

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Clever's Planning and Zoning Commission will conduct a public hearing on Thursday April 22, 2021 at 6:30pm at Clever City Hall, 304 S Clarke Ave., Clever, Mo. 65631. The purpose of this meeting will be to review and discuss the re-plat of "ALL OF 12-A A REPLAT OF 11 & 12, BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER" to the proposed plat of "AMENDED REPLAT OF LOT 12-A OF THE ORIGINAL TOWN OF CLEVER TO LOT 12-A1 & 12-A2" with new zoning of Single Family Residential (R1c).

# AMENDED REPLAT OF LOT 12-A OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER CHRISTIAN COUNTY, MISSOURI.

PART OF THE NW 1/4 - SE 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST

FOR RECORDER'S USE ONLY

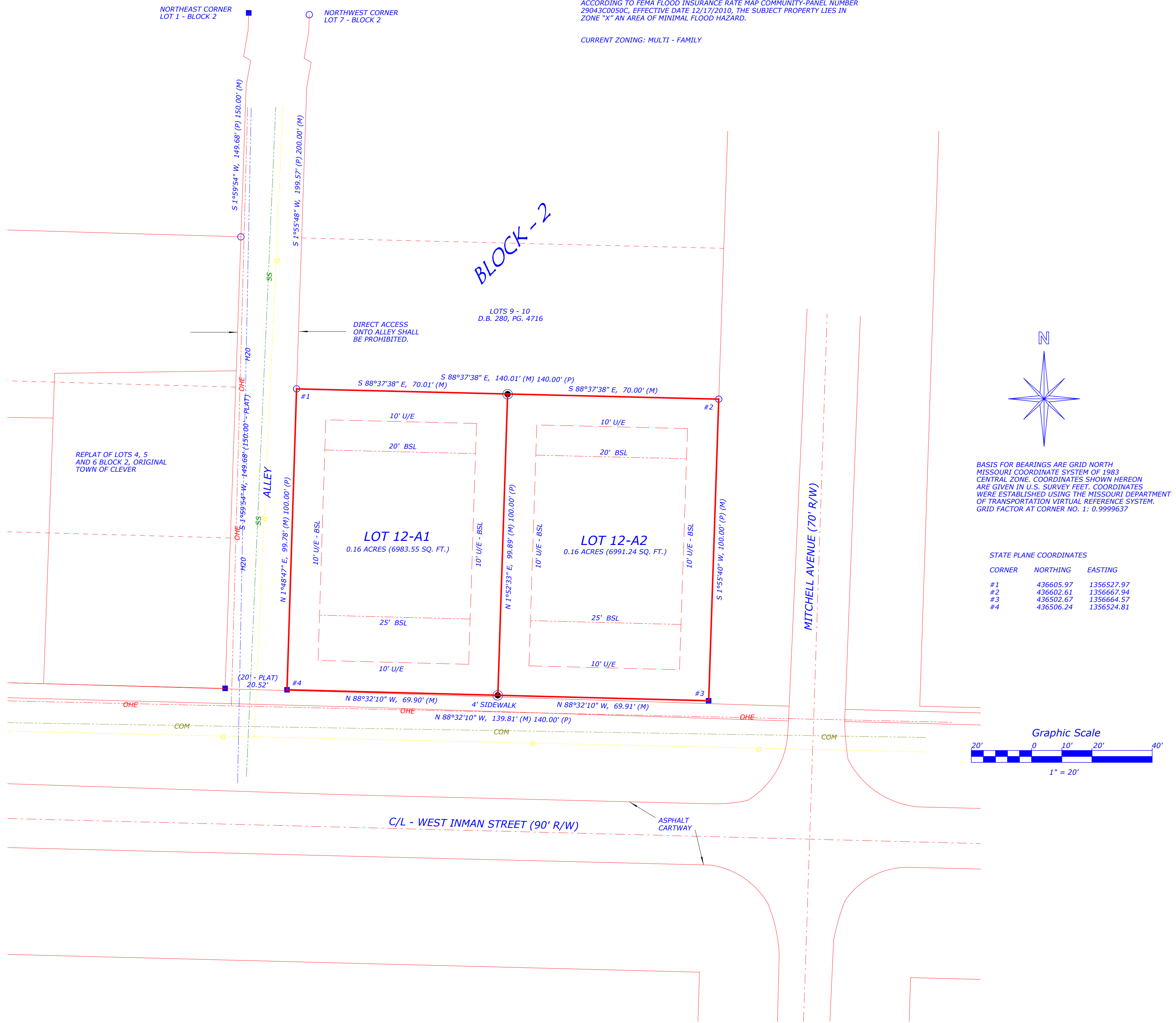
RECORD SOURCE DEED: BOOK 2019, PAGE 16310

ALL OF LOT 12-A OF THE REPLAT OF LOTS 11 AND 12 OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 29043C0050C, EFFECTIVE DATE 12/17/2010, THE SUBJECT PROPERTY LIES IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

CURRENT ZONING: MULTI - FAMILY



BASIS FOR BEARINGS ARE GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GIVEN IN U.S. SURVEY FEET. COORDINATES WERE ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM. GRID FACTOR AT CORNER NO. 1: 0.9999637

CORNER	NORTHING	EASTING
#1	436605.97	1356527.97
#2	436602.61	1356667.94
#3	436502.67	1356664.57
#4	436506.24	1356524.81

- LEGEND**
- = FOUND 1" FLAT BAR
  - = FOUND 5/8" REBAR
  - = SET 1/2" X 18" REBAR
  - = SET 5/8" X 24" REBAR
  - (R) = RECORD PLAT DIMENSION
  - (M) = MEASURED DIMENSION
  - OHE--- = OVERHEAD POWER LINE
  - SS--- = SANITARY SEWER MAIN
  - H2O--- = WATER MAIN
  - G--- = GAS MAIN
  - COM--- = UNDERGROUND FIBRE OPTIC

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

I, \_\_\_\_\_, CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE AMENDED REPLAT OF LOT 12-A OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER, CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

**APPROVAL BY CITY COUNCIL**

I, KRISTY KEITHLEY, CITY CLERK FOR THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE AMENDED REPLAT OF LOT 12-A OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER, WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY GENERAL ORDINANCE NUMBER \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
KRISTY KEITHLEY  
CITY CLERK

**CERTIFICATE OF DEDICATION**

STATE OF MISSOURI )  
COUNTY OF CHRISTIAN)

I, MARK MAPLES, MANAGING MEMBER OF M&T RENTALS, LLC, OWNER AND DEVELOPER OF SAID REAL ESTATE, 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, MARK MAPLES HEREBY DEDICATE, GRANT AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF CLEVER. FURTHERMORE, I, MARK MAPLES 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.

M&T RENTALS, LLC

\_\_\_\_\_  
MARK MAPLES

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENT**

STATE OF MISSOURI )  
COUNTY OF CHRISTIAN)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME PERSONALLY APPEARED MARK MAPLES, MANAGING MEMBER OF M&T RENTALS, LLC, WHO BEING DULY SWORN BY ME DID DISPOSE AND SAY THAT THEY EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE BY COLLECTOR'S OFFICE**

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL ID \_\_\_\_\_

\_\_\_\_\_  
TED NICHOLS  
COUNTY COLLECTOR

\_\_\_\_\_  
DATE

**SURVEYOR'S CERTIFICATION**

THAT I, MARK E. GUNTER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR "PROPERTY BOUNDARY SURVEYS".

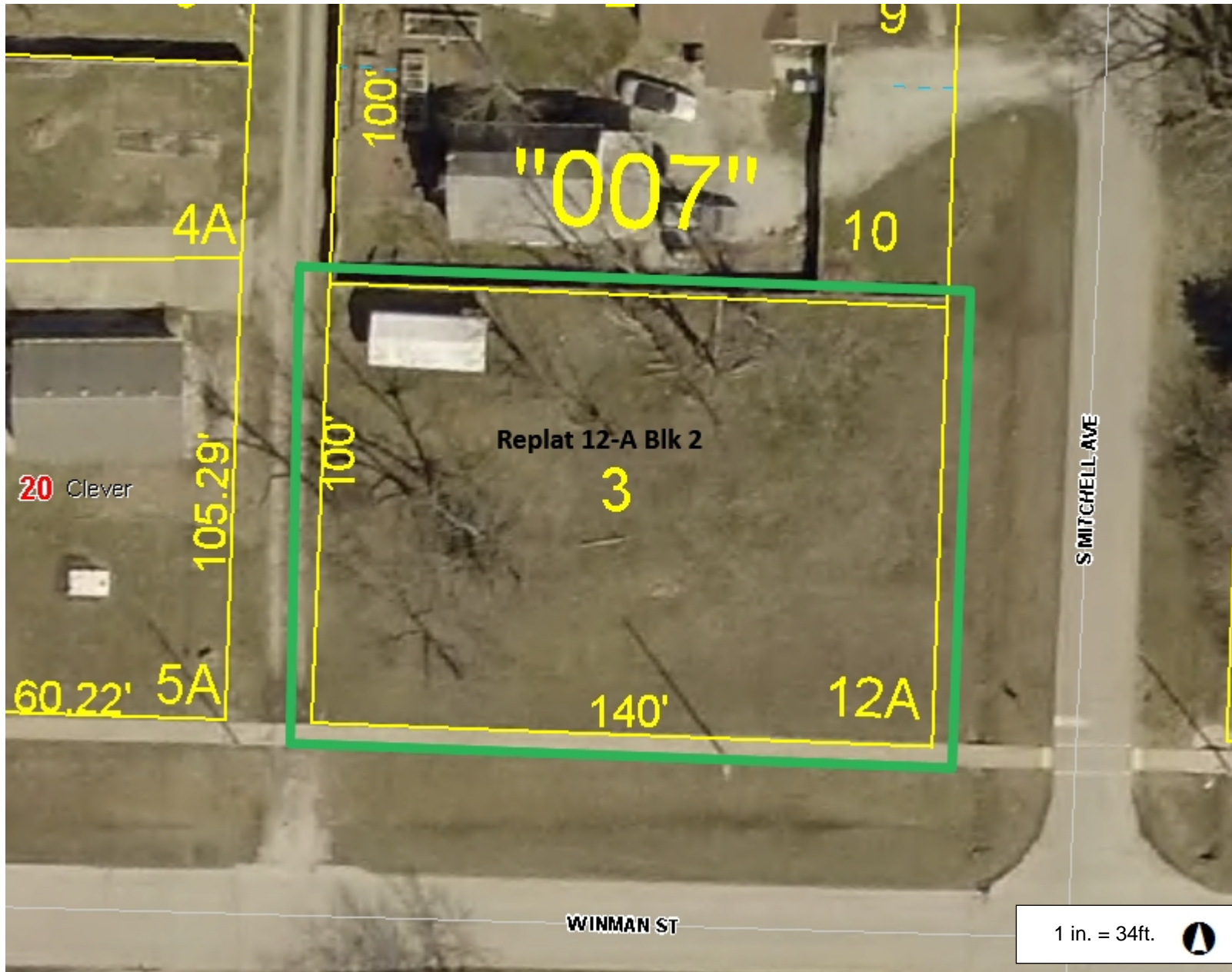
MARK E. GUNTER  
MISSOURI PLS NO. 2427  
CORP. NO. 2006935379

DATE \_\_\_\_\_

**GUNTER AND ASSOCIATES, INC.**  
P.O. BOX #1218 LAND SURVEYORS PH. (417)725-2229  
NIXA, MISSOURI 65714 email: guntersurveying@gmail.com


SCALE: 1" = 20'	CLASS OF SURVEY ACCURACY (URBAN)	DRAWN BY: M.E.G.
DATE: 03/06/21		F.BK. DC @ PG. 5445
PREPARED FOR: <b>M&amp;T RENTALS, LLC</b>		JOB # <b>5445-D</b>

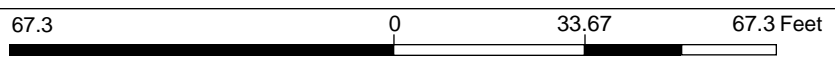
# Amend 12A to 12-A1 12-A2



**Legend**

- Road
- Highway
  - STATE NUMBERED HIGHWAY
  - US HIGHWAY
- Address Point
- Parcel
- Corporate Limit Line
- Towns
- - Original Lot
- - Easement
- Section

1 in. = 34ft. 



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**