

## NOTICE OF PLANNING & ZONING MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A PLANNING AND ZONING BOARD WILL BE CONDUCTING A REGULAR MEETING TO BE HELD ON THURSDAY NOVEMBER 17, 2022, AT 6:30 PM AT THE CLEVER CITY HALL LOCATED AT 304 S CLARKE AVE, CLEVER CITY HALL, CLEVER, MISSOURI.

1. Call to Order
2. Pledge of Allegiance
3. Minutes of October 26, 2022
4. Murphy Farms – Lot Split
5. Wes Oller – Public Ave Townhomes
6. Steve Morton – Willard Addition
7. Discussion on City fee schedule

DATED THIS 11<sup>TH</sup> day of NOVEMBER 2022

  
\_\_\_\_\_

KRISTY KEITHLEY - CITY CLERK

President Keith called the regular meeting of the Planning and Zoning Commission to order at 6:33pm.

Present: President Keith, Dale Maisel, David Wolf, and Jo Novak. Mayor Hackworth, Westerman was absent. Refer to sign in sheet for others present.

Novak made a motion to review fee schedule on an annual/biannual basis. This motion was tabled until that section on the agenda.

Maisel motioned to accept the minutes of September 27, 2022, with minor corrections. Novak 2<sup>nd</sup> the motion and passed unanimously.

Discussion was held on the City reviewing the current fee schedule and clerk to send and gather more information to send out to the Commission.

More research to be done on Construction Plan Application, Storm Water Impact Fees, Street & Curb Application and Fees, Cell Towers & Mini towers.

Wolf made the motion to pass the draft fee schedule to the Board of Aldermen for review while the clerk finishes review on select items. Novak 2<sup>nd</sup> the motion and passed unanimously.

Novak's motion was brought back off the table for bi-annual review of City's fee schedule. Maisel 2<sup>nd</sup> the motion and passed unanimously.

Wolf made the motion to adjourn at 8:45 pm. Novak 2<sup>nd</sup> the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

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Kristy Keithley – City Clerk

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Brandon Keith – Commission President

City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631

MINOR SUBDIVISION APPLICATION

LEGAL OWNER(s)

Name: RONNIE MURPHY & CYNTHIA MURPHY  
Mailing Address: 317 E. DEWE STREET  
City, State, Zip: CLEVER, MO 65631  
Phone Number: 417-207-0279  
Email: CONV47@aol.com

CONSULTANTS

Engineer/Surveyor: SHAFFER & HINES, INC.  
Email: shane@shafferhines.com  
Phone Number: ~~417-725-4663~~ 417-725-4663

PROPERTY INFORMATION

Name of Subdivision: MURPHY FARM 1ST REPLAT  
Existing Zoning: AGRICULTURAL (A1)  
Proposed Use of Property: AGRICULTURAL  
Number of Proposed Lots: 2

REQUIRED ENCLOSURES

1. Five (5) 24" x 36" copies of plat or survey
2. Signed Guaranty of Payment form for 3<sup>rd</sup> party review fees

To the best of my knowledge and belief, data in this application and all attachments thereto are true and correct.

Owner(s) Signature: Ronnie Murphy Cynthia Murphy Date: 10/17/22  
Name (print): Ronnie Murphy Cynthia Murphy Date: 10/17/22  
Received by: [Signature] Date: 10/20/2022

LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- (M) = MEASURED DATA
- (P) = PLATTED DATA
- (D) = DEED DATA
- (R) = RECORD SURVEY DATA
- BSL = BUILDING SETBACK LINE
- EQ = EXISTING UTILITY POLE
- OE = EXISTING OVERHEAD ELECTRIC FENCE
- SS = EXISTING SANITARY SEWER LINE
- S— = SANITARY SEWER MANHOLE
- W— = EXISTING WATER LINE
- F— = EXISTING FIRE HYDRANT
- UTL = UTILITY
- ESMT = EASEMENT
- UE = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- C— = EXISTING CHAIN LINK FENCE
- E— = EXISTING ELECTRIC FENCE
- X— = EXISTING WIRE FENCE

# MINOR SUBDIVISION

## MURPHY FARM 1ST REPLAT

IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE NE1/4 OF THE SE1/4 IN SECTION 20  
AND A PART OF THE NW1/4 OF THE SW1/4 IN SECTION 21  
ALL IN TOWNSHIP 27 NORTH, RANGE 23 WEST

CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDED \_\_\_\_\_ DEPUTY \_\_\_\_\_

PLAT NOTES:

- TRACTS 2A AND 2B ARE ZONED A-1 (AGRICULTURAL).
- BUILDING SETBACKS FOR A-1 ZONING ARE AS FOLLOWS:  
FRONT SETBACK = 35 FEET  
SIDE YARD SETBACK = 20 FEET  
REAR SETBACK = 35 FEET
- SOURCE OF SURVEY: SURVEY BY SHAFER & HINES, INC., DATED 03-04-2022; PLAT OF CLEVER; DEEDS PROPOSED ADDITION TO CLEVER; REPLAT OF BLOCK 3 DEEDS ADDITION; FINAL PLAT OF PACIFIC HEIGHTS; SURVEY BY GUNTER AND ASSOCIATES, DATED 04-07-1994; SURVEY BY SHAFER & HINES, INC. RECORDED IN PLAT BOOK "H" AT PAGE 621; SURVEY BY SHAFER & HINES, INC. RECORDED IN PLAT BOOK "H" AT PAGE 250; SURVEY BY WHITE LAND SURVEYING, LLC, RECORDED IN PLAT BOOK "H" AT PAGE 453; SURVEY BY GUNTER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK "V" AT PAGE 3485; SURVEY BY GUNTER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK "V" AT PAGE 3489; SPRINGFIELD SOUTHWESTERN RAILROAD OWNED AND OPERATED BY MISSOURI PACIFIC RAILROAD CO. RIGHT-OF-WAY AND TRACK MAP AS SHOWN IN MO V208 SHEET 5; SURVEY BY SHAFER & HINES, INC., DATED 09-30-2016, PROJECT NO. 125004; SURVEY BY SHAFER & HINES, INC. RECORDED IN BOOK "V" AT PAGE 3167; SURVEY BY SHAFER & HINES, INC. RECORDED IN BOOK "V" AT PAGE 3231; FINAL PLAT OF HIDDEN MEADOW ESTATES; FINAL PLAT OF CLEVER HIGH SCHOOL; SURVEY BY SHAFER & HINES, INC. RECORDED IN BOOK "V" AT PAGE 365.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, BUT DOES LIE IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, ACCORDING TO COMMUNITY MAP NO. 29043C0050C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010.
- SEE SURVEY SHAFER & HINES, INC., DATED 09-30-2016, PROJECT NO. 125004 FOR ADDITIONAL SPRINGFIELD SOUTHWEST RAILROAD RIGHT-OF-WAY INFORMATION NOT SHOWN HEREON, AND FOR ADDITIONAL BOUNDARY INFORMATION FOR THE PLAT OF CLEVER AND DEEDS ADDITION TO CLEVER NOT SHOWN HEREON.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS DERIVED FROM MISSOURI SPATIAL DATA INFORMATION SERVICE, CHRISTIAN AND STONE COUNTY LIDAR DATA LAS FILES.
- SEE SHEET 2 OF 2 FOR DETAILS 1 THRU 5, FOR FENCE TIE DIMENSIONS, NOT SHOWN ON SHEET 1 OF 2 HEREON.
- ANY NEW CONSTRUCTION MUST COMPLY WITH THE BUILDING SETBACKS SHOWN HEREON, OR WITH THE CURRENT ZONING REGULATIONS OF THE CITY OF CLEVER.

OWNER AND OR SUBDIVIDER:

AS OWNERS WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERE ON TO THE CITY OF CLEVER, FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

CYNTHIA JANE MURPHY (OWNER) DATE \_\_\_\_\_

RONNIE E. MURPHY (OWNER) DATE \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.  
COUNTY OF CHRISTIAN }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED CYNTHIA J. MURPHY, KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF MISSOURI } S.S.  
COUNTY OF CHRISTIAN }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED RONNIE E. MURPHY, KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

DECLARATION BY SURVEYOR:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT HIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., DATED 01-17-2022 AND SIGNED BY SHANE L. MACHIN, P.L.S. NO. 2005019223, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET WERE PLACED IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI, DEPARTMENT OF NATURAL RESOURCES'S "STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE PREPARED: 10-19-2022



SHANE L. MACHIN, MO P.L.S. #2005019223 DATE \_\_\_\_\_

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS:

I, \_\_\_\_\_ PLANNING AND ZONING DIRECTOR OF THE CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE MINOR SUBDIVISION PLAT OF MURPHY FARM 1ST REPLAT CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

LINE TABLE:

LINE	LENGTH	BEARING
L1	127.29'	N89°12'42"W
L2	24.59'	N01°54'15"E
L3	25.00'	N89°12'42"W
L4	25.00'	N01°46'49"E
L5	25.00'	N88°05'45"W
L6	301.73'	S01°54'33"W
L7	79.58'	S45°54'33"W

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	100.00'	78.54'	41.42'	76.54'	45°00'00"	S24°24'33"W
C2	100.00'	78.24'	31.24'	76.26'	44°49'37"	S69°19'21"W
C3	50.00'	65.92'	38.74'	61.24'	75°32'00"	S53°58'09"W

5/8"EIP, SE COR., SW1/4, SE1/4, 20-27-23

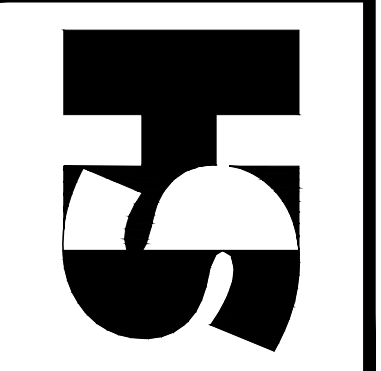
5/8"EIP, SW COR., SW1/4, SW1/4, 21-27-23

EX-400 NAIL, SE COR., SW1/4, 21-27-23

DATE:	
REVISION / ISSUE	
NO.	



**SHAFER & HINES**  
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS  
DBE CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri 65714  
Tel: (417) 725-4663 - Fax: (417) 725-5230  
Email: shane@shafershines.com  
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D



PREPARED FOR:  
**RONNIE & CYNTHIA MURPHY**  
317 E. DRIVE STREET  
CLEVER, MO 65631

DATE: 10-19-2022  
DRAWN BY: SM  
CHECKED BY: SM  
CLASS OF PROPERTY: URBAN  
DRAWING: 028ND0042.DWG  
SCALE: 1" = 100'

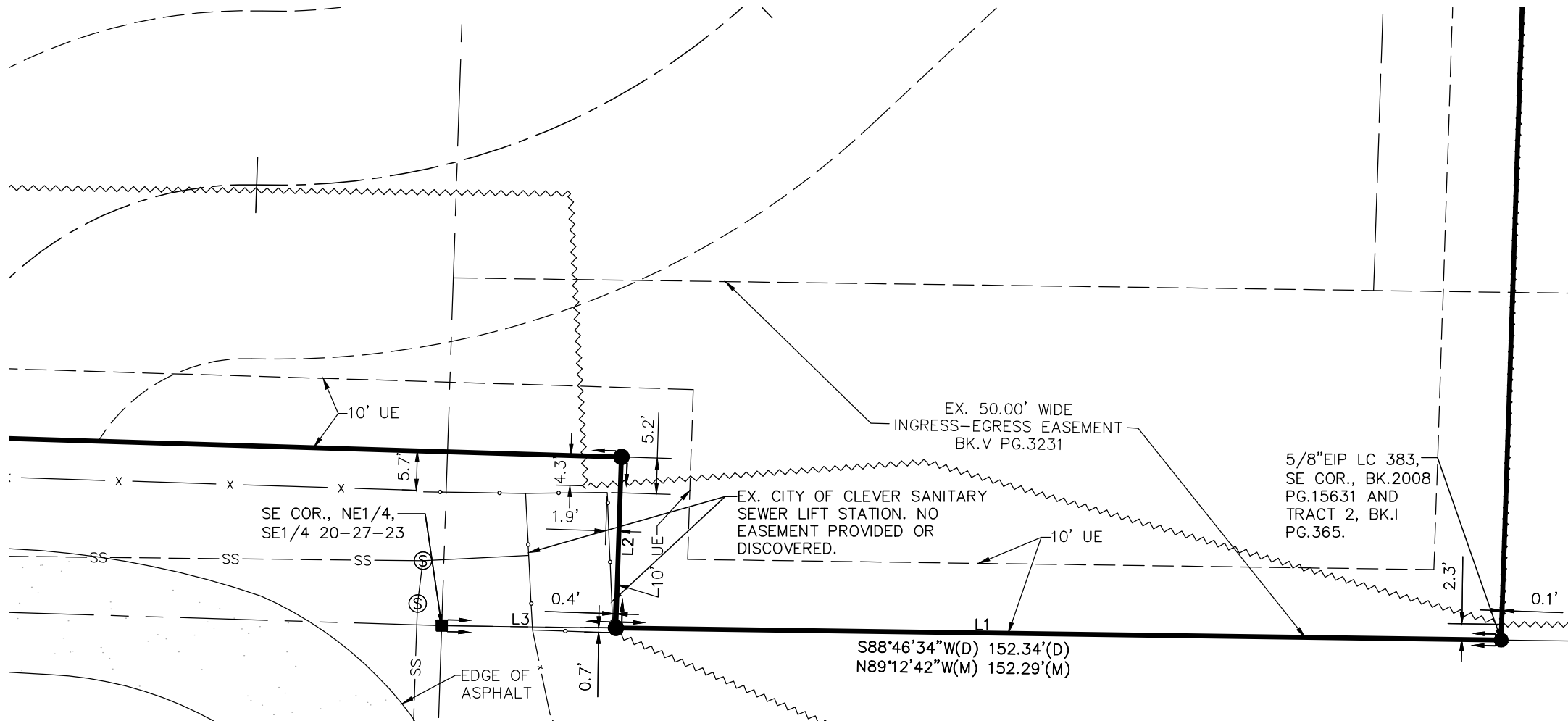
JOB NO.  
**210042**  
SHEET  
**1 OF 2**

LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
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- = SANITARY SEWER MANHOLE
- W- = EXISTING WATER LINE
- ⊕ = EXISTING WATER METER
- ⋈ = EXISTING FIRE HYDRANT
- UTIL = UTILITY
- ESMT = EASEMENT
- UE = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- = EXISTING CHAIN LINK FENCE
- = EXISTING ELECTRIC FENCE
- = EXISTING WIRE FENCE

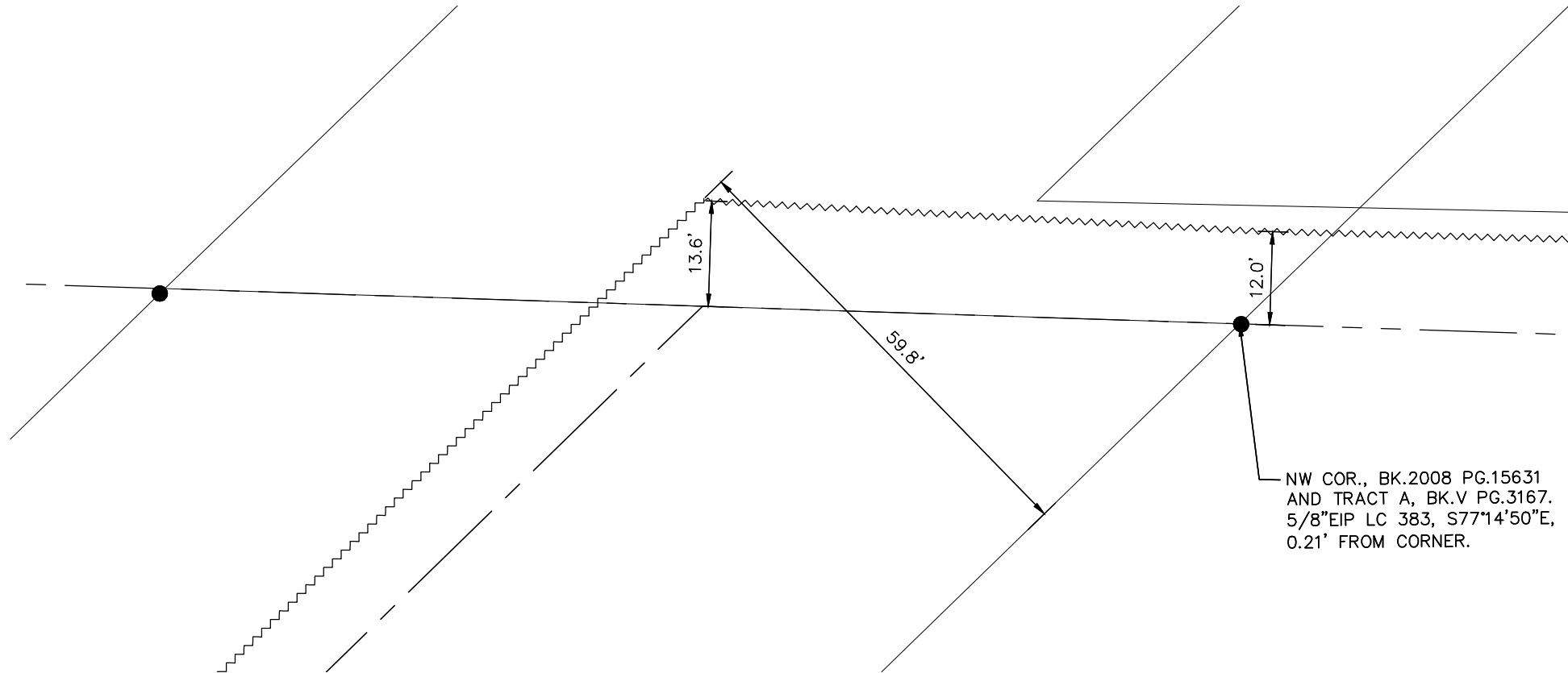
DETAIL NO. 1

SCALE: 1" = 20'



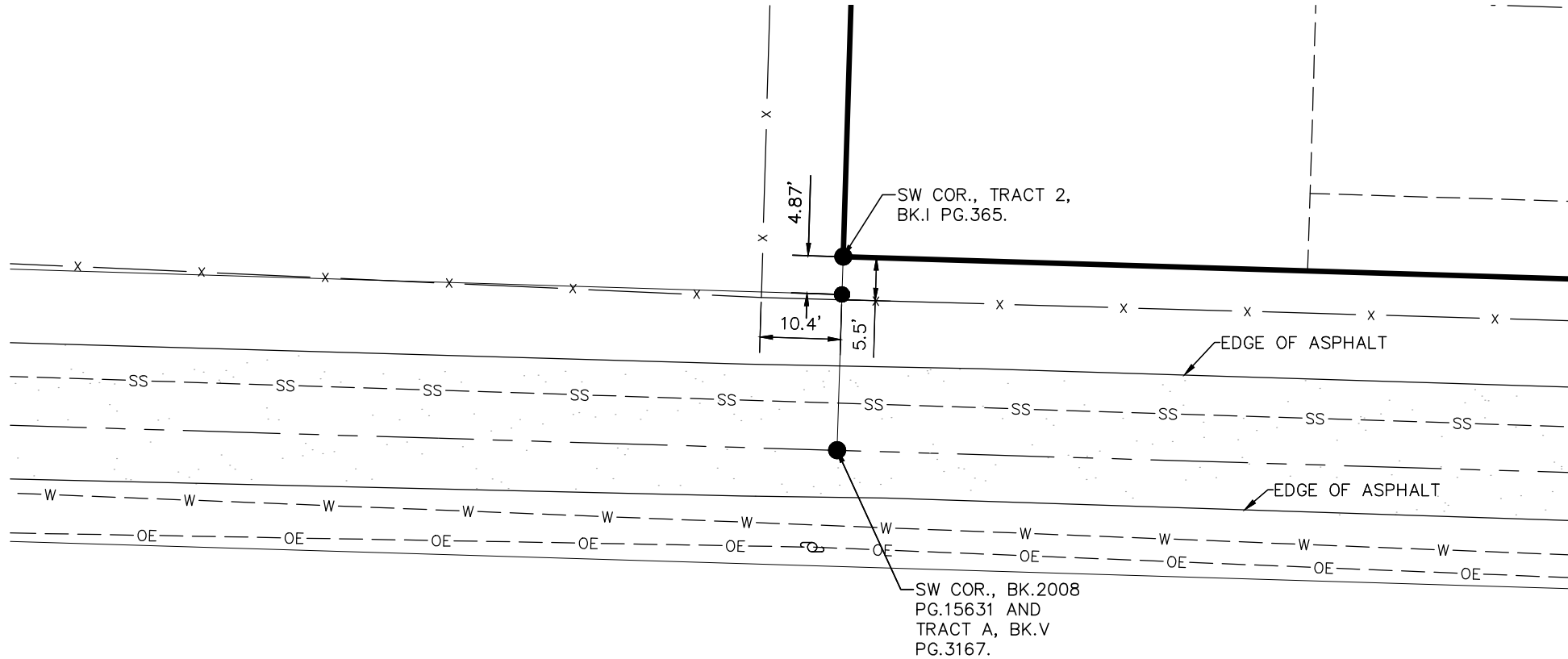
DETAIL NO. 3

SCALE: 1" = 20'



DETAIL NO. 5

SCALE: 1" = 20'



COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT ALL TAXES OWED ON PARCEL NO. 09-0-4-20-004-002-001.000, 09-0-4-20-004-001-001.000, 09-0-5-21-000-000-012.002, AND 09-0-5-21-000-000-012.001 HAVE BEEN PAID.

TED NICHOLS - COUNTY COLLECTOR

APPROVAL BY THE CITY COUNCIL:

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MURPHY FARM 1ST REPLAT WAS PRESENTED TO, AND ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY GENERAL ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY CLERK

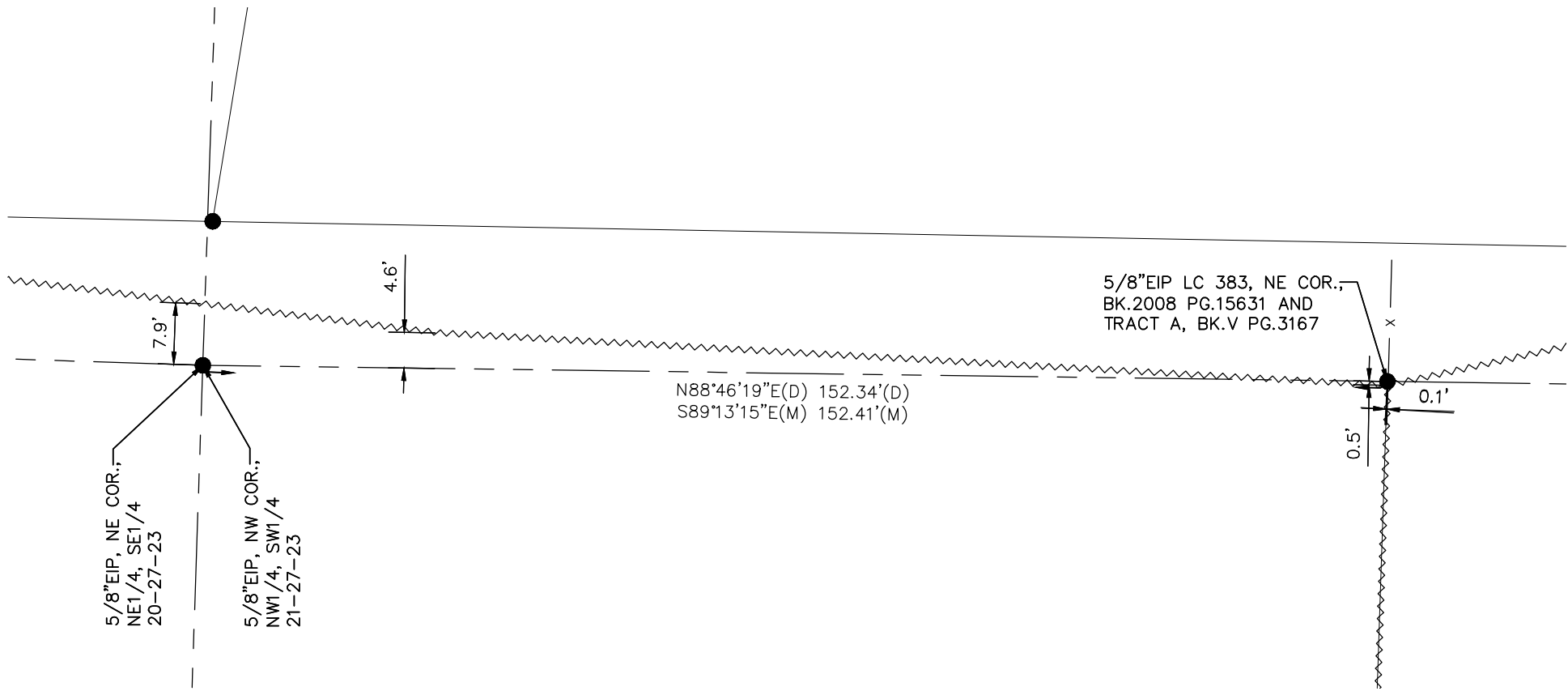
DATE

# MINOR SUBDIVISION MURPHY FARM 1ST REPLAT IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE NE1/4 OF THE SE1/4 SECTION 20  
AND A PART OF THE NW1/4 OF THE SW1/4 SECTION 21  
ALL IN TOWNSHIP 27 NORTH, RANGE 23 WEST

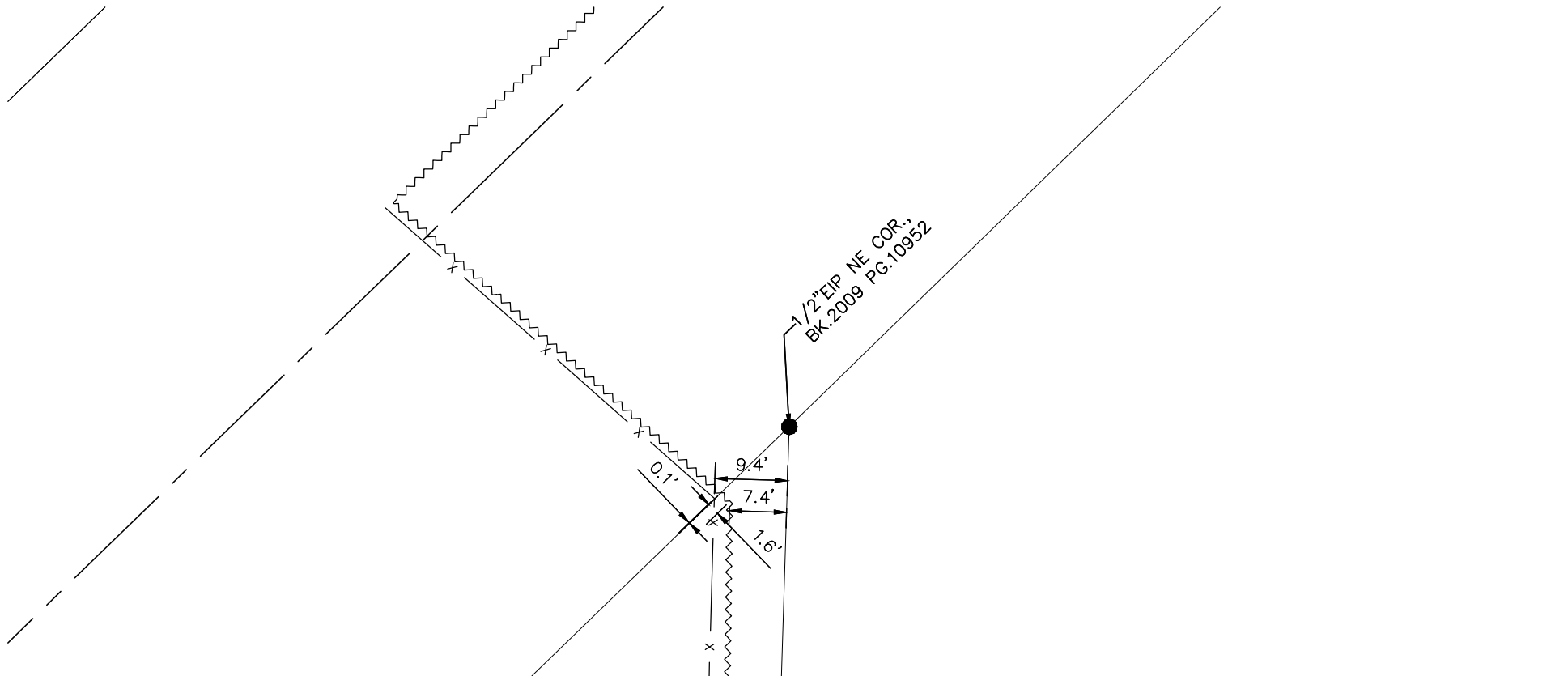
DETAIL NO. 2

SCALE: 1" = 20'



DETAIL NO. 4

SCALE: 1" = 20'



STATE PLANE COORDINATES:

ALL COORDINATES ARE IN METERS		
CORNER	NORTHING	EASTING
CH-52	134139.862	411232.155
A	132990.7250	414269.7455
B	133833.1008	414264.4497
C	132833.6347	414225.6987
D	132841.1243	414225.9477
E	132849.9548	413935.5678
F	133001.6780	413940.2847

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-52 DATE OF ADJUSTMENT: DECEMBER, 2004. GRID FACTOR: 0.9998704 SITE GRID FACTOR: 0.999965113 METER = 3.28083333

CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER

DEPUTY

TRACT 2A DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2008 AT PAGE 15631 AND BOOK I AT PAGE 365 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF TRACT 2 OF MURPHY FARM, A SUBDIVISION IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, RECORDED IN BOOK I AT PAGE 365 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N88°05'45"W, ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 625.82 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE S01°54'33"W, A DISTANCE OF 496.80 FEET TO AN IRON PIN SET ON THE THE NORTH RIGHT-OF-WAY LINE OF DRIVE STREET AS SHOWN IN SAID MURPHY FARM; THENCE N88°15'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 454.60 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 2 OF SAID MURPHY FARM, ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2009 AT PAGE 10952 IN SAID RECORDER'S OFFICE; THENCE N01°46'49"E, ALONG THE WEST LINE OF SAID TRACT 2 OF SAID MURPHY FARM, A DISTANCE OF 498.13 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE S88°05'45"E, ALONG THE NORTH LINE OF SAID TRACT 2 OF SAID MURPHY FARM, A DISTANCE OF 455.72 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 5.198 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD, AND BEING SUBJECT TO A 60.00 FEET WIDE INGRESS-EGRESS AND UTILITY ALONG THE WEST LINE, AS SHOWN IN BOOK I AT PAGE 365 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

TRACT 2B DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2008 AT PAGE 15631 AND BOOK I AT PAGE 365 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, RECORDED IN BOOK I AT PAGE 365 FOR A POINT OF BEGINNING; THENCE CONTINUING S01°54'33"W, ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 517.44 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 2 OF SAID MURPHY FARM, SAID POINT BEING ON THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE N89°12'42"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21, A DISTANCE OF 127.29 FEET TO AN EXISTING IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF WILLARD AVENUE AS SHOWN ON SAID MURPHY FARM; THENCE N01°54'15"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF WILLARD AVENUE, A DISTANCE OF 24.59 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF DRIVE STREET, AS SHOWN ON SAID MURPHY FARM; THENCE N88°15'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 498.56 FEET TO AN IRON PIN SET; THENCE N01°54'33"E, A DISTANCE OF 496.80 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID TRACT 2 OF SAID MURPHY FARM; THENCE S88°05'45"E, ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 625.82 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 7.193 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

ALSO,

TOGETHER WITH AND BEING SUBJECT TO A 50.00 FEET WIDE INGRESS-EGRESS EASEMENT, BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID INGRESS-EGRESS EASEMENT HAVING 25.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF TRACT 2 OF MURPHY FARM, A SUBDIVISION IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, RECORDED IN BOOK I AT PAGE 365; THENCE N88°05'45"W, ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE S01°54'33"W, A DISTANCE OF 301.73 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING S24°24'33"W, A CHORD LENGTH OF 76.54, AND AN ARC LENGTH OF 78.54 FEET; THENCE S45°54'33"W, A DISTANCE OF 79.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 44°49'37", A CHORD BEARING S89°19'21"W, A CHORD LENGTH OF 76.26 FEET, AND AN ARC LENGTH OF 78.24 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 75°32'00", A CHORD BEARING S53°58'09"W, A CHORD LENGTH OF 61.24 FEET, AND A ARC LENGTH OF 65.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DRIVE STREET AS SHOWN ON SAID MURPHY FARM FOR A POINT OF TERMINUS. SAID INGRESS-EGRESS EASEMENT CONTAINS 0.693 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

DECLARATION BY SURVEYOR:

THAT I, SHANE MACHIN, DO HEREBY CERTIFY THAT HIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., DATED 01-17-2022 AND SIGNED BY SHANE MACHIN, P.L.S. NO. 2005019223, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET WERE PLACED IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI, DEPARTMENT OF NATURAL RESOURCE'S "STANDARDS FOR PROPERTY BOUNDARY SURVEYS." DATE PREPARED: 10-19-2022



SHANE L. MACHIN, MO P.L.S. #2005019223

DATE

DATE:

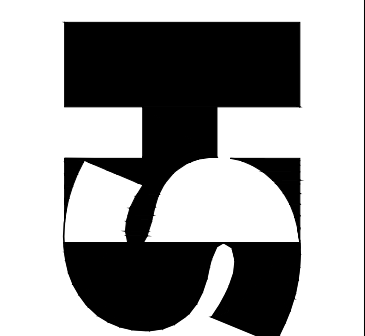
REVISION / ISSUE

NO.



SHANE L. MACHIN - LAND SURVEYOR  
MO P.L.S. - 2005019223

**SHAFER & HINES**  
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS  
DRE CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri 65714  
Tel: (417) 725-4463 Fax: (417) 725-5230  
Email: shane@shafersurvey.com  
Shafers & Hines, Inc. Certificate of Authority License No. LS-383-D



PREPARED FOR:  
**RONNIE & CYNTHIA MURPHY**  
371 E. DRIVE STREET  
CLEVER, MO 65651

DATE: 10-19-2022

DRAWN BY: SIM

CHECKED BY: SIM

CLASS OF PROPERTY: URBAN

DRAWING: 02BND0042.DWG

SCALE: SEE DETAILS

JOB NO.

210042

SHEET

2 OF 2



Kristy Keithley &lt;cityclerk@clevermo.com&gt;

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**FW: Willard Addition, Clever, MO**

1 message

**Gary Shaffer** <gs@shafferhines.com>

Thu, Nov 10, 2022 at 8:06 AM

To: "Kristy Keithley (cityclerk@clevermo.com)" &lt;cityclerk@clevermo.com&gt;, "Dozer Keithley (maint@clevermo.com)" &lt;maint@clevermo.com&gt;

Guys,

This is what we received from Richard Harshfield.

Thanks

Gary W. Shaffer, P.E.

Shaffer &amp; Hines, Inc.

[gs@shafferhines.com](mailto:gs@shafferhines.com)

Phone: (417) 725-4663

Fax: (417) 725-5230

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**From:** Vandersluis Engineering, Inc. <[vandersluis\\_engr@att.net](mailto:vandersluis_engr@att.net)>**Sent:** Monday, November 7, 2022 2:35 PM**To:** Gary Shaffer <[gs@shafferhines.com](mailto:gs@shafferhines.com)>; Clayton Hines <[chines@shafferhines.com](mailto:chines@shafferhines.com)>**Cc:** [saltymorton32@gmail.com](mailto:saltymorton32@gmail.com)**Subject:** Willard Addition, Clever, MO

Gents,

As I discussed with Gary this a.m., Dozer, Steve Morton and the City Attorney met at the job site to discuss the fact that the downstream property Owner will not grant an easement that would allow us to install the downstream rip-rap and perform the needed channel grading. I was told that Dozer recommended raising the culverts crossing Willard Ave to approximately 0.5' below the existing 18" CMP. The FL IN of that culvert is 1349.48. Our FL In of the proposed culverts would be approximately 1349.00.

Our proposed culvert is a triple 33"x19" CMP sloped at 0.50%. According to my calculations the culvert receives 16.12 CFS @ 2yr storm, 45.07 CFS @ 25 yr and 63.21 CFS @ 100 yr. My HY-8 analysis predicts a headwater depth of 2.63' during the 100 yr event. Should the culvert be raised, the headwater during the 100 yr event would be 1251.63. The west edge of pavement on Willard Ave was measured at 1251.58. I'm certain there is some crown on the road but I can't quantify it with the information in hand. The 2 and 25 yr flows could be conveyed with no headwater encroachment onto the driving surface.

All in all I think the culvert could be constructed as Dozer proposed. What concerns me is that the purpose of the original culvert sizing was to convey the run-off from the subdivision to the south across Willard Ave. I maintain that the majority of that run-off, especially during intense storms, with its momentum simply overtops Willard and drains across the property east of Willard in an un-concentrated form. Should the project actually capture that run-off, conveying it north to the

culverts and under Willard, we are, in my opinion, altering existing drainage patterns by releasing it onto the downstream property in a channelized form. Absent a drainage easement we could held liable.

I've attached a pdf of the culvert profile at Willard Ave and a HY-8 Crossing Summary of the current as planned configuration for you to look at while discussing.

Richard Harshfield, P.E.

Vandersluis Engineering, Inc.

(417) 869-4141

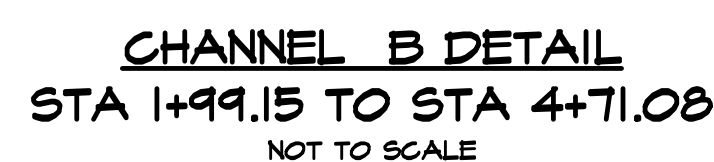
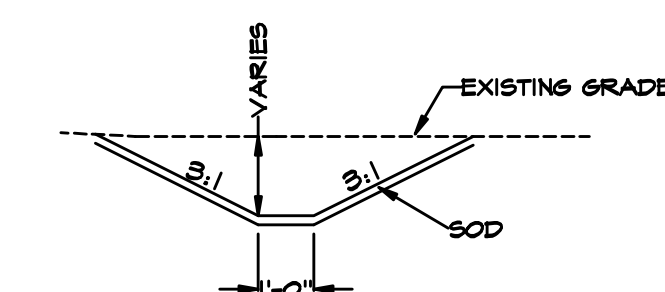
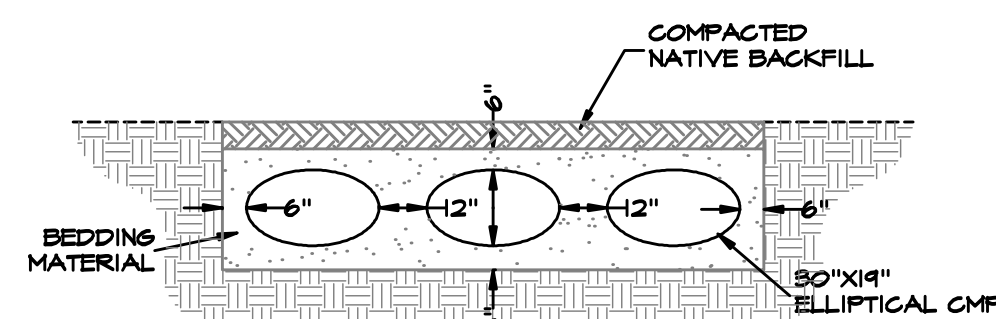
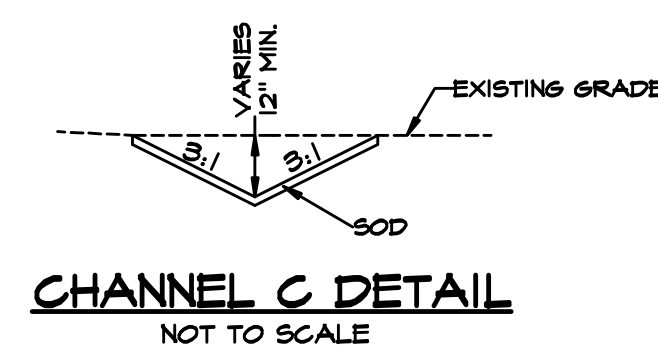
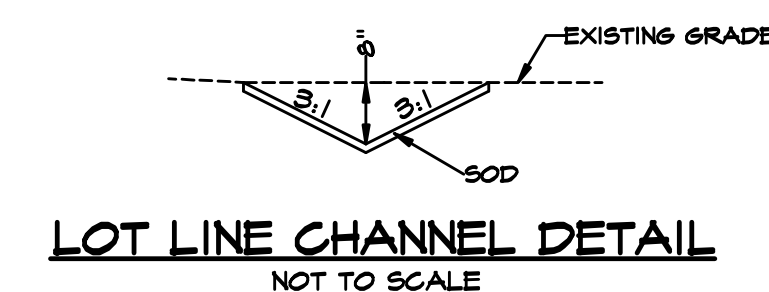
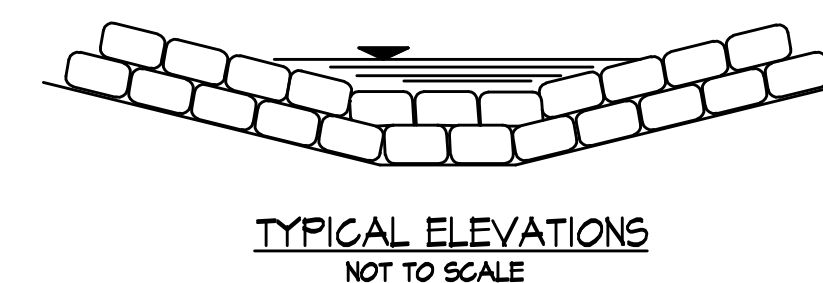
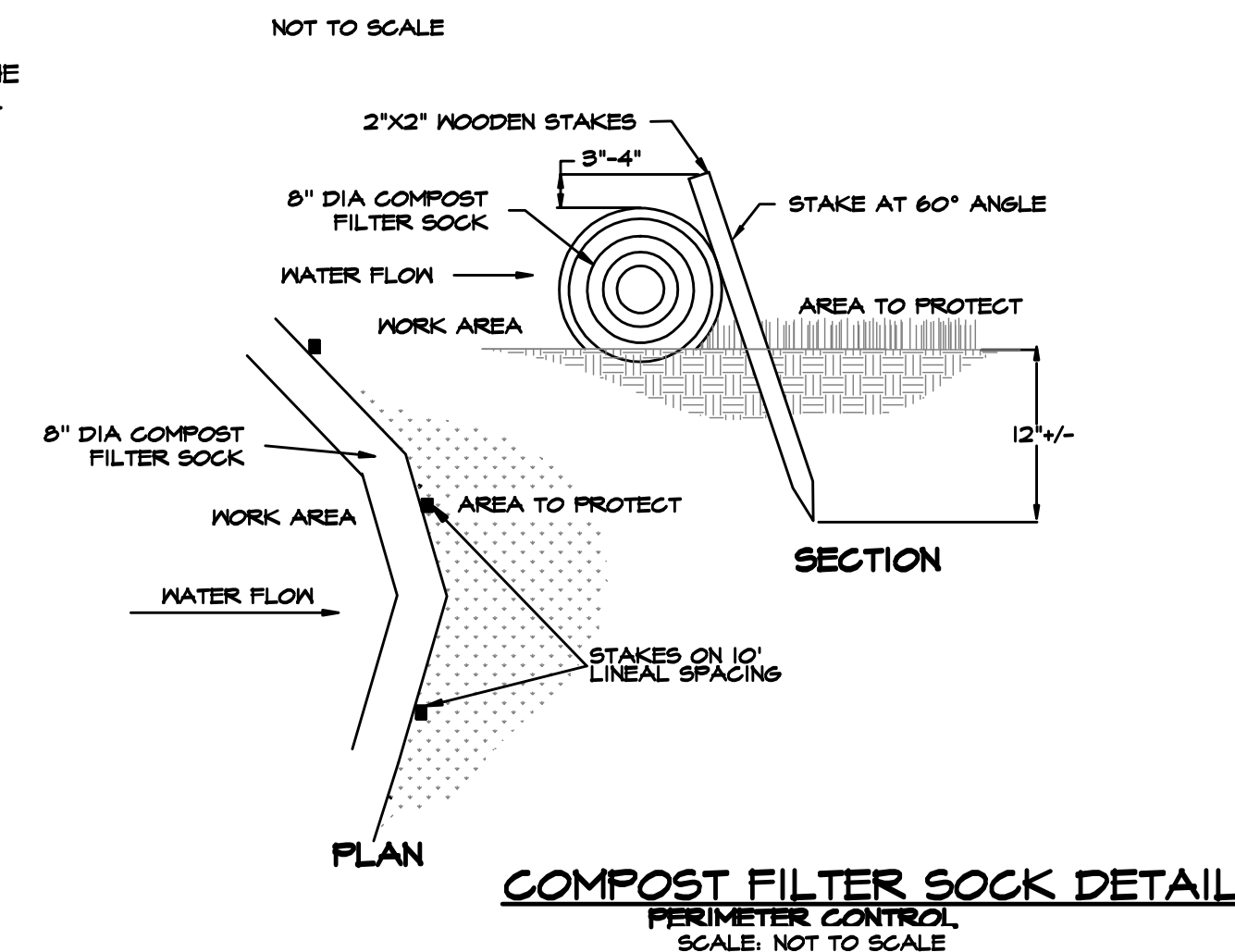
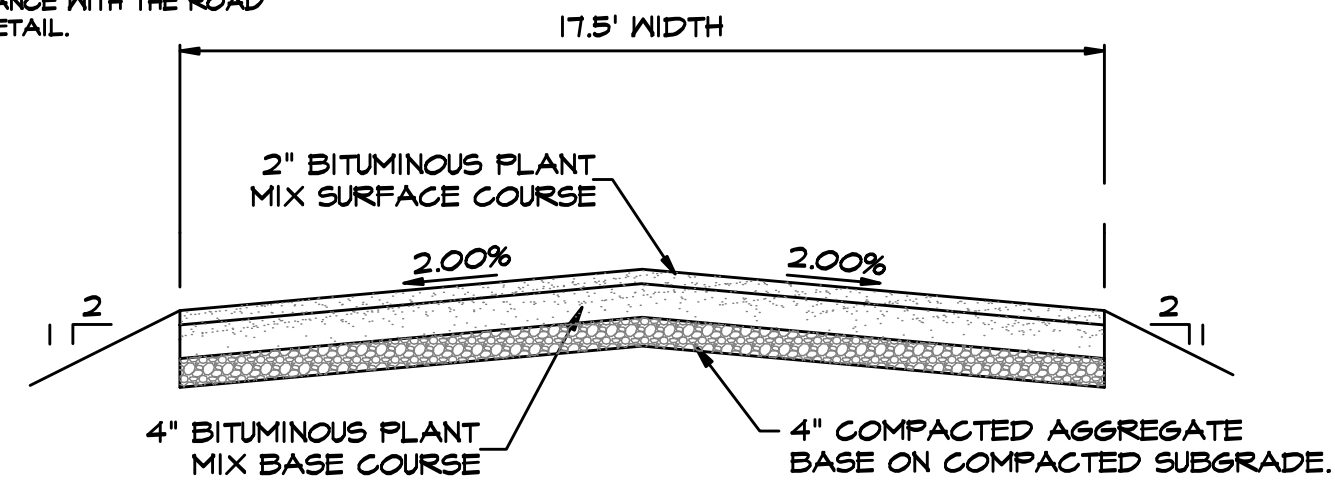
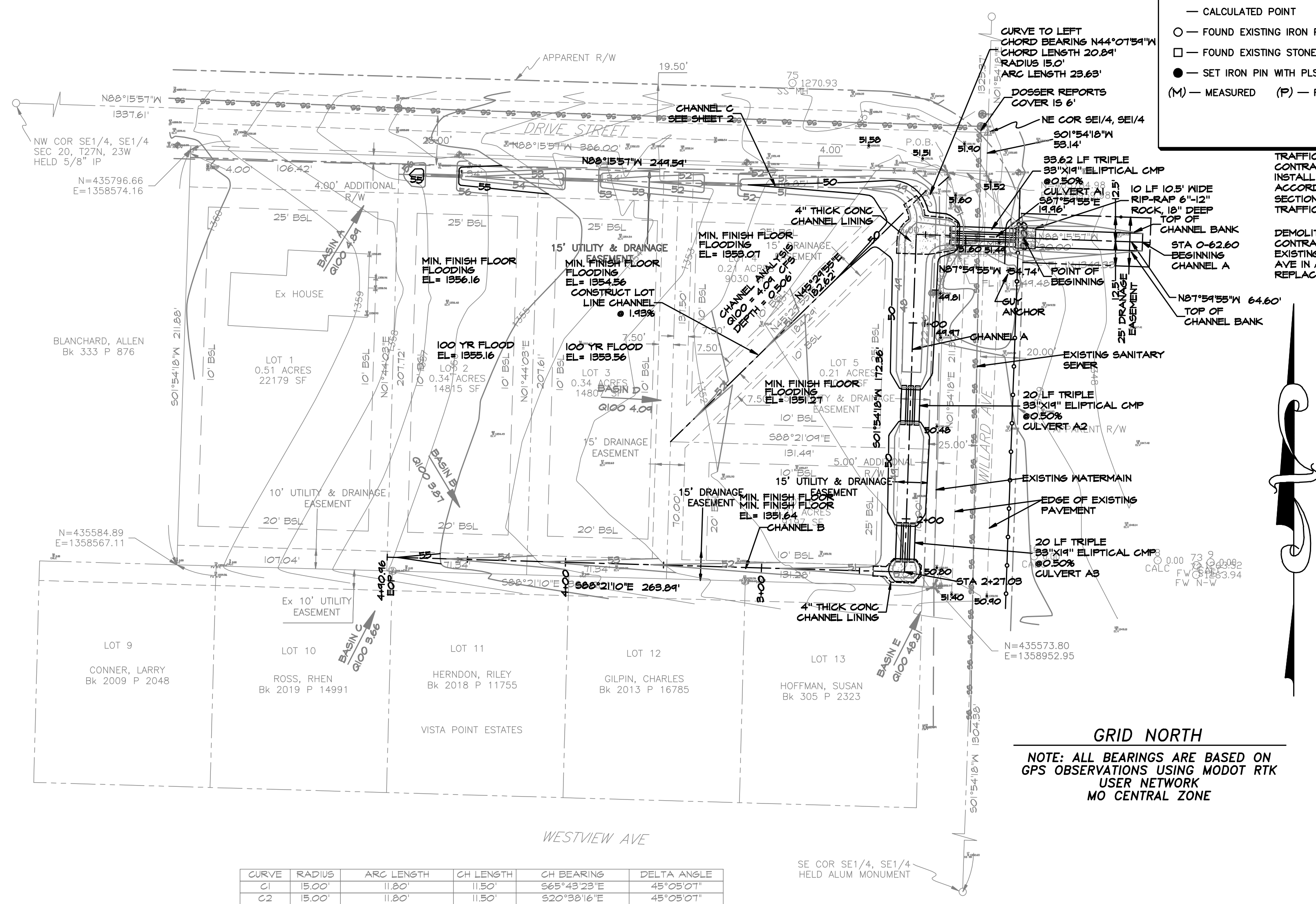
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**2 attachments****CULVERT A1a.pdf**

8K

**11.07.22.Willard Addition culvert discussion.pdf**

773K



RICHARD S. HARSHFIELD  
P.E. LIC.# E-26202

**Vandersluis Engineering Inc.**  
P.O. Box 10565  
Springfield, MO 65808  
Phone: 417-268-4141  
E-1536-D  
MO. CERT. OF AUTHORITY: email: vandersluis\_engr@att.net

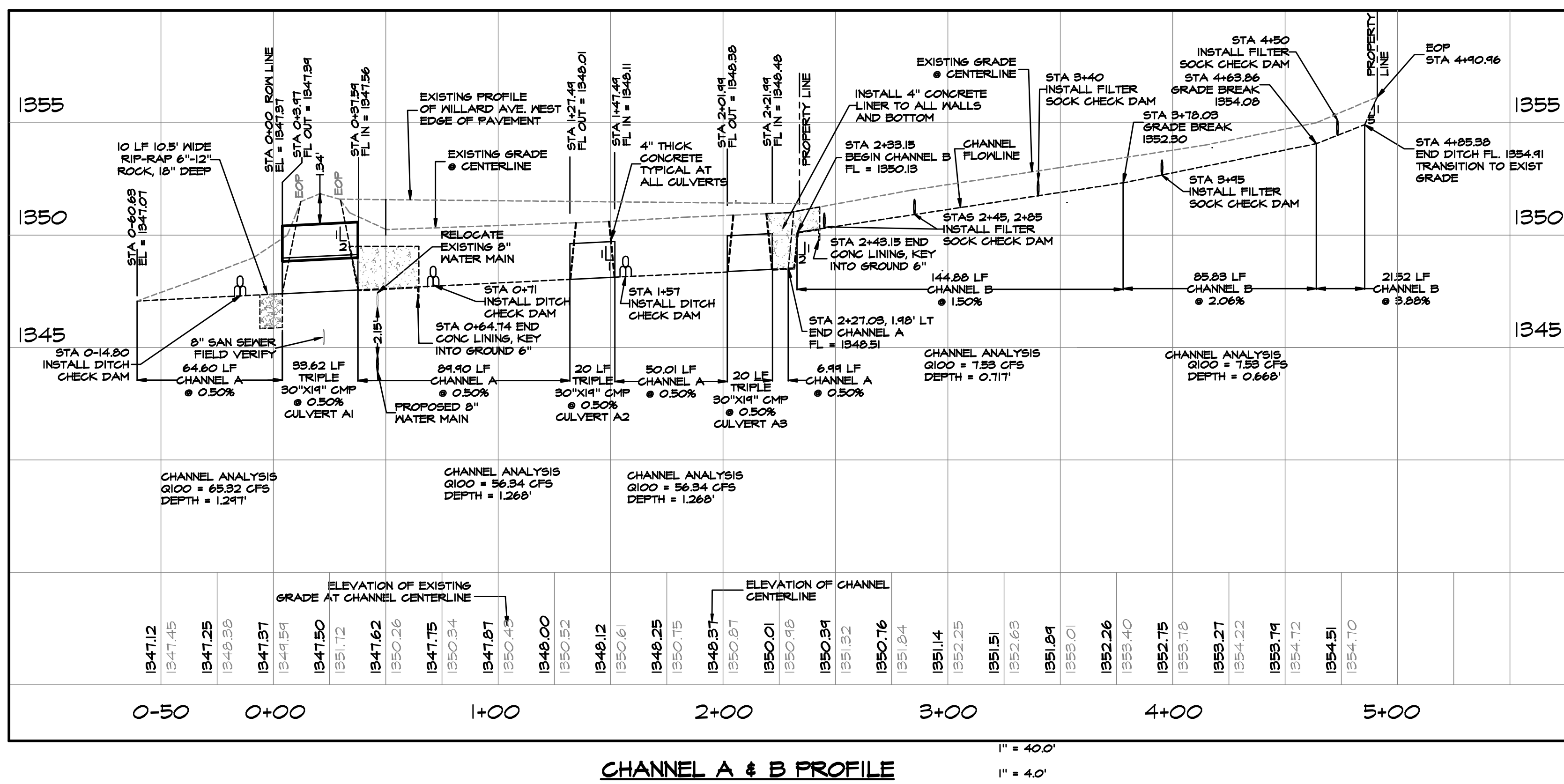
CLEVER, MISSOURI

WILLARD ADDITION  
CLEVER, MISSOURI  
SITE GRADING PLAN  
CHANNEL A & B PLAN AND PROFILE  
STA 0+00 TO STA 4+90.96

APPROVED CITY OF CLEVER, MO DATE

SURVEY BY: MACKAY DESIGN BY: RGH SCALES: 1"=40' SHEET 1  
PROJ. # 20-007 DRAWN BY: RGH 1"=4' OF 2 SHEETS  
DATE 10/09/20 CHECKED BY: RGH DATE 10/09/20 FILE NO.

10/09/20



# HY-8 Analysis Results

## Crossing Summary Table

Culvert Crossing: CULVERT A1

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
1347.56	0.00	0.00	0.00	1
1348.10	6.53	6.53	0.00	1
1348.35	13.06	13.06	0.00	1
1348.44	15.03	15.03	0.00	1
1348.82	26.13	26.13	0.00	1
1349.00	32.66	32.66	0.00	1
1349.18	39.19	39.19	0.00	1
1349.41	45.72	45.72	0.00	1
1349.62	52.26	52.26	0.00	1
1349.88	58.79	58.79	0.00	1
1350.19	65.32	65.32	0.00	1
1351.60	91.08	91.08	0.00	Overtopping

# ***SHAFFER & HINES, INC.***

**PROFESSIONAL ENGINEERS & LAND SURVEYORS**

P.O. Box 493, Nixa, Missouri 65714

Phone (417) 725-4663

Fax (417) 725-5230

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*"Equal Opportunity Employer"*

November 9, 2022

Mr. Scott Hackworth, Mayor  
**CITY OF CLEVER**  
P.O. Box 52  
Clever, Missouri 65631

**RE: REVIEW OF VANDERSLUIS ENGINEERING STORMWATER OPTION  
FOR WILLARD ADDITION**

Dear Mayor:

Our firm has reviewed the November 7, 2022 email that we received from Mr. Richard Harshfield with Vandersluis Engineering regarding the Willard Addition.

We understand his assumption that currently stormwater originating in Vista Pointe Estates, located to the South of the proposed development, runs in an easterly direction along Westview Avenue and sheet flows across Willard Avenue.

The City has discussed making ditchline improvements along the West right of way of Willard Avenue to capture the stormwater exiting Westview Avenue and convey it in a northerly direction to the existing 18" CMP that runs under Willard Avenue. These ditchline improvements will increase the amount of stormwater currently being carried by the CMP.

Mr. Harshfield's calculations indicate during the two year storm event and 25 year storm event the culvert improvements he has designed would carry the stormwater flows without overtopping Willard Avenue. However, during the 100 year storm event the water level will overtop Willard Avenue.

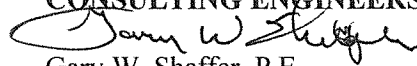
Given all the factors and the fact that an offsite easement cannot be obtained, Mr. Harshfield's proposal may be reasonable. However, as your consultant we are required to advise you that it does not meet City Codes. It will be the City's decision as to whether or not to accept this option.

Mr. Scott Hackworth, Mayor  
November 9, 2022  
Page Two

Please contact me should you have questions or require additional information.

Sincerely;

**SHAFFER & HINES, INC.**  
**CONSULTING ENGINEERS**

  
Gary W. Shaffer, P.E.

c: Ms. Kristy Keithley, City Clerk  
Mr. Brandon Keith, P&Z

