

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

BILL NO.: 2024-03

ORDINANCE NO.: 2024-03

***AN ORDINANCE APPROVING TOY BOX AT THE LAKE
SUBDIVISION PRELIMINARY PLAT***

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

WHEREAS, the applicant has requested approval of a preliminary plat for Toy Box at the Lake Subdivision (Exhibit 1 attached hereto); and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and considered said preliminary plat and has determined that the Toy Box at the Lake Subdivision Preliminary Plat 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 preliminary plat subject to the following conditions:

1. Review by the City Engineer for the City.

WHEREAS, the Board of Aldermen of the City has determined the Toy Box at the Lake Subdivision Preliminary Plat is in substantial compliance with the zoning and subdivision regulations of the City and should be approved.

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 Toy Box at the Lake Subdivision Preliminary Plat, which is legally described in Exhibit 1 attached hereto and incorporated herein by reference on the following conditions:

1. Review by the City Engineer for the City.

Section 2. Execution. The Mayor and the City Clerk are authorized to endorse on the

preliminary 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: January 9, 2024

Second Reading: January 9, 2024

DULY READ AND APPROVED THIS 9th DAY OF JANUARY 2024.

Alderman Denny	Aye
Alderman Jackson	Aye
Alderman Ridgely	Aye
Alderman Neels	Aye
Alderman Watts	Aye
Alderman Thompson	Aye

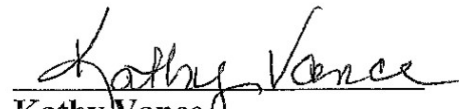
APPROVE:

ATTEST:

MAYOR:

CITY CLERK


Dennis Newberry


Kathy Vance

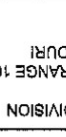


Scale: 1" = 200'
North Arrow: True
Date: 12/10/2023
Map Sheet: 20-202
Job No: 23-010
Owner: J.L. J.

TOYBOX AT THE LAKE SUBDIVISION
SECTION 28, TOWNSHIP 40 NORTH, RANGE 16 WEST,
CAMDEN COUNTY, MISSOURI

Missouri Engineering & Surveying, LLC
1807 Camp Branch Rd
Camden, MO 63420
Phone: 636-332-1442
Fax: 636-332-1443
Email: info@mesurveys.com
www.mesurveys.com

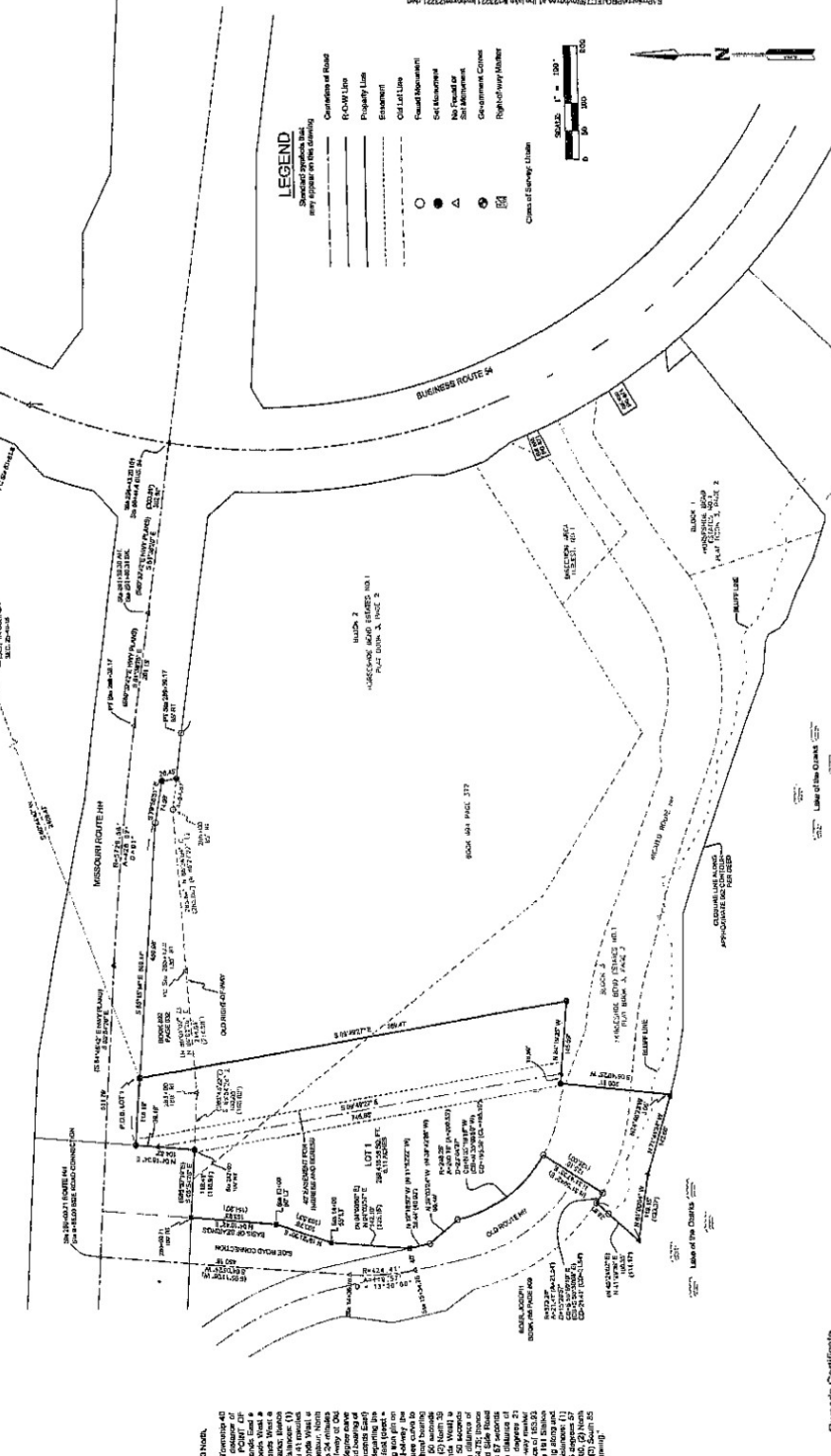
Professional Engineer
No. 47245
Professional Surveyor
No. 32222



Surveyors Certificate
I, Kelly L. Wilson, a registered Land Surveyor in the State of Missouri, have personally supervised and assisted in the preparation of this subdivision and plat and certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.
Witness my hand and seal at the City of Camden, Missouri, this 10th day of December, 2023.
Kelly L. Wilson
Professional Engineer
No. 47245
Professional Surveyor
No. 32222

TOYBOX AT THE LAKE SUBDIVISION

Sec. 25-T40N-R16W Camden County, MO



Note:
1. The boundaries of the subdivision are shown as they were surveyed and are not necessarily the same as the boundaries shown on any previous plat or map.
2. The boundaries of the subdivision are shown as they were surveyed and are not necessarily the same as the boundaries shown on any previous plat or map.
3. The boundaries of the subdivision are shown as they were surveyed and are not necessarily the same as the boundaries shown on any previous plat or map.

LAND DESCRIPTION
A plat of 180 lots in all of the Southeast Quarter of Section 28, Township 40 North, Range 16 West, Camden County, Missouri, being more particularly described as follows: (Totals 42 Acres 24.73 Acre, 27,614.00 sq ft.) The subdivision is bounded on the north by the 200-foot wide right-of-way of Missouri Route 100, on the east by the 200-foot wide right-of-way of Business Route 44, on the south by the 200-foot wide right-of-way of Missouri Route 100, and on the west by the 200-foot wide right-of-way of Missouri Route 100. The subdivision consists of 180 lots, each 1/2 acre in area, except for lot 180 which is 1/4 acre in area. The subdivision is shown on the attached map.

Owner's Certificate
The undersigned, being the owner of the property hereinafter described, do hereby certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.

Owner's Certificate
I, Kelly L. Wilson, a registered Land Surveyor in the State of Missouri, have personally supervised and assisted in the preparation of this subdivision and plat and certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.
Witness my hand and seal at the City of Camden, Missouri, this 10th day of December, 2023.
Kelly L. Wilson
Professional Engineer
No. 47245
Professional Surveyor
No. 32222

City Clerk
I, _____, City Clerk of Camden, Missouri, do hereby certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.

Recorder's Certificate
I, _____, Recorder of Camden County, Missouri, do hereby certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.

Notary Public
I, _____, Notary Public for the State of Missouri, do hereby certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.

Witness
I, _____, witness to the execution of this subdivision and plat and certify that the same conform to the laws of Missouri and the rules and regulations of the Missouri Board of Architect, Professional Engineers and Land Surveyors and the rules and regulations adopted by the Board.

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