

VICINITY MAP
APPROX. SCALE: 1" = 1000'



SCALE: 1 INCH = 100 FEET
CONTOUR INTERVAL: 5 FEET

LEGEND

- SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476"
- FOUND IRON PIN (AS NOTED)
- CONTOUR MAJOR
- - - CONTOUR MINOR
- ★ LIGHT POLE
- POWER POLE
- GUY WIRE ANCHOR
- PEDESTAL, AS NOTED
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- WATER HYDRANT
- SIGN
- S SANITARY SEWER LINE
- X WIRE FENCE
- WOOD FENCE
- OHE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- FO FIBER OPTIC LINE
- FM FORCE MAIN LINE
- R/W RIGHT OF WAY

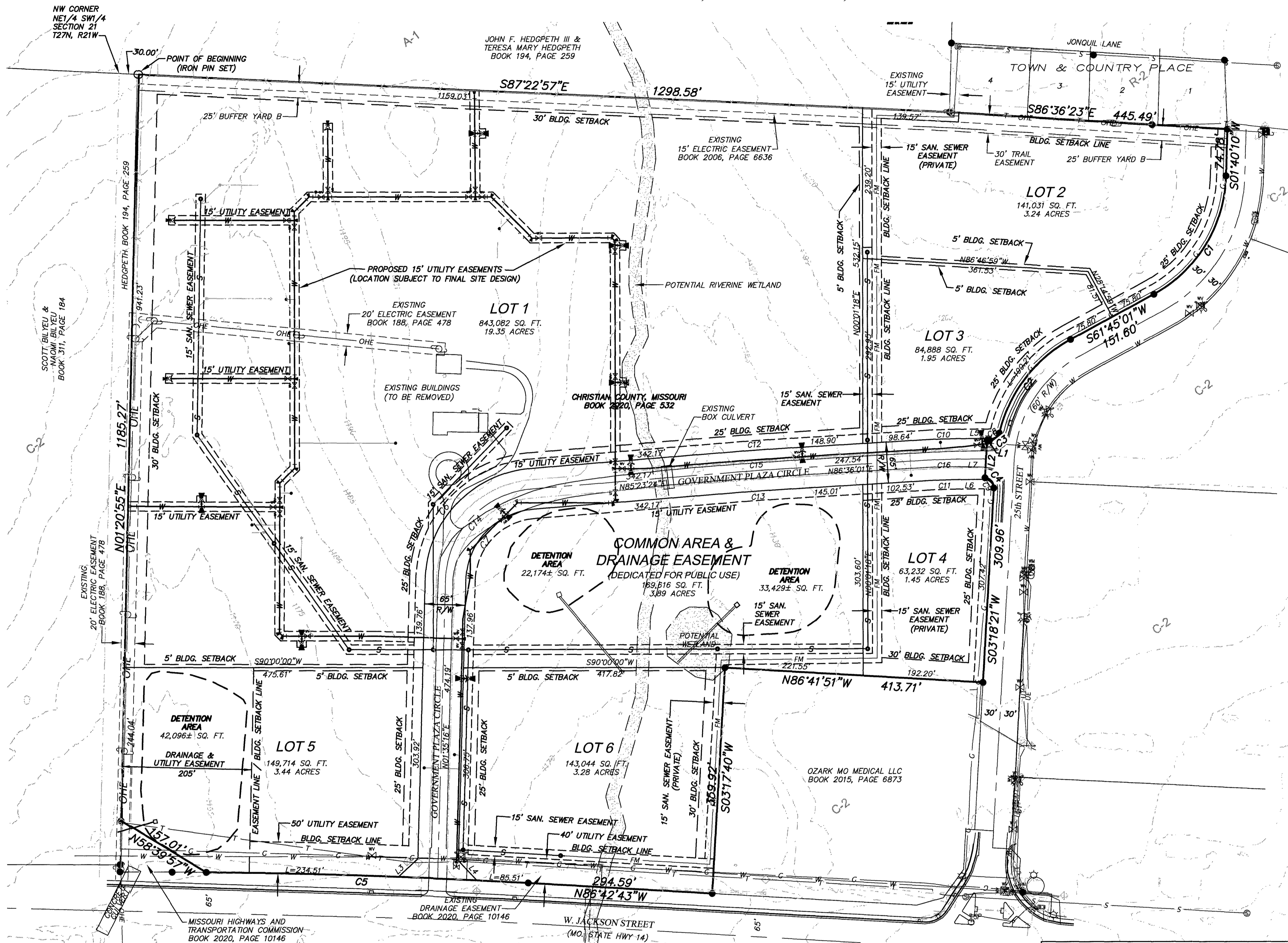
OWNER / DEVELOPER

CHRISTIAN COUNTY, MISSOURI

100 W. CHURCH STREET, ROOM 100
OZARK, MISSOURI 65721

PRELIMINARY PLAT
COUNTY GOVERNMENT PLAZA

PART OF THE SOUTH HALF OF
SECTION 21, TOWNSHIP 27 NORTH, RANGE 21 WEST
OZARK, CHRISTIAN COUNTY, MISSOURI



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 21 WEST IN THE CITY OF OZARK, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S87°23'10"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S87°22'57"E ALONG SAID NORTH LINE, 1298.58 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF TOWN & COUNTRY PLACE; A RECORDED SUBDIVISION IN THE CITY OF OZARK, CHRISTIAN COUNTY, MISSOURI; THENCE S86°35'43"E ALONG THE SOUTH LINE OF SAID TOWN & COUNTRY PLACE, 445.49 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF NORTH 25th STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: S01°40'10"W, 74.78 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°11'51", A RADIUS OF 220.00 FEET AND A CHORD OF 220.66 FEET BEARING S31°36'42"W, AN ARC DISTANCE OF 231.14 FEET TO AN EXISTING IRON PIN; S61°45'01"W, 151.60 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°05'42", A RADIUS OF 230.00 FEET AND A CHORD OF 187.45 FEET BEARING S37°39'34"W, AN ARC DISTANCE OF 193.07 FEET TO AN EXISTING IRON PIN; SOUTHWESTERLY THROUGH A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°50'02", A RADIUS OF 15.00 FEET AND A CHORD OF 19.25 FEET BEARING S53°20'37"W, AN ARC DISTANCE OF 20.90 FEET TO AN EXISTING IRON PIN; N86°18'39"W, 4.01 FEET TO AN EXISTING IRON PIN; S03°23'56"W, 59.81 FEET TO AN EXISTING IRON PIN; SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°04'38", A RADIUS OF 15.00 FEET AND A CHORD OF 21.41 FEET BEARING S41°39'20"E, AN ARC DISTANCE OF 23.84 FEET TO AN EXISTING IRON PIN; AND S03°18'21"W, 309.96 FEET TO AN EXISTING IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N86°41'51"W, 413.71 FEET TO AN EXISTING IRON PIN; THENCE S03°18'02"W, 359.92 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 14 THE FOLLOWING THREE (3) COURSES: N86°42'43"W, 294.59 FEET TO AN EXISTING IRON PIN; WESTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°50'37", A RADIUS OF 10389.26 FEET AND A CHORD OF 515.57 FEET BEARING N80°07'29"W, AN ARC DISTANCE OF 515.02 FEET TO AN EXISTING IRON PIN; AND N58°39'57"W, 157.01 FEET TO AN EXISTING IRON PIN; THENCE N01°20'55"E, 1185.27 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT CHRISTIAN COUNTY, MISSOURI IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT ON BEHALF OF SAID OWNER, WE FREELY ADOPT THIS PRELIMINARY PLAN OF SUBDIVISION. STREET RIGHT OF WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF OZARK FOR THE USES INDICATED, EXCEPT THOSE DESIGNATED AS "PRIVATE" WHICH ARE RESERVED FOR USE BY CHRISTIAN COUNTY. ALL AREAS IDENTIFIED AS COMMON AREA, DETENTION AREA, DRAINAGE EASEMENT, PRIVATE UTILITY EASEMENTS, PRIVATE SANITARY SEWER EASEMENTS, AND DEDICATED FOR PUBLIC USE SHALL BE OWNED AND MAINTAINED BY CHRISTIAN COUNTY, MISSOURI. THE FINAL PLAT WILL BE EXECUTED AND FILED AT THE OFFICE OF THE COUNTY RECORDER AS REQUIRED BY STATUTES OF THE STATE OF MISSOURI.

CHRISTIAN COUNTY, MISSOURI

BY: _____
(PRINT NAME/TITLE) (PRINT NAME/TITLE) (PRINT NAME/TITLE)

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS.
ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF CHRISTIAN COUNTY, MISSOURI AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC "NOTARY SEAL"

PRINT NAME:

MY TERM OF OFFICE EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF OZARK, MISSOURI.

CHAIRMAN ADMINISTRATIVE STAFF

CERTIFICATE OF APPROVAL BY THE OZARK BOARD OF ALDERMEN

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____ BY THE BOARD OF ALDERMEN OF THE CITY OF OZARK, MISSOURI.

MAYOR CITY CLERK

CERTIFICATE OF TAXES PAID

I HEREBY CERTIFY ON THIS _____ DAY OF _____ 20____ THAT ALL TAXES OWED ON PARCEL # _____ HAVE BEEN PAID.

COUNTY COLLECTOR

SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT THE PARENT TRACT BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16).

Brian D. Velle 08/18/2022
BRIAN D. VELLE, PLS LS-2472 DATE

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

PRELIMINARY PLAT
FOR
COUNTY GOVERNMENT PLAZA

CITY OF OZARK
CHRISTIAN COUNTY, MISSOURI

DATE PREPARED: 07/15/2022

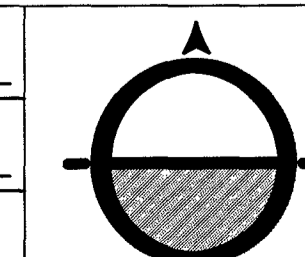
LAST REVISED: 08/18/2022

REVISED: 08/04/2022

CHECKED BY: _____
DRAWN BY: _____
JOB NUMBER: 3817

FILE NAME: 3817_PP

BRIAN D. VELLE - SURVEYOR
MO# PLS-2472



Missouri State Certificate of Authority Numbers:
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 2007013673

PROPOSED LOT USES, BUILDING SETBACKS (IN FEET), AND MINIMUM LOT AREAS

USE TYPE	FRONT YARD / STREET FRONTAGE	SIDE	REAR	LOT NUMBERS	MINIMUM AREA
C-2 / COMMERCIAL	25	5	30	1-6	500 SQ. FT.

SURVEY NOTES

- SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
- BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
- SOURCE OF TITLE: BOOK 2020, PAGE 532
- HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
- THE SUBJECT PROPERTY IS NOT AFFECTED BY ANY SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE REVISED PRELIMINARY FLOOD INSURANCE RATE MAP OF CHRISTIAN COUNTY, MISSOURI, MAP NUMBER 29043C0008D DATED JULY 28, 2021, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- ALL LOT CORNER MONUMENTS SHALL BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING OF A FINAL PLAT.
- THE POTENTIAL WETLAND AREAS SHOWN HEREON ARE BASED ON GEO-LOCATION FROM THE NATIONAL WETLANDS INVENTORY MAPPER. THESE AREAS ARE APPROXIMATE AND HAVE NOT BEEN OFFICIALLY DELINEATED AS WETLANDS.

DEVELOPMENT NOTES

- TOTAL AREA OF PRELIMINARY PLAT: 38.75 ACRES
- CURRENT ZONING: C-2 COMMERCIAL DISTRICT
- TOTAL NUMBER OF LOTS: 6
- SMALLEST LOT: LOT 4 (63,232 SQ. FT.); LARGEST LOT: LOT 1 (843,082 SQ. FT.)
- NO FENCES, STRUCTURES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY, DRAINAGE EASEMENT OR DETENTION AREA.
- NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING SETBACK LINE.
- ALL AREAS IDENTIFIED AS COMMON AREA, DETENTION AREA, DRAINAGE EASEMENT, PRIVATE UTILITY EASEMENTS, PRIVATE SANITARY SEWER EASEMENTS, AND DEDICATED FOR PUBLIC USE SHALL BE OWNED AND MAINTAINED BY CHRISTIAN COUNTY, MISSOURI.
- RESTRICTIVE COVENANTS FOR THE SUBDIVISION WILL BE FILED AT THE CHRISTIAN COUNTY RECORDER'S OFFICE.
- SANITARY SEWER GRINDER PUMPS AND FORCE MAINS ARE TO REMAIN PRIVATE AND ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- GEOLOGY: SITE IS UNDERLAIN BY BURLINGTON LIMESTONE.
- SOILS: SITE IS PREDOMINANTLY COVERED BY GOSS-CLARKSVILLE COMPLEX (CHERTY SILT LOAM).

Line Table

Line #	Length	Direction
L1	4.01'	N86°16'39"W
L2	59.81'	S03°23'56"W
L3	42.19'	S46°54'42"W
L4	42.86'	N42°49'35"W
L5	53.52'	S89°31'30"W
L6	42.69'	S89°31'30"W
L7	45.75'	N89°31'30"E

Curve Table

CURVE NO.	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	060°11'51"	220.00'	231.14'	S31°36'42"W	220.66'
C2	048°05'42"	230.00'	193.07'	S37°39'34"W	187.45'
C3	079°50'02"	15.00'	20.90'	S53°20'37"W	19.25'
C4	091°04'38"	15.00'	23.84'	S41°39'20"E	21.41'
C5	002°50'37"	10389.26'	515.62'	N88°07'29"W	515.57'
C6	083°48'07"	182.50'	266.93'	S43°29'20"W	243.76'
C7	083°48'07"	117.50'	171.86'	N43°29'20"E	158.94'
C8	075°12'09"	15.00'	19.69'	S51°55'26"W	18.30'
C9	093°46'51"	15.00'	24.55'	N43°35'04"W	21.90'
C10	002°55'29"	1032.50'	52.71'	S88°03'46"W	52.70'
C11	002°55'29"	967.50'	49.39'	N88°03'46"E	49.38'
C12	001°12'37"	2032.50'	42.94'	S85°59'42"W	42.94'
C13	001°12'37"	1967.50'	41.56'	N85°59'42"E	41.56'
C14	083°48'07"	150.00'	219.39'	N43°29'20"E	200.35'
C15	001°12'37"	2000.00'	42.25'	N85°59'42"E	42.25'
C16	002°55'29"	1000.00'	51.05'	N88°03'46"E	51.04'