



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A MINOR SUBDIVISION (LOT LINE ADJUSTMENT) OF THE PROPERTY GENERALLY LOCATED AT 1009 WEST MT VERNON STREET (LOT 3 OF FITZPATRICK'S CORNER)

DATE: FEBRUARY 4TH, 2025

SUBMITTED BY: FITZ 14, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The subject property was originally annexed and platted as part of Fairfield East subdivision in 1993. Storage units were erected around that time. The property was again subdivided and replatted as Fitzpatrick's Corner in July of 2012.

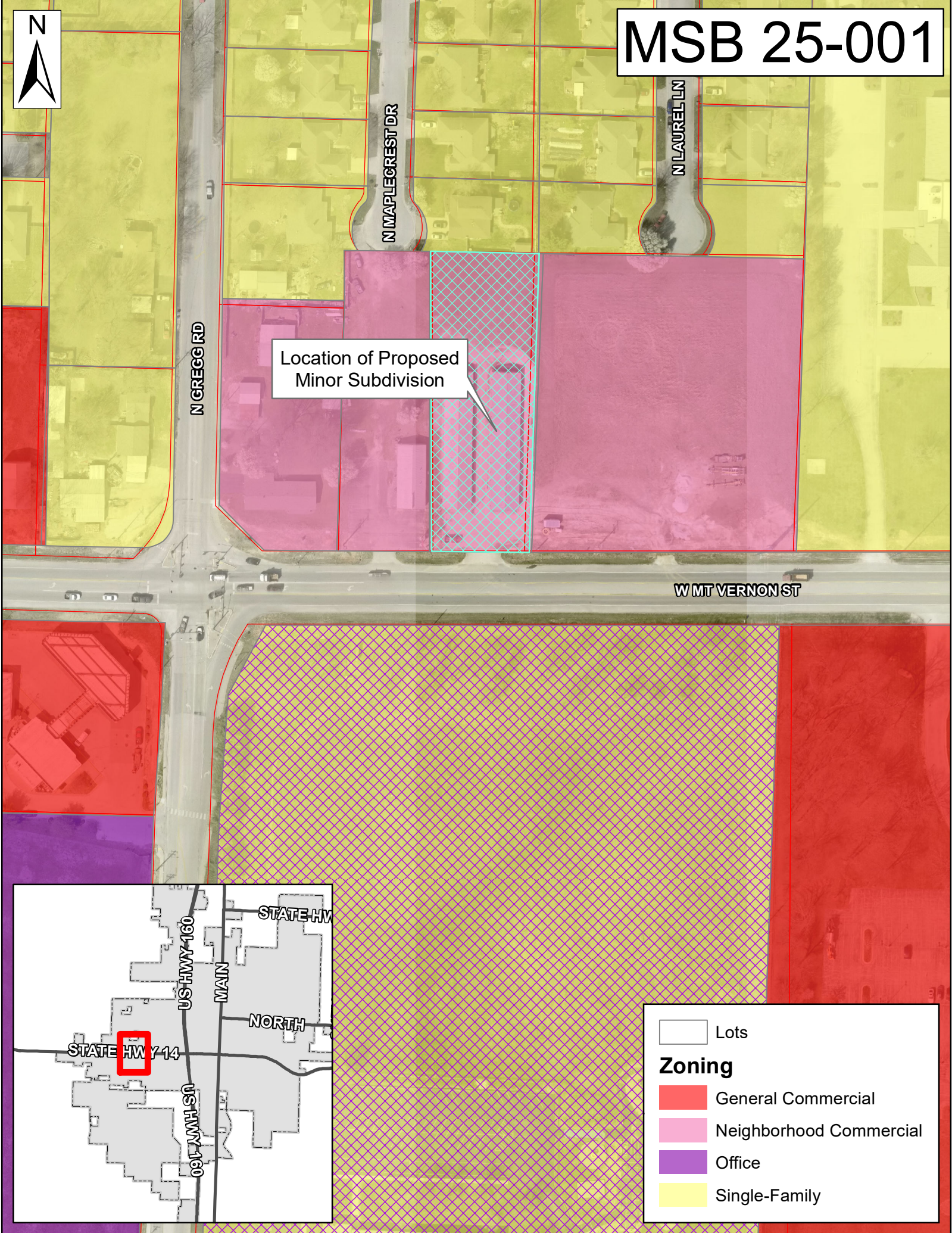
Analysis

The proposed lot line adjustment would move the east property line of Lot 3 10 feet to the east, taking approximately .175 acres from Lot 4, which is undeveloped. Currently, patrons of the 3 C's Storage facility with units on the east facing side of the east building encroach upon Lot 4 for access to their units. The increased space would allow for access without crossing the property line which would eliminate the need for encroachment and potential future disputes between property owners. The existing Right-of-Way is sufficient along West Mt Vernon St. No changes are proposed to the 10' Utility easements along the North and South property lines.

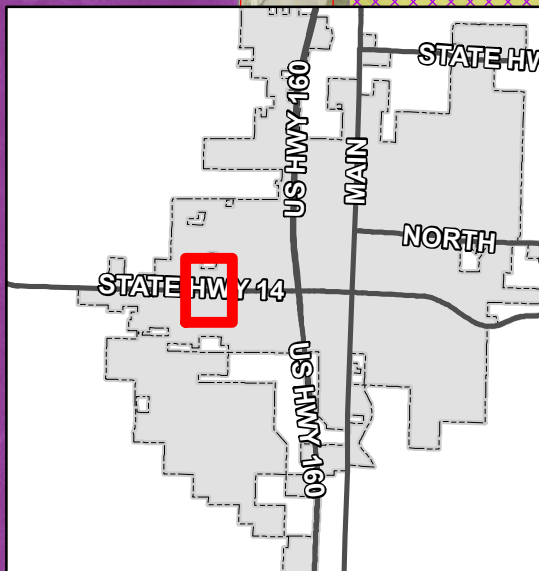
Recommendation

This proposed minor subdivision conforms with Nixa City Code Section 115-Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards. Staff recommends approval of this minor subdivision.

MSB 25-001



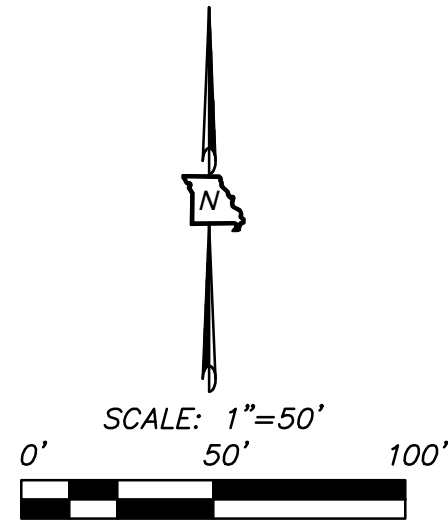
Location of Proposed
Minor Subdivision



	Lots
Zoning	
	General Commercial
	Neighborhood Commercial
	Office
	Single-Family

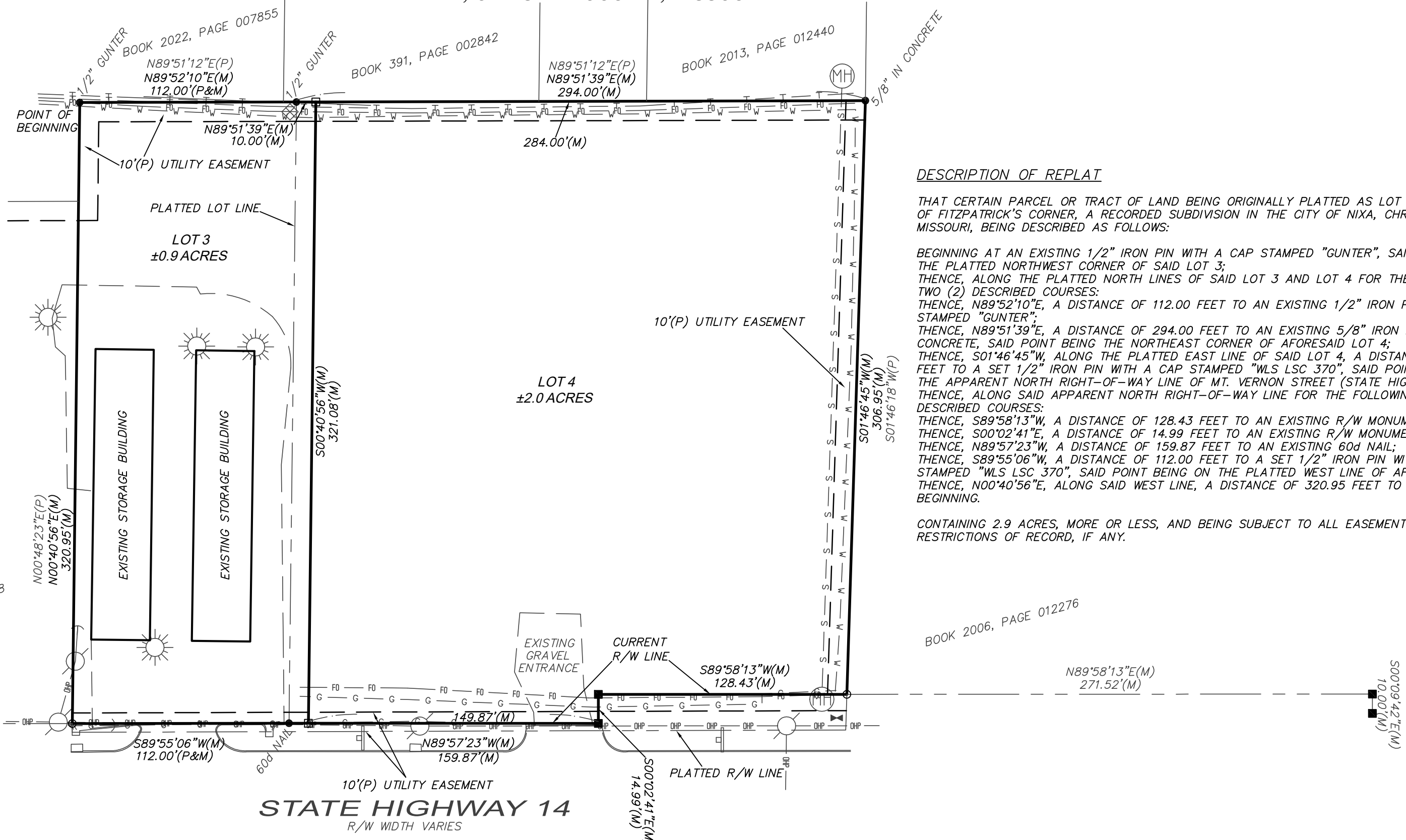
**REPLAT
OF
LOT 3 & LOT 4 - FITPATRICK'S
CORNER**

PROJECT LOCATION: 1009 MT. VERNON STREET
NIXA, CHRISTIAN COUNTY, MISSOURI



GRID NORTH
BASED ON THE
MISSOURI COORDINATE
SYSTEM OF 1983
CENTRAL ZONE

- SYMBOL INDEX**
- (M) MEASURED BEARING or DISTANCE
 - EXISTING IRON PIN (AS NOTED)
 - EXISTING R/W MONUMENT
 - SET 1/2" IRON PIN "WLS LSC 370"
 - SET 5/8" IRON PIN W/ALUM CAP "WHITE LAND SURVEYING WLS LSC 2003000370"



DESCRIPTION OF REPLAT

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS LOT 3 AND LOT 4 OF FITPATRICK'S CORNER, A RECORDED SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER", SAID POINT BEING THE PLATTED NORTHWEST CORNER OF SAID LOT 3;
THENCE, ALONG THE PLATTED NORTH LINES OF SAID LOT 3 AND LOT 4 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, N89°52'10"E, A DISTANCE OF 112.00 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER";
THENCE, N89°51'39"E, A DISTANCE OF 294.00 FEET TO AN EXISTING 5/8" IRON PIN IN CONCRETE, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID LOT 4;
THENCE, S01°46'45"W, ALONG THE PLATTED EAST LINE OF SAID LOT 4, A DISTANCE OF 306.95 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF MT. VERNON STREET (STATE HIGHWAY 14);
THENCE, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, S89°58'13"W, A DISTANCE OF 128.43 FEET TO AN EXISTING R/W MONUMENT;
THENCE, S00°02'41"E, A DISTANCE OF 14.99 FEET TO AN EXISTING R/W MONUMENT;
THENCE, N89°57'23"W, A DISTANCE OF 159.87 FEET TO AN EXISTING 60d NAIL;
THENCE, S89°55'06"W, A DISTANCE OF 112.00 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE PLATTED WEST LINE OF AFORESAID LOT 3;
THENCE, N00°40'56"E, ALONG SAID WEST LINE, A DISTANCE OF 320.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATION 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 WE 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.

3 C'S STORAGE, LLC
ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NIXA, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATION 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 WE 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.

FITZ 14, LLC
ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA PLANNING AND ZONING COMMISSION, SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

MUNICIPAL PLANNER

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL WHITE, HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER PERSONAL SUPERVISION OF MICHAEL WHITE, IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, FOR THE CITY

Michael White

MICHAEL WHITE, MO. PLS 2488 MO. CORPORATION: #2003000370

WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 11.26.2024

DWG DATE: 12.17.2024

DRAWN BY: MW

S/T/R: 14/27/22

PROJECT No.: 2024-183

**PREPARED FOR
3 C'S STORAGE, LLC &
FITZ 14, LLC
PROJECT LOCATION: 1009 W. MT. VERNON STREET
NIXA, CHRISTIAN COUNTY, MISSOURI**

PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



12/17/2024