

NOTICE OF MEETING AND PLANNING COMMISSION AGENDA



CITY OF OSAGE BEACH PLANNING COMMISSION MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

August 11, 2026 - 5:00 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

- A. Motion to approve minutes July 14, 2026.

NEW BUSINESS

- A. Motion to approve the Special Use Permit Case 419: Gage M. Erickson (Eric) is Requesting a SUP to construct a Single-Family Dwelling in a Commercial Zone.
- B. Motion to approve Backwater Cove Subdivision Final Plat.

REPORTS

ADJOURN

Remote viewing link:

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING
July 14, 2026

CALL TO ORDER

Commissioner Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on July 14, 2026, at 5:30 pm at City Hall.

ROLL CALL

The following Commissioners were present:

Chairman Susan Ebling,

Alan Blair

Chad Kautz

Angie Schuster

Phyllis Marose

Luke Hagedorn

Marc Haycook

Chad Kautz

Alderman Justin Hoffman

Mayor Richard Ross – **Absent**

Chad Carlson - **Absent**

APPROVAL OF MINUTES

Commissioner Hagedorn made a motion to approve minutes from June 9, 2026. This motion was seconded by Commissioner Marose. Motion passes unanimously with a voice vote.

NEW BUSINESS

Motion to approve the AMENDED addition to Article VI Additional Zoning District Regulations; Article VI-B Data Center and Colocation Facilities; Section 405.587: Data Center and Colocation Facilities

Commissioner Hagedorn made a motion to recommend to the Board of Aldermen the approval of the AMENDED addition to Article VI Additional Zoning District Regulations; Article VI-B Data Center and Colocation Facilities; Section 405.587: Data Center and Colocation Facilities. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

Motion to Addition to Article IX Off-Street Parking and Loading Requirements; Section 405.670 Improvement of Parking Areas and Parking Lots

Commissioner Schuster made a motion to recommend to the Board of Aldermen the approval of the Addition to Article IX Off-Street Parking and Loading Requirements; Section 405.670 Improvement of Parking Areas and Parking Lots. This motion was seconded by Commissioner Marose. Motion passes unanimously with a voice vote.

Motion to Addition to Article VI Additional Zoning District Regulations; Section 405.430: Minimal Dimensional Requirements

Alderman Hoffman made a motion to recommend to the Board of Aldermen the approval of the Article VI Additional Zoning District Regulations; Section 405.430: Minimal Dimensional Requirements. This motion was seconded by Commissioner Schuster. Motion passes unanimously with a voice vote.

REPORTS

None

ADJOURN

Commissioner Hagedorn made a motion to adjourn the meeting at 6:00pm. The motion was seconded by Commissioner Kautz. Motion passed unanimously with a voice vote.

I, Kegan Powers/ Deputy City Clerk for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on July 14, 2026.

Kegan Powers/Deputy City Clerk

Angie Schuster/Planning Commission Secretary

**All meetings may be viewed on Facebook and YouTube for more details.

**PLANNING COMMISSION
REPORT TO THE
BOARD OF ALDERMAN**

Hearing Date:	August 11, 2026	Case Number: 419
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Applicant: Gage M. Erickson (Eric)

Location: Lot 5 Brook Hollow Estates

Petition: Special Use Permit to build a single-family residence in C-1 District

Existing Use: Single Family Dwelling

Zoning: C-1 General Commercial

Lot Size: 12,500 square feet

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 (General Commercial)	Vacant Commercial Parcel
<u>South:</u>	C-1 (General Commercial)	Single Family Housing
<u>East:</u>	C-1 (General Commercial)	Single Family Housing
<u>West:</u>	C-1 (General Commercial)	Single Family Housing

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** High Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
	Citywide	May 1984

Utilities

<u>Water:</u>	City	<u>Gas:</u>	N/A
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Analysis:

1. The subject property is an undeveloped lot, known as Lot 5 Brook Hollow Estates, in a single-family subdivision that is zoned C-1 (General Commercial). The applicant is requesting a Special Use Permit to build a new single-family dwelling on the subject lot. A site plan has been submitted illustrating the proposed home on the subject property.
2. Although the property is commercially zoned, the subdivision has developed, as intended, with single-family homes. Much of the area is currently residence oriented, but there is substantial undeveloped, commercially zoned, property that will likely develop in a commercial manner in the future.
3. In accordance with Section 405.420 of the Osage Beach Zoning Code, residences are permitted in C-1 zones with a Special Use Permit.

Planning Commission Recommendations:

The subject property was affected by the construction of the 54 Expressway, bringing it closer to more intense conditions. It is, however, certainly not uncommon to find existing residential neighborhoods located in commercial zones. This particular property, along with the rest of Brook Hollow Estates, was zoned C-1 with the original zoning of the City in 1984, because of its location relative to the original Highway 54 Corridor. A fundamental function of zoning is to separate incompatible land uses. With increases in demand for commercial property in the city, land use intensities could increase in areas such as this. Property owners need to be cognizant of this prior to developing such properties residentially or replacing nonconforming uses.

With this property's location in an area that has almost completely developed residentially, the Planning Department recommends approval of this request with the following conditions:

1. The proposed home will be constructed in accordance with the regulations for development established for the R-1b zoning district. Any future requested additions or changes to the home can be done without an amendment to the SUP provided a building permit is acquired and the proposed changes meet the regulations established by the Building Code (current version at the time of newly proposed addition) and the R-1b zoning district.
2. A building permit must be obtained, and all other building and zoning codes must be adhered to.
3. Annual renewal of this SUP will not be required.



Date Received: 6.30.26
Case #: SUP419

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Gage M. Erickson Phone: 513-525-1690
ERIC M. ERICKSON
Address: _____ City: Osage Beach State: Mo. Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

2. Name of landowner's representative, if different from above: N/A Phone: _____
Address: _____ City: _____ State: _____ Zip: _____

3. All correspondence relative to this application should be directed to whom? Gage + Eric Erickson
Address: 6885 El Terra Rd City: Osage Beach State: Mo Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):
Address: Lot 5 Brook Hollow Estates City: Osage Beach State: Mo Zip: 65065

5. Do you have a specific use proposed for this property? ☒ Yes ☐ No
Explain all uses: Residential Home Build.

6. Area of property in square feet or acres: ~ 12,375 sf.

7. Current zoning classification: C-1 Commercial

8. Sources of utilities: Water: City Gas: unsure - not sure if Summit is there
Sewer: City Electric: Ameren

9. Proposed zoning classification: R-1 Residential (This part of Brook Hollow Estates)
(Residential)

10. How long have you owned this property? 6/29/26

11. Current use of property (describe all improvements): Vacant Land.

12. Current use of all property adjacent to subject property:
North: Vacant Land owned by Fire Dept.
South: Residential Home East: Residential Home West: Residential Home

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location: This is a residential subdivision created in 1986 of single family homes w/ recorded restrictions for only single family only vacant acreage to the north that backs up to fire dept.

14. Do you own property abutting or in the vicinity of the subject property? ☐ Yes ☒ No

If yes, where is the property located and why was it not included with this application?

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? it is recorded as single family ☐ Yes ☒ No (Book 286 pg 326)

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning. It will not affect these as all other adjacent properties are single family homes.

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any? This will only help the look of the subdivision

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

I, ERIC MERICKSON / Gage Erickson, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

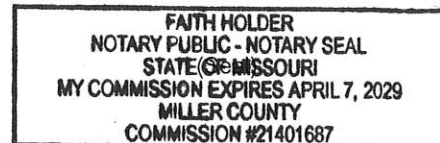
Gage Erickson Signature Owner/Applicant: 6/30/24 Date:

Subscribed and sworn to before me on this 30th day of June, 2024.

Gage Erickson Notary Public:

April 7th 2029 My Commission Expires:

Person Accepting this Application:



****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX

June 30, 2026

Osage Beach Planning Commission

City of Osage Beach

Osage Beach, MO

RE: Request to Rezone Lot 5, Brook Hollow Estates from C-1 Commercial to R-1 Residential

Dear Members of the Planning Commission,

I am writing to respectfully request the rezoning of Lot 5 of Brook Hollow Estates from C-1 Commercial to R-1 Residential.

Brook Hollow Estates was originally established and recorded in 1986. Although Lot 5 is currently zoned C-1, the surrounding area has developed exclusively as a residential neighborhood. The existing homes within the subdivision are all residential in nature, and the vacant acreage immediately behind Lot 5 is owned by the Osage Beach Fire Department, further supporting the residential character of the area.

Rezoning this property to R-1 Residential would bring the zoning into alignment with the current and long-established use of the surrounding properties. We believe this change is appropriate and consistent with the existing neighborhood.

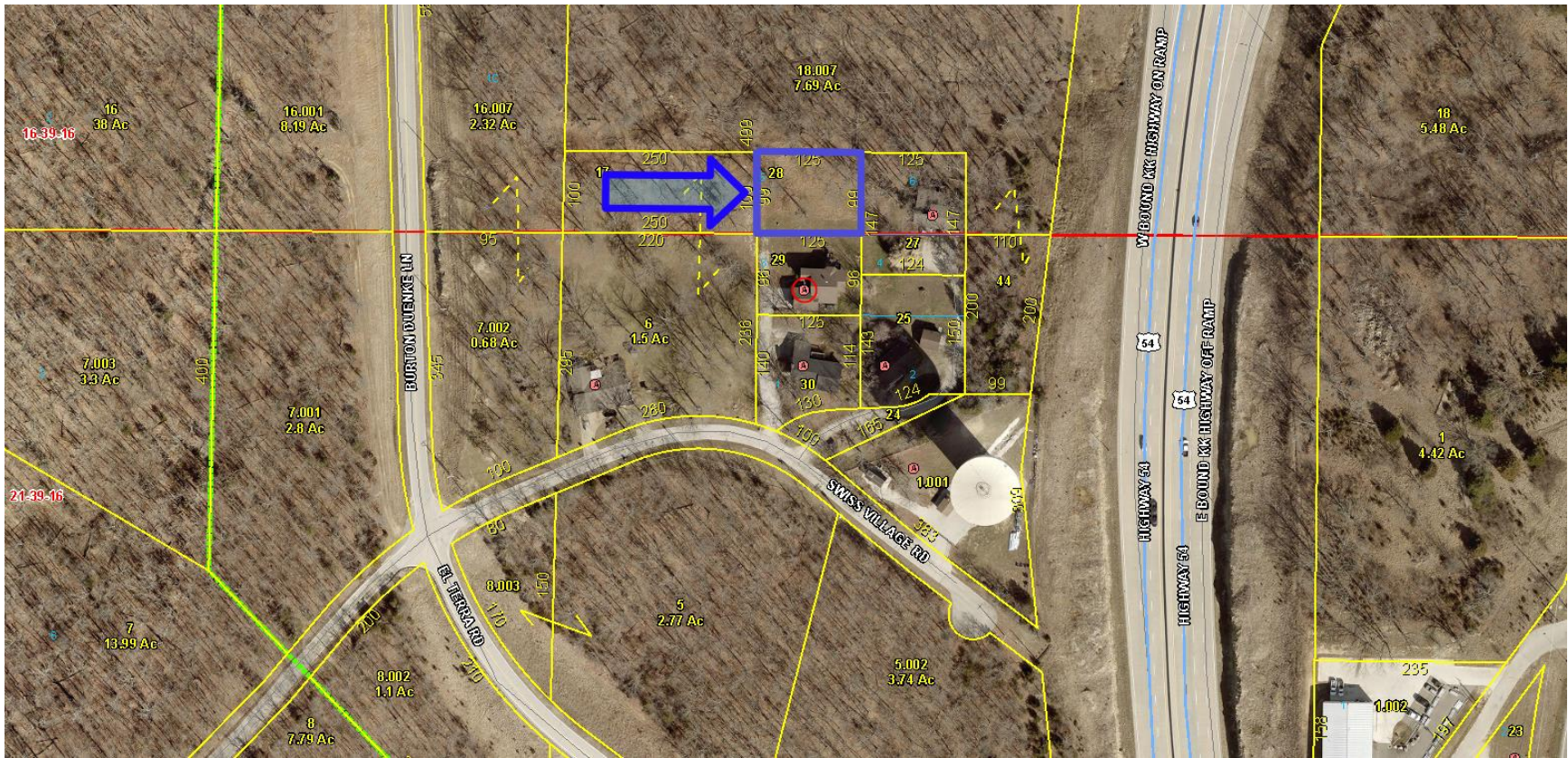
Additionally, we do not anticipate any negative impact on neighboring property owners or the subdivision as a whole. Instead, this rezoning would allow for compatible residential development that complements the established character of Brook Hollow Estates.

The property owner is Gage Erickson, and the proposed residential construction would be completed by Eric Erickson with T-Mac Development.

We respectfully ask for your consideration and approval of this rezoning request. Thank you for your time and thoughtful consideration. If you have any questions or require additional information, we would be happy to provide it.

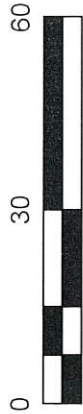
Sincerely,

Gage Erickson, Property Owner
[Signature] *Contractor T-MAC Development.*



**SUP Case
419 Location Map**

CERTIFICATE OF SURVEY
FOR ERIC & AMY ERICKSON



LEGEND

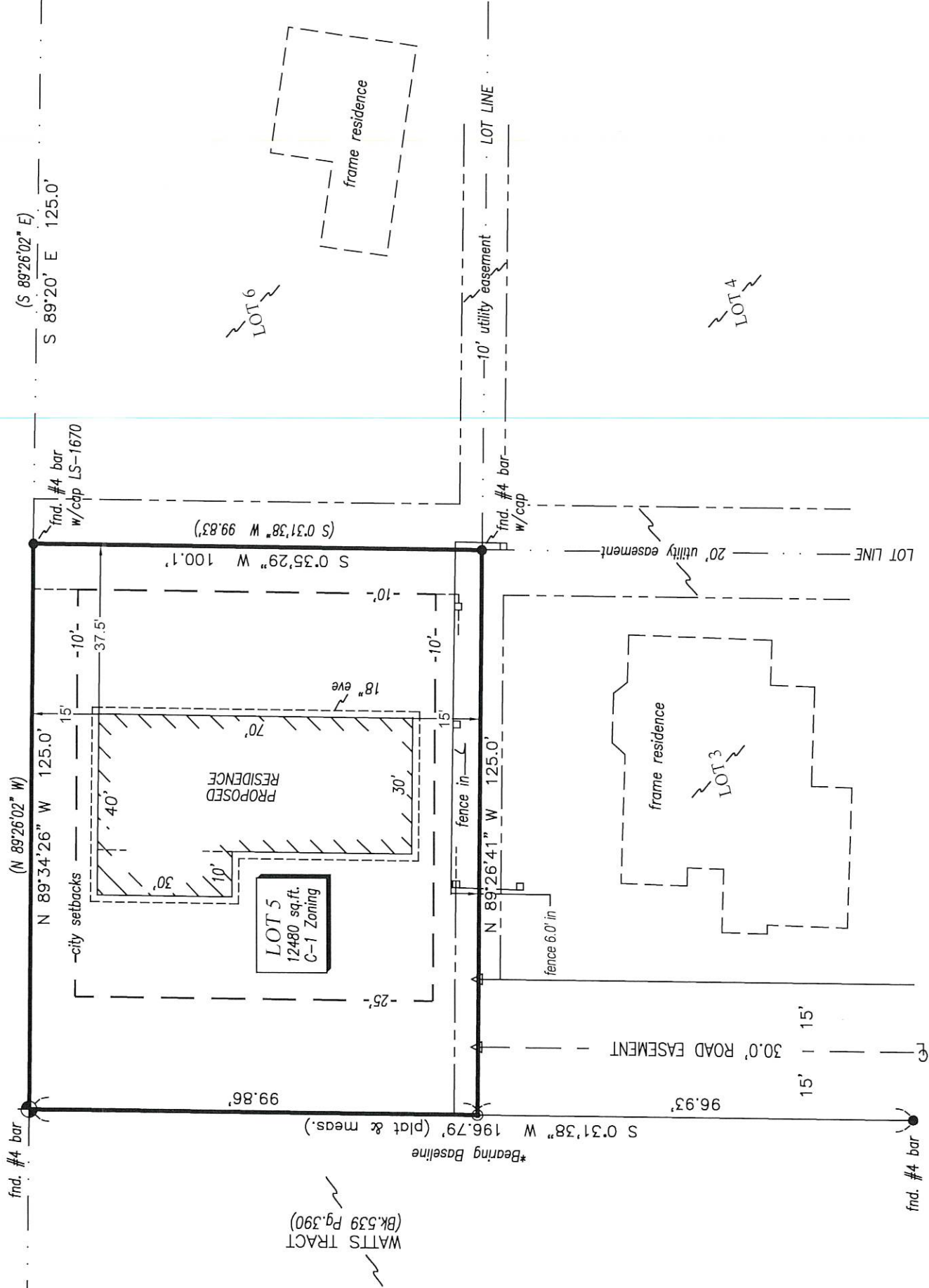
These standard symbols will be found in the drawing.

- △ UNMONUMENTED POINT
- ⊕ CONTROLLING CORNER
- EXISTING IRON PIN
- ⊙ SET IRON PIN

Record dimension are shown in parentheses.

- Verify setback interpretation and compliance prior to any construction.

OSAGE BEACH FIRE PROTECTION DISTRICT TRACT
(Bk.797 Pg.222)



SURVEYOR'S DECLARATION: This is to declare that during June of 2026, at the request of Eric Erickson, I made a retracement survey of Lot 5, of "BROOK HOLLOW ESTATES" (Plat Book 32, Page 3), a subdivision of record in Camden County, Missouri, and the results of said survey are shown hereon.

This survey was made in accordance with the Missouri Standards for Property Boundary Surveys (type urban)

This land survey is subject to any easements, restrictions, reservations, governmental regulations, or conditions of record, and to all existing roadways, overhead power lines, underground utilities, of record or not. There may be improvements on this property that are not shown. If this plat does not bear an original seal and signature it was not issued by the surveyor or at his direction and may not be used for any purpose.

CHRISTOPHER L. HASTY MO PLS-2015000228



PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: August 11, 2026

Subdivision Name: Backwater Cove Subdivision Final Plat

Location: Beach Drive Corridor

Section/Township/Range: 6/39/15

Applicant: Gary Prewitt, Jessica Prewitt, and Karen Prewitt

Surveyor: Miller Surveying and Engineering

Tract Size: + 50 acres

Zoning: C-1, C-1b, C-1 w/ E-3 Overlay

Surrounding Land Use:

North: Sunset Drive Corridor/ Lake of the Ozarks

South: Beach Drive Corridor

East: Osage Beach Pkwy Corridor

West: Beach Drive Corridor/ Lake of the Ozarks

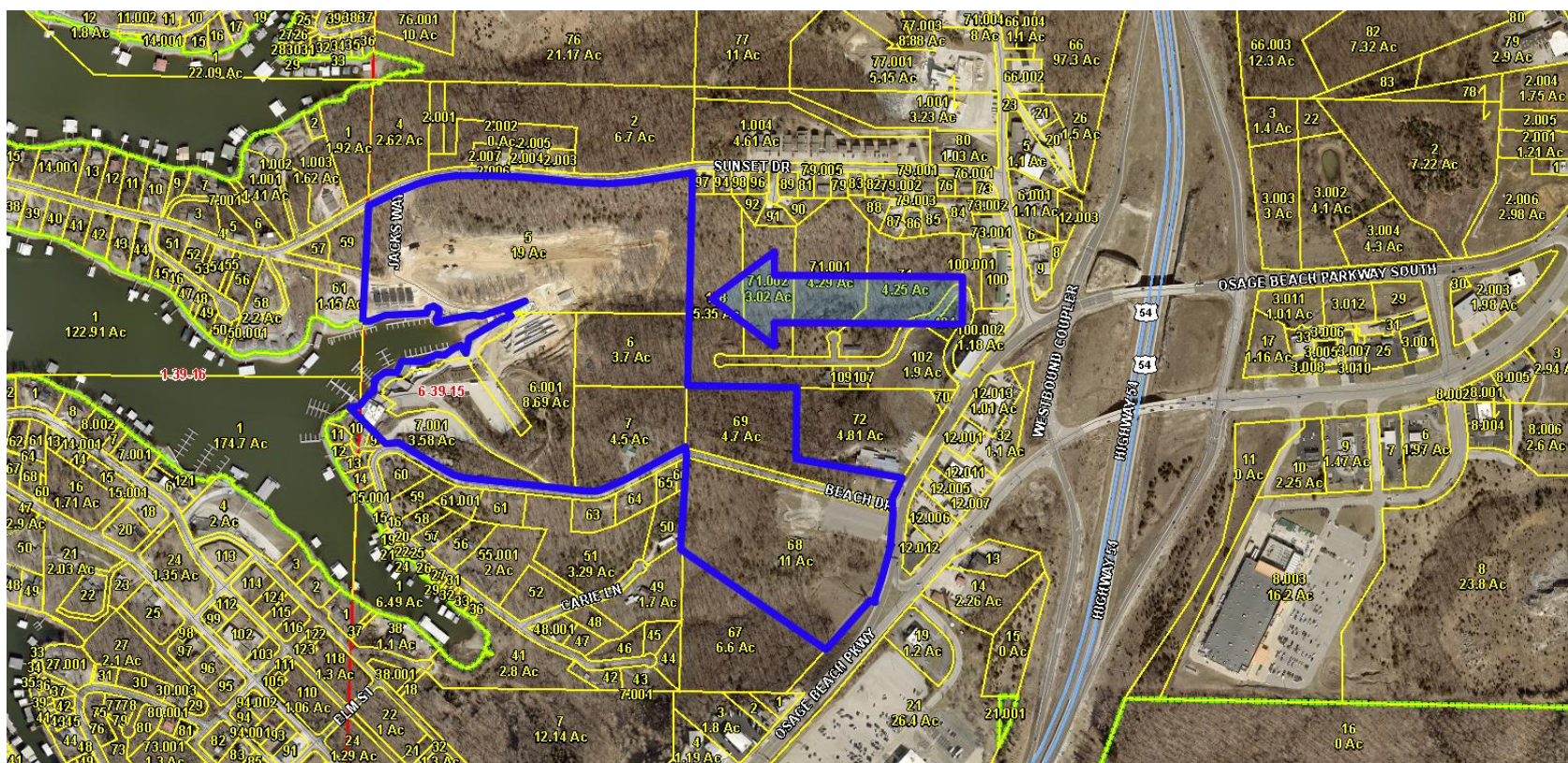
Department Comments

Final:

- 1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements.
- 2) All of the necessary public improvements to serve this subdivision are already installed... Because of this, no Engineer's Estimate, Letter of Credit, or Performance Bond will be required.
- 3) The Right of Way for the previous location of Beach Drive will need to be vacated, by the Board of Aldermen, and a Quit Claim Deed giving the Right of Way for the new location of Beach Drive to the City will need to be submitted by the property owner, and

accepted, by the Board of Aldermen, before this plat can be approved, by the Board of Aldermen, and recorded at Camden County.

With the previously listed requirements taking place, staff recommends approval of Final Plat.



Backwater Cove Subdivision Location Map

BACKWATER COVE SUBDIVISION

OWNER'S CERTIFICATE

I, Gary Prewitt, Member of PREWITT'S HWY 54 ENTERPRISES , LLC, a Missouri Limited Liability , hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

Sign Easement 1 on Lot 6, dedicated to all lot owners
A perpetual, non-exclusive easement in, upon, over and across the area outlined and designated on this plat as "Sign Easement 1" is hereby dedicated, granted, and conveyed to the owners of Lots 1, 2, 3, 4, and 5, and each of their successors and assigns, licensees, invitees, guests, and agents thereof for the installation, construction, placement, maintenance, repair, replacement, and operation of signage and related appurtenances. This easement shall run with the land and shall inure to the benefit of, and be binding upon, all present and future owners of property within this plat.

PREWITT'S HWY 54 ENTERPRISES LLC

By: _____
Gary D. Prewitt, Manager

By: The Gary D. Prewitt Revocable Trust dated 1/27/2003, as amended and restated, Member

By: _____
Gary D. Prewitt, Trustee

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public, appeared Gary D. Prewitt, to me personally known, who being by me duly sworn, did say that he is the Manager of Prewitt's Hwy 54 Enterprises LLC a Missouri Limited Liability Company, and that said instrument was signed and sealed on behalf of said Limited Liability Company, by authority of the operating agreement of said Limited Liability Company and said Gary D. Prewitt, and acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county and state aforesaid, the day and year last above written.

Notary Public

My commission expires: _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of March, 2026, before me the undersigned, a Notary Public, appeared Gary D. Prewitt, Trustee of the Gary D. Prewitt Revocable Trust dated 1/27/2003, as amended and restated, to me personally known, who being by me duly sworn, did say that the Gary D. Prewitt Revocable Trust dated 1/27/2003, as amended and restated, is the Member of Prewitt's Hwy 54 Enterprises LLC a Missouri Limited Liability Company, and that said instrument was signed and sealed on behalf of said Limited Liability Company, by authority of the operating agreement of said Limited Liability Company and said Gary D. Prewitt, Trustee of the Gary D. Prewitt Revocable Trust dated 1/27/2003, as amended and restated, acknowledged that he executed the same as his free act and deed as such Trustee, and acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county and state aforesaid, the day and year last above written.

Notary Public

My commission expires: _____

OWNER'S CERTIFICATE

I, Gary Prewitt, Member of Arapaho, LLC, a Missouri Limited Liability , hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

Arapaho, LLC, a Missouri Limited Liability

By: Gary Prewitt a/k/a Gary D. Prewitt, Trustee
of the Gary Prewitt 2010 Irrevocable Trust
Dated February 18, 2010, as the Member of Araphao LLC

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public, appeared Gary Prewitt, a/k/a Gary D. Prewitt, Trustee of the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010, to me personally known, who being by me duly sworn, did say that the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010 is the Member of Arapaho LLC, a Missouri limited liability company, and that said instrument was signed and sealed on behalf of said limited liability company by authority of its Operating Agreement, and said Gary Prewitt, a/k/a Gary D. Prewitt, Trustee of the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010, acknowledged said instrument to be the free act and deed of said limited liability company.

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: _____

CONSENT OF MORTGAGEE

I, _____, of The Central Trust Bank, d/b/a Central Bank of Lake of the Ozarks, on behalf of said bank, mortgagee on the property, as shown on the attached subdivisional plat, do hereby consent to the resubdivision and filing of this plat.

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, _____ known personally to me, appeared upon and being sworn, stated that he/she is the _____ of The Central Trust Bank, d/b/a Central Bank of Lake of the Ozarks and that this instrument was signed and the corporate seal affixed by authority of its Board of Directors and is the free act and deed of the Corporation.

IN WITNESS 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: _____

OWNER'S CERTIFICATE

I, Gary Prewitt, Member of Grand Teton Mountain Investments, LLC, a Missouri Limited Liability , hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

Access Easement 1 and Access/Sign Easement 3 are for the use of Lot 4
A perpetual, non-exclusive easement in, upon, over and across the area outlined and designated on this plat as "Access Easement 1" and "Access/Sign Easement 3" is hereby dedicated, granted, and conveyed to the owner of Lot 4, its successors and assigns, licensees, invitees, guests, and agents thereof for free and uninterrupted vehicular and pedestrian traffic, including the installation, construction, repair, maintenance, and replacement of an access road. This easement shall run with the land and shall inure to the benefit of, and be binding upon, all present and future owners of property within this plat.

Access Easement 1 and 2 are for the use of Lot 2
A perpetual, non-exclusive easement in, upon, over and across the area outlined and designated on this plat as "A.E. 1" and "Access Easement 2" is hereby dedicated, granted, and conveyed to the owner of Lot 2 its successors and assigns, licensees, invitees, guests, and agents thereof for the free and uninterrupted vehicular and pedestrian traffic, including the installation, construction, repair, maintenance, and replacement of an access road; and for the installation, construction, placement, maintenance, repair, replacement, and operation of signage and related appurtenances. This easement shall run with the land and shall inure to the benefit of, and be binding upon, all present and future owners of property within this plat.

Sign Easement 2 on Lot 3, dedicated to all lot owners
A perpetual, non-exclusive easement in, upon, over and across the area outlined and designated on this plat as "S.E. 2" is hereby dedicated, granted, and conveyed to the owners of Lots 1, 2, 4, 5, and 6 and each of their successors and assigns, licensees, invitees, guests, and agents thereof for the installation, construction, placement, maintenance, repair, replacement, and operation of signage and related appurtenances. This easement shall run with the land and shall inure to the benefit of, and be binding upon, all present and future owners of property within this plat.

Grand Teton Mountain Investments, LLC, a Missouri Limited Liability

By: Gary Prewitt a/k/a Gary D. Prewitt, Trustee

of the Gary Prewitt 2010 Irrevocable Trust
Dated February 18, 2010, as the Member of
Grand Teton Mountain Investments LLC

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public, appeared Gary Prewitt, a/k/a Gary D. Prewitt, Trustee of the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010, to me personally known, who being by me duly sworn, did say that the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010 is the Member of Grand Teton Mountain Investments LLC, a Missouri limited liability company, and that said instrument was signed and sealed on behalf of said limited liability company by authority of its Operating Agreement, and said Gary Prewitt, a/k/a Gary D. Prewitt, Trustee of the Gary Prewitt 2010 Irrevocable Trust dated February 18, 2010, acknowledged said instrument to be the free act and deed of said limited liability company.

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: _____

OWNER'S CERTIFICATE

I, Jessica Prewitt, hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

Jessica Prewitt

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me appeared Jessica Prewitt, personally known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And further the said Jessica Prewitt declared herself to be single and unmarried.

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: _____

OWNER'S CERTIFICATE

I, Jessica Prewitt, Member of JPP Property Holdings, LLC, a Missouri Limited Liability, hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

By: Jessica Prewitt, Sole Member

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public, appeared Jessica Prewitt, to me personally known, who being by me duly sworn, did say that she is the Sole Member of JPP Property Holdings LLC a Missouri limited liability company, and that said instrument was signed and sealed on behalf of said limited liability company by authority of its Operating Agreement, and said Jessica Prewitt, acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county and state aforesaid, the day and year last above written.

Notary Public

My commission expires: _____

CONSENT OF MORTGAGEE

I, _____ of First State Community Bank, on behalf of said bank, mortgagee on the property, as shown on the attached subdivisional plat, do hereby consent to the resubdivision and filing of this plat.

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, _____ known personally to me, appeared upon and being sworn, stated that he/she is the _____ of First State Community Bank and that this instrument was signed and the corporate seal affixed by authority of its Board of Directors and is the free act and deed of the Corporation.

IN WITNESS 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: _____

OWNER'S CERTIFICATE

I, Karen Prewitt, hereby certify I am the owner of part of the land shown hereon and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "BACKWATER COVE SUBDIVISION".

Karen Prewitt

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me appeared Karen Prewitt, personally known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And further the said Karen Prewitt declared herself to be single and unmarried.

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: _____

ACCEPTANCE BY THE CITY OF OSAGE BEACH

The foregoing plat was approved and accepted by the City of Osage Beach pursuant to Chapter 410 of the Code of Ordinances of the City of Osage Beach, Missouri on the ____ day of _____, 2026.

Richard Ross
Mayor

Tara Berreth
City Clerk

STSTATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me, a Notary Public, personally appeared Richard Ross and Tara Berreth, to me personally known, who being by me duly sworn did say that they are respectively the City Mayor and the City Clerk of the City of Osage Beach, Missouri, a Missouri municipal corporation and that the foregoing instrument was signed by them on behalf of said city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal 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 December, 2025 and January thru July, 2026, by order of the undersigned owners, did survey, monument, subdivide and plat sever tracts of land located in part of Government Lots 2 and 3 of the northwest quarter of Section 6, Township 39 North, Range 15 West and in part of Government Lot 8 of the northeast quarter of Section 1, Township 39 North, Range 16 West, Camden County, Missouri. The attached plat is a representation of said survey and subdivision. 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. Field work completed 3/16/26.

In Witness Whereof, I have hereunder signed and sealed the foregoing this ____ day of _____, 2026.

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

Sheet Number:
1 OF 2

Date: 6/3/26 Scale:

Project Number:
25-00810

Field Book

Drawn By: N.F.W. Approved By: R.L.W.

BACKWATER COVE SUBDIVISION

Section 6, Township 39 North, Range 15 West and
Section 1, Township 39 North, Range 16 West,
Camden County, Missouri

Miller Co Sharepoint - DocumentsMillerCo_ShareProject\B\H Architecture - Pedersen\25-00810 B\W\ Hyatt Hoelke\survey\25-00810.dwg

Alpha Engineering & Surveying, LLC

3048 Hwy. 52 1037 Osage Beach Rd.
Eldon, MO 65026 Osage Beach, MO 65065
(573) 392-3312 (573) 346-5552

Civil & Structural Engineering Land Surveying
Environmental Operations Material Testing



ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificates of Authority:
LS - 2023034755
E - 2023033612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

SEAL



BACKWATER COVE SUBDIVISION

Sheet Number:
2 OF 2

Date: 6/3/26 Scale: 1"=100'

Project Number: 25-00810

Field Book

Drawn By: N.F.W. Approved By: R.L.W.

LEGEND

Standard symbols that may appear on this drawing

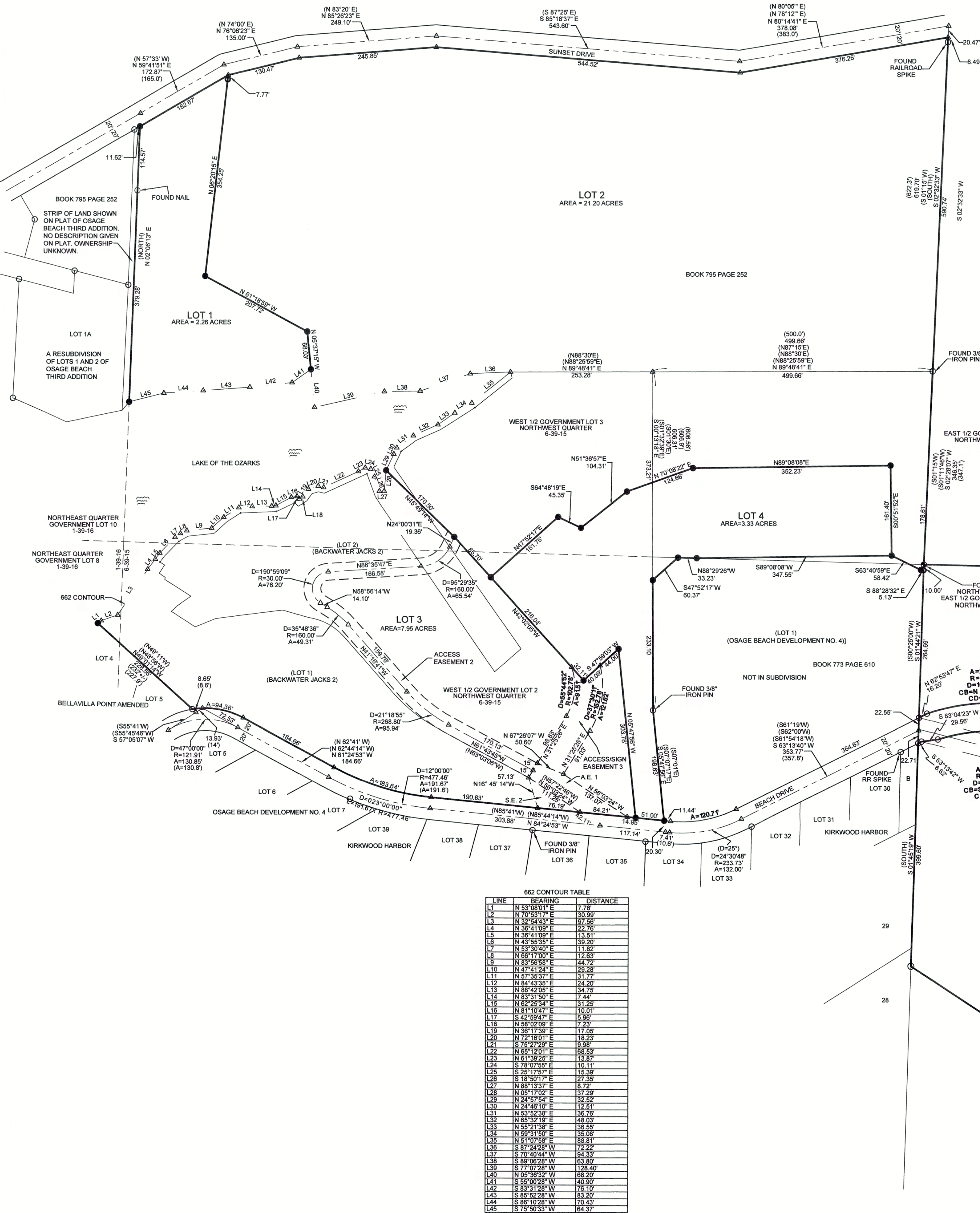
- Centerline of Road
 - R-O-W Line
 - Property Line
 - Setbacks
 - Closure Line
 - Found Monument
 - Set Monument
 - Cotton Spindle
 - No Found or Set Monument
 - Government Corner
 - Right-of-way Marker
- Class of Survey: Urban

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.
3. Subject to Ameren's Bagnell Dam Pool and Flood Rights.
4. Basis of Bearings for this plat is the Missouri State Plane Coordinate System.
5. A.E. 1 = ACCESS EASEMENT 1
6. S.E. 2 = SIGN EASEMENT 2

SCALE: 1" = 100'

0 50 100 200



662 CONTOUR TABLE		
LINE	BEARING	DISTANCE
L1	N 53°06'01" E	17.78
L2	N 70°53'17" E	30.89
L3	N 32°54'43" E	97.56
L4	N 36°41'09" E	22.76
L5	N 36°41'09" E	13.61
L6	N 43°55'35" E	39.20
L7	N 53°30'40" E	12.62
L8	N 56°17'00" E	12.83
L9	N 83°56'58" E	44.72
L10	N 47°41'24" E	29.29
L11	N 57°35'37" E	31.77
L12	N 84°43'35" E	24.20
L13	N 88°42'35" E	34.75
L14	N 83°51'50" E	7.44
L15	N 62°25'34" E	31.25
L16	N 81°10'47" E	10.01
L17	S 42°59'47" E	5.96
L18	N 58°02'09" E	7.25
L19	N 36°17'39" E	17.66
L20	N 72°18'01" E	18.23
L21	S 75°27'29" E	9.98
L22	N 65°12'01" E	68.53
L23	N 61°39'25" E	13.87
L24	S 78°07'55" E	10.11
L25	S 25°17'57" E	15.39
L26	S 18°50'17" E	27.35
L27	N 85°13'37" E	8.72
L28	N 05°17'02" E	31.29
L29	N 24°57'54" E	32.52
L30	N 24°46'10" E	12.51
L31	N 53°52'38" E	36.76
L32	N 65°32'19" E	48.03
L33	N 53°21'18" E	39.56
L34	N 59°51'50" E	35.08
L35	N 51°07'58" E	88.81
L36	S 67°24'25" W	94.33
L37	S 70°40'44" W	94.33
L38	S 89°06'28" W	63.80
L39	S 77°02'48" W	128.40
L40	N 05°36'32" W	66.20
L41	S 55°00'28" W	46.90
L42	S 83°31'28" W	78.10
L43	S 85°52'28" W	83.20
L44	S 86°10'28" W	70.43
L45	S 75°50'33" W	64.37

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In Witness Whereof, I have hereunder signed and sealed the foregoing this 14 day of July, 2026.

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

BACKWATER COVE SUBDIVISION

Section 6, Township 39 North, Range 15 West and
Section 1, Township 39 North, Range 16 West,
Camden County, Missouri

Alpha Engineering & Surveying, LLC

3048 Hwy. 52
Bridon, MO 65026
(573) 392-3312

Civil & Structural Engineering, Land Surveying
Environmental Operations, Mineral Rights



ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificates of Authority:
LS - 202304765
E - 2023033612

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SEAL

