

AGENDA

**The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
Tuesday, February 15, 2022 at 5:30 PM**

Commission Members: Chairperson Don Brown, Russell Schmidt, Walter Bowe, Robert Anderson, Lister Florence, Jr., Kevin Crider, Janece Martin, Monte Shields

- I. OTHER BUSINESS:**
1. Election of Chairperson, Vice-Chairperson, and Secretary
 2. Announcement: Steven Shields term expired, did not seek re-appointment
- II. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 15, 2021.
- III. REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. **CUP21-02, Collective Solutions, LLC:** Conditional Use Permit (CUP) to allow a Wireless Communications Facility not permitted by Section 42-400 or 42-401. *Denied by City Council at Dec 20, 2021 meeting.*
 2. **ZON21-12, 602 N Cedar/ 407 E 6th St/603 N Walnut:** Rezoning from the C-2, General Retail District to the C-1, Neighborhood Commercial district, and rezoning from the R-3, Multi-family district to the C-1, Neighborhood Commercial district. *Approved by City Council at Jan 3, 2022 meeting.*
 3. **ZON21-13, 4120 State Route V/4122 State Route V:** Rezoning from the R-2, Two-family district to the M-2, Heavy Manufacturing district. *Approved by City Council at Jan 3, 2022 meeting.*
 4. **SUB21-08, Subway Subdivision #2:** A Minor Subdivision Final Plat to relocate a property line between two commercial lots. *Approved by City Council at Jan 3, 2022 meeting – plat recorded.*
- IV. OLD BUSINESS:** NONE
- V. PUBLIC HEARING:**
1. **SUB21-07, Ridgeview Christian Church Plat 1:** A Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property.
- VI. NEW BUSINESS:**
1. **SUB22-01, Davis Addition:** A Minor Subdivision Final Plat to combine 3 commercial lots into one lot.
- VII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
1. Presentation on 2020/2021 activity and planned 2022 Community Development Department goals
- VIII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, March 15, 2022

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, DECEMBER 14, 2021

Presiding: Don Brown, Chairperson

Commission Members Present: Walter Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt, Robert Anderson, Steven Shields, Kevin Crider

Commission Members Absent: Monte Shields

City Officials in Attendance: Tom Coots, *City Planner*, Sarah West, *Administrative Assistant*

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, November 9th, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ZON21-10, 305 S Oak St/304 S Olive St:** Rezoning from the C-1, Neighborhood Commercial district to the C-2, General Retail district. **Approved at the December 6th City Council meeting.**
2. **ZON21-11, 306 N Walnut St:** Rezoning from the R-1, Single-family district to the R-3, Multi-family district. **Approved at the December 6th City Council meeting.**

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING:

1. **ZON21-12, 602 N Cedar/ 407 E 6th St/603 N Walnut:** Rezoning from the C-2, General Retail district to the C-1, Neighborhood Commercial district, and rezoning from the R-3, Multi-family district to the C-1, Neighborhood Commercial district.

Tom Coots presents the staff report. **Don Brown** asks for clarification about the location of the sidewalks. He also comments that the center building on 602 N Cedar cannot be used as a residence under the current zoning.

Brown opens the public hearing.

Bill Moorkamp resides at 13401 Co Rd 8492. He states the building previously mentioned on 602 N Cedar is not a residence, but simply a storage building. He also confirms there are sidewalks on three sides of the properties.

Brown asks if he is keeping any buildings. **Moorkamp** states that he is demolishing both buildings on 602 N Cedar, but 603 N Walnut and 407 E 6th Street are planned to stay as rentals, but could be demolished depending on the area needed for the new building.

Brown, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

A motion was made by Steven Shields, seconded by Walter Bowe, to recommend approval to the City Council to rezone the subject properties from C-2, General Retail district and R-3, Multi-family district to C-1, Neighborhood Commercial district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

2. **ZON21-13, 4120 State Route V/4122 State Route V:** Rezoning from the R-2, Two-family district to the M-2, Heavy Manufacturing district.

Coots presents the staff report.

Brown opens the public hearing.

Matt Williams, residing at 15435 Co Rd 7230, is the president of the Rolla Community Development Corporation. He comments that the property is only useable to them if it is rezoned.

Brown comments that Robert Anderson works with the realtor representing the seller of this property, but he has no financial interest in the sale.

Brown, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

A motion was made by Janece Martin, seconded by Steven Shields, to recommend approval to the City Council to rezone the subject property from R-2, Two-family district to M-2, Heavy Manufacturing district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

V: NEW BUSINESS:

1. **SUB21-08, Subway Subdivision #2:** A Minor Subdivision Final Plat to relocate a property line between two commercial lots.

Coots presents the staff report.

Brown asks if moving up the lot line will keep Subway in compliance with the required amount of parking spaces. **Coots** confirms this will not affect parking.

Florence asks if the entryway will be located on the second lot. **Coots** confirms this to be true.

Brown asks about the plan for the usage of the second lot. **Coots** states the applicant has not prepared a development plan for the property yet.

Brown, seeing no more questions from commissioners, entertains a motion for a roll call vote.

A motion was made by Russell Schmidt, seconded by Janece Martin, to recommend approval to the City Council to relocate the property line between the subject properties. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

- | | |
|---|------|
| VI. OTHER BUSINESS/REPORTS FROM CHAIRPERSON,
COMMITTEE OR STAFF: | NONE |
| VII. CITIZEN COMMENTS: | NONE |

Meeting adjourned: 5:50 PM
Minutes prepared by: Sarah West

NEXT MEETING: Tuesday, January 11, 2022



Report to:

**Planning and Zoning
Commission**

Case No.: SUB 21-07

Meeting Date: February 15, 2022

Subject: Ridgeview Christian Church Plat 1: a Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property.

Background: The applicant, Ridgeview Christian Church, is planning for additions, new buildings, and additional parking for their property. The property is currently bisected by Walker Ave, with the buildings on the east side and parking on the west side. The property consists of several lots and parts of lots, and former rights-of-way of an alley and some no longer existing streets.

The applicant is also seeking approval of a vacation of the portions of Walker Ave and Ridgeview Rd which are adjacent to their property. This would allow for the entire church property to be combined into one large lot. Due to relocating the access for the neighborhood to Hwy 72 from Walker Ave to Adrian Ave, the vehicle traffic on Ridgeview Rd and Walker Ave has decreased.

The church, however, at this time has not completed their plans for the development of the property. The streets to be vacated are currently used for fire access and utilities. Since there is no plan for provision of alternate fire access and utilities, the proposed plat would replace the rights-of-way with a utility easement and public access easement. Essentially, nothing would visibly change from current conditions. The city would still provide some basic maintenance for the street to preserve public access.

The church does intend to develop plans for the property that would include blocking the streets in the future. At that time, another vacation application would be needed to vacate the utility easement and/or access easement. The vacation and plat would allow for the development of additional parking lots on the west side of Walker Ave without the need for approvals from the Board of Adjustment.

Application and Notice:

Applicant/Owner - Ridgeview Christian Church
Public Notice - <https://www.rollacity.org/agenda.shtml>
City Council Date - February 22, 2022

Property Details:

Current zoning - R-1, Single-family and C-O, Commercial-Office
Current use - Church
Land area - 3.57 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, a Major Arterial road; Walker Ave and Ridgeview Rd are local streets.
Sidewalks - Sidewalks are located along the frontage of the property on Hwy 72.
Utilities - The subject property should have access to all needed utilities. Utilities in the streets proposed to be vacated are proposed to remain in place at this time.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for semi-public/church and low/medium density residential uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The vacating of the roadway at this time will not impact access to utilities or for the general public. In the future, the church may seek to vacate the access easement. Although this application would not allow for the streets to be closed, some discussion about whether or not it would be appropriate may be helpful so the church can make adjustments to their plans.

Findings:

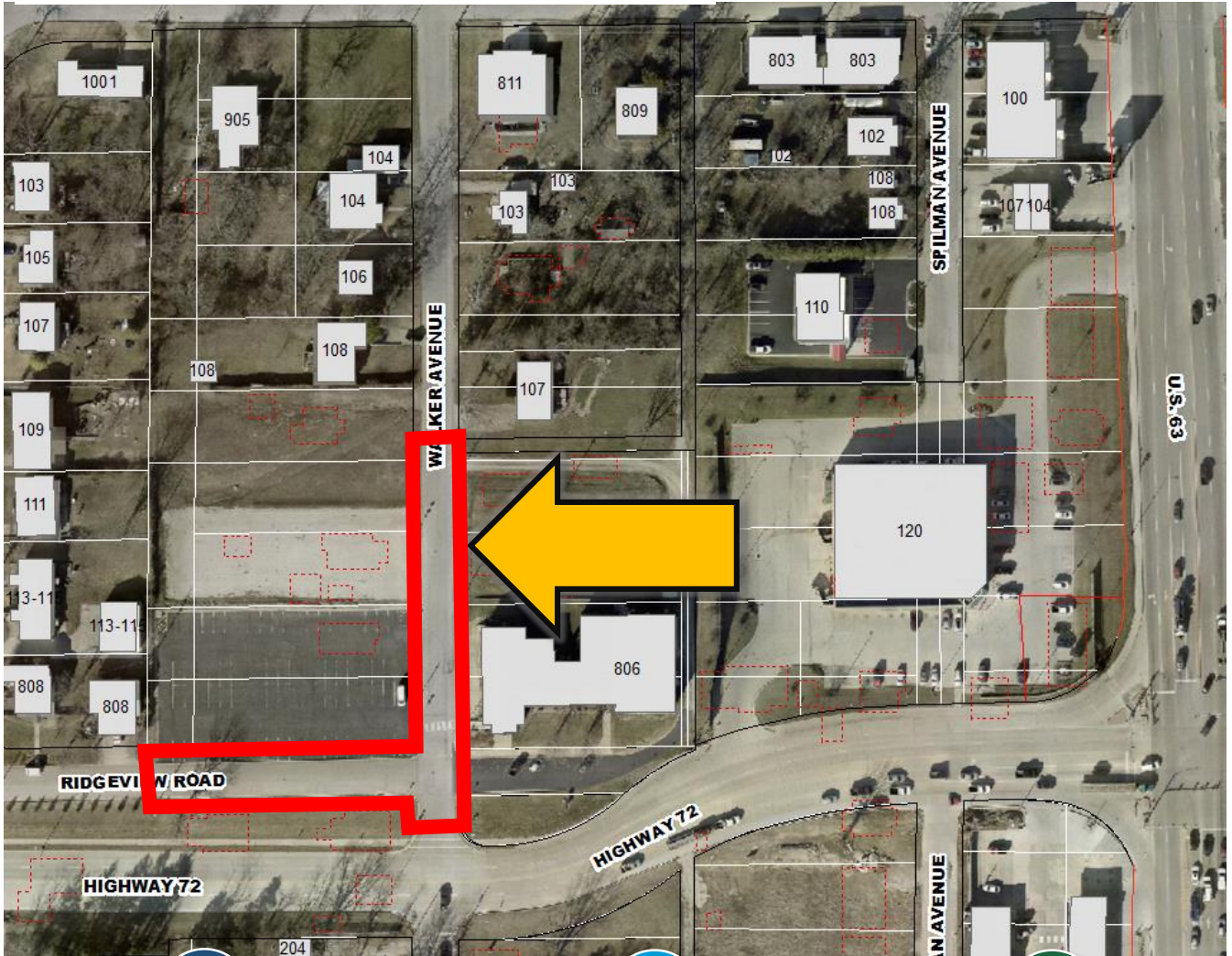
1. The proposed minor subdivision would combine several residential lots into one large lot.
2. Walker Ave and Ridgeview Rd are proposed to be vacated adjacent to the subject property, but replaced with a utility and access easement to preserve access to utilities and for fire access.
3. Closing access to the street
4. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.

Alternatives:

1. Find the request meets all applicable requirements and recommend the City Council approve the request.
2. Find that the request could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
3. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice, Application, Letter of Request, Plat, Vacation Exhibit



Project Information:

Case No: SUB21-07
 Location: 806 Ridgeview Rd
 Applicant: Ridgeview Christian Church

Request:
 Vacation of a portion of the rights-of-way of Ridgeview Rd, and Walker Street adjacent to their property

Public Hearings:

Planning Commission
February 15, 2022
5:30 PM
 City Hall: 1st Floor

City Council
February 22, 2022
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. An easement is a portion of land that has granted the City the right to use a private property for some public purpose – usually for utilities, drainage, or access.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

A PART OF THE RIGHT-OF-WAY OF RIDGEVIEW ROAD (BLAND STREET) AND WALKER AVENUE AS SHOWN BY THE PLAT OF COWAN'S ADDITION TO THE CITY OF ROLLA, RECORDED IN PLAT BOOK 1, PAGE 14, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF RIDGEVIEW ADDITION TO ROLLA, RECORDED IN PLAT BOOK 2, PAGE 29 ON THE NORTH LINE OF RIDGEVIEW ROAD AND WEST LINE OF VACATED McRAE AVENUE; THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID RIDGEVIEW ROAD, N89°16'00"E, 225.64 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 10 AND THE WEST RIGHT-OF-WAY LINE OF WALKER AVENUE, BOTH OF SAID COWAN'S ADDITION; THENCE LEAVING SAID NORTH LINE OF RIDGEVIEW ROAD AND WITH THE WEST LINE OF SAID WALKER AVENUE, N0°21'45"W, 266.73 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF WALKER AVENUE, N89°57'30"E, 39.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH EIGHTEEN (18) FEET OF SAID LOT 16 IN BLOCK 9 OF COWAN'S ADDITION ON THE EAST RIGHT-OF-WAY LINE OF SAID WALKER AVENUE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, S0°07'55"E, 266.25 FEET TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 9 OF SAID COWAN'S ADDITION AND THE NORTHWEST CORNER OF THE VACATED RIDGEVIEW ROAD RIGHT-OF-WAY AS DESCRIBED BY ORDINANCE 4154, RECORDED AS DOCUMENT 2014-3674; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF WALKER AVENUE AND WITH THE WEST LINE OF SAID VACATED RIDGEVIEW, S0°11'40"E, 40.09 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2014-3990; THENCE WITH THE WEST LINE OF SAID TRACT, CONTINUING S0°11'40"E, 16.86 FEET; THENCE 38.72 FEET ALONG A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S43°23'25"E, 34.97 FEET; THENCE LEAVING SAID WEST LINE, N87°46'10"W, 60.00 FEET; THENCE N89°53'40"W, 2.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALKER AVENUE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, N0°21'45"W, 39.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGEVIEW ROAD; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°16'00"W, 225.92 FEET; THENCE N0°02'35"E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.



SUBDIVISION APPLICATION

Contact Information:

Property Owner:
Ridgeview Christian Church

Name(s)
PO Box 338

Mailing Address
Rolla MO 65401

City, State, Zip
573-364-1841

Phone
craig@stevens3.com or adam@ridgecc.com

Email

Agent/Applicant (If Different Than Property Owner):

James R. Jeffries, PLS

Name
3312 Lemone Industrial Blvd.

Mailing Address
Columbia, MO 65201

City, State, Zip
573-875-8799

Phone
jjeffries@allstateconsultants.net

Email

Property/Request Information:

Request: _____ Sketch Plat
 _____ Major Subdivision
 _____ Minor Subdivision
 Replat
 _____ Subdivision Variance
 Vacation of ROW/easement

806 Ridgeview Rd., Rolla, MO 65401

Property Address/Location

R-1 & C-O

Property Zoning

12 _____ 1 _____

Number of existing and new lots proposed

Ridgeview Christian Church Plat 1

Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes	<input checked="" type="checkbox"/>	Completed Application Form	City Staff Verifies
	<input checked="" type="checkbox"/>	Agent Letter (If Applicable)	
	<input checked="" type="checkbox"/>	Filing Fee - \$300 (Major Subdivision); \$100 (Minor Subdivision/Replat); \$350 (Subdivision Variance) + Recording Fee (\$44 or \$69)	
	<input type="checkbox"/>	Improvement Plans (Final Plats only; 1 paper copy and pdf version)	
	<input checked="" type="checkbox"/>	Plat (5 paper copies and pdf version) or Vacation Exhibit	
	<input type="checkbox"/>	Letter of Request (Subdivision Variance only)	

OFFICE USE ONLY:

Case No: _____ DRC Meeting Date: _____ PC Hearing Date: _____

Submission Date: _____ Advertise By: _____ CC Hearing Date: _____

November 9, 2021

Mr. Tom Coots, City Planner
City of Rolla, Community Development
901 North Elm Street
Rolla, MO 65401
VIA Email: tcoots@rollacity.org

Re: Ridgeview Christian Church Lot Consolidation Replat

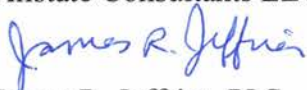
Dear Mr. Coots;

On behalf of Ridgeview Christian Church, we are submitting for your distribution and review the final plat of Ridgeview Christian Church, a replat of Lots in Blocks 9, 10, 11 and 12 in Cowan's Addition. This is in response to some conversations we have had regarding combining the lots they own and have purchased over the last several years into one (1) lot. The intent of this replat is to consolidate all the church's property, including proposed vacated right-of-way, into one (1) lot to accommodate future expansion of the church's facilities. We are also requesting that, along with the replat, you consider vacating part of the rights-of-way for Walker Avenue, Ridgeview Road and Highway 72. We are providing digital copies of the final plat, an overall Display to show existing improvements, the Subdivision Application and the Property Description of the Rights-of-Way to be vacated, along with a display of the portion to be vacated. Craig Stevens will be bringing a check in the amount of \$169 for the Subdivision Fee and Recording Fee.

This is the site of the current Ridgeview Christian Church with the existing building on the east side and some parking on the west side of Walker Avenue. All utilities are existing to the site so there are no construction plans being submitted for review. The subdivision is 3.77 Acres in size and is a replat of twelve (12) existing lots and proposed vacated right-of-way, combining them into one (1) lot. The final plat is providing an easement for the existing utilities within the Walker Avenue right-of-way and an easement for access and turnaround between Walker Avenue and the Alley in the northeast part of their property.

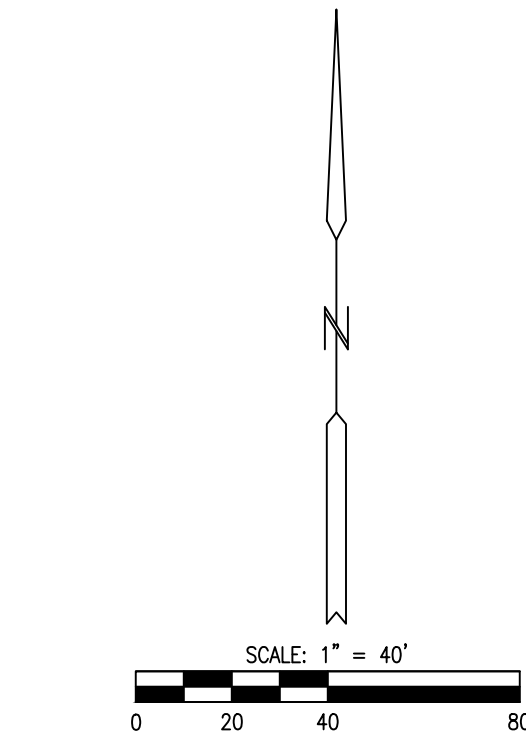
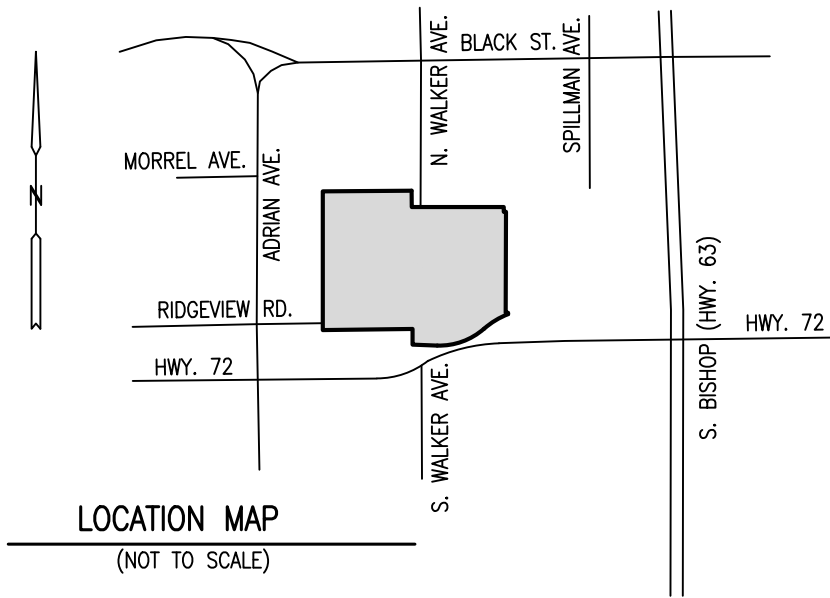
Please review this request, along with the items we have submitted, and let us know your comments at your earliest convenience. Thank you for your consideration in this matter. If you have any questions, or need additional information, please feel free to contact me at (573) 875-8799.

Sincerely,
Allstate Consultants LLC



James R. Jeffries, PLS

Enc.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR WITH CAP "A.C. 2007000167" (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT
- (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "+"
- ℄ CENTERLINE
- - - - - FENCE

IMPROVEMENT ACCEPTANCE

APPROVED SUBJECT TO CONSTRUCTION OF IMPROVEMENTS IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH THE CITY OF ROLLA, MISSOURI. THIS PLAT MEETS CURRENT SUBDIVISION CODES OF THE CITY OF ROLLA.

STEVE HARGIS, PE, DIRECTOR OF PUBLIC WORKS

RODNEY BOURNE, PE, GENERAL MANAGER, ROLLA MUNICIPAL UTILITIES

FLOYD JERNIGAN, PARKS DIRECTOR

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THE _____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

DON BROWN, CHAIRMAN, PLANNING AND ZONING COMMISSION

STEVE FLOWERS, COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF CITY COUNCIL APPROVAL

THIS IS TO ACKNOWLEDGE THAT THE CITY OF ROLLA, MISSOURI, HAS BY ORDINANCE DULY ADOPTED, APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI.

LOUIS J. MAGDITS IV, MAYOR, CITY OF ROLLA

LORRI THURMAN, CITY OF ROLLA CITY CLERK

COUNTY TAX RELEASE

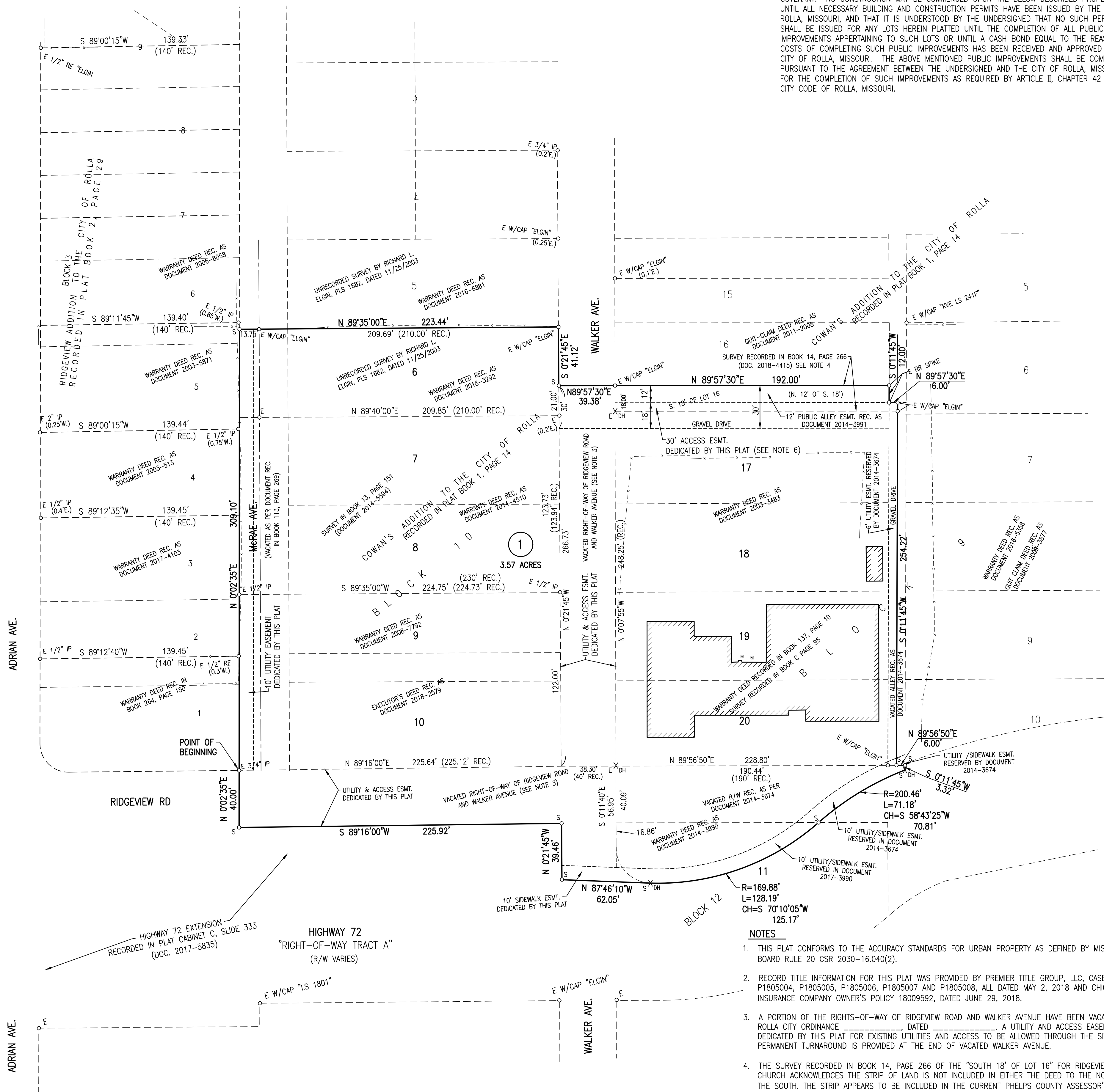
I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AND THE CITY OF ROLLA AGAINST THE REAL ESTATE DESCRIBED ON THE PLAT HAVE BEEN PAID IN FULL FOR THE YEAR 2020 AND ALL PRIOR YEARS.

FAITH BARNES, PHELPS COUNTY DIRECTOR OF REVENUES

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2022. PLAT FILED IN CABINET _____ NUMBER _____.

ROBIN KORDES, RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI



BUILDING OR CONSTRUCTION PERMITS

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS. THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED DO HEREBY IMPOSE UPON SAID PROPERTY AND DO HEREBY MAKE THE FOLLOWING RESTRICTIVE COVENANT: NO CONSTRUCTION MAY BE COMMENCED UPON THE BELOW DESCRIBED PROPERTY UNTIL ALL NECESSARY BUILDING AND CONSTRUCTION PERMITS HAVE BEEN ISSUED BY THE CITY OF ROLLA, MISSOURI, AND THAT IT IS UNDERSTOOD BY THE UNDERSIGNED THAT NO SUCH PERMITS SHALL BE ISSUED FOR ANY LOTS HEREIN PLATTED UNTIL THE COMPLETION OF ALL PUBLIC IMPROVEMENTS APPERTAINING TO SUCH LOTS OR UNTIL A CASH BOND EQUAL TO THE REASONABLE COSTS OF COMPLETING SUCH PUBLIC IMPROVEMENTS HAS BEEN RECEIVED AND APPROVED BY THE CITY OF ROLLA, MISSOURI. THE ABOVE MENTIONED PUBLIC IMPROVEMENTS SHALL BE COMPLETED PURSUANT TO THE AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF ROLLA, MISSOURI, FOR THE COMPLETION OF SUCH IMPROVEMENTS AS REQUIRED BY ARTICLE II, CHAPTER 42 OF THE CITY CODE OF ROLLA, MISSOURI.

KNOW ALL MEN BY THESE PRESENTS

RIDGEVIEW CHRISTIAN CHURCH, INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, CRAIG STEVENS AND BILL DULEY HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.

RIDGEVIEW CHRISTIAN CHURCH, INC.

CRAIG STEVENS, CHAIRMAN OF THE BOARD

BILL DULEY, VICE CHAIRMAN OF THE BOARD

STATE OF MISSOURI }
COUNTY OF PHELPS } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG STEVENS, CHAIRMAN OF THE BOARD AND BILL DULEY, VICE CHAIRMAN OF THE BOARD, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF RIDGEVIEW CHRISTIAN CHURCH AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION # _____
EXPIRES _____

CERTIFICATION

A REPLAT OF PART OF LOT 16 AND ALL OF LOTS 17-20 IN BLOCK 9, ALL OF LOTS 6-10 IN BLOCK 10, PART OF LOT 1 IN BLOCK 11, PART OF LOT 11 IN BLOCK 12, PART OF THE VACATED RIGHT-OF-WAY OF MCRAE AVENUE AND PART OF THE VACATED RIGHT-OF-WAY OF RIDGEVIEW ROAD AND WALKER AVENUE, ALL AS SHOWN BY THE PLAT OF COWAN'S ADDITION TO THE CITY OF ROLLA, RECORDED IN PLAT BOOK 1, PAGE 14 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED AS DOCUMENT 2003-3483, DOCUMENT 2008-7792, DOCUMENT 2014-3990, DOCUMENT 2014-4510 AND DOCUMENT 2018-3292 AND THE EXECUTOR'S DEED RECORDED AS DOCUMENT 2018-2579, ALL OF THE RECORDS OF PHELPS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 OF RIDGEVIEW ADDITION TO ROLLA, RECORDED IN PLAT BOOK 2, PAGE 29 ON THE WEST LINE OF VACATED MCRAE AVENUE; THENCE FROM THE POINT OF BEGINNING, ALONG THE WEST LINE OF SAID VACATED MCRAE AVENUE, N02°35'E, 309.10 FEET TO A POINT OPPOSITE THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK 10 OF COWAN'S ADDITION; THENCE LEAVING SAID WEST LINE OF VACATED MCRAE AVENUE AND WITH THE NORTH LINE OF SAID LOT 6, N89°35'00"E, 223.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 ON THE WEST RIGHT-OF-WAY LINE OF WALKER AVENUE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID LOT 6, S02°14'55"E, 41.12 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND SAID EAST LINE OF LOT 6, N89°57'30"E, 39.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH EIGHTEEN (18) FEET OF SAID LOT 16 IN BLOCK 9 OF COWAN'S ADDITION ON THE EAST RIGHT-OF-WAY LINE OF SAID WALKER AVENUE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID SOUTH EIGHTEEN (18) FEET, N89°57'30"E, 192.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH EIGHTEEN (18) FEET OF LOT 16 ON THE WEST LINE OF A TWELVE (12) FOOT WIDE ALLEY AS SHOWN BY SAID COWAN'S ADDITION; THENCE WITH THE EAST LINE OF SAID LOT 16 AND SAID WEST LINE OF THE ALLEY, S01°14'55"W, 12.00 FEET TO THE NORTHWEST CORNER OF THE VACATED PORTION OF THE ALLEY AS DESCRIBED IN ORDINANCE NO. 4154 AND RECORDED AS DOCUMENT 2014-3674; THENCE LEAVING SAID EAST LINE OF SAID LOT 16 AND WITH THE NORTH LINE OF SAID VACATED ALLEY, N89°57'30"E, 6.00 FEET TO THE CENTER OF SAID VACATED ALLEY; THENCE LEAVING SAID NORTH LINE AND WITH SAID CENTER OF THE VACATED ALLEY, S01°14'55"W, 254.22 FEET TO THE SOUTH LINE OF SAID VACATED ALLEY AND THE NORTH LINE OF THE VACATED PORTION OF RIDGEVIEW ROAD AS DESCRIBED BY SAID ORDINANCE RECORDED AS DOCUMENT 2014-3674; THENCE LEAVING SAID CENTER OF THE VACATED ALLEY AND WITH THE NORTH LINE OF SAID VACATED RIDGEVIEW ROAD, N89°56'50"E, 6.00 FEET; THENCE CONTINUING WITH THE LINES OF SAID VACATED RIGHT-OF-WAY, S01°14'55"W, 3.32 FEET; THENCE 71.18 FEET ALONG A 200.46-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S58°43'25"W, 70.81 FEET TO THE NORTH LINE OF SAID LOT 11, IN BLOCK 12 OF COWAN'S ADDITION AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS BOOK 2014-3990; THENCE WITH THE SOUTHERLY LINE OF SAID TRACT, 128.19 FEET ALONG A 168.88-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S70°10'05"W, 125.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE, N87°46'10"W, 62.05 FEET TO THE SOUTHWEST CORNER OF THE VACATED RIGHT-OF-WAY OF WALKER AVENUE AS PER ROLLA CITY ORDINANCE _____; THENCE WITH SAID VACATED RIGHT-OF-WAY, N02°14'55"W, 39.46 FEET; THENCE N89°16'00"W, 225.92 FEET; THENCE N02°35'E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.57 ACRES.

I, JAMES R. JEFFRIES, DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY ALLSTATE CONSULTANTS LLC, DATED NOVEMBER 9, 2021, AND SIGNED BY JAMES R. JEFFRIES, PLS 2500, AND THAT CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES R. JEFFRIES, PLS 2500, IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

JAMES R. JEFFRIES PLS-2500

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2022.

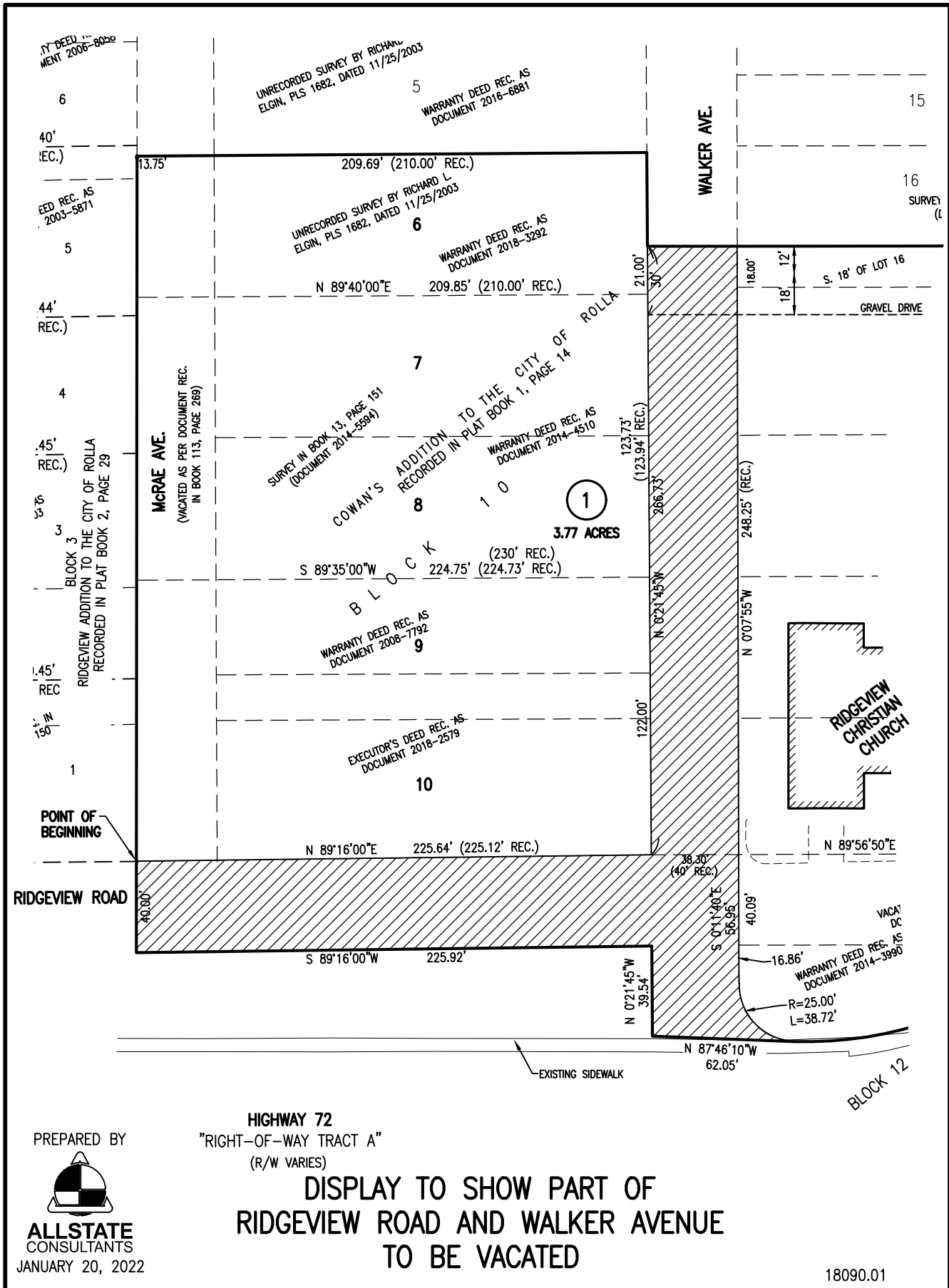
BETTY LOU COBB

NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2023

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY PREMIER TITLE GROUP, LLC, CASE NUMBERS P1805004, P1805005, P1805006, P1805007 AND P1805008, ALL DATED MAY 2, 2018 AND CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY 18009592, DATED JUNE 29, 2018.
3. A PORTION OF THE RIGHTS-OF-WAY OF RIDGEVIEW ROAD AND WALKER AVENUE HAVE BEEN VACATED AS PER ROLLA CITY ORDINANCE _____, DATED _____. A UTILITY AND ACCESS EASEMENT IS BEING DEDICATED BY THIS PLAT FOR EXISTING UTILITIES AND ACCESS TO BE ALLOWED THROUGH THE SITE UNTIL A PERMANENT TURNAROUND IS PROVIDED AT THE END OF VACATED WALKER AVENUE.
4. THE SURVEY RECORDED IN BOOK 14, PAGE 266 OF THE "SOUTH 18" OF LOT 16" FOR RIDGEVIEW CHRISTIAN CHURCH ACKNOWLEDGES THE STRIP OF LAND IS NOT INCLUDED IN EITHER THE DEED TO THE NORTH OR TO THE SOUTH. THE STRIP APPEARS TO BE INCLUDED IN THE CURRENT PHELPS COUNTY ASSESSOR'S INFORMATION AS BEING PART OF THE CHURCH PROPERTY. THE PUBLIC ALLEY EASEMENT RECORDED AS DOC. 2014-3991 WAS GRANTED BY RIDGEVIEW CHRISTIAN CHURCH TO THE CITY OF ROLLA. THE STRIP IS INCLUDED WITHIN THE BOUNDARY OF THIS FINAL PLAT.
5. MCRAE AVENUE WAS DEDICATED ON THE PLAT OF COWAN'S ADDITION TO THE CITY OF ROLLA, RECORDED IN PLAT BOOK 1, PAGE 14. ROLLA CITY ORDINANCE NO. 581, RECORDED IN BOOK 113, PAGE 268 VACATES THE PART OF MCRAE AVENUE ADJACENT TO THIS PLAT. THE ADJACENT RIDGEVIEW ADDITION, RECORDED IN PLAT BOOK 2, PAGE 29 DID NOT DEDICATE ANY RIGHT-OF-WAY FOR MCRAE AVENUE SO VACATED MCRAE AVENUE IS INCLUDED IN THE BOUNDARY OF THIS FINAL PLAT.
6. THE 30' ACCESS EASEMENT ALONG THE NORTHEAST LINE OF THIS PLAT IS INTENDED TO PROVIDE ACCESS BETWEEN THE EXISTING ALLEY AT THE NORTHEAST CORNER OF THE TRACT AND VACATED WALKER AVENUE SO THE ALLEY DOES NOT END IN A DEAD-END AS PER ROLLA MUNICIPAL ORDINANCE SEC. 42-26.3.

FINAL PLAT		RIDGEVIEW CHRISTIAN CHURCH PLAT 1		
A REPLAT OF LOTS IN BLOCKS 9, 10, 11 & 12 IN				
COWAN'S ADDITION		LOCATED IN SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST		NOT FOR RECORDING
ROLLA, PHELPS COUNTY, MISSOURI				
DATE	JOB NUMBER	JAMES R. JEFFRIES PROFESSIONAL LAND SURVEYOR PLS-2500	DATE:	
JANUARY 20, 2022	18090.01			RESERVED FOR RECORDER'S STAMP
3312 LEMONE INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799		ALLSTATE CONSULTANTS LLC MO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #2007000167		



WARRANTY DEED REC. AS DOCUMENT 2006-8032

UNRECORDED SURVEY BY RICHARD L. ELGIN, PLS 1682, DATED 11/25/2003

WARRANTY DEED REC. AS DOCUMENT 2016-6881

WARRANTY DEED REC. AS DOCUMENT 2003-5871

UNRECORDED SURVEY BY RICHARD L. ELGIN, PLS 1682, DATED 11/25/2003

WARRANTY DEED REC. AS DOCUMENT 2018-3292

BLOCK 3
RIDGVIEW ADDITION TO THE CITY OF ROLLA RECORDED IN PLAT BOOK 2, PAGE 29

MCRAE AVE.
(VACATED AS PER DOCUMENT REC. IN BOOK 113, PAGE 269)

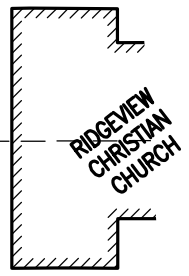
SURVEY IN BOOK 13, PAGE 151 (DOCUMENT 2014-5594)

COWAN'S ADDITION TO THE CITY OF ROLLA RECORDED IN PLAT BOOK 1, PAGE 14

WARRANTY DEED REC. AS DOCUMENT 2014-4510

WARRANTY DEED REC. AS DOCUMENT 2008-7792

EXECUTOR'S DEED REC. AS DOCUMENT 2018-2579



POINT OF BEGINNING

RIDGVIEW ROAD

WALKER AVE.

RIDGVIEW CHRISTIAN CHURCH

HIGHWAY 72
"RIGHT-OF-WAY TRACT A"
(R/W VARIES)

DISPLAY TO SHOW PART OF
RIDGVIEW ROAD AND WALKER AVENUE
TO BE VACATED

PREPARED BY

ALLSTATE CONSULTANTS
JANUARY 20, 2022

18090.01



Report to:

**Planning and Zoning
Commission**

Case No.: SUB 22-01

Meeting Date: February 15, 2022

Subject: Davis Addition: a Minor Subdivision Final Plat to combine three commercial lots into one lot.

Background: The applicant intends to develop the subject property. The property was recently rezoned to allow for the planned development. To make development easier without having to consider interior lot lines, the applicant seeks to combine the three platted lots and a formerly vacated alleyway into one large commercial lot. Most of the entire property is within the designated floodplain. The applicant is aware of the floodplain development requirements, which could greatly impact the ability to develop the property.

Application and Notice:

Applicant/Owner - Jeff Davis of 24/7 Homes, LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>
City Council Date - February 22, 2022

Property Details:

Current zoning - C-2, General Retail
Current use - Residential/Undeveloped
Land area - 0.49 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, a Major Arterial road; and frontage on Olive Street, a collector street; and Oak Street, a local street.
Sidewalks - Sidewalks are located along the frontage of the property on all streets.
Utilities - The subject property should have access to all needed utilities.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Neighborhood Commercial uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements.

Findings:

1. The proposed minor subdivision would combine three commercial lots into one large lot.
2. The property is located almost entirely within the designated floodplain.
3. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.

Alternatives:

1. Find the request meets all applicable requirements and recommend the City Council approve the request.
2. Find that the request could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
3. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coats, City Planner

Attachments: Area Map, Application, Plat



Project Information:

Case No: SUB22-01
Location: 304 S Olive/305 S Oak
Applicant: 24/7 Homes, LLC
Request:
Minor Subdivision to combine 3 commercial lots



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
901 North Elm Street
City Hall: 2nd Floor
8:00 – 5:00 P.M.
Monday - Friday

pd check #214856

City of ROLLA



COMMUNITY DEVELOPMENT DEPARTMENT
901 North Elm St
Rolla, MO 65401
P.O. Box 979

573-364-5333 + www.rollacity.org/comdev

SUBDIVISION APPLICATION

Contact Information:

Property Owner:

Jeff Davis

Name(s)

12049 Country Oaks Estates Dr.

Mailing Address

Rolla MO 65401

City, State, Zip

573-308-0669

Phone

247homes@gmail.com

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

- Request:
- Sketch Plat
 - Major Subdivision
 - Minor Subdivision
 - Replat
 - Subdivision Variance
 - Vacation of ROW/easement

305 S. Oak - 304 S. Olive

Property Address/Location

Property Zoning

combine to 1

Number of existing and new lots proposed

Davis Edition

Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes

Completed Application Form

Agent Letter (If Applicable)

Filing Fee - \$300 (Major Subdivision); \$100 (Minor Subdivision/Replat);
\$350 (Subdivision Variance) + Recording Fee (\$44 or \$69)

Improvement Plans (Final Plats only; 1 paper copy and pdf version)

Plat (5 paper copies and pdf version) or Vacation Exhibit

Letter of Request (Subdivision Variance only)

 b
 N/A
 144
 N/A
 Emma
 N/A

City Staff Verifies

OFFICE USE ONLY:

Case No: SUB22-01

DRC Meeting Date: TBD

PC Hearing Date: TBD

Submission Date: 1.14.22

Advertise By: —

CC Hearing Date: TBD

I N F O R M A T I O N :

(Optional) **Sketch Plats** must include the following information (Section 42-32.1):

1. Proposed subdivision name, contact information for property owner, north arrow, scale, date.
2. Location map, general dimensions of property lines, existing easements, ROW's, buildings, cemeteries, watercourses, flood areas, contours, ect.
3. Name, location, dimensions of existing streets; name, width, classification or proposed streets and alleys.
4. Existing utilities and stormwater management facilities on and adjacent to property.
5. Location, dimensions, and configuration of proposed lots.
6. Location and general layout of proposed water and sewer lines.

Preliminary Plats must include the following information (Section 42-32.2):

1. Legal description and boundary line.
2. Name and location of adjoining existing subdivisions, streets, ROW widths, alleys, property lines, ect.
3. Proposed streets with width, centerline, grade, length; dimensions of easements and alleys, ect.
4. Existing property lines, buildings, and utilities.
5. Arrangement, location, dimensions of proposed lots with area, line bearings, angles, and setbacks.
6. Location, dimensions, and area of land to be dedicated or reserved for common ownership.
7. Contour lines, water courses, ravines, culverts, bridges, ponds, ect.
8. Proposed sewer lines, storm sewer lines, drainage facilities, bridges, ect. and easements

Final Plats must include the following information (Section 42-32.3):

1. Items shown on Preliminary Plat except contours, land features, street grades, and utilities.
2. Plat restrictions and restrictive covenants regarding building permits.
3. Dedication deed for easements, streets, alleys, parkland, ect.
4. Access limitation and improvement acceptance notes.
5. Planning and Zoning Commission and City Council approval.
6. City and County tax release.
7. Surveyors and Recorders Certificate.

Note: A Major Subdivision must include a Preliminary Plat. A Major Subdivision is a subdivision which creates (5) or more lots and/or requires the extension of streets.


Vacations of rights-of-way or easements must include a Vacation Exhibit which shows property lines, buildings, utilities or public infrastructure within 30 feet of the area to be vacated. Property lines and building locations must be based on a survey. Utility locations may be from field observations, GIS, utility companies, and/or field markings.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that refunds may be provided if the request is withdrawn prior to the Planning Commission hearing, less any costs already incurred.

Property Owner(s):

Applicant/Agent (If Different From Owner)


Sign _____ Print Jeff Davis

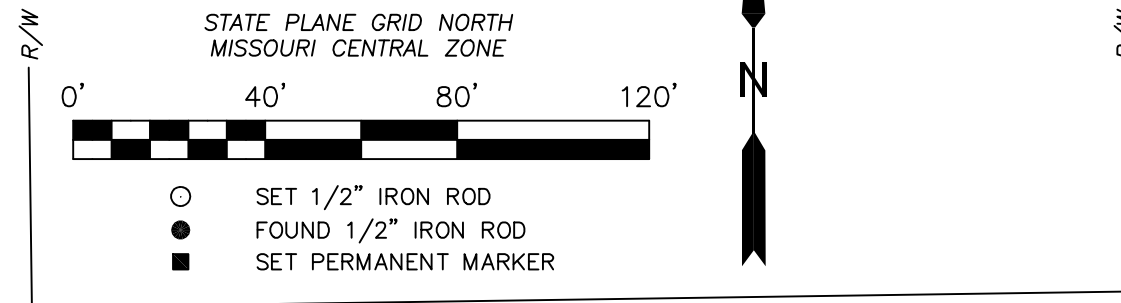
Sign _____ Print _____

Sign _____ Print _____

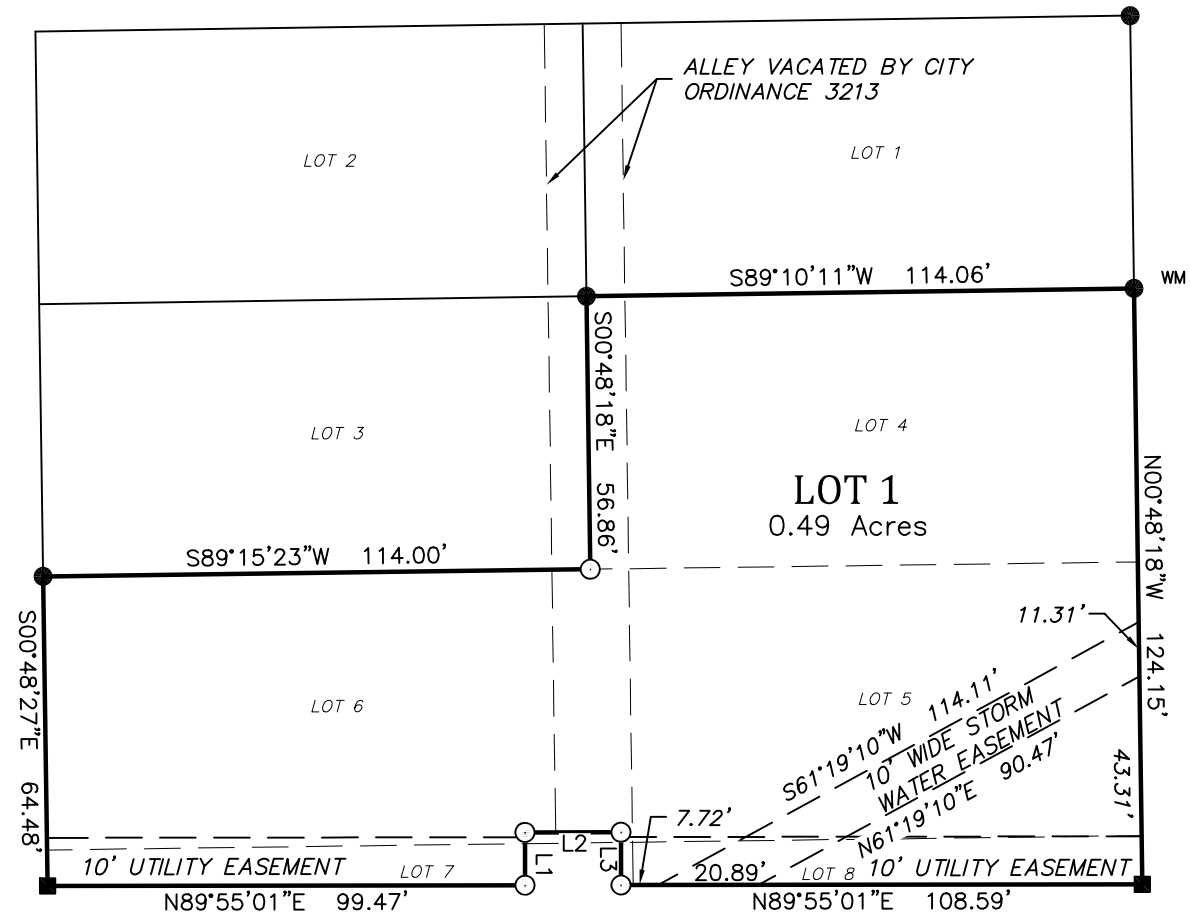
Sign _____ Print _____

DAVIS ADDITON

A Resubdivision of Lots 4, 5, 6 and part of Lots 7 & 8 and part of the vacated alley in Block 9 of Newman's Addition Rolla, Missouri



PHELPS AVENUE
(50' WIDE)



MISSOURI HIGHWAY 72
(VARIABLE WIDTH)
DOC. 9401836

LINE	BEARING	DISTANCE
L1	N00°04'59\"W	11.00'
L2	N89°55'01\"E	20.00'
L3	S00°04'59\"E	11.00'

PROPERTY IS ZONED C-2

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS

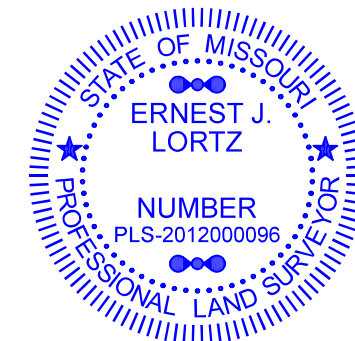
The undersigned owners of the tract of land herein platted do hereby impose upon said property and do hereby make the following restrictive covenant: No construction may be commenced upon the above described property until all necessary building and construction permits have been issued by the City of Rolla, Missouri and that it is understood by the undersigned that no such permits shall be issued for any lots herein platted until the completion of all public improvements appertaining to such lots or until a cash bond equal to the reasonable costs of completing such public improvements has been received and approved by the City of Rolla, Missouri. The above mentioned public improvements shall be completed pursuant to the agreement between the undersigned and the City of Rolla, Missouri for the completion of such improvements as required by Article II, Chapter 42 of the City Code of Rolla, Missouri.

PLANNING AND ZONING APPROVAL

Approved the _____ day of _____, 2022, by the Planning and Zoning Commission of Rolla, Missouri.

Don Brown, Chairman
Planning and Zoning Commission

Steve Flowers
Community Development Director



DESCRIPTION

All of Lots 4, 5 and 8 in Block 9 in Newman's Addition to the City of Rolla, Missouri, except that part conveyed to the State of Missouri for highway purposes via Warranty Deed dated October 5, 1931, filed March 17, 1932 of record at Book 101 at Page 119. ALSO EXCEPT that part conveyed to the State of Missouri by and through the Missouri Highway and Transportation Commission via Warranty Deed dated July 19, 1994, of record at Document No. 9405614 of the Phelps County Deed Records

ALSO All of Lot 6 and the North fractional part of Lot 7, being that part of said Lot 7 not taken by the State of Missouri for the right-of-way for Highway 72, leaving approximately the North 7 feet, all in Block 9 in Newman's Addition to the City of Rolla, Missouri, according to the plat of record in the Recorder's Office of Phelps County, Missouri. Except that part conveyed to the State of Missouri acting through the Missouri Highway and Transportation Commission via Warranty Deed dated February 14, 1994, filed March 25, 1994 of record at Document #9401836.

ALSO conveying all of our right, title and interest received by Ordinance No. 3213 being an ordinance vacating an alley between Oak and Olive Street North of Highway 72 and South of Phelps Avenue as filed November 4, 1997, in Document #1997-5910.

IMPROVEMENT ACCEPTANCE

Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. this plat meets current subdivision codes of the City of Rolla.

Steve Hargis, PE
Director of Public Works

Rodney Bourne, General Manager
Rolla Municipal Utilities

Floyd Jernigan
Director of Parks

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2021 and all prior years.

Faith Barnes
Collector of Revenue
Phelps County, Missouri

NOTES

- Type Urban Accuracy Standards.
- Parent Title Reference: 2007-6045, 2021-4003
- Field work performed in December 2021.
- A current title report has not been furnished to the land surveyor by the client, and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

SURVEYOR'S CERTIFICATION

Know all men by these presents:

That I, Jason Lortz, do hereby certify that this plat meets Missouri Minimum Standards for Property Boundary Surveys and was prepared under my supervision from actual survey of the land herein described prepared by Lortz Surveying, LLC dated January 10, 2022 and signed by Jason Lortz L.S. No. 2012000096 and that corner monuments and lot corner pins shown herein were placed under the personal supervision of Jason Lortz L.S. No. 2012000096 in accordance with Article II, Chapter 42, of the City Code of Rolla, Missouri.

Jason Lortz
PLS 2012000096

1/10/22
Date

RECORDER'S CERTIFICATE

DEDICATION

Whereas, 24/7 Homes, LLC, therein called ("DEDICATOR") is the owner of the premises described on this plat, and

Whereas, DEDICATOR desires to subdivide the land as shown on this plat with said subdivision to be named "DAVIS ADDITION".

DEDICATOR does hereby dedicate to the public use forever all easements shown upon this plat and subdivides the premises shown on this plat so that all of said premises will now be known as "DAVIS ADDITION".

DEDICATOR does further grant to all political subdivisions and public utilities providing utility services to the land described on this plat the right to install and maintain electrical, sanitary sewer, water, storm water, telephone, cable television, and natural gas lines within and along those places which are designated as utility easements on this plat.

In witness whereof, the DEDICATOR has executed this dedication this _____ day of _____, 2022.

by: Jeffrey Davis
24/7 Homes, LLC

State of Missouri }
County of Phelps } ss.

On this _____ day of _____, 2022, before me personally appeared Jeffrey Davis, to me known to be the person described in and who executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public My commission expires

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This is to acknowledge that the City Council of the City of Rolla, Missouri has by ordinance duly adopted and approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

Louis J. Magdits, IV
Mayor, City of Rolla

Lorri Thurman
City Clerk

LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com

Survey in Block 9
Newmans Additions
Rolla, Missouri

Jeff Davis
Rolla, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.	
Checked by EJL	Date 1/10/2022	L-1459	