

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 JUNE 27, 2024, AT 6:30 PM** AT 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 May 23, 2024
4. Discussion on moving P&Z days approved by Council
5. Final Plat Review of East Park 551

DATED THIS 26th day of JUNE 2024

Melissa Rutherford

MELISSA RUTHERFORD - CITY CLERK

Mayor Hackworth called the regular meeting of the Planning and Zoning Commission to order at 6:40pm.

Present: Commissioner Linda Eutsler, Commissioner Logan Black, Commissioner Kyle Martin, Alderman Kristi Jack, Commissioner Jo Novak and Mayor Scott Hackworth. Refer to sign in sheet for others present.

❖ Minutes

Commissioner Novak made the motion to approve the Minutes of May 2, 2024, as presented. Commissioner Martin 2nd the motion and passed unanimously.

❖ Agenda

- Voting on President, Vice President and Secretary
 - Mayor Hackworth made the motion to appoint Commissioner Logan Black as President of Planning and Zoning. Commissioner Novak 2nd the motion. Roll Call vote as follows:

Commissioner Eutsler- Aye
Commissioner Martin- Aye
Mayor Hackworth- Aye
Alderman Jack- Aye
Commissioner Novak- Aye
 - Commissioner Eutsler made the motion to appoint Commissioner Kyle Martin as Vice President of Planning and Zoning. Commissioner Novak 2nd the motion. Roll Call vote as follows:

Commissioner Novak- Aye
Mayor Hackworth- Aye
Alderman Jack- Aye
Commissioner Eutsler- Aye
 - Mayor Hackworth made the motion to appoint Commissioner Jo Novak as Secretary of Planning and Zoning. Alderman Jack 2nd the Motion. Roll Call vote as follows:

Commission Eutsler- Aye
Vice President Martin- Aye
Alderman Jack- Aye
Mayor Hackworth- Aye
 - President Logan Black, Vice President Kyle Martin and Secretary Jo Novak.

Mayor Hackworth made the motion to adjourn at 6:55 pm. Commissioner Novak 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved: _____

Melissa Rutherford – City Clerk

Logan Black – Commission President

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

FINAL PLAT APPLICATION

LEGAL OWNER(s):

NAME: Crust Land Development LLC
STREET ADDRESS OWNER(s): 6316 W Republic Rd Ste B100
CITY, STATE, ZIP CODE: Springfield MO 65807
PHONE NUMBER: 417-893-1993
BILLING ADDRESS: Same as above
NAME OF ENGINEER/SURVEYOR: D+M Surveying LLC
Engineer/Surveyor Address, Phone: 472 Trout Road Ozark Mo 65721


PROPERTY INFORMATION:

NAME OF SUBDIVISION: East Park
LOCATION OF SUBDIVISION: Sec 17, T27N, R 23W
EXISTING ZONING: _____
PROPOSED USE OF PROPERTY: RIC & C
NUMBER OF LOTS: 52

TO THE BEST OF MY KNOWLEDGE and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

OWNER(s) SIGNATURE:  Date: 6-4-24

NAME(s) (print): Jake Crutcher for Crust Land Development LLC

RECEIVED BY:  Date: 6/7/24

DATE OF P & Z MEETING: 6/27/24

SHAFFER & HINES, INC.

PROFESSIONAL ENGINEERS & LAND SURVEYORS

P.O. Box 493, Nixa, Missouri 65714

Phone: (417) 725-4663

Fax: (417) 725-5230

"Equal Opportunity Employer"

May 28, 2024

Mr. Scott Hackworth, Mayor

CITY OF CLEVER

P.O. Box 52

Clever, Missouri 65631

RE: REVIEW OF THE FINAL PLAT OF EAST PARK

Dear Mayor:

Our firm has reviewed the proposed lot line adjustment for the above-referenced development. Please note the following:

1. Per City of Clever Final Plat regulations, the "CERTIFICATE OF SURVEY AND ACCURACY" should closely match the following:

That I, _____ do hereby declare that this plat was prepared under my supervision from and actual survey of the land herein described prepared by _____ dated _____ and signed by _____ P.L.S No. _____ and that the corner monuments and lot corner pins shown herein were place under the supervision of _____ P.L.S. No. _____ in accordance with Division of Geology and Land Survey, Missouri Department of Natural Resources "Current Standards for Property Boundary Surveys as Promulgated by the Missouri Department of Natural Resources."

2. In the "OWNERS DEDICATION" block insert the Owner's name and/or LLC Name or Corporation Name. Under the Owner Signature line Print the Name of the Owner and title within the LLC or Corporation. If more than one individual is the owner of the LLC or Corporation all members must sign.
3. If more than one individual is required to sign the plat add additional ACKNOWLEDGMENT blocks for everyone signing.

4. Per City of Clever Final Plat regulations, the Collector's Statement should be as follows:

CERTIFICATE OF TAXES PAID

There are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not due and payable at the time of plat approval on any of the lands included in this plat, and all outstanding taxes and special assessments have been paid on all property dedicated to public use.

Parcel No.: _____

County Collection Official

Date

5. Per City of Clever Final Plat regulations, the "BOARD OF ALDERMAN CERTIFICATE" should be as follows:

APPROVAL BY THE BOARD OF ALDERMAN

I, _____, City Clerk of the City of Clever, Christian County, Missouri, do hereby certify that the Plat of _____ was presented to, accepted and approved by the Board of Alderman of said City of Clever, and approved by General Ordinance No. _____ on the _____ day of _____, 20____

6. Per City of Clever Final Plat regulations, the "PLANNING & ZONING BOARD CERTIFICATE" should be as follows:

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, Planning and Zoning Commission President of the City of Clever, Missouri, do hereby certify on the _____ day of _____, 20____, the Final Plat of _____ conforms to the City of Clever Land Use Regulations, in accordance with Clever Code of Ordinances

Planning & Zoning Commission

Date

7. Revise the Christian County Recorder Box in the upper right corner of the plat. The Christian County Recorder request a minimum size of 4" x 5" with signature lines at the bottom for the Recorder and Deputy Recorder.

8. F.E.M.A. Map Panel Numbers 29043C0036D and 29043C0037D comprise the map numbers in which the submitted plat lies within. Said flood area has a Regulatory Floodway limit, a Zone AE limit, and a Zone X limit. It is advisable to show these on the plat.
9. Add the date of Preliminary Plat approval and name of Preliminary Plat in the plat notes.
10. Add acreage to the description for the subdivision boundary.
11. Add the required number of permanent monuments per Missouri Standards.
12. Lot 29 appears to be a non-buildable lot for a normal residential home. Unless there is a City of Clever accepted house that will fit within the Building Setback Lines and Sinkhole setback lines, it is advised to add this lot to the Common Area Lot. If Lot 29 is determined to be a buildable lot, then an access easement to the Common area lot must be added.
13. Add note stating that Common Area 1 shall be deeded to and maintained by the East Park Homeowners Association in the Plat Notes.
14. Label the easement type in the northeast corner of Common Area 1 and along the east line of Lot 20.
15. Label the easement type, running north and south, in the northwest corner of Lot 48.
16. Show which side of lots 25 through 28 will be the front and the rear of the lot.
17. Add note prohibiting direct access onto W. Veteran's Boulevard (MO. State Highway 14) for lots 51 and 52.

This review is only for verification that the Final Plat of East Park conforms to the City's standards and regulations. This review shall not relieve the Owner from complying with the rules, regulations, ordinances, laws, or statutes that are in effect. This includes any local, county, state, or federal requirements.

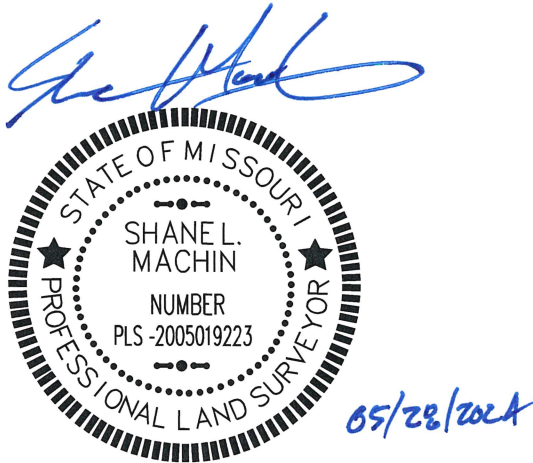
Please contact me should you have questions or require additional information.

Sincerely.

SHAFFER & HINES, INC.
CONSULTING ENGINEERS & PROFESSIONAL LAND SURVEYORS

Shane L. Machin, P.L.S.

c: Ms. Melissa Rutherford, City Clerk
Mr. Brandon Keith, P&Z





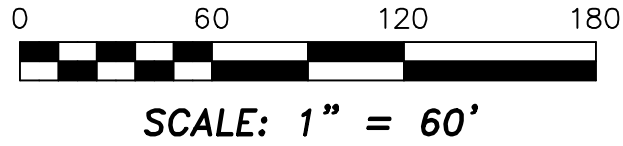
GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS USING MO DNR
STATION CH-52
DATE OF ADJUSTMENT: 12/2004
MO ST PLANE COORDINATES NAD 1983
N: 440090.53' E: 1349184.16'
GRID FACTOR: 0.9999704
CONVERGENCE: -00°36'04"
ELEVATION: 1350.06'

FINAL PLAT OF EAST PARK

A SUBDIVISION LOCATED IN THE SW¼ OF THE SE¼ OF SEC. 17, T27N, R23W
IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI.

OWNER/DEVELOPER:
CRUST LAND DEVELOPMENT LLC
636 W REPUBLIC RD, UNIT B100
SPRINGFIELD, MO 65807



PLAT NOTES:

- TOTAL AREA — 708,691± SQ.FT. OR 16.27 ACRES, M/L
- TOTAL NUMBER OF LOTS — 52
- DATE OF PRELIMINARY PLAT: 01-12-2021
- A PORTION OF THIS PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29043C00360 & 29043C00370, EFFECTIVE DATE NOVEMBER 02, 2023.
- RECORD SOURCE OF TITLE: BOOK 2023, PAGE 11081.
- CLASS OF SURVEY — URBAN
- PERMANENT MONUMENT CONTROL CORNERS IN ROADS ARE COTTON PICKER SPINDLES. ALL OTHER LOT CORNERS (SEMI-PERMANENT) ARE A ½" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2022004477" UNLESS OTHERWISE NOTED. FRONT LOT CORNERS WILL BE REFERENCED BY A ½" DRILL HOLE IN THE CONCRETE CURB/GUTTER SET AT THE EXTENSION OF THE SIDE LOT LINE TO THE NEAREST WHOLE NUMBER FROM THE LOT CORNER.
- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- PROPERTY ZONING — LOTS 1-50: R1C & LOTS 51-52: C
- SETBACKS ARE DETERMINED AT TIME OF CONSTRUCTION PERMIT. UNLESS SHOWN OTHERWISE, THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 25' — SIDE: 10' — REAR: 20'.
- ENTRANCES NOT PERMITTED ALONG HIGHWAY 14 RIGHT OF WAY TO LOTS 51 & 52.
- LOT 41 MAY BE NON-BUILDABLE WITHOUT ENGINEER OR GEOLOGIST REPORT.
- COMMON AREA 1 SHALL BE DEEDED TO AND MAINTAINED BY THE EAST PARK HOMEOWNERS ASSOCIATION.
- LOTS 8, 9 AND 52 MAY NOT BE BUILDABLE UNTIL A LOMAR OR LOMA-F IS COMPLETED.

PLANNING & ZONING BOARD CERTIFICATE:

I, _____ OF THE BOARD OF PLANNING AND ZONING, CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF EAST PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF PLANNING AND ZONING OF SAID CITY OF CLEVER.

ON THE _____ DAY OF _____, 2024.

BOARD PRESIDENT

BOARD OF ALDERMAN CERTIFICATE:

I, _____ CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FINAL PLAT OF EAST PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF ALDERMAN OF SAID CITY OF CLEVER AND

APPROVED BY GENERAL ORDINANCE No. _____ ON THE _____ DAY OF _____, 2024.

CITY CLERK

MAYOR

COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2024 THAT ALL TAXES AND SPECIAL ASSESSMENTS CURRENTLY DUE AND OWING ON THE PROPERTY DESCRIBED ON THIS PLAT HAVE BEEN PAID. PARCEL ID NUMBER: 090417004001001000

CHRISTIAN COUNTY COLLECTOR

OWNER(s) DEDICATION:

AS OWNER(s) I/WE, JAKE B. CRUTCHER, MANAGING OFFICER OF CRUST LAND DEVELOPMENT, LLC HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF CLEVER. FURTHERMORE, I/WE 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.

OWNER: JAKE B. CRUTCHER, MANAGING OFFICER
OF CRUST LAND DEVELOPMENT, LLC

DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED JAKE B. CRUTCHER, MANAGING OFFICER OF CRUST LAND DEVELOPMENT, LLC, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN, AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

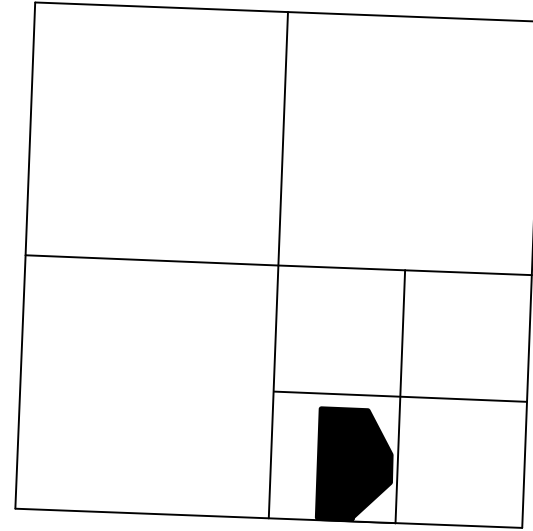
OFFICIAL SEAL, AT MY OFFICE IN _____ COUNTY, MISSOURI
THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: _____

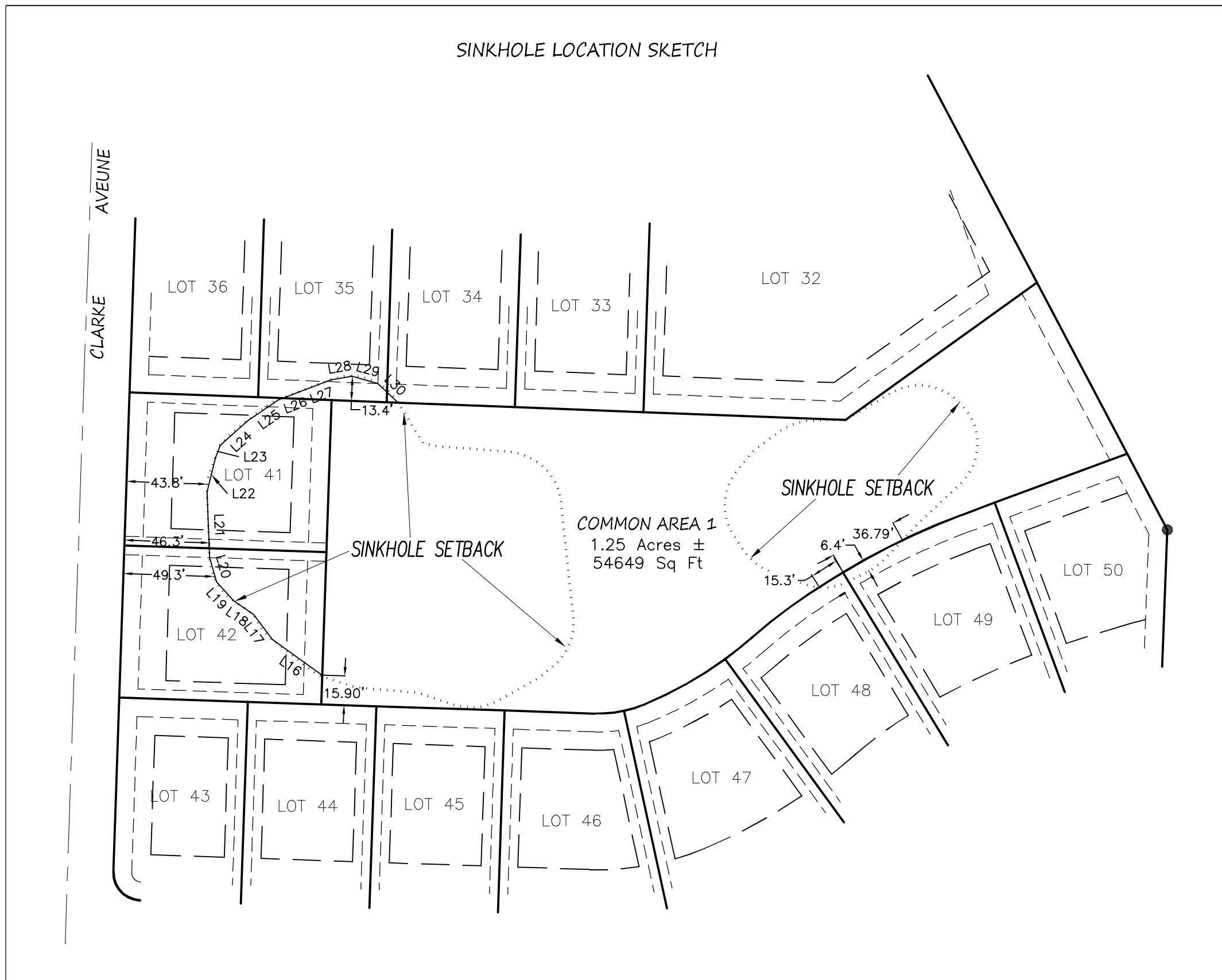
MY COMMISSION EXPIRES: _____

LINE	BEARING	DISTANCE
L1	N47°11'47"E	52.13
L2	N42°48'13"W	50.76
L3	N20°14'57"W	40.53
L4	N72°44'26"E	27.13
L5	N72°44'26"E	27.13
L6	N87°48'11"W	0.94
L7	S01°55'37"W	1.59
L8	S01°02'02"W	53.50
L9	S01°02'02"W	45.95
L10	S03°59'52"W	10.08
L11	N82°58'17"E	64.03
L12	N01°58'00"E	86.77
L13	S20°11'28"E	60.82
L14	S20°11'28"E	15.13
L15	N89°48'35"E	19.91
L16	N54°22'40"W	33.44
L17	N36°44'33"W	16.85
L18	N55°26'32"W	13.39
L19	N42°08'04"W	13.79
L20	N15°34'07"W	13.79
L21	N02°16'39"W	35.72
L22	N13°48'17"E	19.26
L23	N21°14'03"E	71.13
L24	N47°51'10"E	20.15
L25	N55°45'42"E	20.29
L26	N69°13'18"E	15.28
L27	N69°13'18"E	15.28
L28	N80°22'10"E	11.69
L29	S74°05'33"E	14.60
L30	S48°11'11"E	15.06

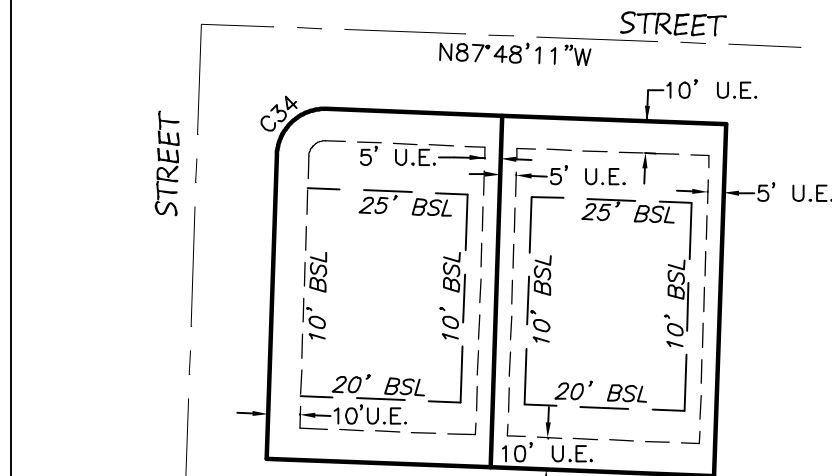
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	23.56'	15.00'	15.00'	21.21'	N46°55'37"E
C2	44°45'00"	175.73'	225.00'	92.62'	171.30'	N69°33'07"E
C3	44°45'00"	156.21'	200.00'	82.53'	152.29'	N69°33'07"E
C4	67°25'34"	176.73'	150.17'	100.20'	166.70'	N1°27'50"E
C5	3°15'24"	19.30'	339.52'	9.65'	19.30'	N71°06'44"E
C6	23°0'39"	8.76'	200.00'	4.38'	8.76'	N73°59'45"E
C7	8°35'27"	26.24'	175.00'	3.14'	26.21'	N87°37'54"E
C8	25°00'57"	76.41'	175.00'	38.82'	75.80'	N70°49'42"E
C9	1°08'36"	34.04'	175.00'	17.07'	33.98'	N52°44'56"E
C10	66°11'50"	144.61'	126.17'	81.59'	136.70'	N14°04'53"E
C11	99°13'12"	25.98'	15.00'	17.63'	22.85'	N68°37'28"W
C12	2°59'58"	16.47'	314.52'	8.23'	16.46'	S60°15'57"W
C13	9°55'51"	25.31'	146.00'	12.68'	25.27'	N53°48'02"E
C14	7°12'51"	47.09'	374.00'	3.33'	47.06'	S52°26'32"W
C15	10°07'43"	66.12'	374.00'	33.14'	66.03'	S61°06'50"W
C16	1°11'52"	7.89'	374.00'	3.91'	7.89'	S66°46'37"W
C17	13°19'55"	52.25'	225.00'	26.30'	52.24'	S74°02'51"W
C18	11°13'09"	44.06'	225.00'	22.10'	43.99'	N86°19'03"E
C19	24°33'04"	85.70'	200.00'	43.52'	85.05'	N79°39'05"E
C20	18°32'26"	112.94'	349.00'	56.97'	112.44'	N58°08'20"E
C21	9°55'51"	29.64'	171.00'	14.86'	29.60'	N63°48'02"E
C22	10°43'04"	63.51'	339.52'	31.85'	63.42'	N64°07'30"E
C23	14°12'51"	43.41'	175.00'	21.82'	43.30'	N84°49'12"E
C24	10°20'13"	31.57'	175.00'	15.83'	31.53'	N72°32'40"E
C25	13°29'03"	76.25'	324.00'	38.30'	76.08'	N60°38'02"E
C26	5°03'23"	28.59'	324.00'	14.31'	28.58'	S51°21'48"W
C27	1°15'04"	7.96'	364.52'	3.98'	7.96'	N59°23'30"E
C28	11°01'05"	70.10'	364.52'	35.16'	69.99'	N65°31'54"E
C29	1°42'19"	10.85'	364.52'	5.42'	10.85'	N71°53'17"E
C30	4°26'25"	17.44'	225.00'	8.72'	17.43'	N74°57'39"E
C31	90°00'00"	23.56'	15.00'	15.00'	21.21'	S46°55'37"W
C32	90°00'00"	23.56'	15.00'	15.00'	21.21'	S43°04'23"E
C33	90°00'00"	23.56'	15.00'	15.00'	21.21'	N43°04'23"W
C34	90°16'12"	23.63'	15.00'	15.07'	21.26'	N47°03'43"E
C35	32°39'05"	8.55'	15.00'	4.39'	8.43'	S71°28'39"E
C36	53°01'36"	46.27'	50.00'	24.94'	44.64'	S81°39'54"E
C37	73°44'23"	64.35'	50.00'	37.50'	60.00'	N34°57'06"E
C38	34°53'55"	30.45'	50.00'	15.72'	29.99'	N19°22'03"W
C39	38°44'38"	10.14'	15.00'	7.27'	15.00'	N63°26'42"W
C40	90°16'12"	78.78'	50.00'	50.24'	70.88'	N47°03'43"E
C41	90°16'12"	39.39'	25.00'	25.12'	35.44'	N47°03'43"E
C42	89°43'48"	78.30'	50.00'	24.88'	35.27'	N47°03'43"E
C43	89°43'48"	78.30'	50.00'	49.76'	70.54'	N42°56'17"W
C44	38°58'41"	10.20'	15.00'	5.31'	10.01'	N21°24'58"E
C45	68°42'14"	59.96'	50.00'	34.1'	56.43'	N06°33'11"E
C46	9°25'56"	81.09'	50.00'	62.62'	72.49'	N47°41'44"W
C47	32°55'21"	8.62'	15.00'	4.43'	8.50'	S75°44'09"W
C48	32°39'05"	8.55'	15.00'	4.39'	8.43'	S71°28'39"W
C49	85°21'33"	24.49'	50.00'	24.49'	46.11'	N72°32'40"E
C50	70°12'48"	61.27'	50.00'	35.15'	51.51'	S04°22'57"W
C51	32°39'05"	8.55'	15.00'	4.39'	8.43'	S14°23'55"E
C52	90°16'12"	78.78'	50.00'	50.24'	70.88'	S47°03'43"E
C53	90°16'12"	39.39'	25.00'	25.12'	35.44'	S47°03'43"E
C54	89°43'48"	23.49'	15.00'	14.93'	21.16'	S42°56'17"E
C55	14°12'51"	16.13'	65.00'	8.10'	16.08'	S84°49'12"W
C56	10°20'13"	11.73'	65.00'	5.88'	11.71'	S72°32'40"W
C57	13°29'03"	50.36'	214.00'	25.30'	50.25'	S60°38'02"W
C58	5°03'23"	18.89'	214.00'	9.45'	18.88'	S51°21'48"W
C59	9°53'22"	52.82'	306.00'	26.47'	52.75'	S53°46'48"W
C60	10°50'15"	72.01'	380.69'	36.11'	71.90'	S64°10'59"W
C61	1°13'51"	8.18'	380.69'	4.09'	8.18'	S58°08'56"W
C60	10°50'15"	72.01'	380.69'	36.11'	71.90'	S64°10'59"W



SEC. 17, T27N, R23W
SCALE: 1" = 2000'



TYPICAL LOT CONFIGURATION SKETCH



CERTIFICATE OF SURVEY AND ACCURACY:

I, BARRY MACKEY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY BARRY MACKEY DATED 05/09/2024 AND SIGNED BY BARRY MACKEY, P.L.S. No. 2007017965 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE SUPERVISION OF BARRY MACKEY, P.L.S. No. 2007017965 IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM "STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE PREPARED: _____

SIGNATURE: _____

MISSOURI P.L.S. No. 2007017965

O & M SURVEYING LLC (417) 832-1405 (417) 836-1171		LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING 472 TROUT ROAD OZARK, MISSOURI 65721		PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION No. #2022004477
CLIENT: CRUST LAND DEVELOPMENT LLC	JOB No.: 240564			
DESCRIPTION: MAJOR SUBDIVISION SURVEY	DATE: 05-09-2024			
LOCATION: SE¼, SEC. 17, T27N, R23W CLEVER, CHRISTIAN COUNTY, MO	SCALE: 1" = 60' DRAWN BY: BDM/JES CHECKED BY: BDM DWG. No.: 240564-1 SHEET #2 OF 2			
ORDERED BY: CLIENT				

FINAL PLAT OF EAST PARK

A SUBDIVISION LOCATED IN THE SW¼ OF THE SE¼ OF SEC. 17, T27N, R23W
IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI.

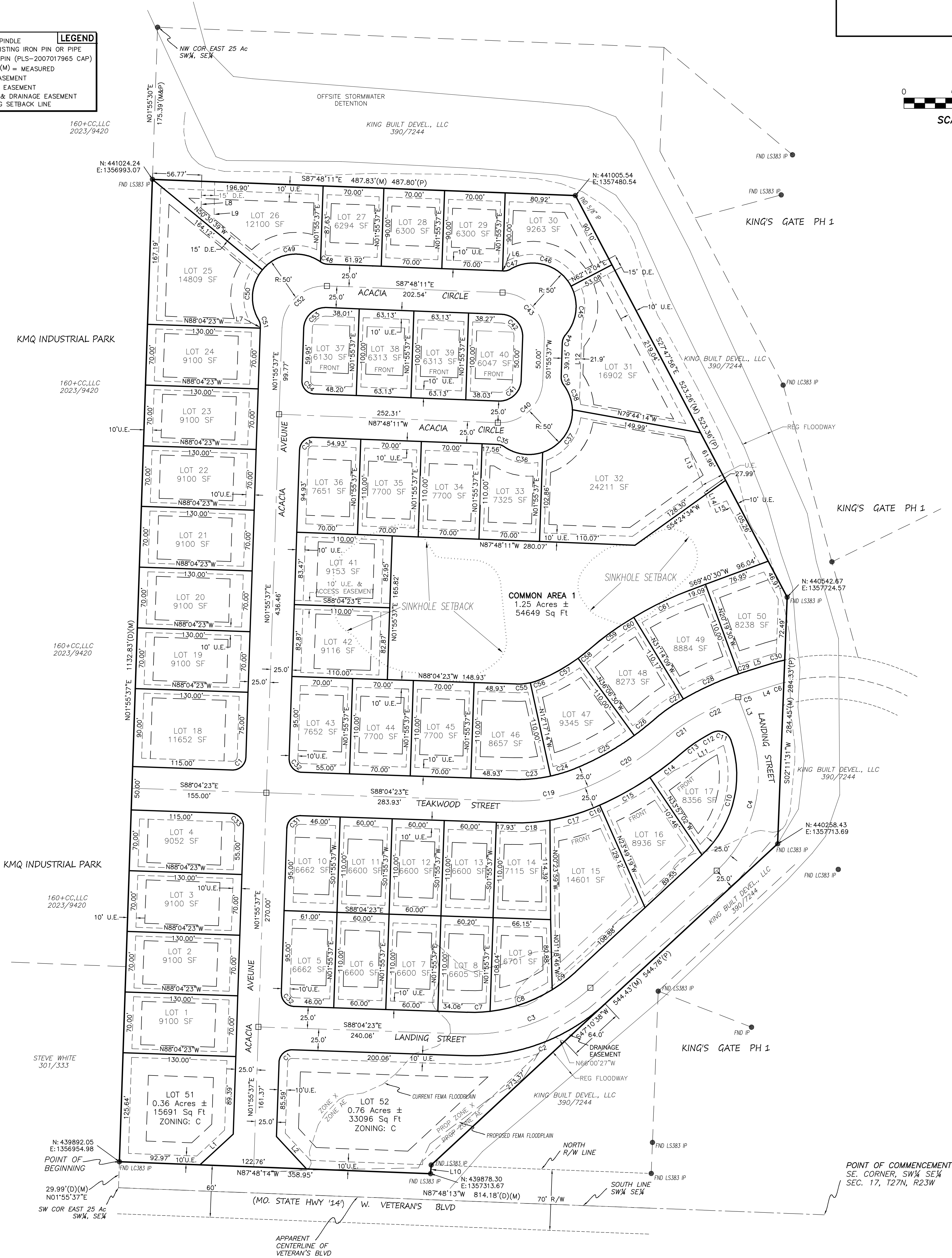
GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS USING MO DNR
STATION CH-52
DATE OF ADJUSTMENT: 12/2004
MO ST PLANE COORDINATES NAD 1983
N: 440090.53' E: 1349184.16'
GRID FACTOR: 0.9999704
CONVERGENCE: -00°36'04"
ELEVATION: 1350.06'

OWNER/DEVELOPER:
CRUST LAND DEVELOPMENT LLC
636 W REPUBLIC RD, UNIT B100
SPRINGFIELD, MO 65807

LEGEND
□ = SET CP SPINDLE
● = FOUND EXISTING IRON PIN OR PIPE
○ = SET IRON PIN (PLS-2007017965 CAP)
(D) = DEED (M) = MEASURED
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.D.E. = UTILITY & DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE

0 60 120 180
SCALE: 1" = 60'



CERTIFICATE OF SURVEY AND ACCURACY:

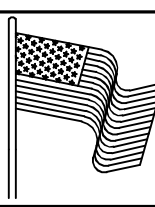
I, BARRY MACKEY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY BARRY MACKEY DATED 05/09/2024 AND SIGNED BY BARRY MACKEY, P.L.S. NO. 2007017965 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE SUPERVISION OF BARRY MACKEY, P.L.S. NO. 2007017965 IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM "STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE PREPARED: _____

SIGNATURE: _____

MISSOURI P.L.S. NO. 2007017965

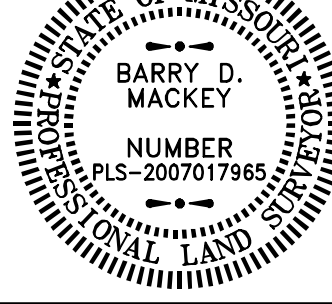
O & M
SURVEYING
LLC
(417) 835-405
(417) 839-1171



LAND SURVEYORS,
PLANNERS, &
CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION No. #2022004477

CLIENT:	CRUST LAND DEVELOPMENT LLC	JOB No.:	240564
DESCRIPTION:	MAJOR SUBDIVISION SURVEY	DATE:	05-09-2024
LOCATION:	SE¼, SEC. 17, T27N, R23W CLEVER, CHRISTIAN COUNTY, MO	SCALE:	1" = 60'
ORDERED BY:	CLIENT	DRAWN BY:	BDM/JES
		CHECKED BY:	BDM
		DWG. No.:	240564-1
		SHEET	#1 OF 2





Stacy Reese, PE

Southwest District Engineer

Missouri Department of Transportation

3025 East Kearney Street
P.O. Box 868
Springfield, Missouri 65801
417.895.7600

June 13, 2024

Crust Land Development
Attn: Jake Crutcher
636 W. Republic Rd. Ste B100
Springfield, MO 65807

417 Excavating, LLC
Attn: Savannah Jones
2120 Jasmine Rd.
Clever, MO 65631

Subject: Permit Number: SW-23-099688
City: OUTSIDE CITY LIMITS
County: CHRISTIAN
Route: MO-15
Job Description: 03- DRIVEWAY III

Good day All,

This is to advise you that the work which you performed under the above-mentioned permit has been inspected by us and found to be satisfactory as to workmanship. Our records on this permit are being closed.

If at any time proper maintenance is impaired or future construction prevented by the work done under this permit, the Missouri Department of Transportation will exercise its rights to direct the removal, relocation, or proper maintenance of any pipe or conduit laid within its right-of-way. You will be given ample notice and time to perform any work necessary to make corrections, should they be required.

Respectfully,

Dusty Sears

Dusty Sears

Senior Traffic Specialist

Missouri Department of Transportation

Southwest – Traffic

3025 E. Kearney St., Springfield, MO 65803

417.766.5006 (mobile)

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