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

January 12, 2021 - 6:00 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. December 8, 2020 Planning Commission Meeting

NEW BUSINESS

A. Rezoning Case 412 WK LOZ Holdings, LLC. Rezoning from C-1 (General Commercial with an E-3 overlay) to C-1b (Commercial Lodging)

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.

Call to Order

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on December 8, 2020 at 6:00 pm at City Hall.

Roll Call

The following Commissioners were present: Mayor John Olivarri, Alderman Tyler Becker, Chairman Susan Ebling, Nancy Viselli, Kellie Schuman and Tony Kirn. Absent were Alan Blair and Jeff Dorhauer. Also present: City Planner Cary Patterson (via Zoom) and Planning Department Secretary Pam Campbell.

Minutes - 11/10/2020

Chairman Ebling asked if there were any corrections or comments regarding the November 10, 2020 regular meeting minutes. There were none. *Nancy Viselli made a motion to approve the November 10, 2020 minutes and Kellie Schuman seconded the motion, which passes unanimously.*

New Business

Chairman Ebling stated that the first order of business is the hearing of Rezoning Case No. 411 Precision Paint Worx, LLC, Rezoning to remove the unsuccessful PUD from existing C-1 (General Commercial) Zoning and asked for comments from the staff on this request. Planner Patterson delivered the following report.

PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION

Date:	December 8, 2020	**Case Number:**	**411**

Applicant: Precision Paint Worx, LLC

Location: Approximately 250 ft. off Osage Beach Parkway on Ozark Care Drive.

Petition: Rezoning to remove the unsuccessful PUD from existing C-1 (General Commercial) zoning

Existing Use: Vacant property

Zoning: C-1 General Commercial with a PUD 1 Overlay for a Medical Office complex.

Tract Size: 5.6 acres

	Surrounding Zoning:	Surrounding Land Use:
North:	C-1 General Commercial	Vacant Commercial
South:	C-1 General Commercial	Frontage businesses
East:	C-1 General Commercial	Commercial Office
West:	C-1 General Commercial	Vacant Commercial/ Expressway

The Osage Beach Comprehensive Plan
Designates this area as appropriate for: Heavy Traffic Commercial

Rezoning History	Case #	Date
Johnson-Meyer-Fredrick LLC	217	August 1999

Utilities

Water:	City	**Gas:**	Private
Electricity:	Ameren UE	**Sewer:**	City

Access: Property derives access via a private drive from Ozark Care Drive.

Analysis:

1. The applicants have a contract to purchase the 5.6-acre parcel in question. The subject parcel is zoned C-1 and is part of a PUD that was approved for the original 10-acre tract back in 1999. The adjacent properties are also zoned C-1 (General Commercial) and the uses and activities that take place on those properties are permitted under the regulations established by the subject zoning district.

2. The request is technically a rezoning request, but the function of the request is to remove the PUD that overlays the existing zone, thereby, removing the incumbrance of the property restoring the ability to develop the property with all of the uses permitted within the C-1 (General Commercial) zoning district.

3. Access for the property will continue to be via Ozark Care Drive. Ozark Care Drive is platted as a private roadway as part of JMF Subdivision.

4. The character of surrounding development is heavy traffic commercial. The intensity of development can be expected to increase in this area with the property being located between two interchanges for the expressway and accessed from the Osage Beach Parkway commercial corridor.

Department Comments and Recommendations:

The PUD is a zoning tool used to offer flexibility within the rigid zoning districts by allowing mixed-use or cluster developments that adhere to the goals and objectives of the Comprehensive Plan but may not necessarily conform to the rigid requirements of the zoning district itself. Of issue in this particular situation is that I can find no reason why a Planned Unit Development was used for this development. All the uses that were part of

the approved PUD are permitted uses within the C-1 zoning district and I cannot find a purpose for the PUD by way of services requirements either.

As helpful as a PUD can be when a property owner is in need of flexibility to develop their property, they can also be unnecessarily cumbersome to a developer, a piece of property, and ultimately the City if not used effectively. In this situation, the subject property has remained undeveloped for over twenty years and the approved PUD is in no small part a reason for that. From a planning perspective, removing the approved PUD from the property provides the flexibility needed for a piece such as this to be appropriately developed. This of course will be a positive for the landowner who can now sell the property, the buyer who can develop the property, and the city who will experience new development on a piece of property that has remained vacant for some time.

With this in mind, the Planning Department would recommend approval of this rezoning request that would remove the PUD requirements for the subject property.

Chairman Ebling asked if there were any questions for the City Planner or if anyone here is for or against this issue and wants to speak.

Jason Sherrow signed in and stepped up and wanted to voice his opinion for it. He stated he owns the property next door and it would be great to have it rezoned as it will make the City look better.

Chairman Ebling asked if there was anyone else to wished to speak - no one stepped forward.

Commissioner Tyler Becker made a motion to approve Rezoning Case No. 411 Precision Paint Worx, LLC, Rezoning to remove the unsuccessful PUD from existing C-1 (General Commercial) *Zoning and Commissioner Tony Kirn seconded the motion, which passes unanimously.*

Chairman Susan Ebling called the second case Northview Subdivision Preliminary Plat and asked for comments from the staff for this request. Planner Patterson delivered the following report.

PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: December 8, 2020

Subdivision Name:	Northview Subdivision Preliminary Plat
Location:	Approximately 900 ft off Sycamore Valley Drive on Oak Road
Section/Township/Range:	10/39/16
Applicant:	Mitchell Northway
Surveyor:	Central Missouri Professional Services, Inc.
Tract Size:	63,418 sq. ft. (5 single –family lots)

Zoning:	R-1a (Single Family Residential)
	Surrounding Land Use:
North:	Lake of the Ozarks
South:	Residential Development
East:	Residential Development
West:	Residential Development

Department Comments

Preliminary:

1) The plat was reviewed for code compliance and was found to be consistent with the preliminary plat requirements.

2) All public improvements, (i.e., roadways, parking areas, streetlights, etc.) must be designed and built to city design standards. The City Engineer is currently in the review process with the applicant's engineer. That process should be completed soon.

Planner Patterson stated this was a request to re-subdivide the oldest subdivision in town into five lots instead of four which is lake front. He further said he worked with the current City engineers to bring this old subdivision back to the forefront and this request was approved by the City engineers.

Chairman Susan Ebling asked if there were any questions for the City Planner.

Commissioner Tony Kirn wanted to clarify that this was a request to reestablish five lots instead of four and Planner Patterson replied yes that was correct.

Chairman Ebling asked if there were any further questions. There were none, however the applicant stated that all five lots have been sold.

Mayor John Olivarri made a motion to approve Northview Subdivision Preliminary Plat and Commissioner Nancy Viselli seconded the motion, which passes unanimously.

Reports
Chairman Ebling asked Planner Patterson if he had any other reports and Planner Patterson stated there were none at this time.

Adjourn
Chairman Ebling adjourned the meeting at 6:10 p.m.

I, Pam Campbell, Planning Department Secretary, 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 December 8, 2020.

Pam Campbell
Planning Department Secretary

Nancy Viselli
Planning Commission Secretary

PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION

Date:	January 12, 2021	**Case Number:**	**412**

Applicant: HK LOZ Holdings LLC. (Robin's Resort)

Location: On the north side of Passover Road on Robins Circle (Robins Resort Property).

Petition: Rezone the subject property from C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

Existing Use: Robin's Resort

Zoning: C-1

Tract Size: 6.21 acres

	Surrounding Zoning:	**Surrounding Land Use:**
North:	C-1 Commercial	Mixed uses
South:	R-1b Residential	Shorewood Estates
East:	C-1 Commercial	Parkview Bay Condominium
West:	LU Lake Use	Lake of the Ozarks

The Osage Beach Comprehensive Plan
Designates this area as appropriate for: Heavy traffic Commercial

Rezoning History	**Case #**	**Date**
E-3 Overlay	309	March 2006

Utilities

Water:	City	**Gas:**	none
Electricity:	Ameren	**Sewer:**	City

Access: Property derives access off of Passover Road via Robin's Circle.

Analysis:

1. The applicants are the owners of the 6.21-acre parcel in question. The request is being made for the purposes of allowing the existing resort to be sold as individual units to private owners as condominium units. The rezoning request will also allow the owners to build an additional small condo building on the property should they choose to do so. As part of the approval of this request the E-3 Overlay, that allows for commercial rental of personal watercraft from the subject property, will be discontinued and removed.

2. The majority of the condominium developments within the City are zoned C-1 (General Commercial) currently but recognizing the need to conserve retail/commercial property for those purposes, the City removed condominiums from the C-1 zone as a permitted use in 2006. Condominiums are now allowed only to be developed and constructed in the C-1b zone, which of course is the reasoning that necessitates this request.

Department Comments:

Recent trends of both the demand for housing at the Lake of the Ozarks and the continuing difficulties of operating a resort in the area is why we are seeing these kinds of requests coming before us. The applicants are real estate agents and have advanced knowledge of the market in our area. It is well known that the Lake of the Ozarks is seeing the substantial interest of people wanting to relocate to the area. This is of course what is driving both the shortage of dwellings and the desire of developers to answer that need. Approval of this request will allow the owners to separate the existing units, that were built to meet the code requirements of residential condo units, into individual units that can be sold to private parties. In all honesty, this type of request is the natural transition for a facility of this kind as the demand for resort activity continues to struggle to meet the necessary requirements to stay viable.

With this property currently being designated with the C-1 zoning district, the City's least restrictive commercial zone, This change not only allows the property to maintain a use that is common in the corridor, it also protects the area from a more intense use that is more common in the C-1 zone being developed on the subject property. **With all of the conditions of the subject property lending positively to this request, the Planning Department recommends approval of this request.**

Date Received: 12/15/2020
Case #: 412

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: WK LOZ Holdings LLC Phone: 573-302-2355

   Address: 3525 Osage Beach Pkwy 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:

   Jeff and Melissa Krantz - 974 Palisades Drive Four Seasons, MO 65049

   Jason and Natalie Whittle - 5921 Seville Cr. Osage Beach MO 65065

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? Jeff Krantz

   Address: 3525 Osage Beach Pkwy 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: 4935 Robins Circle City: Osage Beach State MO Zip: 65065

5. Do you have a specific use proposed for this property? ☒ Yes ☐ No

   Explain all uses: Condominium and Rental Units

6. Area of property in square feet or acres: 6.21 Acres

7. Current zoning classification: C-1

8. Sources of utilities: Water: City Service Gas: N/A

   Sewer: City Service Electric: Ameren UE

9. Proposed zoning classification: C-1B

10. How long have you owned this property? < 1 month

11. Current use of property (describe all improvements): 6 buildings used for rental housing

12. Current use of all property adjacent to subject property: North: Boat Storage Yard

    South: Residential Housing East: Condominium Units West: Lake of the Ozarks

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:

N/A

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? ☐ Yes ☒ No

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.

Sewer and Water Facilities will be upgraded where needed. Roads will remain as is.

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

There should be no change to the adjacent properties.

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): The use of this property as condominiums and rental units will bridge a gap in the current residential market. It will allow more families to enjoy the lake area.

Notary Information

State of Missouri }
ss
County of Camden }

I, JEFFREY KRANTZ, WK LOZ HOLDINGS LLC, 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.

Member

Signature Owner/Applicant: Date: 12/15/20

Subscribed and sworn to before me on this 15th day of December, 2020.

Notary Public:

My Commission Expires: 10/07/2024

Person Accepting this Application:

(Seal) Ashlee Lorraine Moore
Notary Public Notary Seal
State of Missouri
Miller County
My Commission Expires 10/07/2024
Commission # 20760729

***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

MILLER COMPANIES
Engineering • Land Surveying • Environmental Services

December 15, 2020

Planning Commission
1000 Osage Beach Parkway
Osage Beach, MO 65065

Re: WK LOZ Holdings LLC Request to Rezone 4935 Robins Circle Osage Beach MO 65065

Dear Planning Commission,

R. Miller Companies, LLC, on behalf of WK LOZ Holdings LLC (applicant), is requesting a rezone of property at 4935 Robins Circle Osage Beach, MO 65065. The purpose of the request is to allow the applicant to use the property as condominiums and rental units and this purpose is not allowed under existing zoning of C-1. The use of this property as condominiums and rental units will bridge a gap in the current residential market. It will allow more families to enjoy the lake area.

Thanks for your consideration.

Sincerely,

Ethan K. Shackelford P.E.
R. Miller Companies, LLC

NORTH

Rezoning Case 412
Location Map

REZONING PLAT: KRANTZ

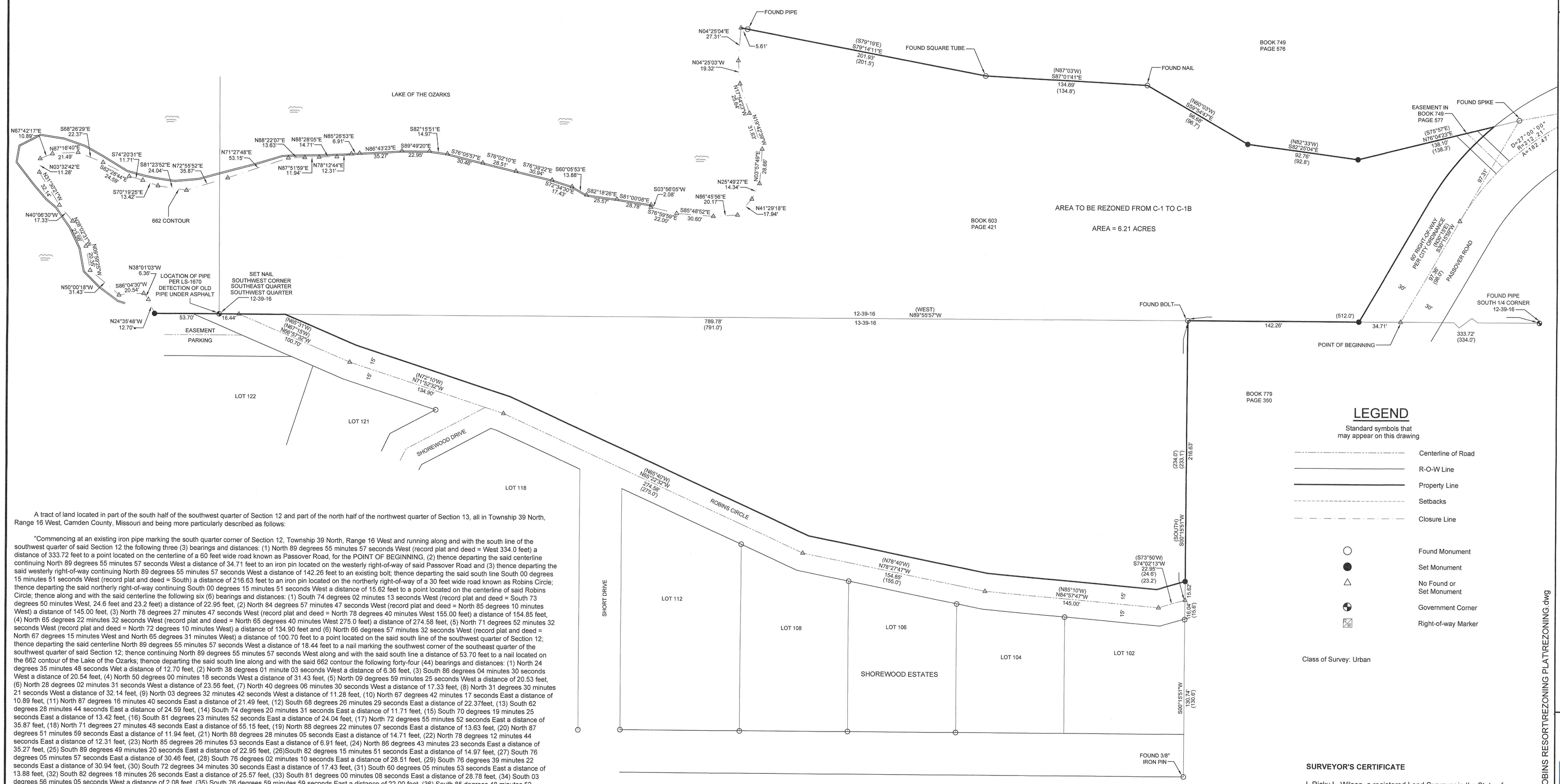
Note:

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. The Basis of Bearings for this plat is the Missouri State Plane Coordinate System.



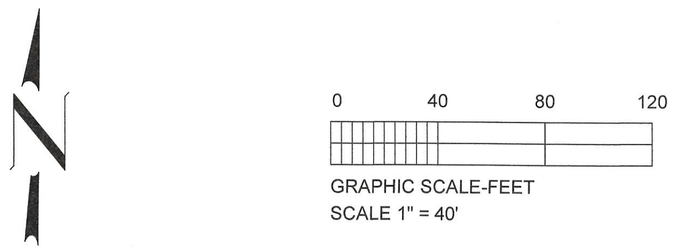
A tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri and being more particularly described as follows:

"Commencing at an existing iron pipe marking the south quarter corner of Section 12, Township 39 North, Range 16 West and running along and with the south line of the southwest quarter of said Section 12 the following three (3) bearings and distances: (1) North 89 degrees 55 minutes 57 seconds West (record plat and deed = West 334.0 feet) a distance of 333.72 feet to a point located on the centerline of a 60 feet wide road known as Passover Road, for the POINT OF BEGINNING, (2) thence departing the said centerline continuing North 89 degrees 55 minutes 57 seconds West a distance of 34.71 feet to an iron pin located on the westerly right-of-way of said Passover Road and (3) thence departing the said westerly right-of-way continuing North 89 degrees 55 minutes 57 seconds West a distance of 142.26 feet to an existing bolt; thence departing the said south line South 00 degrees 15 minutes 51 seconds West (record plat and deed = South) a distance of 216.63 feet to an iron pin located on the northerly right-of-way of a 30 feet wide road known as Robins Circle; thence departing the said northerly right-of-way continuing South 00 degrees 15 minutes 51 seconds West a distance of 15.62 feet to a point located on the centerline of said Robins Circle; thence along and with the said centerline the following six (6) bearings and distances: (1) South 74 degrees 02 minutes 13 seconds West (record plat and deed = South 73 degrees 50 minutes West, 24.6 feet and 23.2 feet) a distance of 22.95 feet, (2) North 84 degrees 57 minutes 47 seconds West (record plat and deed = North 85 degrees 10 minutes West) a distance of 145.00 feet, (3) North 78 degrees 27 minutes 47 seconds West (record plat and deed = North 78 degrees 40 minutes West 155.00 feet) a distance of 154.85 feet, (4) North 65 degrees 22 minutes 32 seconds West (record plat and deed = North 65 degrees 40 minutes West 275.0 feet) a distance of 274.58 feet, (5) North 71 degrees 52 minutes 32 seconds West (record plat and deed = North 72 degrees 10 minutes West) a distance of 134.90 feet and (6) North 66 degrees 57 minutes 32 seconds West (record plat and deed = North 67 degrees 15 minutes West and North 65 degrees 31 minutes West) a distance of 100.70 feet to a point located on the said south line of the southwest quarter of Section 12; thence departing the said centerline North 89 degrees 55 minutes 57 seconds West a distance of 18.44 feet to a nail marking the southwest corner of the southeast quarter of the southwest quarter of said Section 12; thence continuing North 89 degrees 55 minutes 57 seconds West along and with the said south line a distance of 53.70 feet to a nail located on the 662 contour of the Lake of the Ozarks; thence departing the said south line along and with the said 662 contour the following forty-four (44) bearings and distances: (1) North 24 degrees 35 minutes 48 seconds Wet a distance of 12.70 feet, (2) North 38 degrees 01 minute 03 seconds West a distance of 6.36 feet, (3) South 86 degrees 04 minutes 30 seconds West a distance of 20.54 feet, (4) North 50 degrees 00 minutes 18 seconds West a distance of 31.43 feet, (5) North 09 degrees 59 minutes 25 seconds West a distance of 20.53 feet, (6) North 28 degrees 02 minutes 31 seconds West a distance of 23.56 feet, (7) North 40 degrees 06 minutes 30 seconds West a distance of 17.33 feet, (8) North 31 degrees 30 minutes 21 seconds West a distance of 32.14 feet, (9) North 03 degrees 32 minutes 42 seconds West a distance of 11.28 feet, (10) North 67 degrees 42 minutes 17 seconds East a distance of 10.89 feet, (11) North 87 degrees 16 minutes 40 seconds East a distance of 21.49 feet, (12) South 68 degrees 26 minutes 29 seconds East a distance of 22.37feet, (13) South 62 degrees 28 minutes 44 seconds East a distance of 24.59 feet, (14) South 74 degrees 20 minutes 31 seconds East a distance of 11.71 feet, (15) South 70 degrees 19 minutes 25 seconds East a distance of 13.42 feet, (16) South 81 degrees 23 minutes 52 seconds East a distance of 24.04 feet, (17) North 72 degrees 55 minutes 52 seconds East a distance of 35.87 feet, (18) North 71 degrees 27 minutes 48 seconds East a distance of 55.15 feet, (19) North 88 degrees 22 minutes 07 seconds East a distance of 13.63 feet, (20) North 87 degrees 51 minutes 59 seconds East a distance of 11.94 feet, (21) North 88 degrees 28 minutes 05 seconds East a distance of 14.71 feet, (22) North 78 degrees 12 minutes 44 seconds East a distance of 12.31 feet, (23) North 85 degrees 26 minutes 53 seconds East a distance of 6.91 feet, (24) North 86 degrees 43 minutes 23 seconds East a distance of 35.27 feet, (25) South 89 degrees 49 minutes 20 seconds East a distance of 22.95 feet, (26)South 82 degrees 15 minutes 51 seconds East a distance of 14.97 feet, (27) South 76 degrees 05 minutes 57 seconds East a distance of 30.46 feet, (28) South 76 degrees 02 minutes 10 seconds East a distance of 28.51 feet, (29) South 76 degrees 39 minutes 22 seconds East a distance of 30.94 feet, (30) South 72 degrees 34 minutes 30 seconds East a distance of 17.43 feet, (31) South 60 degrees 05 minutes 53 seconds East a distance of 13.88 feet, (32) South 82 degrees 18 minutes 26 seconds East a distance of 25.57 feet, (33) South 81 degrees 00 minutes 08 seconds East a distance of 28.78 feet, (34) South 03 degrees 56 minutes 05 seconds West a distance of 2.08 feet, (35) South 76 degrees 59 minutes 59 seconds East a distance of 22.00 feet, (36) South 85 degrees 48 minutes 52 seconds East a distance of 30.60 feet, (37) North 86 degrees 45 minutes 56 seconds East a distance of 20.17 feet, (38) North 41 degrees 29 minutes 18 seconds East a distance of 17.94 feet, (39) North 25 degrees 49 minutes 27 seconds East a distance of 14.34 feet, (40) North 03 degrees 57 minutes 49 seconds East a distance of 28.66 feet, (41) North 19 degrees 42 minutes 39 seconds West a distance of 31.63 feet, (42) North 17 degrees 54 minutes 23 seconds West a distance of 25.64 feet, (43) North 04 degrees 25 minutes 03 seconds West a distance of 19.32 feet and (44) North 04 degrees 25 minutes 04 seconds East a distance of 27.31 feet to a point located on the common line of two tracts of land recorded at Book 603 at Page 421 and Book 749 at Page 576, at the Camden County Recorder's Office; thence departing the said 662 contour along and with the said common line the following six (6) bearings and distances: (1) South 79 degrees 14 minutes 11 seconds East (record deed = South 79 degrees 19 minutes East) a distance of 5.61 feet to an iron pipe, (2) thence continuing South 79 degrees 14 minutes 11 seconds East a distance of 201.93 feet (record deed = 201.5 feet) to an existing iron square tube, (3) South 87 degrees 01 minute 41 seconds East (record deed = North 87 degrees 03 minutes West 134.8 feet) a distance of 134.69 feet to an existing nail, (4) South 59 degrees 54 minutes 47 seconds East (record deed = North 60 degrees 03 minutes West 96.7 feet) a distance of 96.68 feet to an iron pin, (5) South 82 degrees 25 minutes 04 seconds East (record deed = North 82 degrees 33 minutes West 92.8 feet) a distance of 92.76 feet and (6) North 76 degrees 04 minutes 23 seconds East (record deed = South 75 degrees 57 minutes East 138.3 feet) a distance of 138.10 feet to an existing spike marking the P.I. of a curve on the centerline of the said 60 feet wide right-of-way of Passover Road being a 27 degree 00 minute 00 second degree curve having a radius of 212.21 feet; thence departing the said common line South 30 degrees 15 minutes 59 seconds West (record deed = North 30 degrees 15 minutes East) along and with the semi-tangent of the said curve a distance of 97.31 feet to the P.T. of the said curve located on the centerline of said Passover Road; thence departing the said semi-tangent continuing South 30 degrees 15 minutes 59 seconds West along and with the said centerline a distance of 97.36 feet (record deed = 98.0 feet), returning to the point of beginning. Containing 6.21 acres excluding right-of-way of said Passover Road and Robins Circle."

Subject to the 60 feet wide right-of-way of Passover Road and the 30 feet wide right-of-way of Robins Circle and to any other rights-of-way, easements or restrictions either of record or not.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

END OF DESCRIPTION



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
- No Found or Set Monument
- Government Corner
- Right-of-way Marker

Class of Survey: Urban

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the months of November and December, 2020, by order of Jeff Krantz, did survey, monument, describe and plat a tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden 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 2 day of December, 2020.

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

DRAWING DATE:	12/2/20
REVISIONS:	
DRAWN BY:	N.F.W.
SCALE:	1" = 40'
PROJECT #:	MC 20-362
SHEET:	1 OF 1
FIELD BOOK:	M-301 PG 9
MO LSC NO.	2011027104

Part of the south half of the southwest 1/4 of Section 12 and part of the north half of the northwest 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO

MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAGE BEACH, MO 65065
Eng. (573)348-9799 Surv. (573)348-5522 Fax (573)348-2894
www.themillercos.com

FILE LOCATION: M10 D:\Projects\KRANTZ, JEFF\ROBINS RESORT\REZONING PLAT\REZONING.dwg

SEAL