



Exhibit D

**AGENDA ITEM ANALYSIS**

**Project/Issue Name:** Bill #18-21 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Three Subdivision. **SECOND READING**

**Submitted By:** Karen Haynes, Principal Planner

**Date:** May 1, 2018

**Issue Statement**

The City of Republic's Community Development Department received a Final Plat Application for the Monte Cristo Phase III Subdivision on March 29, 2018 (Exhibit A).

**Discussion and/or Analysis**

The Final Plat of Monte Cristo Phase III Subdivision will legally subdivide approximately 8.59 acres of land into thirty-two (32) Single-Family Residential Lots, dedication of right-of-way, and easements necessary for the extension of utilities and other public infrastructure to each of the Lots within the Subdivision.

The Final Plat of Monte Cristo Phase III Subdivision conforms to the requirements of the City's R1-H, High Density Single-Family Residential Zoning District, City Code Chapter 405 Zoning Regulations, Article III Zoning Districts, Section 405.100.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat(s) in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, Article V Major Subdivision-Final Plat.

**Recommended Action**

Staff recommends approval of the Monte Cristo Phase III Subdivision Final Plat.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF THE MONTE CRISTO PHASE THREE SUBDIVISION**

*WHEREAS*, the City of Republic, Missouri, (herein called the "City") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized and existing under the laws of the State of Missouri; and

*WHEREAS*, the preliminary plat of the Monte Cristo Phase Two subdivision was approved by Resolution 15-R-68 on October 12, 2015; and

*WHEREAS*, the preliminary plat of the Monte Cristo Phase Two subdivision indicated the phasing of development; and

*WHEREAS*, an application for the review and approval of a final plat of the Monte Cristo Phase Three subdivision was received by the Community Development Department after which the Community Development Department staff caused the review of the final plat document; and

*WHEREAS*, the minimum required public improvements for the Monte Cristo Phase Three subdivision final plat have been inspected and approved by the Public Works Department.

***NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS***

- Section 1. That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Final Plat of the Monte Cristo Phase Three subdivision have been met.
- Section 2. That the Final Plat of the Monte Cristo Phase Three subdivision is hereby approved in all respects.
- Section 3. That the approval of the Final Plat of the Monte Cristo Phase Three subdivision is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4. That the sale of lots and construction of structures shall not commence until the final plat has been recorded.

***PASSED AND APPROVED*** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Jeff Ussery, Mayor

Attest:

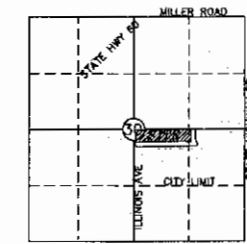
\_\_\_\_\_  
Brenda L. Jackson, City Clerk

Approved as to Form:  \_\_\_\_\_, City Attorney

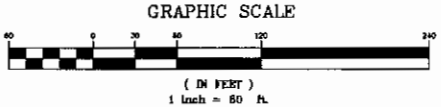
Final Passage and Vote: \_\_\_\_\_

# FINAL PLAT OF MONTE CRISTO PHASE THREE

A REPLAT OF PART OF LOT 171 OF MONTE CRISTO PHASE ONE, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



GRID NORTH AS DETERMINED BY MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 MISSOURI CENTRAL ZONE; STATION GR-87A AND REPUBLIC RESET COORDINATES LISTED ARE IN METERS GRID FACTOR = 0.9999992 1 METER = 3.28083333 CITY OF REPUBLIC HORIZONTAL DATUM



- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
  - = 5/8" IRON PIN SET CAPPED "LS-2670"
  - = PERMANENT MONUMENT (5/8" X 24" REBAR WITH ALUM. CAP STAMPED LS 2670)

**OWNER/DEVELOPER**  
RLDC, LLC  
MIKE SEITZ, MANAGING MEMBER  
3800 S. FREMONT AVE.  
SPRINGFIELD, MO. 65804  
PHONE: (417)881-3850

**LOCATION MAP**  
SECTION 30  
TOWNSHIP 28 RANGE 23  
APPROX. SCALE: 1"=2000'

**OFFER OF DEDICATION**

AS OWNER WE, RLDC, 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. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MIKE SEITZ, MANAGING MEMBER



**ACKNOWLEDGMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D. BEFORE ME PERSONALLY APPEARED MIKE SEITZ TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER/MEMBER OF RLDC, LLC, THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS OWNER/MEMBER AND THE SAID OWNER/MEMBER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
COUNTY: \_\_\_\_\_ NOTARY PUBLIC STATE OF MISSOURI  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS**

I, GARRETT TYSON, DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE FINAL PLAT OF MONTE CRISTO PHASE THREE CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE ORDINANCES.

GARRETT TYSON DATE

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL**

I, BRENDA JACKSON, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MONTE CRISTO PHASE THREE WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BRENDA JACKSON DATE

**SURVEYORS DECLARATION**

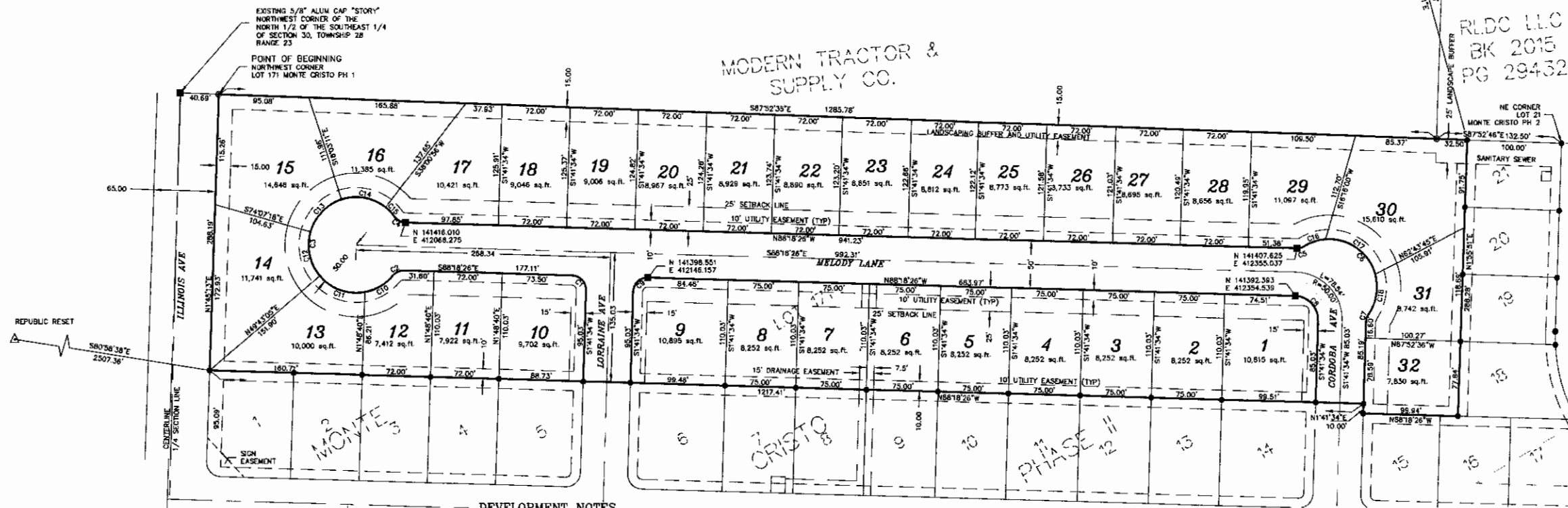
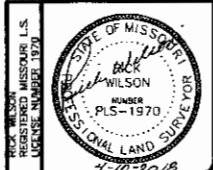
KNOW ALL MEN BY THESE PRESENTS THAT I, RICK WILSON, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED SEPTEMBER 24, 2015 AND SIGNED BY RICK WILSON P.L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES' CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF AGRICULTURE.

SIGNATURE: *Rick Wilson*  
WILSON SURVEYING CO., INC. L.S. 2670  
BY RICK WILSON P.L.S. 1970

DATE PREPARED: APRIL 10, 2018

PREPARED BY  
**WILSON SURVEYING CO., INC.**

SURVEYING/ENGINEERING/LAND PLANNING  
(417)-522-7870  
Email: Rick.Wilson@wilsonsurveying.com  
1835 S. STUART AVENUE SUITE 124  
Springfield, Missouri 65804  
DRAWING NO.: WD-105-200FP  
JOB NO.: 15174  
DRAWN BY: APW  
DATE: APRIL 10, 2018  
SHEET 1 OF 1



**DEVELOPMENT NOTES**

Total Area	374,251 sq. ft. (8.59 acres)
Total No. of Lots	32
Density	3.73 LOTS/ACRE
Current Zoning	R-1H
Proposed Land Use	SINGLE FAMILY HOME SITES
Smallest Lot	Lot 12 7,412 sq. ft. (0.17 acres)
Largest Lot	Lot 30 15,610 sq. ft. (0.36 acres)
Average Lot Size	9,479 sq. ft. (0.22 acres)
Source of Title	Book 2015 Page 29432-15
Preliminary Plat Approval	October 12, 2015

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	N43°18'26"W	21.21
C2	13.62	15.00	52°01'12"	S65°40'58"W	13.16
C3	247.87	50.00	284°02'25"	S1°41'34"W	61.54
C4	13.62	15.00	52°01'12"	S62°17'50"E	13.16
C5	8.58	15.00	32°47'14"	N75°17'57"E	8.47
C6	135.76	50.00	155°34'28"	N43°18'26"W	97.74
C7	8.58	15.00	32°47'14"	S18°05'11"W	8.47
C8	39.27	25.00	90°00'00"	N43°18'26"W	35.36
C9	23.56	15.00	90°00'00"	S46°41'34"W	21.21

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	34.52	50.00	39°33'33"	S59°27'08"W	33.84
C11	52.78	50.00	60°29'10"	N70°31'30"W	50.37
C12	49.01	50.00	58°09'37"	N12°12'07"W	47.07
C13	48.93	50.00	56°04'07"	N43°54'45"E	47.00
C14	48.93	50.00	56°04'07"	S80°01'08"E	47.00
C15	13.70	50.00	15°41'51"	S44°08'09"E	13.66
C16	23.16	50.00	26°32'08"	N72°10'24"E	22.95
C17	69.91	50.00	78°57'55"	S55°04'35"E	63.58
C18	43.70	50.00	50°04'25"	S9°26'36"W	42.32

- PLAT NOTES:**
- BUILDING SETBACK LINES ILLUSTRATE CURRENT ZONING REQUIREMENTS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE ZONING CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION SHALL SUPERSEDE ANY BUILDING SETBACK LINE OR DISTANCE ILLUSTRATED HEREON.
  - THERE SHALL BE A 25 FOOT FRONT BUILDING SETBACK ON ALL LOTS.
  - THERE SHALL BE A 25 FOOT REAR YARD SETBACK ON ALL LOTS.
  - THERE SHALL BE A 6 FOOT SIDE YARD SETBACK ON ALL LOTS, UNLESS OTHERWISE NOTED.
  - THERE SHALL BE A 15 FOOT BUILDING SETBACK ALONG ALL SIDE STREETS EXCEPT ALONG ILLINOIS AVENUE WHICH WILL BE 25 FOOT.
  - THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS EXCEPT AS NOTED.
  - THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS EXCEPT AS NOTED.
  - STORM DRAIN "REGIONAL DETENTION BASINS" ARE PRESENTLY PROVIDED IN MONTE CRISTO SUBDIVISION PHASE ONE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH CENTERLINE DATA AS SHOWN, UNLESS OTHERWISE NOTED.
  - THERE WILL BE NO DIRECT ACCESS ALLOWED TO ILLINOIS AVENUE.
  - SEMI-PERMANENT MONUMENT (5/8" X 18" REBAR CAPPED LS 2670) TO BE SET ON ALL LOT CORNERS, EXCEPT AS SHOWN, UPON ACCEPTANCE OF ALL NEW SITE IMPROVEMENT CONSTRUCTION.

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.  
THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077CD426E, EFFECTIVE DECEMBER 17, 2010.

THE FINAL PLAT OF MONTE CRISTO PHASE THREE IS BASED ON A PORTION OF MONTE CRISTO PHASE TWO PRELIMINARY PLAT APPROVED BY CITY COUNCIL ON OCTOBER 12, 2015.

**PROPERTY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT 171, MONTE CRISTO PHASE ONE, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI; THENCE S87°52'35"E, ALONG THE NORTH LINE OF SAID LOT 171, A DISTANCE OF 1285.78 FEET TO A SURVEY MONUMENT CAPPED "LS 2670"; THENCE S87°52'46"E, A DISTANCE OF 32.50 FEET TO A SURVEY MONUMENT CAPPED "LS 2670"; THENCE S01°55'51"W, A DISTANCE OF 288.28 FEET TO A SURVEY MONUMENT CAPPED "LS 2670"; THENCE N88°18'26"W, A DISTANCE OF 99.94 FEET TO A SURVEY MONUMENT CAPPED "LS 2670"; THENCE N01°41'34"E, A DISTANCE OF 10.00 FEET TO A SURVEY MONUMENT CAPPED "LS 2670"; THENCE N88°18'26"W, A DISTANCE OF 1217.41 FEET TO A SURVEY MONUMENT CAPPED "LS 2670" ON THE WEST LINE OF SAID LOT 171; THENCE N01°45'13"E, ALONG SAID WEST LINE, A DISTANCE OF 288.19 FEET TO THE POINT OF BEGINNING, CONTAINING 374,251 SQ.FT. AND ALL BEING IN LOT 171, MONTE CRISTO, PHASE ONE, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

BEARINGS LISTED ARE BASED ON GRID NORTH, MISSOURI STATE PLANE, CENTRAL ZONE, NAD83.  
SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES. SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.