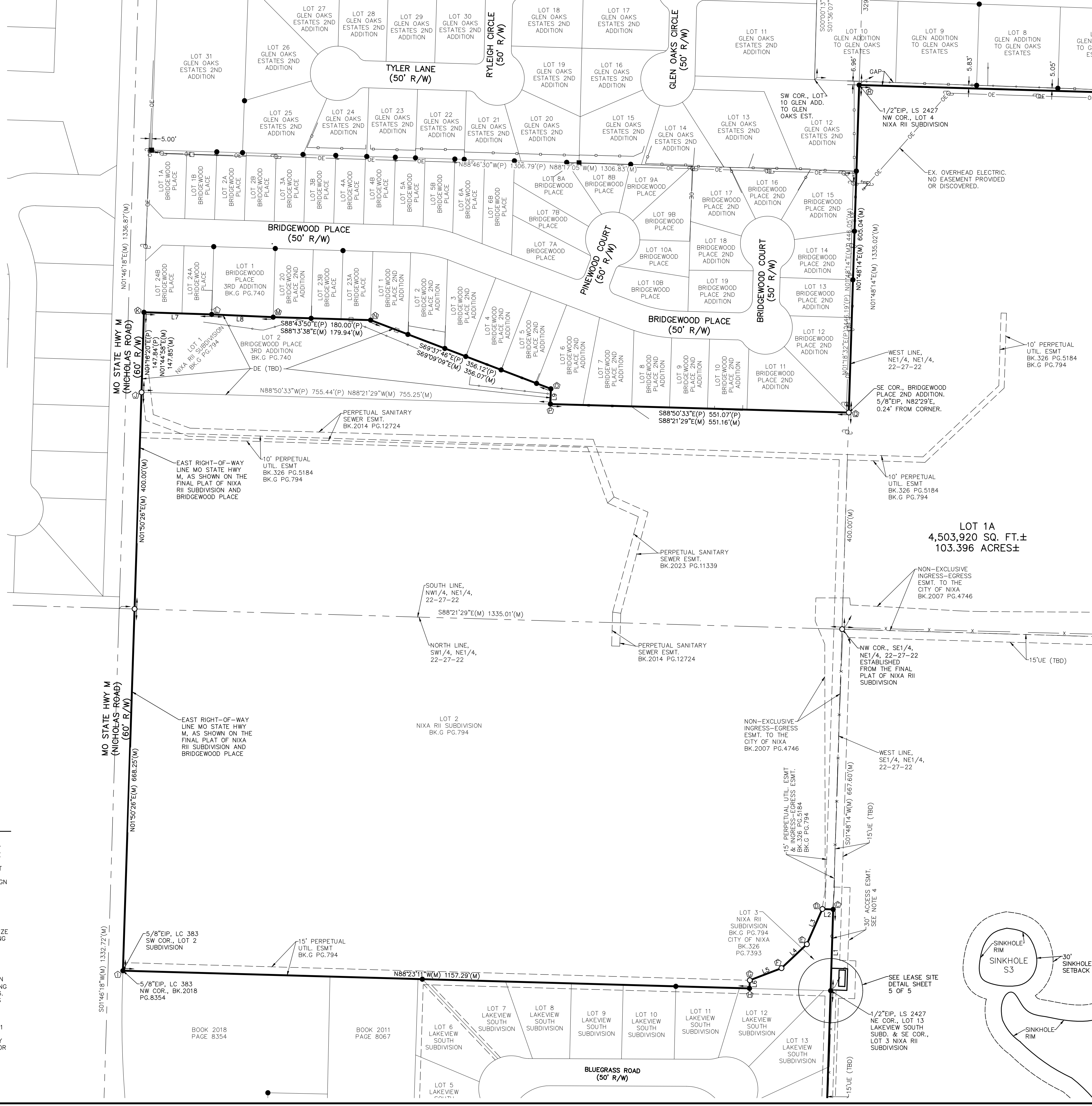
PREPARED FOR:
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 307 S. MAIN STREET
 NIXA, MISSOURI 65714

DATE: 07-25-2024
 DRAWN BY: SIM
 CHECKED BY: SIM
 CLASS OF PROPERTY: URBAN
 DRAWING: 018NDY0018.DWG
 SCALE: 1" = 100'
 JOB NO.: 240018
 SHEET: 3 OF 5



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DESCRIPTION:
 SOURCE OF DESCRIPTION: BOOK 307 AT PAGE 3445, BOOK 324 AT PAGE 1426, BOOK 2019 AT PAGE 17362, AND THE FINAL PLAT OF NIXA RII SUBDIVISION.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID NE 1/4; THENCE N88°25'06"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 40.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 6557 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF GREGG ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE CONTINUING N88°25'06"W, ALONG SAID SOUTH LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 1294.35 FEET TO AN EXISTING IRON PIN CAPPED "LS 2427" AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID POINT BEING ON THE EAST LINE OF LAKEVIEW SOUTH SUBDIVISION, SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°48'14"E, ALONG THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4, ALSO BEING THE EAST LINE OF LAKEVIEW SOUTH SUBDIVISION, A DISTANCE OF 667.60 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 13 IN SAID LAKEVIEW SOUTH SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN NIXA RII SUBDIVISION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE CONTINUING N01°48'14"E, ALONG THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 150.13 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 3 IN SAID NIXA RII SUBDIVISION; THENCE N88°11'46"W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO AN IRON PIN SET; THENCE S23°51'12"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 70.99 FEET TO AN IRON PIN SET; THENCE S46°38'13"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 64.51 FEET; THENCE S69°09'14"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 62.54 FEET TO AN IRON PIN SET; THENCE S01°56'49"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTH LINE OF SAID LAKEVIEW SOUTH SUBDIVISION; THENCE N88°23'11"W, ALONG SAID NORTH LINE, AND THE SOUTH LINE OF LOT 2 IN SAID NIXA RII SUBDIVISION, A DISTANCE OF 1157.29 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2018 AT PAGE 8354 IN SAID RECORDER'S OFFICE; THENCE N01°50'26"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 103, A DISTANCE OF 665.25 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID NE 1/4; THENCE CONTINUING N01°50'26"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 2 IN BRIDGEWOOD PLACE 3RD ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°48'14"E, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD PLACE 3RD ADDITION, A DISTANCE OF 147.85 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 248 IN BRIDGEWOOD PLACE, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE S88°12'41"E, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 125.14 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2, A DISTANCE OF 147.85 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 248 IN BRIDGEWOOD PLACE, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE S88°12'41"E, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 113.67 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 1 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 28.19 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 356.07 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION; THENCE S01°48'14"E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.19 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION; THENCE S88°21'29"E, ALONG THE SOUTH LINE OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 55.16 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 11 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, SAID POINT BEING ON THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE N01°48'14"E, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, A DISTANCE OF 605.04 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 4 IN SAID NIXA RII SUBDIVISION; THENCE S88°16'49"E, ALONG THE NORTH LINE OF SAID LOT 4 IN SAID NIXA RII SUBDIVISION, A DISTANCE OF 1295.47 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 4233, SAID POINT BEING ON THE SAID WEST RIGHT-OF-WAY LINE OF GREGG ROAD AS IT NOW EXISTS; THENCE S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1003.59 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE CONTINUING S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.54 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 103.396 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.

LINE TABLE:

LINE	LENGTH	BEARING
L1	150.00(P)	N01°16'36"E(P)
L2	20.00(P)	N01°48'14"E(M)
L3	71.00(P)	S23°26'00"W(P)
L4	70.99(M)	S23°51'12"W(M)
L5	64.52(P)	S46°13'07"W(P)
L6	62.55(P)	S69°09'14"W(P)
L7	62.54(M)	S69°09'14"W(M)
L8	15.00(P)	S01°07'28"W(P)
L9	15.00(M)	S01°36'49"W(M)
L10	125.01(P)	S88°43'40"E(P)
L11	125.14(M)	S88°12'41"E(M)
L12	113.67(P)	S87°52'58"E(P)
L13	113.67(M)	S87°27'14"E(M)
L14	28.12(P)	S01°09'22"W(P)
L15	28.19(M)	S01°41'33"W(M)
L16	48.11'	S76°43'52"E
L17	9.59'	S54°13'52"E

CERTIFICATE OF SURVEY AND ACCURACY:
 THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCE'S STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



SHANE L. MACHIN, M.O. P.L.S. NO. 2005019223 DATE

FINAL PLAT

NIXA RII SUBDIVISION PHASE 2

IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER _____ DEPUTY _____

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 307 AT PAGE 3445, BOOK 324 AT PAGE 1426, BOOK 2019 AT PAGE 17362, AND THE FINAL PLAT OF NIXA RII SUBDIVISION.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE1/4) OF SAID NE1/4; THENCE N88°25'06"W, ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 40.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 6557 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF GREGG ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE CONTINUING N88°25'06"W, ALONG SAID SOUTH LINE OF THE SE1/4 OF THE NE1/4, A DISTANCE OF 1294.35 FEET TO AN EXISTING IRON PIN CAPPED "LS 2422" AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4, SAID POINT BEING ON THE EAST LINE OF LAKEVIEW SOUTH SUBDIVISION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE CONTINUING N88°25'06"W, ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID LAKEVIEW SOUTH SUBDIVISION, A DISTANCE OF 667.69 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 13 IN SAID LAKEVIEW SOUTH SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN NIXA RII SUBDIVISION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE CONTINUING N01°48'14"E, ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 150.13 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 3 IN SAID NIXA RII SUBDIVISION; THENCE N88°11'46"W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO AN IRON PIN SET; THENCE S23°51'12"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 70.99 FEET TO AN IRON PIN SET; THENCE S46°38'13"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 64.51 FEET, THENCE S89°01'4"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 62.54 FEET TO AN IRON PIN SET; THENCE S01°36'49"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTH LINE OF SAID LAKEVIEW SOUTH SUBDIVISION; THENCE N88°21'17"W, ALONG SAID NORTH LINE, AND THE SOUTH LINE OF LOT 2 IN SAID NIXA RII SUBDIVISION, A DISTANCE OF 1157.29 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2018 AT PAGE 6554 IN SAID RECORDER'S OFFICE; THENCE N01°50'26"E, ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY M, A DISTANCE OF 666.25 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID NE1/4; THENCE CONTINUING N01°50'26"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 2 IN BRIDGEWOOD PLACE 2ND ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N88°21'17"W, ALONG SAID NORTH LINE, AND THE SOUTH LINE OF LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 113.67 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S88°13'38"E, ALONG THE SOUTH LINE OF LOT 20 IN BRIDGEWOOD PLACE 2ND ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 113.67 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S88°13'38"E, ALONG THE SOUTH LINE OF LOT 20 IN BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 28.19 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 2ND ADDITION; THENCE S88°21'29"E, ALONG THE SOUTH LINE OF LOTS 6 THROUGH 11 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 95.18 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 11 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N01°48'14"E, ALONG THE WEST LINE OF SAID NE1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID BRIDGEWOOD PLACE 2ND ADDITION, AND THE EAST LINE OF GLEN OAKS ESTATES 2ND ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, A DISTANCE OF 605.04 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 4 IN SAID NIXA RII SUBDIVISION, A DISTANCE OF 1295.47 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 4233, SAID POINT BEING ON THE SAID WEST RIGHT-OF-WAY LINE OF GREGG ROAD AS IT NOW EXISTS; THENCE S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1003.59 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE CONTINUING S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.54 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 103.396 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.

DATE: 01/27/2020

REVISION / ISSUE

REVISED PER RESULTS OF NEW GEOLOGIC REPORT BS195072.1 DATED 01/10/2020

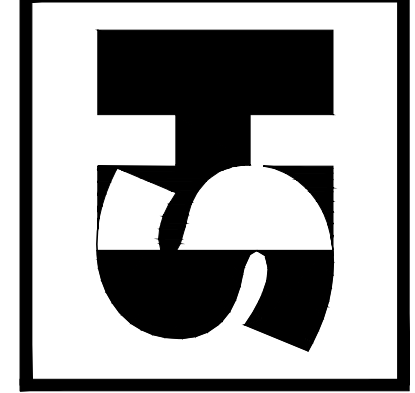
NO.	DESCRIPTION
1	



SHANE L. MACHIN - LAND SURVEYOR
NO. PLS. 0205019223

SHAFFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DRE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-5230
Email: shane@shafferhines.com

SHAFFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-983-D



PREPARED FOR:

NIXA R-II SCHOOL DISTRICT
307 S. MAIN STREET
NIXA, MISSOURI 65714

DATE: 07-25-2024

DRAWN BY: SIM

CHECKED BY: SIM

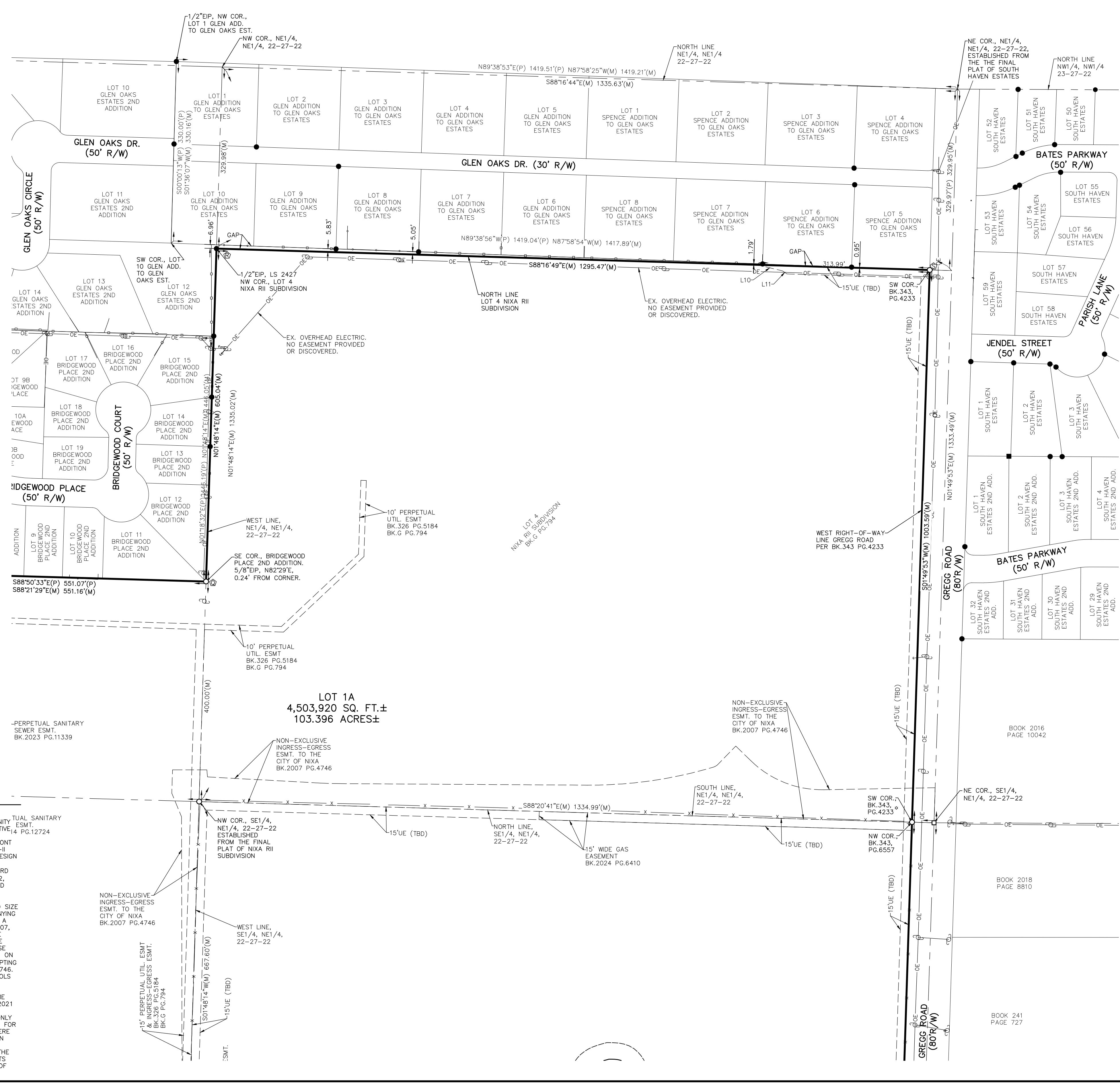
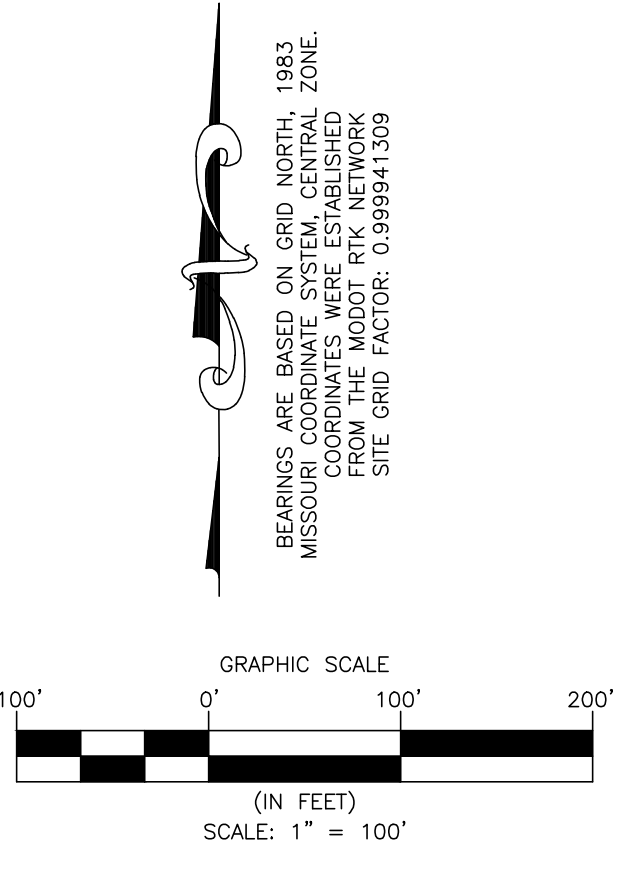
CLASS OF PROPERTY: URBAN

DRAWING: 018NDY0018.DWG

SCALE: 1" = 100'

JOB NO. 240018

SHEET 4 OF 5



LINE TABLE:

LINE	LENGTH	BEARING
L1	150.00'(P)	N01°19'36"E(P)
	150.13'(M)	N01°48'14"E(M)
L2	20.00'(P)	N88°41'24"W(P)
	20.00'(M)	N88°11'46"W(M)
L3	71.00'(P)	S23°26'00"W(P)
	70.99'(M)	S23°51'12"W(M)
L4	64.52'(P)	S46°38'13"W(P)
	64.51'(M)	S46°38'13"W(M)
L5	62.55'(P)	S68°44'02"W(P)
	62.54'(M)	S69°09'14"W(M)
L6	15.00'(P)	S01°07'26"W(P)
	15.00'(M)	S01°36'49"W(M)
L7	125.01'(P)	S88°43'49"E(P)
	125.14'(M)	S88°12'41"E(M)
L8	113.67'(P)	S87°52'58"E(P)
	113.67'(M)	S87°27'14"E(M)
L9	28.12'(P)	S01°09'17"W(P)
	28.19'(M)	S01°40'13"W(M)
L10	48.11'	S76°43'52"E
L11	9.59'	S64°13'52"E

CERTIFICATE OF SURVEY AND ACCURACY:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES'S STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



SHANE L. MACHIN, M.O. P.L.S. NO. 2005019223

- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
 - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALLUM. CAP STAMPED "LC 383")
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - (D) = DEEDED DATA
 - (K) = KUHLMAN DESIGN GROUP INC. SURVEY
 - R/W = RIGHT-OF-WAY
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - TBD = TO BE DEDICATED
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY & DRAINAGE EASEMENT
 - = IRON RAIL FENCE
 - = CHAIN LINK FENCE
 - = BARBED WIRE FENCE
 - - - = UNDERGROUND COMMUNICATION LINE
 - - - = OVERHEAD ELECTRIC
 - ⊙ = SANITARY SEWER MANHOLE
 - = SIGN
 - = SANITARY SEWER LINE
 - = POWER POLE
 - = GUY WIRE
 - = UNDERGROUND ELECTRIC
 - = WATER VALVE
 - = WATER LINE
 - = GAS LINE
 - = COMMUNICATIONS RISER
 - = WATER METER
 - = FIRE HYDRANT FLOWLINE
 - = GAS METER
 - = PULL BOX
 - = ELEVATION

- NOTES:**
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0062D AND 29043C0064D, WHICH BEARS AND EFFECTIVE DATE OF 11-02-2023.
 - SOURCE OF SURVEY: FINAL PLAT OF PEMBOUR PLACE, FINAL PLAT OF ASHMORE PLACE, FINAL PLAT OF LAKEVIEW SOUTH SUBDIVISION, FINAL PLAT OF NIXA R-II SUBDIVISION; FINAL PLAT OF SOUTH HAVEN ESTATES, SURVEY BY KUHLMAN DESIGN GROUP, INC. JOB NO. 060003-055, DATED 06-08-2007.
 - REFER TO THE "PRELIMINARY SINKHOLE EVALUATION FOR 38 ACRES S.GREGG RD NIXA, MISSOURI" AS PROVIDED BY PALMERTON & PARRISH, INC. DATED MAY 12, 2023, PROJECT NUMBER: 23-2198, FOR INFORMATION ON SINKHOLES AND SINKHOLE SETBACKS.
 - THE LEASE AGREEMENT AS SET OUT IN BOOK 2007 AT PAGE 19114 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE DOES NOT DEFINE THE LOCATION AND SIZE OF THE LEASE AREA, AND IT DOES NOT DESCRIBE ANY EASEMENTS ACCOMPANYING THE LEASE AREA FOR VERIZON WIRELESS. SHAFFER & HINES, INC., OBTAINED A COPY OF THE SURVEY BY KUHLMAN DESIGN GROUP, INC., DATED JUNE 8, 2007, PREPARED FOR VERIZON WIRELESS THAT SHOWS THE LOCATION OF THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT THAT WERE INTENDED TO BE UTILIZED WITH THE VERIZON FACILITIES ON THE SUBJECT PROPERTY. THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT SHOWN HEREON ARE BASED ON SAID KUHLMAN DESIGN GROUP SURVEY. THE 30' ACCESS EASEMENT IS ATTEMPTING TO UTILIZE THE ACCESS EASEMENT AS DESCRIBED IN BOOK 2007 AT PAGE 4746. NO DOCUMENTS WERE PROVIDED FROM THE CITY OF NIXA, OR NIXA RII SCHOOLS GRANTING RIGHT OF ACCESS TO VERIZON WIRELESS OVER THE EASEMENT DESCRIBED IN BOOK 2007 AT PAGE 4746.
 - EASEMENTS GRANTED TO SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC, DESCRIBED IN BOOK 2021 AT PAGE 10264 AND BOOK 2021 AT PAGE 10281 HAVE NOT BEEN SHOWN ON THIS SURVEY. THERE IS NO DESCRIPTION FOR THE EASEMENT LOCATION IN THE AFORESAID DOCUMENTS, ONLY AN IMAGE SHOWING THE GENERAL LOCATION OF THE EASEMENT. THE UTILITIES FOR SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC WERE NOT LOCATED, AND AFORESAID EASEMENTS CAN ONLY BE RETRACED BASED ON UTILITY LOCATIONS.
 - EASEMENTS SHOWN HEREON, ARE THOSE PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY, AND MAY NOT BE ALL INCLUSIVE. OTHER EASEMENTS MAY EXIST THAT WERE NOT PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY.

FINAL PLAT

NIXA RII SUBDIVISION PHASE 2

IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

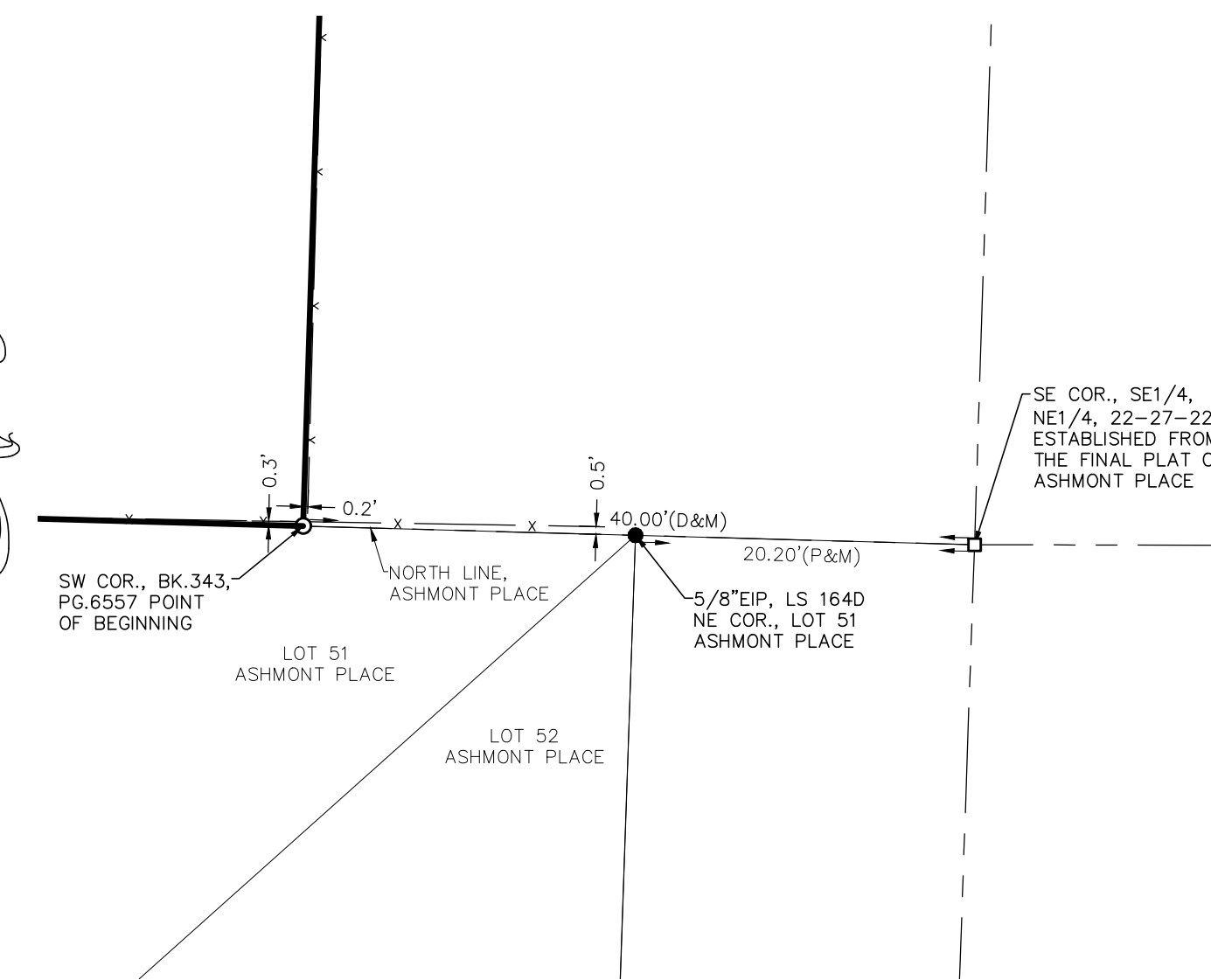
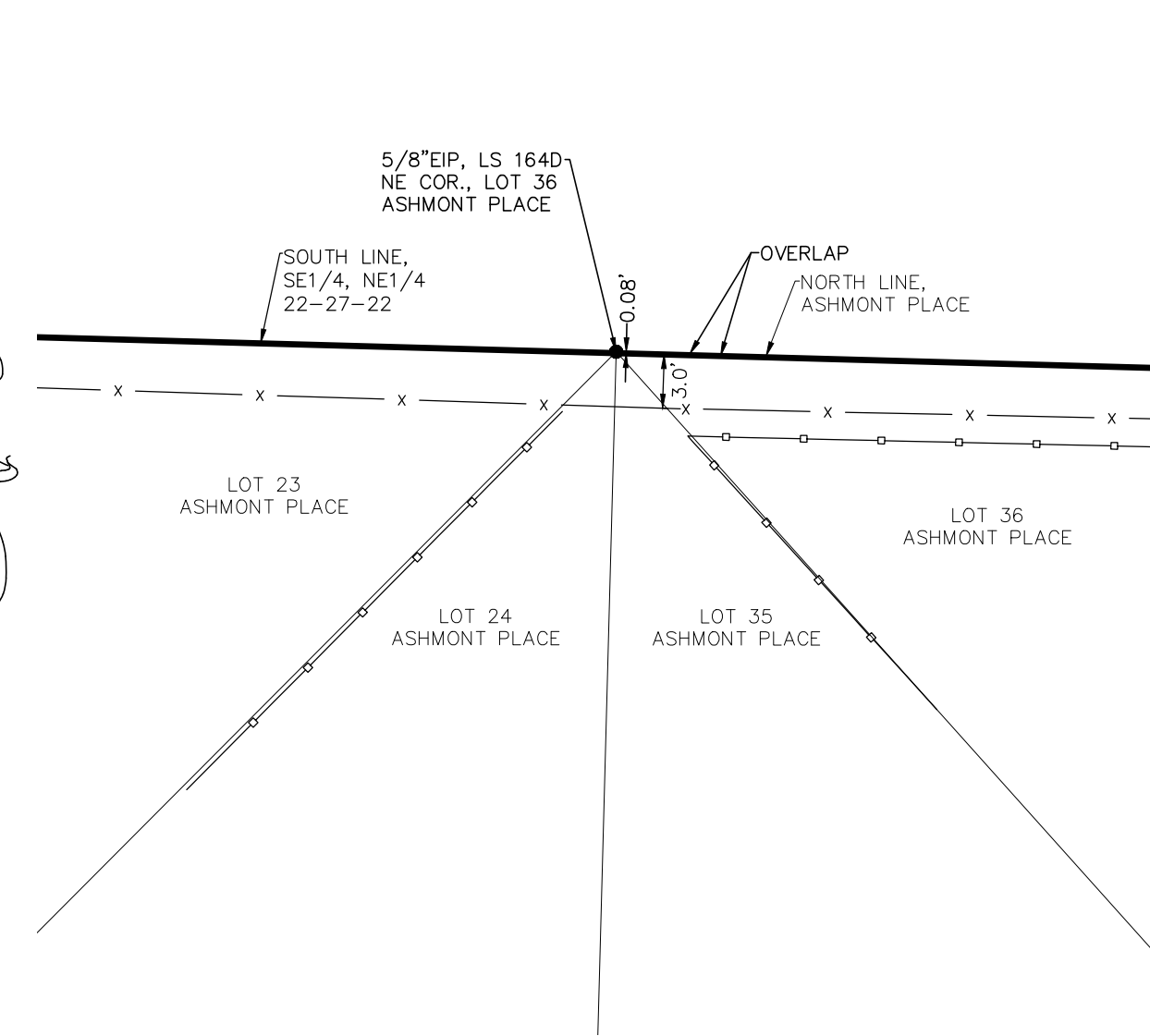
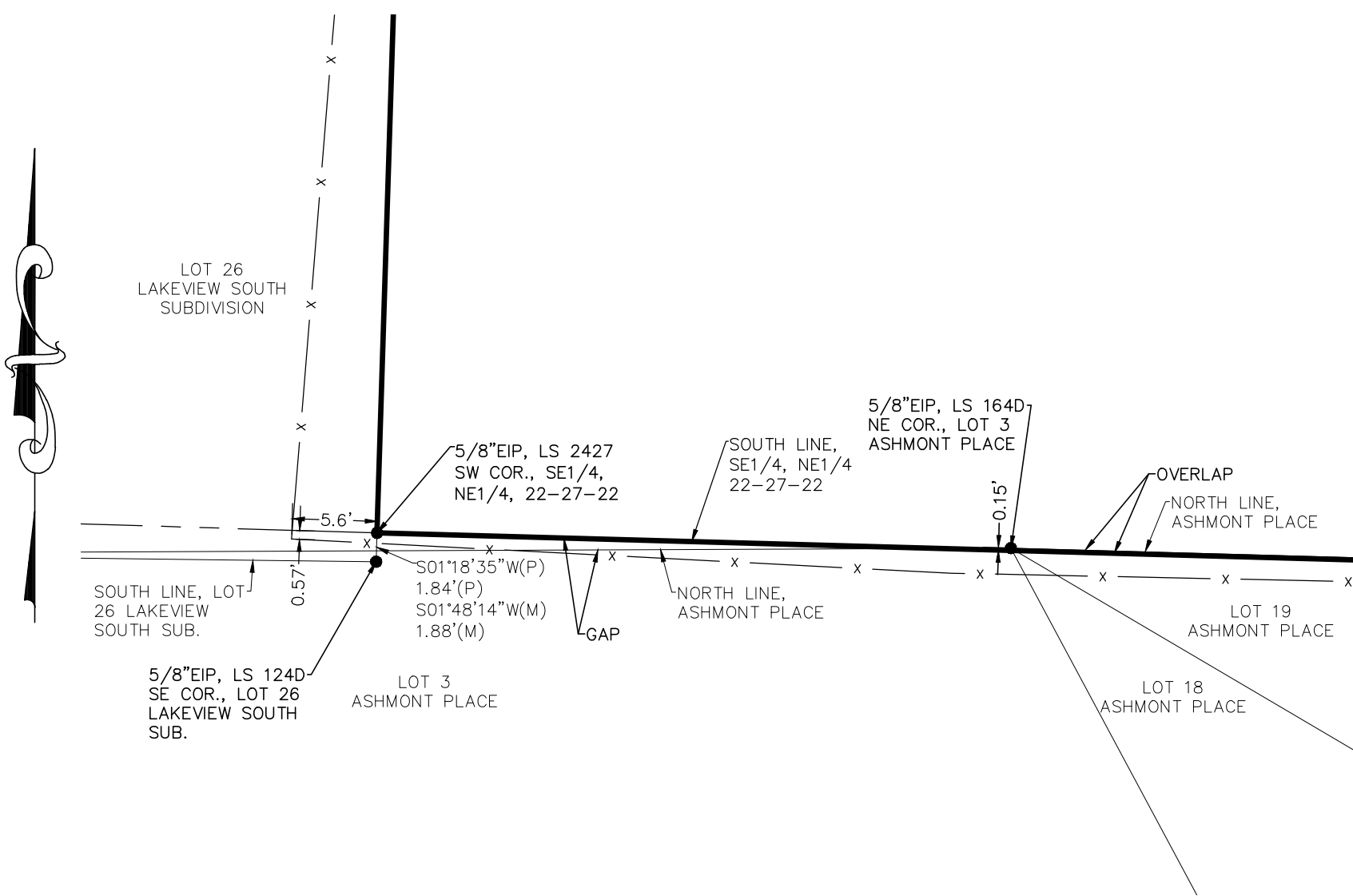
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

DETAIL NO. 1 SCALE: 1" = 10'

DETAIL NO. 2 SCALE: 1" = 10'

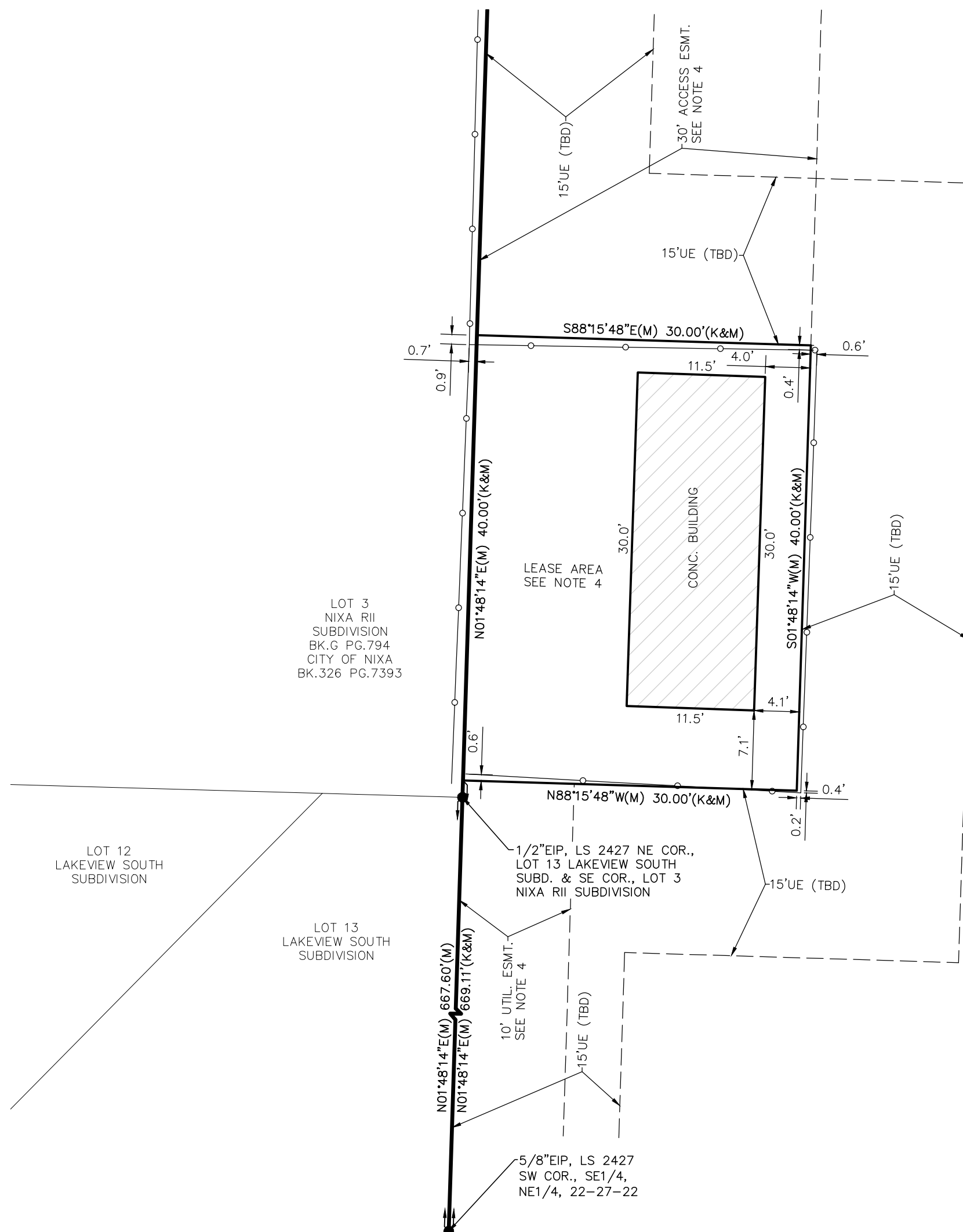
DETAIL NO. 3 SCALE: 1" = 10'



LEASE SITE DETAIL SCALE: 1" = 10'

- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
 - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP STAMPED "LC 383")
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 - = IRON RAIL FENCE
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 - = BARBED WIRE FENCE
 - = UNDERGROUND COMMUNICATION LINE
 - = OVERHEAD ELECTRIC
 - ⊙ = SANITARY SEWER MANHOLE SIGN
 - SS— = SANITARY SEWER LINE
 - P— = POWER POLE
 - UE— = UNDERGROUND ELECTRIC
 - W— = WATER VALVE
 - W— = WATER LINE
 - G— = GAS LINE
 - C— = COMMUNICATIONS RISER
 - M— = WATER METER
 - F— = FIRE HYDRANT
 - FL— = FLOWLINE
 - G— = GAS METER
 - PB— = PULL BOX
 - E— = ELEVATION

- NOTES:**
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 290430062D AND 290430064D, WHICH BEARS AND EFFECTIVE DATE OF 11-02-2023.
 - SOURCE OF SURVEY: FINAL PLAT OF PEMBROOK PLACE, FINAL PLAT OF ASHMONT PLACE, FINAL PLAT OF LAKEVIEW SOUTH SUBDIVISION, FINAL PLAT OF NIXA R-II SUBDIVISION, FINAL PLAT OF SOUTH HAVEN ESTATES, SURVEY BY KUHLMAN DESIGN GROUP, INC. JOB NO. 060003-055, DATED 06-08-2007.
 - REFER TO THE "PRELIMINARY SINKHOLE EVALUATION FOR 38 ACRES S.GREGG RD NIXA, MISSOURI" AS PROVIDED BY PALMERTON & PARRISH, INC. DATED MAY 12, 2023, PPI PROJECT NUMBER: 23-2198, FOR INFORMATION ON SINKHOLES AND SINKHOLE SETBACKS.
 - THE LEASE AGREEMENT AS SET OUT IN BOOK 2007 AT PAGE 19114 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE DOES NOT DEFINE THE LOCATION AND SIZE OF THE LEASE AREA, AND IT DOES NOT DESCRIBE ANY EASEMENTS ACCOMPANYING THE LEASE AREA FOR VERIZON WIRELESS. SHAFER & HINES, INC. OBTAINED A COPY OF THE SURVEY BY KUHLMAN DESIGN GROUP, INC., DATED JUNE 8, 2007, PREPARED FOR VERIZON WIRELESS THAT SHOWS THE LOCATION OF THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT THAT WERE INTENDED TO BE UTILIZED WITH THE VERIZON FACILITIES ON THE SUBJECT PROPERTY. THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT SHOWN HEREON IS BASED ON SAID KUHLMAN DESIGN GROUP SURVEY. THE 30' ACCESS EASEMENT IS ATTEMPTING TO UTILIZE THE ACCESS EASEMENT AS DESCRIBED IN BOOK 2007 AT PAGE 4746. NO DOCUMENTS WERE PROVIDED FROM THE CITY OF NIXA, OR NIXA RII SCHOOLS GRANTING RIGHT OF ACCESS TO VERIZON WIRELESS OVER THE EASEMENT DESCRIBED IN BOOK 2007 AT PAGE 4746.
 - EASEMENTS GRANTED TO SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC, DESCRIBED IN BOOK 2021 AT PAGE 10264 AND BOOK 2021 AT PAGE 10281 HAVE NOT BEEN SHOWN ON THIS SURVEY. THERE IS NO DESCRIPTION FOR THE EASEMENT LOCATION IN THE AFORESAID DOCUMENTS, ONLY AN IMAGE SHOWING THE GENERAL LOCATION OF THE EASEMENT. THE UTILITIES FOR SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC WERE NOT LOCATED, AND AFORESAID EASEMENTS CAN ONLY BE RETRACED BASED ON UTILITY LOCATIONS.
 - EASEMENTS SHOWN HEREON, ARE THOSE PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY, AND MAY NOT BE ALL INCLUSIVE. OTHER EASEMENTS MAY EXIST THAT WERE NOT PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY.



STATE PLANE COORDINATES:

ALL COORDINATES ARE IN METERS			
CORNER	NORTHING	EASTING	
A	133229.9313	427242.5842	
B	132970.7853	427211.5122	
C	132981.6732	426817.1658	
D	133230.7807	426825.0111	
E	133230.9726	426818.9184	
F	133211.1844	426810.1687	
G	133197.6844	426795.8744	
H	133190.9013	426778.0608	
I	133186.3314	426777.9321	
J	133196.2646	426425.3485	
K	133521.8800	426435.8054	
L	133566.7198	426437.1811	
M	133565.5293	426475.3035	
N	133563.9902	426509.9145	
O	133562.2935	426564.7311	
P	133515.0845	426665.8984	
Q	133510.2713	426833.8132	
R	133694.5869	426839.6180	
S	133682.7373	427234.2777	

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM THE MODOIT RTK NETWORK PROJECT GRID FACTOR: 0.999941309
1 METER = 3.28083333

CERTIFICATE OF OWNERSHIP AND DEDICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE NIXA CITY COUNCIL IN THE PUBLIC INTEREST.

NIXA RII SCHOOL DISTRICT _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.
COUNTY OF CHRISTIAN }
ON THE _____ DAY OF _____ OF 20____, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT IN BEHALF OF NIXA RII SCHOOL DISTRICT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE CITY PLANNER OF THE CITY OF NIXA:
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

SCOTT GODBY - PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NIXA, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA CITY PLANNER, SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

REBEKA COFFEY - CITY CLERK _____ DATE _____

COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, THAT ALL TAXES OWED ON PARCEL NO. 10-0-5-22-001-002-034.000 AND PARCEL NO. 10-0-5-22-001-002-001.000 HAVE BEEN PAID.

TED NICHOLS - COUNTY COLLECTOR _____

CERTIFICATE OF SURVEY AND ACCURACY:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES'S STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



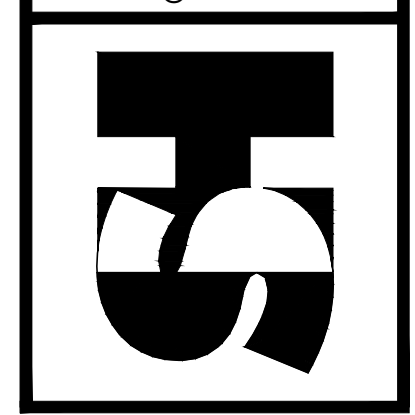
SHANE L. MACHIN, MO P.L.S. NO. 2005019223 _____ DATE _____

REVISION / ISSUE	DATE
REVISED PER RESULTS OF NEW GEOLOGIC REPORT BS195072.1 DATED 01/10/2020	01/27/2020
NO. 1	



SHANE L. MACHIN - LAND SURVEYOR
MO P.L.S. 2005019223

SHAFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-5230
Email: shane@shafahines.com
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-983-D



PREPARED FOR:
NIXA R-II SCHOOL DISTRICT
307 S. MAIN STREET
NIXA, MISSOURI 65714

DATE:	07-25-2024
DRAWN BY:	SM
CHECKED BY:	SM
CLASS OF PROPERTY:	URBAN
DRAWING:	018INDY018.DWG
SCALE:	SEE DETAILS
JOB NO.	240018
SHEET	5 OF 5

FINAL PLAT

NIXA RII SUBDIVISION PHASE 2

IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 307 AT PAGE 3445, BOOK 324 AT PAGE 1426, BOOK 2019 AT PAGE 17362, AND THE FINAL PLAT OF NIXA RII SUBDIVISION.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE1/4) OF SAID NE1/4; THENCE N88°25'06"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 40.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 6557 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF GREGG ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE CONTINUING N88°25'06"W, ALONG SAID SOUTH LINE OF THE SE1/4 OF THE NE1/4, A DISTANCE OF 1294.35 FEET TO AN EXISTING IRON PIN CAPPED "LS 2427" AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4, SAID POINT BEING ON THE EAST LINE OF LAKEVIEW SOUTH SUBDIVISION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°48'14"E, ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID LAKEVIEW SOUTH SUBDIVISION, A DISTANCE OF 667.60 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 13 IN SAID LAKEVIEW SOUTH SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN NIXA RII SUBDIVISION, A SUBDIVISION ON THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE CONTINUING N01°48'14"E, ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 150.13 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 3 IN SAID NIXA RII SUBDIVISION; THENCE N88°11'46"W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO AN IRON PIN SET; THENCE S23°51'12"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 70.99 FEET TO AN IRON PIN SET; THENCE S46°38'13"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 64.51 FEET; THENCE S69°09'14"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 62.54 FEET TO AN IRON PIN SET; THENCE S01°36'49"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTH LINE OF SAID LAKEVIEW SOUTH SUBDIVISION; THENCE N88°23'11"W, ALONG SAID NORTH LINE, AND THE SOUTH LINE OF LOT 2 IN SAID NIXA RII SUBDIVISION, A DISTANCE OF 1157.29 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2018 AT PAGE 8354 IN SAID RECORDER'S OFFICE; THENCE N01°50'26"E, ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY M, A DISTANCE OF 668.25 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID NE1/4; THENCE CONTINUING N01°50'26"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 2 IN BRIDGEWOOD PLACE 3RD ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE N01°44'58"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 147.85 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 248 IN BRIDGEWOOD PLACE, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE S88°12'41"E, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD PLACE 3RD ADDITION; THENCE S87°27'14"E, ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID BRIDGEWOOD PLACE 3RD ADDITION; THENCE S87°27'14"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 113.67 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S88°13'38"E, ALONG THE SOUTH LINE OF LOT 20 IN BRIDGEWOOD PLACE 2ND ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND THE SOUTH LINE OF LOTS 238 AND 23A IN SAID BRIDGEWOOD PLACE, A DISTANCE OF 179.94 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BRIDGEWOOD PLACE 2ND ADDITION; THENCE S88°13'38"E, ALONG THE SOUTH LINE OF LOTS 1 THROUGH 9 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 356.07 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 3RD ADDITION; THENCE S01°40'13"W, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.19 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2 IN SAID BRIDGEWOOD PLACE 3RD ADDITION; THENCE S88°21'29"E, ALONG THE SOUTH LINE OF LOTS 6 THROUGH 11 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, A DISTANCE OF 551.16 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 11 IN SAID BRIDGEWOOD PLACE 2ND ADDITION, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N01°48'14"E, ALONG THE WEST LINE OF SAID NE1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID BRIDGEWOOD PLACE 2ND ADDITION AND THE EAST LINE OF GLEN OAKS ESTATES 2ND ADDITION, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, A DISTANCE OF 1295.47 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 343 AT PAGE 4233, SAID POINT BEING ON THE SAID WEST RIGHT-OF-WAY LINE OF GREGG ROAD AS IT NOW EXISTS; THENCE S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1003.59 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE CONTINUING S01°49'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.54 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 103.396 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.

BOOK 2016 PAGE 10042
 BOOK 2018 PAGE 8810
 BOOK 241 PAGE 727

LOT 1 PEMBROOK PLACE
 LOT 2 PEMBROOK PLACE
 LOT 3 PEMBROOK PLACE
 LOT 96 PEMBROOK PLACE

LINE TABLE:

LINE	LENGTH	BEARING
L1	150.00'(P)	N01°18'36"E(P)
	150.13'(M)	N01°48'14"E(M)
L2	20.00'(P)	N88°41'24"W(P)
	20.00'(M)	N88°11'46"W(M)
L3	71.00'(P)	S23°51'12"W(P)
	70.99'(M)	S23°51'12"W(M)
L4	64.52'(P)	S46°38'13"W(P)
	64.51'(M)	S46°38'13"W(M)
L5	62.55'(P)	S69°09'14"W(P)
	62.54'(M)	S69°09'14"W(M)
L6	15.00'(P)	S01°36'49"W(P)
	15.00'(M)	S01°36'49"W(M)
L7	125.01'(P)	S88°43'49"E(P)
	125.14'(M)	S88°12'41"E(M)
L8	113.67'(M)	S87°27'14"E(M)
L9	28.12'(P)	S01°09'22"W(P)
	28.19'(M)	S01°40'13"W(M)
L10	48.11'	S76°43'52"E
L11	9.59'	S54°13'52"E

CERTIFICATE OF SURVEY AND ACCURACY:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES' STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



SHANE L. MACHIN, M.O. P.L.S. NO. 2005019223 DATE

DATE: 01/27/2020

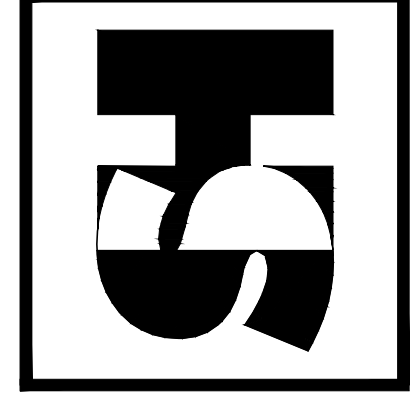
REVISION / ISSUE

REVISED PER RESULTS OF NEW GEOLOGIC REPORT BS1950072.1 DATED 01/10/2020

NO. 1



SHAFER & HINES
 CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
 DBE CERTIFIED COMPANY
 P.O. Box 493, Nixa, Missouri, 65714
 Tel: (417) 725-4663 - Fax: (417) 725-5230
 Email: shane@shafershines.com



PREPARED FOR:
NIXA R-II SCHOOL DISTRICT
 307 S. MAIN STREET
 NIXA, MISSOURI 65714

DATE: 07-25-2024

DRAWN BY: SIM

CHECKED BY: SIM

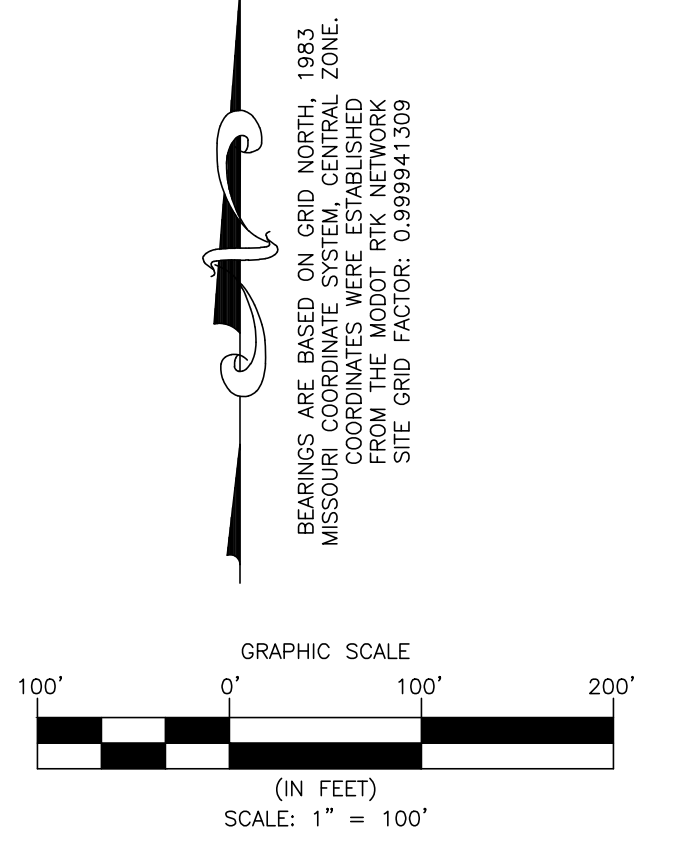
CLASS OF PROPERTY: URBAN

DRAWING: 018NDY0018.DWG

SCALE: 1" = 100'

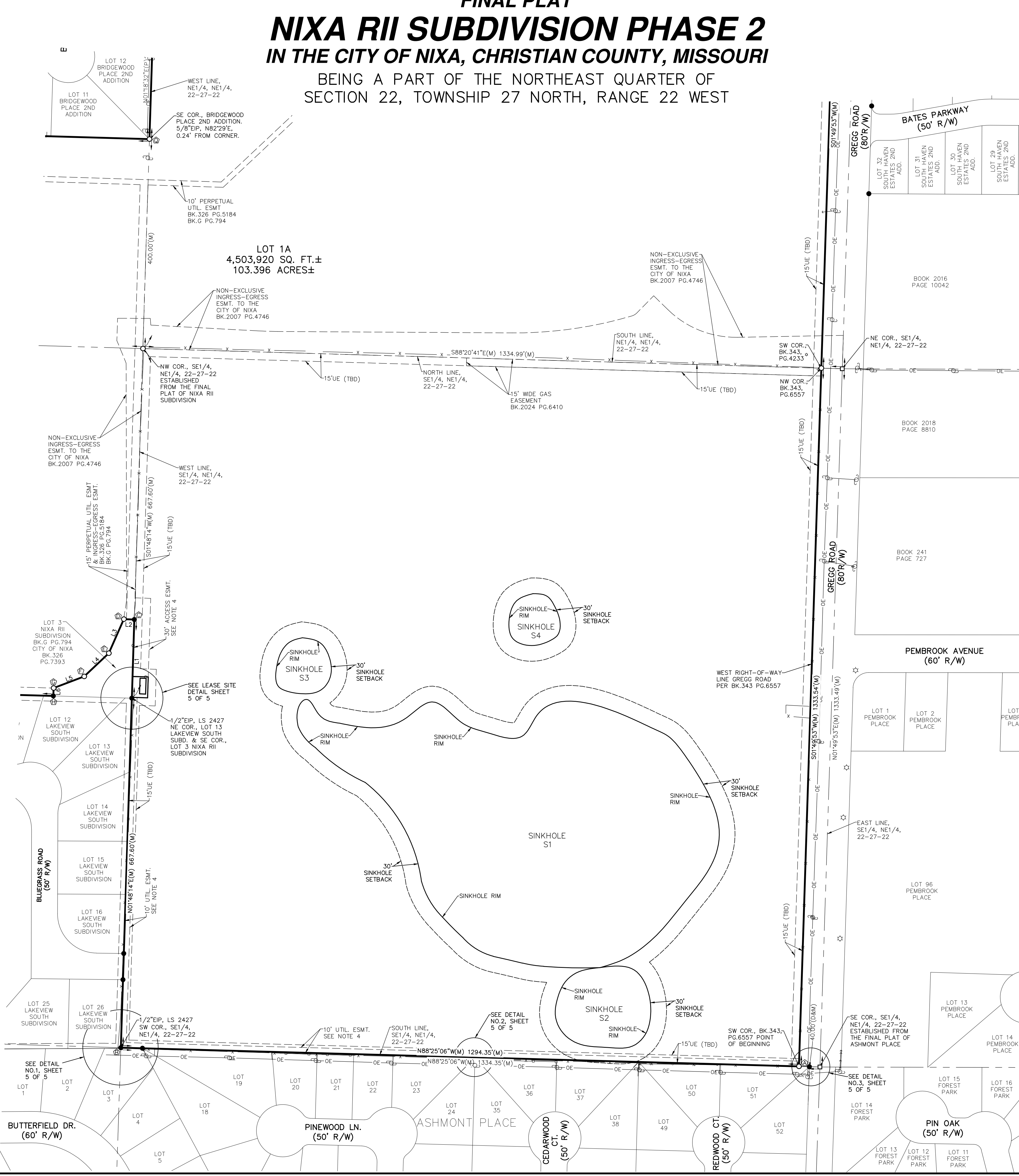
JOB NO. 240018

SHEET 2 OF 5



- LEGEND:**
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
 - = EXISTING PERMANENT MON.
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP STAMPED "LC 383")
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - (D) = DEEDED DATA
 - (K) = KUHLMAN DESIGN GROUP INC. SURVEY
 - R/W = RIGHT-OF-WAY
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - TBD = TO BE DEDICATED
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - UDE = UTILITY & DRAINAGE EASEMENT
 - IF = IRON RAIL FENCE
 - CF = CHAIN LINK FENCE
 - BF = BARBED WIRE FENCE
 - UC = UNDERGROUND COMMUNICATION LINE
 - OE = OVERHEAD ELECTRIC
 - SM = SANITARY SEWER MANHOLE
 - SI = SIGN
 - SS = SANITARY SEWER LINE
 - PP = POWER POLE
 - GW = GUY WIRE
 - UE = UNDERGROUND ELECTRIC
 - WV = WATER VALVE
 - WL = WATER LINE
 - GL = GAS LINE
 - CR = COMMUNICATIONS RISER
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - FL = FLOWLINE
 - GM = GAS METER
 - FB = FILL BOX
 - EL = ELEVATION

- NOTES:**
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0062D AND 29043C0064D, WHICH BEARS AND EFFECTIVE DATE OF 11-02-2023.
 - SOURCE OF SURVEY: FINAL PLAT OF PEMBROOK PLACE, FINAL PLAT OF ASHMONT PLACE, FINAL PLAT OF LAKEVIEW SOUTH SUBDIVISION, FINAL PLAT OF NIXA R-II SUBDIVISION; FINAL PLAT OF SOUTH HAVEN ESTATES, SURVEY BY KUHLMAN DESIGN GROUP, INC. JOB NO. 06003-055, DATED 08-08-2007.
 - REFER TO THE "PRELIMINARY SINKHOLE EVALUATION FOR 38 ACRES S.GREGG RD NIXA, MISSOURI" AS PROVIDED BY PALMERTON & PARRISH, INC. DATED MAY 12, 2023, PFI PROJECT NUMBER: 23-2195, FOR INFORMATION ON SINKHOLES AND SINKHOLE SETBACKS.
 - THE LEASE AGREEMENT AS SET OUT IN BOOK 2007 AT PAGE 19114 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE DOES NOT DEFINE THE LOCATION AND SIZE OF THE LEASE AREA, AND IT DOES NOT DESCRIBE ANY EASEMENTS ACCOMPANYING THE LEASE AREA FOR VERIZON WIRELESS. SHAFER & HINES, INC., OBTAINED A COPY OF THE SURVEY BY KUHLMAN DESIGN GROUP, INC. DATED JUNE 8, 2007, PREPARED FOR VERIZON WIRELESS THAT SHOWS THE LOCATION OF THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT THAT WERE INTENDED TO BE UTILIZED WITH THE VERIZON FACILITIES ON THE SUBJECT PROPERTY. THE LEASE AREA, ACCESS EASEMENT, AND UTILITY EASEMENT SHOWN HEREON ARE BASED ON SAID KUHLMAN DESIGN GROUP SURVEY. THE 30' ACCESS EASEMENT IS ATTEMPTING TO UTILIZE THE ACCESS EASEMENT AS DESCRIBED IN BOOK 2007 AT PAGE 4746. NO DOCUMENTS WERE PROVIDED FROM THE CITY OF NIXA, OR NIXA RII SCHOOLS GRANTING RIGHT OF ACCESS TO VERIZON WIRELESS OVER THE EASEMENT DESCRIBED IN BOOK 2007 AT PAGE 4746.
 - EASEMENTS GRANTED TO SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC, DESCRIBED IN BOOK 2021 AT PAGE 10264 AND BOOK 2021 AT PAGE 10281 HAVE NOT BEEN SHOWN ON THIS SURVEY. THERE IS NO DESCRIPTION FOR THE EASEMENT LOCATION IN THE AFORESAID DOCUMENTS, ONLY AN IMAGE SHOWING THE GENERAL LOCATION OF THE EASEMENT. THE UTILITIES FOR SHO-ME POWER ELECTRIC COOPERATIVE AND SHO-ME TECHNOLOGIES, LLC WERE NOT LOCATED, AND AFORESAID EASEMENTS CAN ONLY BE RETRACED BASED ON UTILITY LOCATIONS.
 - EASEMENTS SHOWN HEREON, ARE THOSE PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY, AND MAY NOT BE ALL INCLUSIVE. OTHER EASEMENTS MAY EXIST THAT WERE NOT PROVIDED OR DISCOVERED DURING THE COURSE OF THIS SURVEY.





MINOR SUBDIVISION APPLICATION

715 W Mt. Vernon
PO Box 395
715 W Mt. Vernon
Nixa, MO 65714
417-725-5850
planning@nixa.com

Application Date: 06/11/2024

File#: MSB24-005

APPLICANT INFORMATION

Name: NIXA R-II SCHOOL DISTRICT Phone #: (417) ~~875-5400~~ 724-6200
Mailing Address: 301 S. MAIN STREET NIXA MO 65714
Street address City State Zip
Email : gearloden@nixaschools.net Contact Person for Project: Shane Machin
Contact Phone: 417-725-4663 Contact Email: shane@shafferhines.com

PROPERTY INFORMATION

General Location of Property NE1/4 Section 22, Township 27 North, Range 22 West
General size of property: 103.4 (acres) Current Zoning of Property: R1

Desired action:

Remove Lot Line yes Add Lot Line: _____ Total Number of Lots: 1

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: 06/11/2024