

BILL NO. 2024-026

ORDINANCE NO. 8652

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, APPROVING A FINAL PLAT OF AUGUSTA GARDENS INCLUDING STREET AND UTILITY EASEMENT DEDICATIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

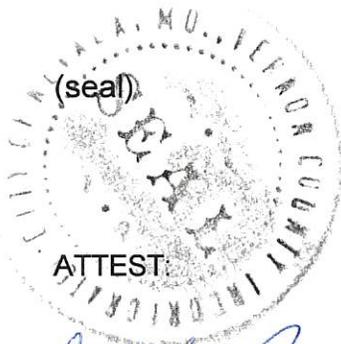
Section 1. In accordance with Section 32-13 of the municipal code, the Planning Commission held a public hearing on April 9, 2024 and reviewed the Final Plat of Augusta Gardens, Nevada, Missouri which included utility easements and street dedications.

Section 2. Following public hearing and review by the Planning Commission and an affirmative recommendation by that body, and public hearing before the City Council in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri, it is found and determined that the Final Plat for Augusta Gardens is accepted and approved.

Section 3. The City Clerk is hereby directed to have recorded, at the developer's expense, the Final Plat in the Office of the Recorder of Deeds in Vernon County, Missouri.

This ordinance shall be in full force and effect after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 7th day of May 2024.



ATTEST:


CYNTHIA DYE, CITY CLERK.


GEORGE C. KNOX, MAYOR

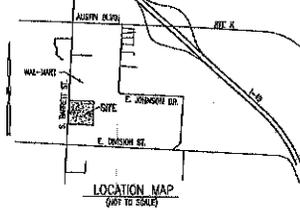
AGENDA ITEM
April 16, 2024

Subject: Final Plat for Augusta Gardens

Department: Planning and Zoning

MBL Development is building a 38-unit senior housing development to be known as Augusta Gardens.

FILED FOR RECORD, VERNON COUNTY, MISSOURI
SHELLEY BILDORN, RECORDER OF DEEDS



FINAL PLAT AUGUSTA GARDENS

BEING A REPLAT OF PART OF EAST VIEW HEIGHTS SUBDIVISION LOCATED
IN THE NW 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 31 WEST
NEVADA, VERNON COUNTY, MISSOURI
MARCH 15, 2024

C-3 ZONING (COMMERCIAL DISTRICT) PER ZONING ORDINANCE'S NOTES

CITY OF NEVADA, MISSOURI, CODE OF ORDINANCES
CHAPTER 37 - ZONING, ARTICLE VII - C-3 COMMERCIAL DISTRICT
<https://www.missouri.gov/legislation/codes/codes-of-ordinances/2010-2019/c37020>

IN DISTRICT C-3, THE HEIGHT OF BUILDINGS, THE HORIZONTAL DIMENSIONS OF LOTS AND YARDS, AND THE MINIMUM LOT AREA PER FAMILY PERMITTED ON ANY LOT SHALL BE AS FOLLOWS, PROVIDED THAT DIMENSIONS EXCEEDED EXCLUSIVELY FOR UTILITIES PURPOSES SHALL COMPLY WITH THE FRONT, SIDE AND REAR YARD REQUIREMENTS OF DISTRICT R-1: (ALSO SEE GENERAL NOTE #9)

- 1. HEIGHT: SAME AS DISTRICT C-1 (C-1, SHALL NOT EXCEED 30' AND NOT EXCEED TWO-STORIES) (ZONING LETTERS: SHALL NOT EXCEED 35' AND NOT EXCEED 2 1/2 STORIES)
- 2. FRONT YARD: C-3, MINIMUM DEPTH OF 15 FEET (R-1 AND ZONING LETTERS: MINIMUM DEPTH OF 20 FEET)
- 3. SIDE YARD: SAME AS DISTRICT C-1 (C-1, NO SIDE YARD IS REQUIRED, EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ADJACENT UPON THE SIDE LINE OF A LOT IN DISTRICTS R-1 TO R-3 INCLUDING A SIDE YARD OF 15 FEET SHALL BE PROVIDED. A SIDE YARD OF 15 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.) (C-1 AND ZONING LETTERS: NOT LESS THAN 10% OF THE WIDTH OF LOT, EXCEPT NOT BE LESS THAN 7 FEET, NEED NOT BE MORE THAN 15 FEET, / CORNER LOT, NOT LESS THAN 10 FEET.)
- 4. REAR YARD: SAME AS DISTRICT C-1 (C-1, THE DEPTH OF THE REAR YARD SHALL BE AT LEAST 30 FEET WHERE AN ALLEY EXISTS; EXCEPT THAT ON A CORNER LOT NO REAR YARD IS REQUIRED WITHIN 50 FEET OF A SIDE STREET, WHERE THE REAR LINE ADJACENT DISTRICTS R-1 TO R-3 INCLUDING A REAR YARD OF NOT LESS THAN 15 FEET SHALL BE PROVIDED.) (R-1 AND ZONING LETTERS: SHALL BE AT LEAST 30 FEET.)
- 5. LOT AREA PER FAMILY: SAME AS DISTRICT R-1 (R-1, EVERY BUILDING OR PORTION OF A BUILDING ERECTED, MOVED OR ALTERED AFTER JUNE 16, 1995, SHALL PROVIDE A LOT AREA FOR ONE- AND TWO-FAMILY DWELLINGS, THE SAME AS IN DISTRICT R-2; THE MINIMUM LOT AREA FOR MULTIPLE-FAMILY DWELLINGS SHALL BE 1,000 SQUARE FEET PER FAMILY PROVIDED THAT WHERE A LOT HAS LESS AREA THAN BEING REQUIRED BY SINGLE DWELLING IN AREA R-1, THIS REGULATION SHALL NOT PROHIBIT THE ERECTION OF A ONE-FAMILY DWELLING. ALL BUSINESS HOMES, BOARDING HOMES AND LODGING HOUSES SHALL PROVIDE 1,000 SQUARE FEET PER PERSON, WHERE A PUBLIC OR COMMUNITY SERVICE IS NOT APPLICABLE AND IN USE FOR THE DISPOSAL OF ALL SANITARY SEWAGE, EACH LOT SHALL PROVIDE NOT LESS THAN 1,000 SQUARE FEET PER FAMILY. (ZONING LETTERS: 1,000 SQUARE FEET PER FAMILY.)
- 6. LOT WIDTH: NO MINIMUM (R-1 AND ZONING LETTERS: MINIMUM 60 FEET)
- 7. PARKING REGULATIONS: SEE SECTION 37-07 (ZONING LETTERS: REMOVE 2 OFF STREET PARKING SPACES)

KNOW ALL MEN BY THESE PRESENTS

CURTIS & SONS INSURANCE AGENCY AND REALTY CO., A CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, CURTIS & SONS INSURANCE AGENCY AND REALTY CO., A CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

BILLY CURTIS, PRESIDENT
CURTIS & SONS INSURANCE REALTY CO., A CORPORATION

STATE OF MISSOURI
COUNTY OF _____) SS

ON THIS _____ DAY OF _____ IN THE YEAR 2024, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BILLY CURTIS, PRESIDENT OF CURTIS & SONS INSURANCE AGENCY AND REALTY CO., A CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE VERNON FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
BY COMMISSION #
EXPIRES _____

CERTIFICATION

AUGUSTA GARDENS - OUTBOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER BY SECTION 11, TOWNSHIP 35 NORTH, RANGE 31 WEST, NEVADA, VERNON COUNTY, MISSOURI, BEING A PORTION OF THE TRACT DESCRIBED BY THE QUAIL-GLADE DEED RECORDED IN BOOK 264, PAGE 104, SAID PARCEL BEING ALL OF LOTS 1, 2, 3, 4, 104 AND 105 AND PART OF LOTS 5, 6, 8 AND AN UN-NUMBERED LOT, ALL AS SHOWN ON EAST VIEW HEIGHTS A SUBDIVISION AS RECORDED IN PLAT BOOK 5 PAGES 32-35, AND PORTIONS OF THE VACATED RIGHT-OF-WAY OF CENTER AND HORNBEY ROAD AS DESCRIBED BY BILL NO. 2023-055/RESOLUTION PARCEL AS RECORDED IN BOOK 2024, PAGE 104, ALL BEING OF THE RECORDS OF VERNON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 105, SAID POINT BEING ON THE EASTERN RIGHT-OF-WAY LINE OF BARRETT ST AS SHOWN BY SAID EAST VIEW HEIGHTS TRUCE WITH THE NORTH LINE OF SAID LOT 105, SAID LINE ALSO BEING THE RIGHT-OF-WAY OF BARRETT ST AS SHOWN BY LOT 1, SUPERSEDER ADDITION AS RECORDED BY PLAT CORNER 1, PINE ST, 682741116, THUS TO THE SOUTHWEST CORNER OF SAID LOT 1, SUPERSEDER ADDITION; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND GOING TO THE SOUTH LINE OF SAID LOT 1, SUPERSEDER ADDITION; SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 105, LOT 105 AND LOT 65 OF EAST VIEW HEIGHTS, 682741116, 480.00 FEET; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH LINE, S29°49'N, 460.00 FEET; THENCE BY 87°54'11"N, 500.00 FEET TO THE SAID EASTERN RIGHT-OF-WAY LINE OF BARRETT STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, N67°47'N, 480.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.51 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT I SUBMITTED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS FINAL PLAT ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Michael L. Alasing
MICHAEL L. ALASING, L.S. 2928
DATE: 3/15/24



FINAL PLAT -- AUGUSTA GARDENS	
BEING A REPLAT OF PART OF EAST VIEW HEIGHTS SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 31 WEST NEVADA, VERNON COUNTY, MISSOURI	
CORPORATE NUMBER: 2005014470	TREKK DESIGN GROUP, LLC 2315 STATE OF MISSOURI DR. COLUMBIA, MO 65202 PH: (672) 445-1074 WWW.TREKKGROUP.COM
DATE: MARCH 15, 2024	SCALE: 1" = 50'
PROJECT: 23-0302	DRAWN BY: CHB



3/15/24
FINAL PLAT -- AUGUSTA GARDENS, NEVADA, MO
SHEET 1 OF 2
MICHAEL L. ALASING
PROFESSIONAL LAND SURVEYOR
PLS - 002720

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE "X" (AREAS OF ANNUAL FLOODING DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER: 29270000A, EFFECTIVE DATE: MAY 1, 2020.

GENERAL NOTES

- 1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-(10.010).
- 2. RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY REPRODUCED TITLE OF ST. JOSEPH, L.L.C., TITLE COMMITMENT NO. 202321870A, DATED DECEMBER 14, 2023.
- 3. ALL MONUMENTS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- 4. A LETTER IN REGARDS TO ZONING COMPLIANCE, DATED AUGUST 24, 2023 FROM MARK MITCHELL, THE CITY MANAGER OF NEVADA, TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR THE (AUGUSTA GARDENS) PROJECT WAS PROVIDED TO THE SURVEYOR, BUT DID NOT SPECIFY THE CURRENT ZONING OF THE TRACT. A SECOND LETTER WAS PROVIDED TO THE SURVEYOR, FROM KYLE WOOD, BUILDING INSPECTOR FOR THE CITY OF NEVADA, DATED JANUARY 10, 2024, STATING THAT THE CURRENT ZONING OF THE TRACT IS C-3 COMMERCIAL AND ALSO LISTED THE ZONING REGULATIONS AND RESTRICTIONS FOR THIS SUBJECT TRACT. SAID REGULATIONS AND RESTRICTIONS PER LETTER ARE LISTED IN THE ZONING ORDINANCE NOTES.
- 5. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT TRACT.
- 6. THERE ARE NO EXISTING ESTABLISHED PARKING AREAS OR STREETS LOCATED ON THE SUBJECT TRACT.
- 7. THERE IS NO EVIDENCE OF EXISTING EARTH MOUND OR CONSTRUCTION ON THE SUBJECT TRACT.
- 8. PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES FOR BARRETT STREET ARE DISPLAYED.
- 9. THERE IS NO EVIDENCE OF USE AS A SOLID WASTE DUMP AND NO DESIGNATED WETLAND AREAS ON THE SUBJECT TRACT.
- 10. TRACT IS SUBJECT TO THE ZONING ORDINANCE TO THE CITY OF NEVADA, AS RECORDED IN BOOK 268, PAGE 119, BUT CANNOT BE GRAPHICALLY SHOWN, PLACED, AND PLOTTED.
- 11. TRACT IS SUBJECT TO THE CORNER'S RECORDED IN BOOK 421, PAGE 21, 22, & 23 TO REMOVE AND CANCEL RESTRICTIONS CONTAINED IN PLAT OF EASTVIEW HEIGHTS ACCORD WITH RESPECT TO THE LOTS 1-111 RESTRICTIONS SAID LOTS TO BEING RESERVATED, PROTECTED.
- 12. TRACT IS SUBJECT TO AN UN-DETERMINED WITH EASEMENT TO SOUTHWESTERN BELL TELEPHONE AS RECORDED IN BOOK 206, PAGE 1, LOT 1, SUPERSEDER ADDITION AS RECORDED BY PLAT CORNER 1, PINE ST, 682741116, ADJOINING THE NORTH SIDE OF THIS TRACT, ALSO GRAPHICALLY SHOWN AND DEMONSTRATED SAID EASEMENT, BUT DOES NOT DEFINE WIDTH OR BE TO ANY EXPERT'S OPINION.
- 13. TRACT MAY BE SUBJECT TO A SEWERAGE WATER EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 4 AS RECORDED IN BOOK 295, PAGE 99.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF NEVADA, MISSOURI THIS _____ DAY OF _____, 2024.

CHAIRPERSON

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE NEVADA CITY COUNCIL THIS _____ DAY OF _____, 2024.

KENNETH WICKERS, MAYOR

CYNTHIA DIXE, CITY CLERK

STATE OF MISSOURI
COUNTY OF _____) SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2024.

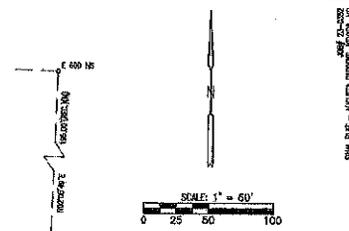
NOTARY PUBLIC
BY COMMISSION #
EXPIRES _____

FILED FOR RECORD, VERNON COUNTY, MISSOURI
SHELLY GAUBNER, RECORDER OF DEEDS

FINAL PLAT AUGUSTA GARDENS

BEING A REPLAT OF PART OF EAST VIEW HEIGHTS SUBDIVISION LOCATED
IN THE NW 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 31 WEST
NEVADA, VERNON COUNTY, MISSOURI
MARCH 15, 2024

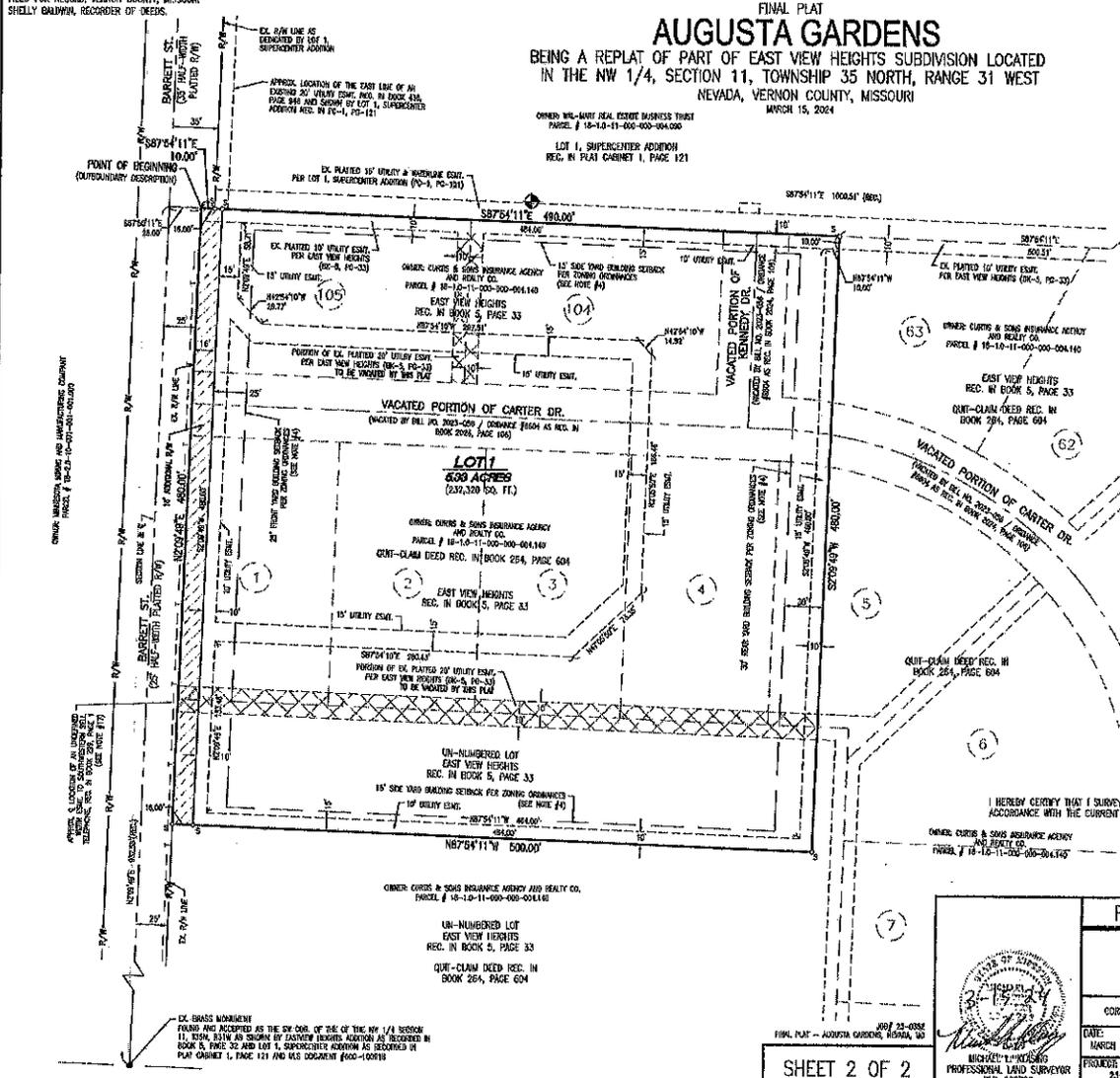
OWNER: W&L REAL ESTATE BUSINESS TRUST
PARCEL # 18-10-11-000-000-004.000
LOT 1, SUPERCENTER ADDITION
REG. IN PLAT CABINET 1, PAGE 121



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI
STATE PLUMB COORDINATE SYSTEM, ZONE 83 (WESTERN ZONE)
AS OBTAINED FROM GPS OBSERVATION.

LEGEND

- E EXISTING 1/2" REBAR (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP TOP#2006-044470 (UNLESS NOTED OTHERWISE)
- W IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY
- CENTERLINE
- W IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE (REC.) CALCULATED MEASUREMENT/DISTANCE
- P.O.D. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- RIGHT-OF-WAY LINE
- FENCE
- ▭ EASEMENTS TO BE VACATED BY THIS PLAT
- ▭ EASEMENTS DEDICATED BY THIS PLAT
- ▭ ADDITIONAL STREET R/W DEDICATED BY THIS PLAT



I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN THEREON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

OWNER: CURTIS & SONS INSURANCE AGENCY AND REALTY CO.
PARCEL # 18-10-11-000-000-004.000

Michael L. Klossing
MICHAEL L. KLOSSING L.S. 2789

FINAL PLAT - AUGUSTA GARDENS	
BEING A REPLAT OF PART OF EAST VIEW HEIGHTS SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 31 WEST NEVADA, VERNON COUNTY, MISSOURI	
CORPORATE NUMBER: 2006014470	TREKK DESIGN GROUP, LLC 2415 STATE ST. BOWLING GREEN, MO 63309 PH. 636.495-0275 MLG2024@TREKKGROUP.COM
DATE: MARCH 15, 2024	SCALE: 1" = 50'
PROJECT: 24-0362	DRAWN BY: CBR

SHEET 2 OF 2

© 2024 TDK, LLC. All rights reserved. This plat is subject to the terms and conditions of the final plat for Augusta Gardens, Nevada, Missouri, recorded in Plat Cabinet 1, Page 121 and U.S. Document #00-100018.

