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

BILL NO.: 2020-08 **ORDINANCE NO.: 2020-08**

AN ORDINANCE ADOPTING THE FINDINGS AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LAKE OZARK AND APPROVING A FINAL PLAT OF BETTY & CYNTHIA MAIN

WHEREAS, Betty & Cindy Main own and or wish to develop 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, Betty & Cindy Main have requested approval of the final plat (Exhibit 1 attached hereto); and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and considered said final plat and has determined that said final 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 final plat subject to the following conditions:

1. Review by the City Engineer for the City; and

2. Approval of the final 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 final 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 final plat, the property owner shall file with the City a copy of such recorded final plat and ordinance, or book and page number thereof, for the City's file; and

WHEREAS, the Board of Aldermen of the City has determined the final plat attached hereto as Exhibit 1 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 final plat, which is legally described in Exhibit 1 attached hereto and incorporated herein by reference on the following conditions:

> Approval of the final 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 final 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 final plat, the property owner shall file with the City a copy of such recorded final 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 final 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 11, 2020

Second Reading: February 25, 2020

DULY READ AND APPROVED THIS 25th DAY OF JANUARY 2020.

Alderman Barfield	Aye
Alderman Klautzer	Absent
Alderman Thompson	Aye
Alderman Neels	Aye
Alderman Giampa	Aye
Alderman Jaycox	Aye

APPROVE: **ATTEST:**

MAYOR: **CITY CLERK**

THE CITY OF LAKE OZARK CORPORATE SEAL MISSOURI

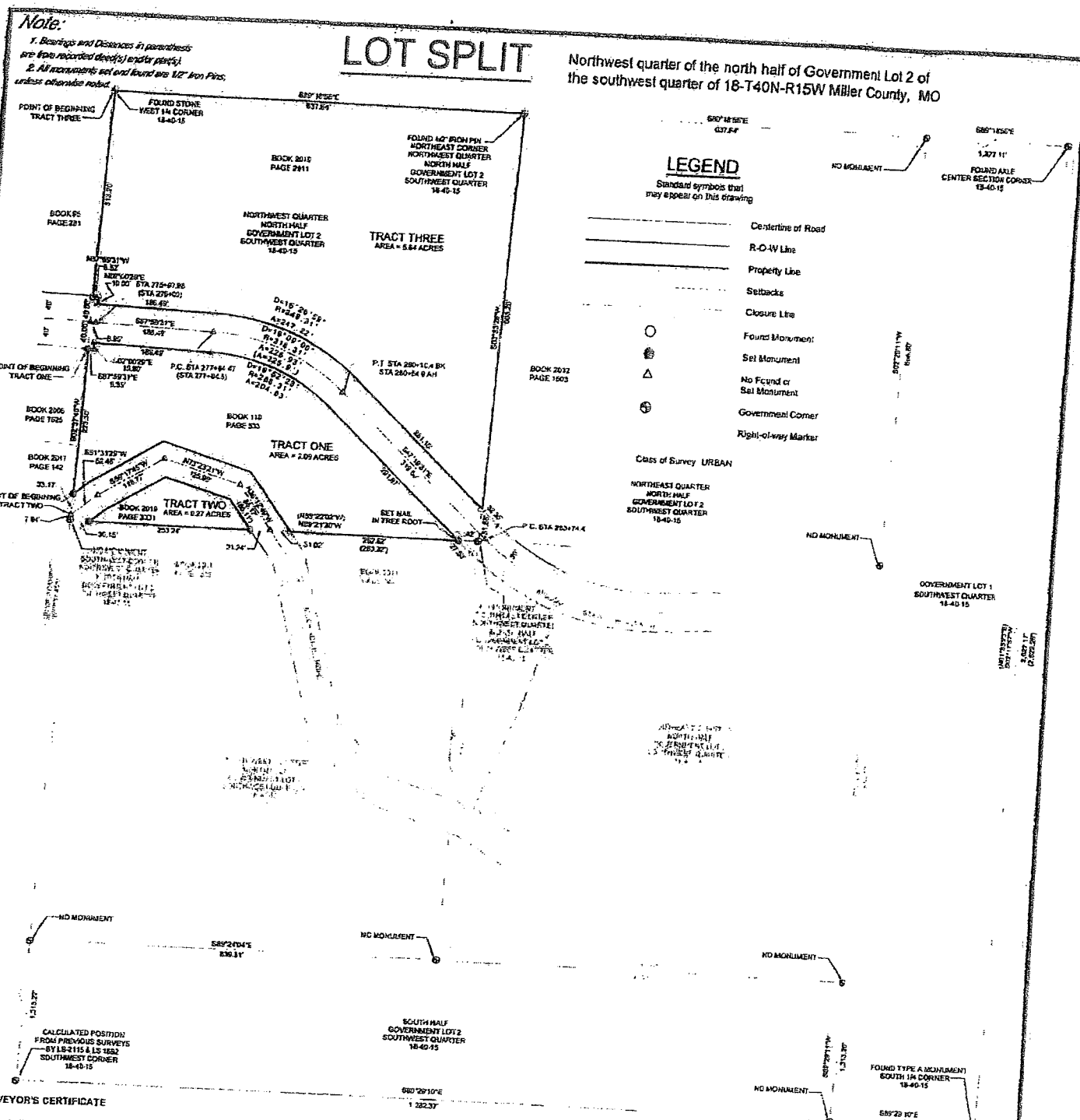
Gerry Murawski **Kathy Vance**

LOT SPLIT

Northwest quarter of the north half of Government Lot 2 of the southwest quarter of 18-T40N-R15W Miller County, MO

Note:

1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" iron Pins, unless otherwise noted.



SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the months of November and December, 2019, by order of Chris Petersen, did survey, monument, describe and plat several tracts of land located in part of the northwest quarter of the north half of Government Lot 2 of the southwest quarter of Section 18, Township 40 North, Range 15 West, Miller County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 19 day of December, 2020.

Ricky L. Wilson
M. REG. NO. L.S. 2638

FILE LOCATION: M19 D:\Projects\PETERSEN, CHRIS\19225\19225.dwg

STATE OF MISSOURI
LS-2638
RICKY L WILSON
REGISTERED LAND SURVEYOR
SEAL

MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAGE BEACH, MO 65065
Eng. (573)348-9789 Surv. (573)348-5552 Fax (573)348-2354
www.theMillercos.com

NW 1/4 of the North 1/2 of Gov. Lot 2 of the SW 1/4 of Section 18, Township 40 North, Range 15 West, Miller County, MO

DRAWING DATE:	12/10/19
REVISIONS:	
DRAWN BY:	M.F.W.
SCALE:	1" = 100'
PROJECT #:	MC 19245
SHEET	1 OF 3
FIELD BOOK:	MA208 PG 00
MO LSC NO	2011027104

LOT SPLIT

Northwest quarter of the north half of Government Lot 2 of the southwest quarter of 18-T40N-R15W Miller County, MO

OWNER'S CERTIFICATE

BETTY R. MAIN
BY: CYNTHIA L. MAIN HER TRUE AND LAWFUL ATTORNEY-IN-FACT UNDER DURABLE GENERAL POWER OF ATTORNEY
DATED DECEMBER 14, 2017

STATE OF ____)
)SS
COUNTY OF ____)

On this ____ day of January, 2020, before me, a Notary Public, personally appeared CYNTHIA L. MAIN, who stated that she is the true and lawful attorney in fact for BETTY R. MAIN, A SINGLE PERSON, and who acknowledged that she executed the foregoing instrument pursuant to a Power of Attorney dated December 14, 2017 and further stating that said Durable General Power of Attorney has not been revoked or amended and that she executed the same as her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last written.

Notary Public

My commission expires: _____

IN THE RECORDERS OFFICE

STATE OF MISSOURI)
) SS
COUNTY OF MILLER)

I, _____, Recorder of Deeds of said county do hereby certify that the within instrument writing was on the ___ day of _____ A.D., 2020, at __o'clock ___ minutes __M. Duly filed for record in this office and is recorded in the records of this office in Plat Book ____ at Page __.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal of office in the City of Tuscumbia, County and State aforesaid this ___ day of _____ 2020.

RECORDER _____

BY _____
Deputy

OWNER'S CERTIFICATE

The undersigned, being the owner's of the herein described tracts of land and have caused the same to be resurveyed in the manner shown on the accompanying plat.

Said real property shall be subject to all conditions, reservations, easements of record and to any roadways or power lines whether of record or not.

Peter Laney Teresa Laney

MARK KORMAN, LLC.

Mark Korman, Member

STATE OF MISSOURI)
)SS
COUNTY OF _____)

On this ____ day of _____, _____, before me appeared Peter Laney and Teresa Laney, husband and wife, personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: _____

STATE OF MISSOURI)
)SS
COUNTY OF _____)

On this ____ day of _____, _____, before me appeared Mark Korman, a member of MARK KORMAN, LLC, to me personally known, who, being by me duly sworn, did say the foregoing instrument was executed by the LLC free act and deed.

Notary Public

My commission expires: _____

ACCEPTANCE BY THE ZONING ADMINISTRATOR

I, _____, Zoning Administrator for the City of Lake Ozark approve of this Lot Split submitted on this _____ day of _____ 2020.

Zoning Administrator

ACCEPTANCE BY THE CITY OF LAKE OZARK

This Plat of a Subdivision has been submitted to and approved by the City of Lake Ozark this _____ day of _____, 2020.

ATTEST:

Mayor City Clerk

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal at my office in _____, Missouri, the day and year last above written

Notary Public

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the months of November and December, 2019, by order of Chris Petersen, did survey, monument, describe and plat several tracts of land located in part of the northwest quarter of the north half of Government Lot 2 of the southwest quarter of Section 18, Township 40 North, Range 15 West, Miller County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 10 day of _____, 2020.

Ricky L. Wilson
MO. REG. NO. L.S. 2038

DRAWING DATE:	12/19/19
REVISIONS:	
DRAWN BY	N.F.W.
SCALE:	
PROJECT #:	MC 19245
SHEET:	2 OF 3
FIELD BOOK:	M-298 PG 60
MO LSC NO. 2011027104	

NW 1/4 of the North 1/2 of Gov. Lot 2 of the SW 1/4 of Section 18, Township 40 North, Range 15 West, Miller County, MO

MILLER COMPANIES
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www.millercompanies.com

STATE OF MISSOURI
LS-2638
RICKY L. WILSON
REGISTERED LAND SURVEYOR

FILE LOCATION

SEAL

LOT SPLIT

Northwest quarter of the north half of Government Lot 2 of the southwest quarter of 18-T40N-R15W Miller County, MO

TRACT ONE

A part of the northwest quarter of the north half of Government Lot 2 of the southwest quarter of Section 18, Township 40 North,
Range 15 West, Miller County, Missouri and being more particularly described as follows:

"Commencing at an existing stone marking the west quarter corner of Section 18, Township 40 North, Range 15 West and
running South 02 degrees 37 minutes 45 seconds West along and with the west line of the southwest quarter of said Section 18 a
distance of 303.20 feet to an iron pin located on the southerly right-of-way of Missouri State Highway W, for the POINT OF
BEGINNING; thence departing the said west line along and with the said southerly right-of-way the following five (5) bearings and
distances: (1) South 78 degrees 59 minutes 31 seconds East a distance of 9.39 feet, (2) North 02 degrees 00 minutes 29 seconds
East a distance of 10.00 feet, (3) South 87 degrees 59 minutes 31 seconds East a distance of 186.49 feet to the P.C. of a 19 degree
52 minute 23 second degree curve to the right having a radius of 288 31 feet, (4) thence along and with the said curve in a
southeasterly direction a distance of 204.63 feet to the P.T. of the said curve and (5) thence departing the said curve South 47 degrees
19 minutes 31 seconds East a distance of 291 97 feet to an iron pin located on the south line of the northwest quarter of the north half
of Government Lot 2 of the southwest quarter of said Section 18; thence departing the said southerly right-of-way North 89 degrees 21
minutes 30 seconds West (record deed = North 89 degrees 22 minutes 02 seconds West 263.32 feet) along and with the said south
line a distance of 282.62 feet to an existing iron pin located on the northeasterly right-of-way of a 50 feet wide road known as
Mockingbird Road; thence departing the said northerly right-of-way continuing North 89 degrees 21 minutes 30 seconds West along
and with the said south line a distance of 31.02 feet to a point located on the centerline of said Mockingbird Road; thence departing the
said south line along and with the said centerline of Mockingbird Road the following four (4) bearings and distances; (1) North 36
degrees 12 minutes 40 seconds West a distance of 85.17 feet (record deed = 85.11 feet), (2) North 73 degrees 23 minutes 21 seconds
West a distance of 125.89 feet, (3) South 59 degrees 17 minutes 45 seconds West a distance of 118.77 feet and (4) South 51 degrees
31 minutes 29 seconds West a distance of 52.48 feet to a point located on the west line of the said northwest quarter of the north half
of Government Lot 2 of the southwest quarter of Section 18; thence departing the said centerline North 02 degrees 37 minutes 45
seconds East along and with the said west line a distance of 33.17 feet to an iron pin located on the said northeasterly right-of-way of
Mockingbird Road, thence departing the said northeasterly right-of-way continuing North 02 degrees 37 minutes 54 seconds East
along and with the said west line a distance of 223.30 feet, returning to the point of beginning. Containing an area of 2.09 acres."

Subject to the right-of-way of Missouri State Highway W, the 50 feet wide right-of-way of Mockingbird Drive and to any other
rights-of-way, easements or restrictions either of record or not

"TRACT ONE" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the call of South 02 degrees 37 minutes 45 seconds West along the west line
of the southwest quarter of Section 18, Township 40 North, Range 15 West, Miller County, Missouri.

END OF DESCRIPTION

TRACT TWO

A part of the northwest quarter of the north half of Government Lot 2 of the southwest quarter of Section 18, Township 40 North,
Range 15 West, Miller County, Missouri and being more particularly described as follows:

"Commencing at an existing stone marking the west quarter corner of Section 18, Township 40 North, Range 15 West and
running South 02 degrees 37 minutes 45 seconds West along and with the west line of the southwest quarter of said Section 18 a
distance of 549.57 feet to a point located on the centerline of a 50 feet wide road known as Mockingbird Road, for the POINT OF
BEGINNING, thence along and with the said centerline the following the following four (4) bearings and distances: (1) North 51
degrees 31 minutes 29 seconds East a distance of 52.48 feet, (2) North 59 degrees 17 minutes 45 seconds East a distance of 118.77
feet, (3) South 73 degrees 23 minutes 21 seconds East a distance of 125 09 feet and (4) South 36 degrees 12 minutes 40 seconds
East a distance of 88.17 feet (record plat = 85.11 feet) to a point located on the south line of northwest quarter of the north half of
Government Lot No. 2 of the southwest quarter of said Section 18, thence departing the said centerline along and with the said south
line the following three (3) bearings and distances: (1) North 89 degrees 21 minutes 30 seconds West (record plat = North 89 degrees
22 minutes 02 seconds West) a distance of 31.24 feet to an iron pin located on the southwesterly right-of-way of said Mockingbird
Road, (2) thence departing the said southwesterly right-of-way continuing North 89 degrees 21 minutes 30 seconds West a distance of
253.24 feet to an iron pin located on the southeasterly right-of-way of said Mockingbird Road and (3) thence departing the said
southeasterly right-of-way continuing North 89 degrees 21 minutes 30 seconds West a distance of 30.15 feet to a point marking the
southwest corner of the said northwest quarter of the north half of Government Lot No 2 of the southwest quarter of Section 18;
thence departing the said south line North 02 degrees 37 minutes 45 seconds East along and with the said west line of southwest
quarter of Section 18 a distance of 7 94 feet, returning to the point of beginning. Containing an area of 0.27 acres."

Subject to the right-of-way of the 50 feet wide right-of-way of Mockingbird Drive and to any other rights-of-way, easements or
restrictions either of record or not

"TRACT TWO" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the call of South 02 degrees 37 minutes 45 seconds West along the west line
of the southwest quarter of Section 18, Township 40 North, Range 15 West, Miller County, Missouri.

END OF DESCRIPTION

TRACT THREE

A part of the northwest quarter of the north half of Government Lot 2 of the southwest quarter of Section 18, Township 40 North,
Range 15 West, Miller County, Missouri and being more particularly described as follows:

"BEGINNING at an existing stone marking the west quarter corner of Section 18, Township 40 North, Range 15 West and running
South 89 degrees 18 minutes 06 seconds East along and with the north line of the southwest quarter of said Section 18 a distance of
837.84 feet to an existing iron pin marking the northeast corner of the northwest quarter of the north half of Government Lot No. 2 of
the southwest quarter of said Section 18; thence departing the said north line South 02 degrees 33 minutes 28 seconds West along
and with the east line of the said northwest quarter of the north half of Government Lot No 2 of the southwest quarter of Section 18 a
distance of 605.28 feet to an existing iron pin located on the northerly right-of-way of Missouri State Highway W, thence departing the
said east line along and with the said northerly right-of-way the following five (5) bearings and distances (1) North 47 degrees 19
minutes 31 seconds West a distance of 281.15 feet to a point marking the P.C. of a 16 degree 28 minute 59 second degree curve to
the left having a radius of 348.31 feet, (2) thence along and with the said curve in a northwesterly direction a distance of 247.22 feet to
the P.T. of the said curve, (3) thence departing the said curve North 87 degrees 59 minutes 31 seconds West a distance of 166.49
feet, (4) North 02 degrees 00 minutes 29 seconds East a distance of 10.00 feet to an existing right-of-way marker and (5) North 87
degrees 59 minutes 31 seconds West a distance of 6.62 feet to an existing iron pin located on the west line of the said southwest
quarter of Section 18; thence departing the said northerly right-of-way North 02 degrees 37 minutes 45 seconds East along and with
the said west line a distance of 313 20 feet, returning to the point of beginning Containing an area of 5.84 acres."

Subject to the right-of-way of Missouri State Highway W and to any other rights-of-way, easements or restrictions either of record
or not.

"TRACT THREE" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the call of South 02 degrees 37 minutes 45 seconds West along the west line
of the southwest quarter of Section 18, Township 40 North, Range 15 West, Miller County Missouri.

END OF DESCRIPTION

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of
Missouri, during the months of November and December, 2018,
by order of Chris Petersen, did survey, monument, describe and
plat several tracts of land located in part of the northwest quarter
of the north half of Government Lot 2 of the southwest quarter of
Section 18, Township 40 North, Range 15 West, Miller County,
Missouri. The attached plat is a representation of said survey.
The survey was performed in accordance with the requirements
of the standards for property boundary surveys adopted by the
Missouri Board of Architects, Professional Engineers and Land
Surveyors, contingent upon accurate and complete deed,
easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the
foregoing this 16 day of January, 2020.

Ricky L. Wilson
MO REG. NO. L.S. 2638

DRAWING DATE:	12/19/18
REVISIONS:	
DRAWN BY:	N.F.W.
SCALE:	
PROJECT #:	MC 19245
SHEET:	3 OF 3
FIELD BOOK:	M-298 PG 60
MO LSC NO. 2011027104	

NW 1/4 of the North 1/2 of Gov. Lot 2 of the SW 1/4 of
Section 18, Township 40 North, Range 15 West, Miller County, MO

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www.lhsmillercos.com

FILE LOCATION: M:\10 DT Projects\PETERSEN, CHRIS\19225\19223.dwg

SEAL