BILL NO. 24-1267

ORDINANCE NO. 24-1267

AN ORDINANCE APPROVING THE FINAL PLAT OF "EAST CHARLES ADDITION" BEING A RESUBDIVISION OF LOTS 38 – 41, BLOCK 3, CARTALL'S HEIGHTS SUBDIVISION.

WHEREAS, Noah Wills, LLC (Owner) have submitted a re-subdivision application for approval titled "East Charles Addition" of St. James, Phelps County, Missouri; and

WHEREAS, payment of all appropriate fees has been made and a final plat has been filed with the Planning & Zoning Commission's Administrative Official; and

WHEREAS, the final plat has been approved by the Planning & Zoning Commission Administrative Official; and

WHEREAS, the final plat is now submitted to the City Council for approval.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JAMES, MISSOURI, AS FOLLOWS:

SECTION ONE: The City Council hereby approves the attached Record Plat establishing the resubdivision of land to be known as "East Charles Addition", a re-subdivision of Lots 38 – 41, Block 3, Cartall's Heights Subdivision, within the City of St. James, which is graphically represented on the attached Record Plat and accompanying legal description more specifically, now hereto adopted and made part of this ordinance, as submitted by Noah Wills, LLC (the "Applicant").

SECTION TWO: The City Clerk is authorized to evidence the approval of this Record Plat by affixing such signature and the official seal of the City of St. James to a Certificate of Approval upon this instrument. The City Clerk shall record the approved Record Plat within sixty (60) days of its approval by the City Council of the City of St. James at the Office of the County Recorder of Deeds, with all costs paid by the Applicant.

Ur "3116 819 \$ 185.00





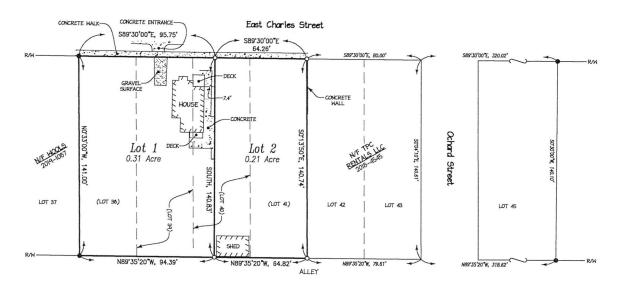
Plat or Re-Plat of Subdivision Application

☐ Major Subdivision Plat		Minor Subdivision I	Plat (Re-Plat)
PART I: Applicant and Engineer Informat	ion		
Abah Willsille C	3 /28 /24		
Owner(s) Name (print)	Date Projec	et Engineer (print)	Date
POROX So St. James, Mo bas	59 Engin	eering Firm	
Address .	Engin	eering riiii	
S73 - S78 - 8070 D Business Phone Mobile Phone	Busine	ess Phone	Mobile Phone
Code Compliance Certification W/We the undersign	gned, as the owner(s) of r	record, hereby make appli	ication to the City of St. James
for approval of a platfox re-plat of subdivision be which is located within the correction city limits development activities in the laws and regulations of the State of Missouri.	th oa protection, storm we th in the St. James City Co	ater and erosion control a ode and with all other app	ma ingrastructure improvement plicable, federal programs, and
Owner(s) Signature:		Date: 03 k	28 24
Note to Applicant: Incomplete applications or plats	will be rejected and return	ned to the applicant for co	mpletion. *** (\$185.00
Application Fee. Application fees cover the cost of	f required advertising ar	ad filing and are non-ref	undable.)
For City Staff Use: PART II: Site & P	lat Review Revie	w completed by:	Date: 3/28/24
Location: <u>NE</u> 1/4 of the <u>NW</u>			
Owner(s) of Record: Hoah Wills LLC			
Tax parcel ID number: 71-02-9.0 - 29 -	002-010-002.	000	
Gross Parcel Area: O.51 Acre(s) Curr			/
Is property within a FEMA Floodplain? YES		•	
FIRM Panel No.: NA		. 	•
1. Specify the proposed name of this new subc	▲ 11 192 19		
2. Specify is the proposed land use(s) to be de		, ,	1
3. List the gross area contained in this subdivi-			
4. List the gross area of reserved open space a	fter development activitie	es are complete.	Acres.
5. What is the minimum lot size within the pro			of Lots? 2
6. List the building setback distances: Front ya	Tal		i feet 30 .
7. Will new infrastructure improvements be m	ade to support this propos	sed subdivision?	YES V NO
8. Does the current zoning classification support	ort the proposed subdivision	on? ☑ YES □	NO
9. Has a change of zoning district been approve	red for this proposed subd	livision? YES	NO
10. If yes, when was the change of zoning distri	ict approved?NA	Ordinance n	umber?
11. Have any variances been granted for this pa		~	Unknown
12. If yes, when was the variance granted?	,	,	

Final Plat

EAST CHARLES STREET ADDITOIN

Being a Resub of Lots 38-41, Block 3, **CARTALL'S HEIGHTS SUBDIVISION** St. James, Phelps County, Missouri



DESCRIPTION

All of Lots 38, 39, 40 and 41, Block 3 of CARTALL'S HEIGHTS SUBDIVISION, St. James, Missouri, containing 0.52 acre, more or less, per plat of survey J-5481, by CM Archer Group, P.C.

NOTES:

- 1. Except as specifically stated or shown on this plat, this survey except as specifically stated or snown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- 3. Tract is classified Urban (20 CSR 2030-16.040).
- 4. Date of field work: February, 2024
- Plat represents a survey and subdivision of lands described at 2023-5189.
- 6. Dimensions shown are measured. For record dimensions, see
- 7. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- 8. The land surveyed hereon is currently zoned R-1, Single Family.

I, SYLVESTER FURSE IV, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Archer-Eigin Engineering, Surveying and Architecture dated _____ and signed by Architecture dated and signed by Sylvester Furse IV, LS. No. 2011017288 and that corner monuments and lot corner pins shown hereon were placed under the personal supervision of Sylvester Furse IV, LS. No. 2011017288 in accordance with the subdivision regulations of the



CERTIFICATE OF OWNERSHIP AND DEDICATION

Noah Wills, LLC hereby certifies that they are the owners of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of St. James, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "EAST CHARLES STREET ADDITION." Noah Wills, LLC hereby freely adopts this plan of subdivision and dedicates to public use all areas shown on this plat as streets, alleys, walks, parks, open space and essements, except those specifically

	Bv:	NG .
		Noah Wills, organizer
		"DEDICATOR"
STATE OF MISSOURI)	
) SS.	
COUNTY OF PHELPS)	
Noah Wills, who is k instrument on behalf said instrument to be	nown to me to be the pers of Noah Wills, LLC, and tha the free act and deed of said WHEREOF, I have hereun	, 2024 before me appeared on who executed the foregoing t said Noah Wills acknowledges Noah Wills, LLC. to set my hand and affixed my day and year first above written.

CERTIFICATE OF APPROVAL

I hereby certify that the subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision is in all respects in compliance with the St. James City Code, and that therefore this plat has been approved by the City of St. James.

Lyle Thomas	Date
Director of Public Works	

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Phelps and the City of St. James against the real estate described on this plat have been paid in full for 2023 and all prior years.

			1	REC	ORDER'S	CE	RTIF	CATE			
This	plat	was	filed	for	record	in	my	office	on	this	 da
of			2024.	Plat	filed at	Cab	inet_	,	Num	ber_	

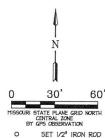
Faith Barnes

Collector of Revenue

Robin Kordes	Date	-
Recorder of Deeds	22.0	

X	ENGINEER	CM Archer Group, P.C. dba: CHER - ELGIN ING SURVEYING ARCHITECTURE Corporate Authority: P.C.: E: 2002/2017/7-0, A-2016/17/79	310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com
REVIS	510NS	Final Pla	it
		EAST CHARLES STRE	

St. James, Phelps County, Missouri Noah Wills LLC P.O. Box 56; St. James, Missouri 65559 SCALE 1"=30" MEP March II, 2024



SET 1/2" IRON ROD

FOUND 1/2" IRON ROD

RIGHT OF WAY

SECTION THREE: The approval of the Record Plat shall be effective from and after its date of passage and approval, provided all required fees are paid to the City, and further subject to compliance with all applicable provisions of the Subdivision and Zoning Regulations.

SECTION FOUR: Payment of all of the City's costs incurred relating to approval of this plat shall be paid by the Applicant.

SECTION FIVE: This ordinance shall take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

THIS BILL WAS PASSED AND APPROVED THIS 15 DAY OF 10, 2024, BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MISSOURI AFTER HAVING BEEN READ BY TITLE OR IN FULL TWO TIMES PRIOR TO PASSAGE.

PASSED: $8-\emptyset$

APPROVED: 8-9

Honorable Rick Krawiecki, Mayor

ATTEST:

Linda Cochran, City Clerk