

CITY OF LAKE OZARK
A Missouri Municipality of the 4th Class

BILL NO.: 2023-03

ORDINANCE NO.: 2023-03

***AN ORDINANCE APPROVING A PLAT
FOR KINGDOM SUBDIVISION***

WHEREAS, Joe Judge is the owner of a parcel of real property located within the corporate confines of the City of Lake Ozark (known as “City” hereinafter), Miller County, Missouri; and

WHEREAS, Joe Judge has requested approval of a Plat for the parcel (Exhibit 1 attached hereto) to be converted from (1) individual tract of land into three (3) separate lots; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and considered said Plat and has determined that said plat for the Kingdom Subdivision is in substantial compliance with the zoning and subdivision regulations of the City; and

WHEREAS, the Planning and Zoning Commission of the City has determined that it would be in the best interest of the City and its citizens to recommend approval of said Plat subject to the following conditions:

1. Review by the City Engineer for the City; and
2. Approval of the plat by the Board of Aldermen of the City by ordinance certified on the document to be filed for record over the signature of the Mayor, City Clerk, and the seal of the City. The plat, endorsed with the approval of the Board of Aldermen, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the Miller County Recorder of Deeds at the expense of the property owner, the exact terminology to be determined by the County Recorder. Within ten (10) days after the recording of the second amended plat, the property owner shall file with the City a copy of such recorded plat and ordinance, or book and page number thereof, for the City’s file; and

NOW, THEREFORE, BE IT BE ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE OZARK, MISSOURI AS FOLLOWS:

Section 1. Approval. The Board of Aldermen hereby approves the Plat for Christ the Kingdom Subdivision, which is legally described in Exhibit 1 attached hereto and incorporated herein by reference on the following conditions:

Approval of the plat by the Board of Aldermen of the City by ordinance certified on the document to be filed for record over the signature of the Mayor, City Clerk, and the seal of the City. The plat, endorsed with the approval of the Board of Aldermen, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the Miller County Recorder of Deeds at the expense of the property owner, the exact terminology to be determined by the County Recorder. Within ten (10) days after the recording of the second amended plat, the property owner shall file with the City a copy of such recorded plat and ordinance, or book and page number thereof, for the City's file.

Section 2. Execution. The Mayor and the City Clerk are authorized to endorse on the Plat the approval of the Board of Aldermen and to affix thereto the seal of the City.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one section, sentence, clause or phrase has been declared invalid.

Section 4. Effective Date. This ordinance shall take effect and be in full force immediately after its adoption by the Board of Aldermen of the City of Lake Ozark.

First Reading: February 14, 2023

Second Reading: February 28, 2023

DULY READ AND APPROVED THIS 28th DAY OF FEBRUARY 2023.

Alderman Wright	Aye
Alderman Watts	Aye
Alderman Jackson	Aye
Alderman Neels	Aye
Alderman Ridgely	Aye


Alderman Thompson Aye

APPROVE:

ATTEST:

MAYOR:

CITY CLERK


Dennis Newberry


Kathy Vance



Kingdom Subdivision

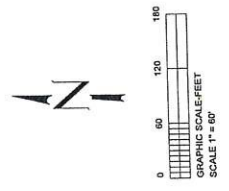
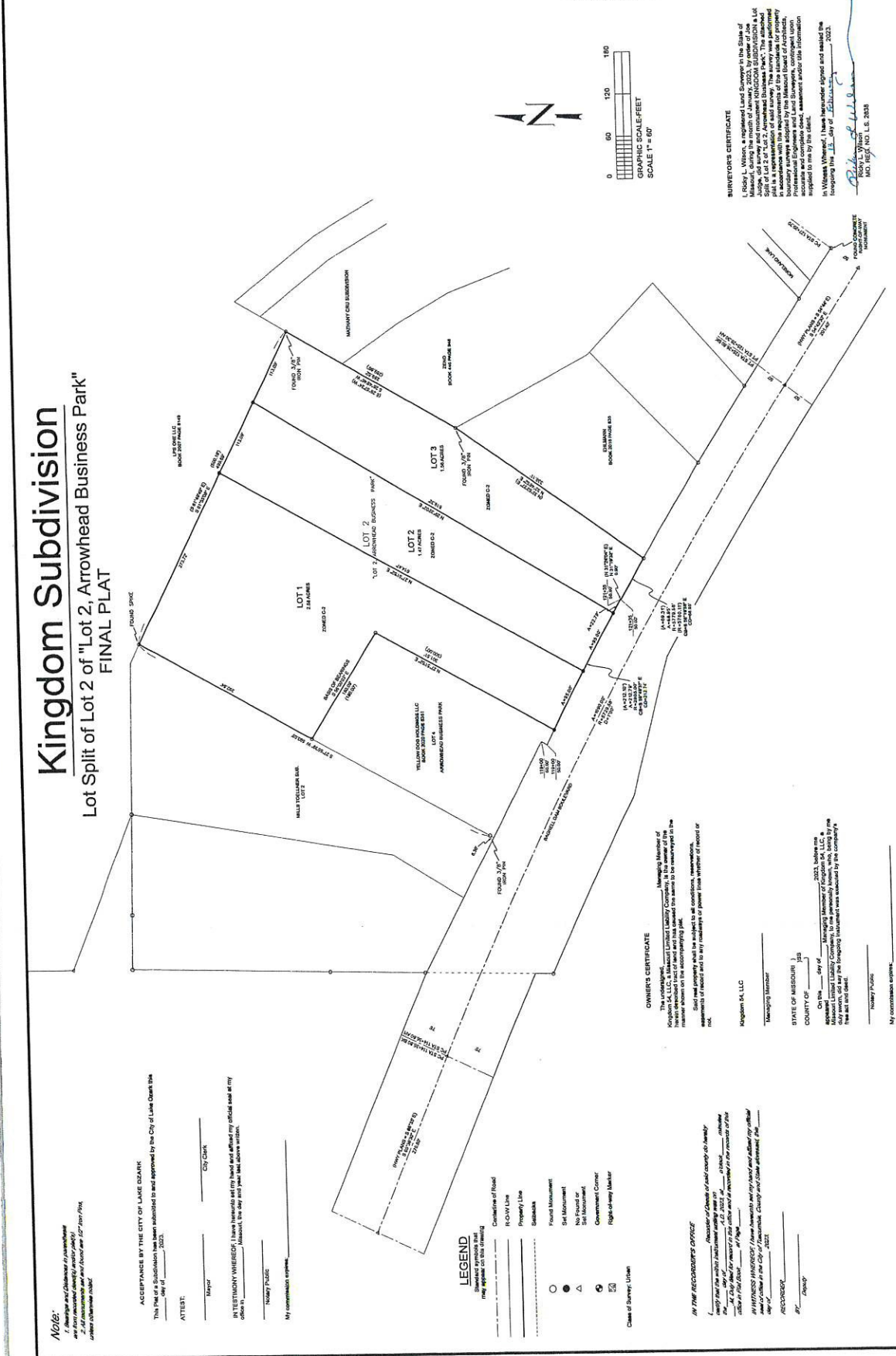
Lot Split of Lot 2 of "Lot 2, Arrowhead Business Park" FINAL PLAT

Section 31, Township 40 North, Range 15 West, Miller County, MO
 Kingdom Subdivision

REASONS:
 DRAWN BY: BPH
 SCALE: 1" = 60'
 PROJECT #: M21-160
 SHEET: 1 OF 1
 FIELD BOOK: BK200
 MO L&C NO. 20102712



FILE LOCATION: S:\Projects\PROJECTS\SUBDIVISIONS\JOB LOT 2 ARROWHEAD BUSINESS PARK\1160.dwg



SURVEYORS CERTIFICATE

I, David L. Wilson, a registered Land Surveyor in the State of Missouri, did survey and monument the KINGDOM SUBDIVISION as Set forth herein and certify that the same was surveyed and monumented in accordance with the requirements of said survey. This survey was performed in accordance with the requirements of the Missouri Board of Professional Engineers and Land Surveyors, contingent upon the filing of the Statement of Survey and the Surveyor's Certificate as required by the statute.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 15th day of February, 2023.

David L. Wilson
 No. 13124
 MO. REG. NO. L.S. 2028

OWNERS CERTIFICATE

The undersigned, Kingdom SA LLC, a Missouri Limited Liability Company, is the owner of the above described land and hereby certifies that the same is not subject to any lien, claim or encumbrance of record or otherwise, except as shown on the accompanying plat.

Said real property will be subject to all claims or encumbrances of record or otherwise, which may be shown on the accompanying plat.

Kingdom SA LLC
 Managing Member

STATE OF MISSOURI
 COUNTY OF _____
 On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of Missouri, personally known to me, and being by me duly sworn, that the foregoing instrument was executed by the undersigned as his or her free and voluntary act.

Notary Public _____
 My commission expires: _____

Note:
 I, the Surveyor and Client/Owner of this subdivision, accept full responsibility for the accuracy and completeness of the information provided to me by the Client/Owner and for the accuracy and completeness of the information provided to me by the Client/Owner.

ACCEPTANCE BY THE CITY OF LAKE OSAGE
 This Plat as a Subdivision has been submitted for and approved by the City of Lake Osage this _____ day of _____, 2023.

Mayor _____ City Clerk _____

WITNESSEY WHEREAS: I, the Surveyor, do hereby certify and affirm my official seal at my office, _____, Missouri, for my full term, as above written.

Notary Public _____
 My commission expires _____

LEGEND

- Contiguous of Road
 - ROW Line
 - Property Line
 - Easement
 - Found Monument
 - Set Monument
 - △ No Found or Set Monument
 - ⊕ Government Corner
 - ⊗ Right-of-Way Marker
- Class of Survey: Urban

IN THE RECORDERS OFFICE

Recorded this _____ day of _____, 2023, at _____, Missouri, by _____, Notary Public in and for the State of Missouri, personally known to me, and being by me duly sworn, that the foregoing instrument was executed by the undersigned as his or her free and voluntary act.

Recorder _____
 Deputy _____

