ORDINANCE NO. 24-1271

BILL NO. 24-1271

AN ORDINANCE APPROVING THE FINAL PLAT OF "HANCOCK ADDITION #2" BEING A FRACTIONAL PART OF BIG PRAIRIE ADDITION, AND A FRACTIONAL PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 6 WEST; ST. JAMES, PHELPS COUNTY, MISSOURI

WHEREAS, Ted and Hayley Hancock (Property Owners) have submitted a Major Subdivision Plat application for approval titled "Hancock Addition #2" 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; 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 "Hancock Addition #2", a subdivision in the East Half of the Southwest Quarter, Section 19, Township 38 North, Range 6 West, 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 Ted & Hayley (the "Applicants").

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.

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 DAY OF LUNC, 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: 7-0 ABSent: Tyler Wagnon APPROVED: 7-0

Honorable Rick Krawiecki, Mayor

ATTEST:

Linda Cochran, City Clerk

Final Plat of CERTIFICATE OF OWNERSHIP AND DEDICATION HANCOCK ADDITION NO. 2 Hancock investments, LLC hereby certify that they are the owners of the property Hancock investments, LLC hereby certify 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 plated as shown hereon and that said property shall be known hereon and that said property shall be known hereon and that said property shall be known designated as "HANCOCK ADDITION NO. 2." Nancock investments, LLC hereby treely adopt this plan of subdivision and designates to public use all areas shown on this plat as streets, alleys, walks, parks, open space and easements, except SEC. 19 a Major Subdivision in a fractional part of NE CORNER BIG PRAIRIE ADDITION, and, a fractional part of those specifically indicated as private. NEI/4 NWV4 SEC. 19, T36N, R6W FOUND R/R SPIKE FOUND VZ IRON ROD, the East Half of the Southwest Quarter of . 2024 Section 19, Township 38 North, Range 6 West: Ted A, Hancock, Bearing/ Distance St. James, Phelps County, Missouri. Chord Radius Arc "DEDICATOR" \$26 18'10"E, 99.92', \$32'49'50"W, 32.86' \$51'34'10"E, 47.00' 50.00' 30.00' 30.00' \$76'51'40'W 161.17 34.78 54.00 112.78 ZONED R-I STATE OF MISSOURI) 40.44 108.43 108.43 108.43 112.12 111.01 N38'14'20"E, 37.45" 30.00° N89'37'10"E COUNTY OF PHELPS DESCRIPTION A fractional part of BIG PRAIRIE ADDITION NO. 1, St. James, Missouri, also being a fractional part of the East Half of the Southwest Cluster of Section 19, Township 38 North, Range 6 West of the 5th P.M. described as follows: Commencing at the Southwest Counter of the Southwest Cluster of said Section 19; thence North 722759' West. 174.15 feet along the East line of the aforsaid East Half of the Southwest Cluster to a point on the North right of way of James Boulevard (Did U.S. Route 98), the true point or beginning of the hereinstiter described tract. Thence continuing North 072259' West, 707.35 feet along said East line of the East Half of the Southwest Clusters. On this day of 2024 before the appeared Ted A. Hancock, who is known to me to be the preson who executed the foregoing instrument on behalf of Hancock investments, L.C., and that said Ted A. Hancock acknowledges said instrument be his free act and deed and the free act and deed of said instruments the measurements, L.D. and the said and the free act made deed of said instruments the measurements. LIN TESTINONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and satisf sicressaid, the day and year first above written. VACATED PARK the southerly line of a parcel described in Phelps County Deed Records at Document No. 2005 4890; thence South 48*08*10" West, 382.45 feet, and, South 0*53*20" East, \$28.31 feet. (SEE 373/205) 2010 4990; thence South 40 to 10 versit, 302.05 leet, and, 304 to 32 of Lies 32.25 feet, and all along said southerly line to the atonesaid North right of way of James Boulevard (Old U.S. Route 88); thence North 78'51'40" East, 27'3.82 feet along said North right of way to the true point of beginning. Above described tract contains 3.33 acres, more or less, per plat of survey 3 5025, dated May 7, 2024, by CM Archer Group, P.C. NOTARY PUBLIC 15' UTILITY **EASEMENT** B.S.L., TYP. 150' 300 EASEMENT Lot 5 OURI STATE PLANE GRID NORTH CENTRAL TONE BY GPS OBSERVATION COUNTY & CITY TAX RELEASE ACKNOWLEDGMENT OF APPROVAL 1.00 S Lot 1 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. 0 SET 1/2' IRON ROD This is to acknowledge that the Planning & Zoning Commission of the City of St. James, Missouri has reviewed the final plat of "HANCOCK ADDITION NO. 2." an addition to the City of St. James, and believes FOUND 1/2" IRON ROD PROPERTY LINE Collector of Revenue RIGHT OF WAY POINT OF REGINNING BUILDING SETBACK LINE RECORDER'S CERTIFICATE 30' FRONT & REAR TONED R-1 This plat was filed for record in my office on this _____ day This plat of "HANCOCK ADDITION NO. 2," an addition to the City of ved and approved by City Cou St. James, was duly aubmi 0.32 Apre 15' UTILITY Lot 8 Rick Krawieck FASEMENT P.O.B. 21821,40.4° 241.78, James Boulevard (OLD U.S. POUTE (4) 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-Egin Surveying and Engineering, LLC. dated and algored by Sylvester Fuse IV, LS. No. 2011017288 and that corner mour Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject roal extent: ossements, 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 11 x11 CONCRETE POST 273.52 N7651 40 E L.S. No. 2011017288 and that corner monuments and lot corner plans shown hereon were placed under the personal supervision of Sylvaster Furse IV, L.S. No. 2011017288 in accordance with this subdivision regulations of the City Code of St. James, Missouri. facts which an accurate and current title search may disc 17651'40'E- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveya" (20 CSR 2030-16). 310 East 5th Stree SE CORNER ARCHER-ELGIN Rolls, Missouri 65401 Phone: 573-384-6362 SEC. 19, T38N, R6W FOUND 1/2" IRON ROD 3. Tract is classified Urban (20 CSR 2030-16,040). LEANING AT BASE OF 12" WALNUT 4. Date of field work: 2023 & 2024 **REVISIONS** Final Plat of 5. Plat represents a survey and subdivision of lands described at 2021-7631. HANCOCK ADDITION NO. 2 SEC 30 6. Dimensions shown are measured. For record dimensions, see document(s) St. James, Phelps County, Missouri Hancock Investments, LLC 7. Only the record documents noted hereon were provided to or discovered by P.O. Box 727; St. James, Missouri 65559 surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor. MEP |604E |3=150 8. The land surveyed hereon is currently zoned R-1 Residential. May 7, 2024





PLANNING & ZONING COMMISSION

MEETING MINUTES

6:00 P.M., Tuesday, May 22nd, 2024 Community Meeting Hall, 1320 Nelson Hart Dr., St. James, MO 65559

Members Present: Mitch Weatherly, Wayne Tessaro, Chuck Cantrell, and John Spurgeon Jr.

Members Absent: Joe Boulware, Vacant, Vacant, Vacant.

Staff Present: Nathan Browne.

Visitors Present: None.

Call to order: Chairman Weatherly opened the meeting/hearing at 6:03 P.M.

Review and Approval of Minutes: Wayne Tessaro

2nd Motion was made by: John Spurgeon Jr.

Vote Result:

Boulwa	e VACANT	VACANT	Weatherly	Spurgeon	Tessaro	Cantrell	VACANT
ABSEN	T YES	N/A	YES	YES	YES	YES	N/A

Result: With a quorum present, the vote of members present was unanimous, the Motion carried.

New Business:

A. A Major Subdivision Plat submitted by Ted & Hayley Hancock: "Hancock Addition #2" Fractional Part of Big Prairie Addition, and, a fractional part of the East Half of the Southwest Quarter of Section 19, Township 38 North, Range 6 West; St. James, Phelps County, Missouri.

Discussion: Mr. Browne explained that the preliminary plat was approved through the administrative process. However, with utility improvements being made, the P&Z Committee was required to vote on the final plat. Mr. Browne also explained the number of structures that are expected to be constructed. No members had any questions following the discussion.

1st Acceptance of the Motion was made by: John Spurgeon Jr.

2nd Motion was made by: Chuck Cantrell.

Vote Result:

Boulware	VACANT	VACANT	Weatherly	Spurgeon	Tessaro	Cantrell	VACANT
ABSENT	N/A	N/A	YES	YES	YES	YES	N/A

Adjournment: With nothing left to discuss, Chairman Weatherly adjourned the meeting at 6:18 p.m. Motion by Wayne Tessaro & John Spurgeon Jr.

Approved by Chairman, Planning & Zoning Commission on	, 2024.
Chairman, Mitch Weatherly	

Attested by: