

#### **AGENDA**

The City of Rolla
Planning & Zoning Commission
City Council Chambers, 1st Floor
901 North Elm Street
Tuesday, March 11, 2025 at 5:30 PM

#### **Commission Members:**

Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,
City Council Representative Nathan Chirban,
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, VACANT

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 11, 2025

#### II. REPORT ON RECENT CITY COUNCIL ACTIONS:

- 1. <u>ZON25-01:</u> Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district
- 2. <u>VAC25-01:</u> Vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street

#### III. PUBLIC HEARING:

1. <u>SUB25-01:</u> Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: NONE

VII. CITIZEN COMMENTS:

NEXT MEETING DATE: Tuesday, April 15, 2025

# MINUTES ROLLA PLANNING AND ZONING COMMISSION MEETING ROLLA CITY HALL COUNCIL CHAMBERS TUESDAY, FEBRUARY 11, 2025

**Presiding:** Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Steve Davis, Monte

**Shields** 

**Commission Members Absent:** Monty Jordan, Janece Martin, Don Morris & One

Vacancy

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning

Commission meeting held on Tuesday, January 14, 2025. Chairperson Russell Schmidt approved the minutes as

printed and distributed.

**II. ELECTIONS:** Annual elections for Chairman and Secretary/Vice-

Chairman.

1. Election of Secretary/Vice Chairman.

A motion was made by Shields to nominate Monty Jordan. Motion passed unanimously.

2. Election of Chairman.

A motion was made by Shields to nominate Russell Schmidt. Motion passed unanimously.

#### III. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. <u>ZON24-06</u>: Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district.

City Planner Tom Coots presents the report.

#### IV. PUBLIC HEARING:

1. <u>ZON25-01:</u> Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district.

Chairperson Schmidt opens the public hearing at 5:34.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Will Benhardt representing Blarney Stone Investments located at 1420 East Highway 72 shared that rezoning to R-4 would allow enough room to place an apartment building on this property as well as having parking in the rear of the building so street parking would not be needed.

Jeff Davis owns the property located at 601 North Olive shared that he is concerned with parking on the street. He is happy to know that parking is already being addressed.

Crider commented that he has spoken to the property owner south of this location and he is fine with the zoning changing.

The public hearing was closed at 5:46.

A motion was made by Shields and seconded by Davis to recommend approval to City Council to make a Map Amendment to rezone 602 N. Olive Street from C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

**2.** <u>VAC25-01:</u> Vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street.

Chairperson Schmidt opens the public hearing at 5:48.

City Planner Tom Coots presents the staff report.

A discussion was had regarding the sewer line.

Chairperson Schmidt asks for citizens comments.

The public hearing was closed at 5:54 with no citizen comments.

A motion was made by Crider and seconded by Shields to recommend approval to City Council for the vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:

**NONE** 

NONE

IX. CITIZEN COMMENTS:

Meeting adjourned: 5:55 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING: Tuesday, March 11, 2025



Report to:

Planning and Zoning Commission

Case No.: SUB25-01

Meeting Date: March 11, 2025

**Subject:** Final Plat: The Highlands, Phase I, a residential subdivision in the R-1, Suburban

Residential district with a PUD (Planned Unit Development) zoning overlay to create 87

residential lots

**Background:** The applicant seeks to begin construction of a large housing development. At this time,

review and approval of the Final Plat of the first phase of the development is requested.

The zoning approval and Preliminary Plat were approved in 2024.

The housing development includes a total of 587 single-family homes on platted lots; amenities such as playgrounds, ball courts, and trails; and common open space. At this time, the first phase of the development is proposed. The first phase consists of 87 single-family lots, two common lots, and associated infrastructure on 26 acres of the

145 acre property.

**Property Details:** 

Current zoning - R-1, Single-family with a PUD, Planned Unit Development zoning overlay

Current use - Vacant/undeveloped Land area - Total 26.3 acres

**Public Facilities/Improvements:** 

Streets - The subject property has frontage on Hwy 72, a major arterial road; Osage Drive, a local

street. The proposed development includes building Hillside Court, and portions of Castle Hill Drive, Clover Lane, and a disconnected extension of Longview Lane (all local

streets); and a portion of Heatherfield Drive, and a new Collector street.

Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the

development.

Utilities - The subject property has access to all needed utilities. Extension of water and sewer

utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Low

Density Residential uses; and a Commercial Activity Center along Hwy 72.

**Discussion:** The improvement plans for the infrastructure have been reviewed and approved by the

Public Works Department and RMU. A Traffic Impact Analysis has been reviewed and approved by the city and MoDOT. Some improvements to the intersection of Osage Drive/Hwy 72 and the future Heatherfield Drive/Hwy 72 will be required at the end of construction of this phase. The plat has been reviewed for compliance with the

applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were re-oriented, but the overall design was not modified. The plat does appear to be in conformance with all

applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

The Final Plat is the first major subdivision that has been reviewed since the zoning and subdivision regulations were revised in 2023. A Final Plat of a major subdivision requires review and approval by the Planning and Zoning Commission and City Council. In addition, public notice of the action and a public hearing is provided. Minor Subdivisions may be reviewed and approved administratively. However, a major subdivision generally involves the need to accept easements and rights-of-way, which requires approval of the City Council. The public hearing and notice is provided to allow the public to be aware of the upcoming development, which can sometimes occur years after the zoning and/or Preliminary Plat is approved.

#### **Review and Approval Criteria:**

A Final Plat should also be reviewed for the following criteria:

- 1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
- 2. Whether the design of the subdivision is compatible with the immediate vicinity;
- 3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
- 4. The impact the proposed subdivision would have on vehicular and pedestrian traffic safety;
- 5. Whether the subdivision meets the requirements of city codes; and
- 6. Relevant information provided at the public hearing.

#### **Findings:**

- 1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
- 2. The Final Plat does appear to be in substantial conformance with the approved Preliminary Plat and
- 3. The associated improvement plans have been reviewed and approved.

#### **Potential Motions:**

- 1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
- 2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
- 3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

**Prepared by:** Tom Coots, City Planner

Attachments: Public Notice Letter, Application, Highlands Phase I Final Plat

# ROLLA 3

# C O M M U N I T Y DEVELOPMENT

901 North Elm St P.O. Box 979 Rolla, MO 65402 Fax: 573-426-6978

573-364-5333

**Contact Information:** 

Case No: 508 25-01

Submission Date: 1.31.35

www.rollacity.org/comdev

**Property/Request Information:** 

#### SUBDIVISION APPLICATION

Property Owner: Rella Land Strategy, LLC Name(s) Seremy Roth, Christian Miller Mailing Address 17415 North Ovter 40 Road City, State, Zip Chesterfield, MO 63005 Phone 314 682 9604 Email chiller Delitedev Services. com Agent/Applicant (If Different Than Property Owner):  Name Mailing Address City, State, Zip Phone	Request:  Sketch Plat Preliminary Plat Final Plat Minor Subdivision (Admin.) Lot Consol./Lot Line Adjust. Vacation of ROW/easement  Property Address/Location  R-1 PUD Property Zoning  Number of existing and new lots proposed The Highlands hase Name of Subdivision				
<u>Email</u>					
APPLICATION CHECKLIST:  Completed Application Form  Agent Letter (If Applicable)  Filing Fee - \$500 (Preliminary/Final Plat); \$250 (Administrative Minor Subdivision);  \$50 (Lot Consolidation/Lot Line Adjustment)  Improvement Plans (Final Plats only; 1 paper copy and pdf version)  Plat (3 paper copies and pdf version), Survey, or Vacation Exhibit (as applicable)  Other Documents (as applicable)					
OFFICE USE ONLY:					

DRC Meeting Date: 9.4.25/2.18.35 PZ Hearing Date: 3.11.95

2.20.25

Advertise By:

CC Hearing Dates: 3,17,75/4,7,15

#### INFORMATION:

A Major Subdivision includes the following steps:

- A Sketch Plat and property owners meeting is be required for any subdivision with more than 30 lots. A Sketch Plat is encouraged for all Major Subdivisions.
- 2. A **Preliminary Plat** includes the entire area to be platted, with phases and preliminary or conceptual information about layout, utilities, and grading.
- A Final Plat is the final design of a subdivision or a phase of a development. Final grading plans and utility plans are included in the review.
- 4. More information about the process and requirements may be found in Section 42.500

#### Minor Subdivisions include the following requirements:

- 1. A minor subdivision is an administrative process for subdivisions which create no more than five (5) additional lots; and all street, waterline, sewer line, or storm sewer infrastructure and easements needed for the proposed subdivision is found to be existing.
- 2. If any streets, utilities, or easements are found to be needed, the applicant may pursue a Final Plat application or may elect to construct needed infrastructure or dedicate easements prior to approval of the Minor Subdivision.

#### Lot Consolidations and Lot Line Adjustments include the following requirements:

- A Lot Consolidation is an administrative process to combine two or more adjoining lots under common ownership into one lot to enable the interior lot lines to be disregarded for setbacks, bulk standards, etc. for the purposes of building permitting.
- 2. A Lot-Line Adjustment is an administrative process to move a lot line which does not result in any additional lots.
- No street or utility extensions or dedications must be necessary for the lot combination or lot line adjustment.
- 4. For a lot consolidation, the prepared deeds must include the following language:

The intent of this instrument is to permanently combine the lots included in the legal description to allow them to be treated as one lot for the purposes of building permits and zoning. The lot(s) may not be separated unless approved by the City of Rolla.

**Vacation** of rights-of-way or easements requests are considered by city staff. Vacations may be included with a subdivision application or considered separately. A decision by staff to not pursue vacation may be appealed to the Planning and Zoning Commission.

### Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owne	er(s):	Applicant/Agent (If Different From Owner)		
Sign	Decemy Roth Print (Authorized A	01/31/2 <u>5</u> sign	Print	
Sign	Print	 Sign	Print	



## **PUBLIC NOTICE**





#### **Project Information:**

SUB25-01 Case No:

Location: Hwy 72/Osage Dr Applicant: Rolla Land Strategy, LLC

(McBride Homes)

Request:

Final Plat to create 87 residential lots



#### **Public Hearings:**

Planning and Zoning Commission

March 11, 2025 5:30 PM

City Hall: 1st Floor

City Council March 17, 2025 6:30 PM

City Hall: 1st Floor



#### For More Information Contact:

Tom Coots, City Planner tcoots@rollacity.org

> (573) 426-6974 901 North Elm Street City Hall: 2<sup>nd</sup> Floor 8:00 - 5:00 P.M. Monday - Friday



#### Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

#### What is a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

#### Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

#### **How Will This Impact My Property?**

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

#### What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

#### What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

#### What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.



A tract of land being part of the South Half of Lot 1 of the Southwest Quarter, and part of the Southwest Quarter of the Southwest Quarter, all being in Section 18, and being part of the North Half of Lot 1 of the Northwest Quarter, part of the South Half of Lot 2 of the Northwest Quarter, part of the North Half of Lot 2 of the Northwest Quarter, part of the South Half of Lot 2 of the Northwest Quarter, part of the South Half of Lot 2 of the Northwest Quarter, part of the South Half of Lot 2 of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter, all being in Section 19, Township 37 North, Range 7 West of the Fifth Principal Meridian, City of Rolla, Phelps County, Missouri and being more particularly described as follows:

eginning at a found iron rod with cap (Mueller LS-2238) at the southeast corner of Lot 54 of Country Ridge Amended Subdivision, as recorded in Survey Cabinet D, Page 114 of the Phelps County, Missouri Recorder's Office, said corner being on the North Line of the South Half of Lot 2 of the Northwest Quarter of the abovementioned Section 19; thence leaving said corner along the east line of said Country Ridge Amended Subdivision following courses and distances: North 11°29'01' East, 82.78 feet to a found iron rod with cap (Mueller LS-2238) at the northeast corner of said Lot 54; thence North 28°57'37" East, 243.44 feet to a point; thence North 25°01'49" East, 106.23 feet to a found iron rod; thence North 17°33'47" East, 454.62 feet to a found iron rod at the northeast corner of Lot 60; thence North 41°41'24" East, 239.54 feet to a found iron rod at the northeast corner of Lot 62; thence North 32°22'45" East, 50.10 feet to a found iron rod at the southeast corner of Lot 63; thence North 25°40'37" East, 441.53 feet to a found iron rod at the northeast corner of Lot 66; thence along the north line of said Lot 66, North 64°19'23" West, 134.78 feet to the northernmost corner of said Lot 66, said corner also being on the east right-of-way line of Country Ridge (50' wide) Road, as shown on the abovementioned plat of Country Ridge Amended Subdivision, where a found iron rod bears South 70°43'23" East, 0.19 feet; thence leaving said corner along said east right-of-way line, North 28°38'37" East, 223.12 feet to the south right-of-way line of Osage (variable width) Drive, where a found iron rod bears, South 88°29'34" West, 0.34 feet; thence leaving said east right-of-way line along said south right-of-way line the following courses, distances and curves: South 57°05'50" East, 165.96 feet to a point; thence South 74°36'01" East, 700.00 feet to a point; thence South 78°19'21" East, 512.27 feet to a point; thence South 10°59'58" West, 15.03 feet to a point; thence South 79°00'02" East, 21.53 feet to the beginning of a curve conca southwesterly, said curve has a radius of 241.48 feet; thence southeasterly along said curve through a central angle of 41°24'45" an arc distance of 174.54 feet to a point of reverse curvature, said curve is concave northerly and has a radius of 331.48 feet; thence easterly along said curve through a central angle of 66°31'36" an arc distance of 384.88 feet to a point on the west right-of-way line of State Route 72 (aka Highway 72) at centerline station 166+94.30 202.18 feet right; thence leaving said south right-of-way line of Osage Drive along the west right-of-way line of said State Route 72, South 86°1 1'46" East, 39.23 feet to a point at centerline station 167+18.41 right, 171.23 feet, said point being on the old west rightof-way line of State Route 72; then old west right-or-way line, South 34°06'49" East, 910.30 feet to a point at centerline station 176+28.71 right, 171.23 feet; thence leaving said old west right-of-way line of State Route 72, South 03°23'19" West, 1,692.28 feet to a found iron rod, where an iron rod with cap (PLS 2008000715) at the East Quarter Corner of Section 19, T37N, R7W, 5TH PM was found and which bears South 00°51'48 West 12.73 feet and South 89°08'12" East 1418.60 feet; thence leaving said point, North 88°18'09' West, 1,951.65 feet to a found iron rod; thence North 02°20'00" East, 939.62 feet to a found iron rod; thence South 86°51'32" West, 695.74 feet to a found iron rod; thence North 02°08'30" East, 387.89 feet to a found iron rod at the Northeast Corner of the South Half of Lot 2, Northwest Quarter, Section 19, said corner being the northeast corner of property now or formerly owned by Jordan + Jordan Designs, LLC, as recorded in Document No. 2022-2079 of said Recorder's Office; thence leaving said corner along the north line of said Jordan + Jordan Design LLC, North 88°25'21" West, 359.39 feet to the Point of Beginning and contains 6,327,788 square feet or 145.2660 acres, more or less, according to a property boundary survey performed by The Sterling Company during the month of April, 2024.



#### OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION AND LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ROLLA, MISSOURI, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE HIGHLANDS PHASE ONE". CASTLE HILL DRIVE (50 FEET WIDE), CLOVER LANE (50 FEET WIDE), HEATHERFIELD DRIVE (50 FEET WIDE), HILLSIDE COURT (50 FEET WIDE), AND LONG VIEW LANE (50 FEET WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (///////) ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF ROLLA. MISSOURI FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, INTERNET, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENTS SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENTS.

DEFEASIBLE EASEMENTS ARE HEREBY ESTABLISHED OVER FUTURE DEVELOPMENT AREAS FOR THE BENEFIT OF ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICES TO THIS DEVELOPMENT FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PHASES COVERING THESE DEFEASIBLE EASEMENTS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED. ALL DEFEASIBLE EASEMENTS SHALL SUBORDINATE TO ANY FUTURE RIGHT-OF-WAY THAT CROSSES THE LIMITS OF SAID EASEMENTS.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI FOR PUBLIC USE FOREVER. SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ROLLA, MISSOURI.

THE PUMP STATION EASEMENT AS SHOWN BRICK-HATCHED ( ) ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHTS AND RESPONSIBILITY TO BUILD AND MAINTAIN A LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND TO USE SUCH ADDITIONAL SPACE IN THE COMMON GROUND ADJACENT TO THE EASEMENT AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES. THE CITY OF ROLLA, MISSOURI MAY FROM TIME TO TIME ENTER UPON SAID PREMISES TO CONSTRUCT, RECONSTRUCT, REPLACE, MAINTAIN, OR REPAIR THE AFORESAID LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND MAY ASSIGN ITS RIGHTS IN THIS EASEMENT TO THE STATE, COUNTY, CITY, OR OTHER POLITICAL SUBDIVISIONS OF THE STATE. THE EASEMENT HEREBY GRANTED IS IRREVOCABLE AND SHALL CONTINUE FOREVER.

THE PUMP STATION ACCESS EASEMENT, AS SHOWN IN THE COMMON GROUND OF THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI, ITS SUCCESSORS AND/OR ASSIGNS FOR INGRESS AND EGRESS PURPOSES TO ACCESS THE PUMP STATION. MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN THE PUMP STATION ACCESS EASEMENT, SHALL BE THE RESPONSIBILITY OF THE CITY OF ROLLA, MISSOURI.

THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE COMMON GROUND AREA(S), AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

THE STORMWATER DETENTION BASIN EASEMENTS, AS SHOWN DOT-HATCHED ( ) ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI, ITS SUCCESSORS AND/ OR ASSIGNS FOR THE RIGHT AND RESPONSIBILITY OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING STORMWATER IMPROVEMENTS, DRAINAGE FACILITIES, AND THE REQUIRED STORMWATER MANAGEMENT FEATURES. MAINTENANCE OF GRASS AND LANDSCAPING LOCATED WITHIN THE STORMWATER DETENTION BASIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_\_ DAY OF\_\_\_\_\_\_\_, 2025 AS DOCUMENT NO. \_\_\_\_\_\_ OF THE PHELPS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO THE HIGHLANDS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION IS FILED ON THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2025 AS DOCUMENT NUMBER \_\_\_\_\_\_ OF

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_

ROLLA LAND STRATEGY, LLC

THE PHELPS COUNTY, MISSOURI RECORDER'S OFFICE OR AS AMENDED THEREAFTER.

JEREMY ROTH
AUTHORIZED AGENT

STATE OF MISSOURI

COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2025, BEFORE ME PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN

MY COMMISSION EXPIRES:	
	NOTARY PUBLIC

# ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS IS TO ACKNOWLEDGE THAT THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI HAS, BY ORDINANCE DULY ADOPTED, APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI

LOUIS J. MAGDITS IV MAYOR, CITY OF ROLLA		DATE
ATTEST:		
LORRI POWELL CITY CLERK		DATE
PLANNING AND ZONING APPROVAL:		
APPROVED THIS DAY OF	, 2025	



# THE HIGHLANDS PHASE ONE

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 18, AND BEING PART OF THE NORTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI ZONED "R-1 PUD" SUBURBAN RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT ZONING OVERLAY

ACCORDINNG TO THE CITY OF ROLLA, MISSOURI ORDINANCE NO. 4813, APPROVED ON AUGUST 5, 2024

#### LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

, BY A DEED OF TRUST DATED \_\_\_\_\_ OF THE PHELPS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN AS DOCUMENT NUMBER NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED. NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT, ALL STREETS PUBLIC OR PRIVATE AND ROADWAY FASEMENTS TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ STATE OF MISSOURI ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE . THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY

# IMPROVEMENT ACCEPTANCE:

APPROVED SUBJECT TO CONSTRUCTION OF IMPROVEMENTS IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH THE CITY OF ROLLA. THIS PLAT MEETS CURRENT SUBDIVISION CODES OF THE CITY OF ROLLA.

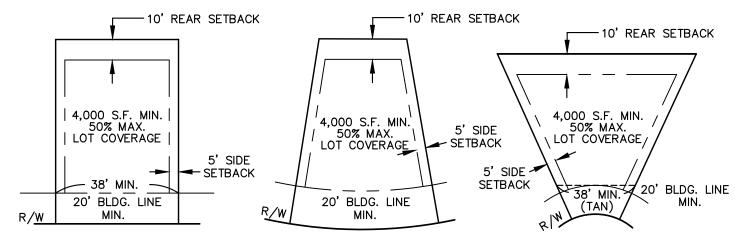
DARIN PRYOR DIRECTOR OF PUBLIC WORKS	DATE
RODNEY BOURNE, PE GENERAL MANAGER OF ROLLA MUNICIPAL UTILITIES	DATE
FLOYD JERNIGAN PARKS DIRECTOR	DATE

# COUNTY & CITY TAX RELEASE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AND THE CITY OF ROLLA AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS.

FAITH ANN BARNES COLLECTOR OF REVENUE PHELPS COUNTY, MISSOURI	DATE	
RECORDER'S CERTIFICATE:		
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS  CABINET, NUMBER	DAY OF	, 2025. PLAT FILEI

ROBIN KORDES RECORDER OF DEEDS PHELPS COUNTY, MISSOURI

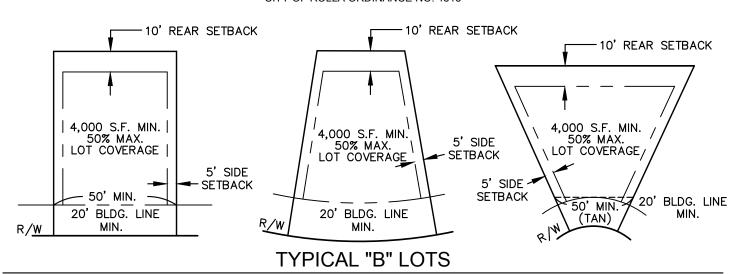


TYPICAL "A" LOTS

NOTE: BUILDING SETBACKS FOR ALL LOTS ARE SHOWN IN ACCORDANCE WITH THE CITY OF ROLLA ORDINANCE NO. 4813.

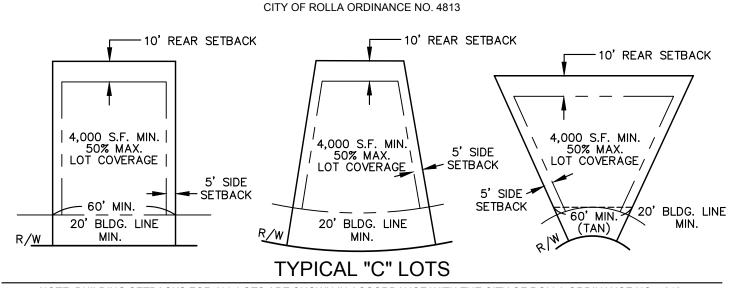
NOTE: PROJECTIONS INCLUDING HVAC, UTILITY BOXES, DOWNSPOUTS, AND OTHER FEATURED CANTILEVERED BUILDING
APPURTENANCES REFERENCED IN THE CODE 42-321 AND 42-322 CAN ENCROACH INTO SIDEYARDS AS APPROVED IN

CITY OF ROLLA ORDINANCE NO. 4813



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APPURTENANCES REFERENCED IN THE CODE 42-321 AND 42-322 CAN ENCROACH INTO SIDEYARDS AS APPROVED IN

CITY OF ROLLA ORDINANCE NO. 4813

(26.3303± ACRES)

(13.2645± ACRES)

(118.2979± ACRES)

(144.6282± ACRES)

(4.1028± ACRES)

(8.9630± ACRES)

# PLATTED AREA DETAIL

TOTAL PHASE ONE AREA:

DEVELOPABLE LOTS:

PUBLIC RIGHT-OF-WAY:

COMMON GROUND:

FUTURE DEVELOPMENT PARCEL "A":

TOTAL AREA INCLUDING PARCEL "A":

1,146,950 S.F.

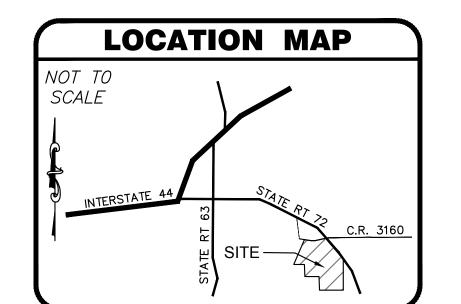
577,802 S.F.

178,717 S.F.

390,431 S.F.

5,153,056 S.F.

6,300,006 S.F.



## SURVEYOR'S NOTES

- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- 2. THIS PLAT CONTAINS 1,146,950 SQUARE FEET (26.3303 ACRES MORE OR LESS) CONSISTING OF 26 "A" 38-FEET WIDE LOTS, 44 "B" 50-FEET WIDE LOTS, AND 17 "C" 60-FEET WIDE LOTS, FOR A TOTAL OF 87 DEVELOPABLE LOTS.
- 3. ALL DISTANCES AND BEARINGS ARE SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- 4. BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, GRID NORTH.
- 5. SOURCE OF RECORD DESCRIPTION: \_\_\_\_\_\_ DEED TO ROLLA LAND STRATEGY, LLC, RECORDED AS DOCUMENT NO. \_\_\_\_\_\_ OF THE PHELPS COUNTY, MISSOURI RECORDS.
- 6. THE SUBJECT TRACT IS CURRENTLY ZONED "R-1 PUD" SUBURBAN RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT ZONING OVERLAY, ACCORDING TO THE CITY OF ROLLA, MISSOURI ORDINANCE NO. 4813, APPROVED ON AUGUST 5, 2024. SEE TYPICAL LOT
- 7. THE SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF ROLLA, PHELPS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 29161C0261D EFFECTIVE FEBRUARY 20, 2008
- FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 8. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
- 9. PARCEL "A" IS DESIGNED AS A FUTURE DEVELOPMENT AREA FOR FUTURE PHASES OF THIS DEVELOPMENT. THIS PARCEL IS STILL SUBJECT
- 10. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN OWNERS' POLICY OF TITLE INSURANCE BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER OYDA08191220, FILE NUMBER 2401002 AND AN EFFECTIVE DATE OF OCTOBER 9, 2024 AT 4:03 PM. THE NOTES REGARDING SCHEDULE B OF SAID POLICY ARE AS

#### ITEMS 1-6: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

ITEMS 7-9: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEMS 10-11: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

11. RIGHT OF DIRECT ACCESS TO ROUTE 72 IN DOC.# 2001-1452 STATES: "ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 72 AND DEFENDANTS' ABUTTING LAND IN THE NW¼ OF THE NE¼ OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST, EXCEPT THERE IS RESERVED AND EXCEPTED TO DEFENDANTS, THEIR HEIRS, AND ASSIGNS THE USUAL RIGHT OF DIRECT ACCESS (A) TO ANY ADJACENT OUTER ROADWAY IF, AND WHILE IT MAY BE MAINTAINED BY PROPER AUTHORITY IN FRONT OF SAID LAND (B) ALONG IT TO AND FROM THE NEAREST LANE OF THE THRUWAY OR PUBLIC HIGHWAY AND (C) AT ALL TIMES WHEN NO OUTER ROADWAY IS BEING SO MAINTAINED, THERE IS RESERVED AND EXCEPTED THE RIGHT OF DIRECT ACCESS TO THE NEAREST LANE OF THE THRUWAY OVER A 30 FOOT ENTRANCE, CENTERED ON THE RIGHT OR SOUTHEASTERLY RIGHT OF WAY LINE OPPOSITE STATION 174+63. DEFENDANTS RESERVE THE RIGHT TO WIDEN SAID ABOVE-DESCRIBED ENTRANCE TO A MAXIMUM WIDTH OF 60 FEET AT THEIR OWN EXPENSE. SUCH WIDENING SHALL BE IN ACCORDANCE WITH A PERMIT ISSUED BY COMMISSION ON APPLICATION BY DEFENDANTS, THEIR HEIRS, SUCCESSORS. OR ASSIGNS."

#### PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 18, AND BEING PART OF THE NORTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

BEGINNING AT A FOUND IRON ROD WITH CAP (MUELLER LS-2238) AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF THE PHELPS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF THE ABOVEMENTIONED SECTION 19: THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 11°29'01" EAST, 82.78 FEET TO A FOUND IRON ROD WITH CAP (MUELLER LS-2238) AT THE NORTHEAST CORNER OF SAID LOT 54: THENCE NORTH 28°57'37" EAST, 243.44 FEET TO A POINT; THENCE NORTH 25°01'49" EAST, 106.23 FEET TO A FOUND IRON ROD; THENCE NORTH 17°33'47" EAST, 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE NORTH 41°41'24" EAST, 239.54 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 62: THENCE NORTH 32°22'45" FAST, 50 10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE NORTH 25°40'37" EAST, 441.53 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 66; THENCE ALONG THE NORTH LINE OF SAID LOT 66, NORTH 64°19'23" WEST, 134.78 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 66, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY RIDGE (50' WIDE) ROAD, AS SHOWN ON THE ABOVEMENTIONED PLAT OF COUNTRY RIDGE AMENDED SUBDIVISION. WHERE A FOUND IRON ROD BEARS SOUTH 70°43'07" EAST, 0.19 FEET: THENCE LEAVING SAID CORNER ALONG SAID FAST RIGHT-OF-WAY LINE NORTH 28°38'37" FAST 223 12 FEFT TO THE SOUTH RIGHT-OF-WAY LINE OF OSAGE (VARIABLE WIDTH) DRIVE WHERE A FOUND IRON ROD BEARS, SOUTH 88°29'34" WEST, 0.34 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 57°05'50" EAST, 165.96 FEET TO A POINT; THENCE SOUTH 74°36'01" EAST, 700.00 FEET TO A POINT: THENCE SOUTH 78°19'21" EAST, 512.27 FEET TO A POINT: THENCE SOUTH 10°59'58" WEST, 15.03 FEET TO A POINT; THENCE SOUTH 79°00'02" EAST, 21.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 241.48 FEET: THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 58°17'40" EAST. 170.76 FEET. AND AN ARC DISTANCE OF 174.54 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 331.48 FEET; THENCE EASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 70°51'04" EAST, 363.62 FEET AND AN ARC DISTANCE OF 384.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA HIGHWAY 72) AT CENTERLINE STATION 166+94.30 202.18 FEET RIGHT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE DRIVE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 72, SOUTH 86°11'46" EAST, 39.23 FEET TO A POINT AT CENTERLINE STATION 167+18.41 RIGHT, 171.23 FEET, SAID POINT BEING ON THE OLD WEST RIGHT-OF-WAY LINE OF STATE ROUTE 72; THENCE ALONG SAID OLD WEST RIGHT-OF-WAY LINE, SOUTH 34°06'49" EAST, 910.30 FEET TO A POINT AT CENTERLINE STATION 176+28.71 RIGHT. 171.23 FEET: THENCE LEAVING SAID OLD WEST RIGHT-OF-WAY LINE OF STATE ROLLTE 72, SOLITH 03°23'19" WEST, 1,692,28 FEET TO A FOLIND IRON ROD, AND WHERE AN IRON ROD, WITH CAP (PLS, 2008)00715) AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST, 5TH PRINCIPAL MERIDIAN WAS FOUND, WHICH BEARS SOUTH 00°51'48" WEST 12.73 FEET AND SOUTH 89°08'12" EAST 1418.60 FEET: THENCE LEAVING SAID POINT, NORTH 88°18'09" WEST, 1,951.65 FEET TO A FOUND IRON ROD; THENCE NORTH 02°20'00" EAST, 939.62 FEET TO A FOUND IRON ROD; THENCE SOUTH 86°51'32" WEST, 695.74 FEET TO A FOUND IRON ROD; THENCE NORTH 02°08'30" EAST, 387.89 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 2, NORTHWEST QUARTER, SECTION 19, SAID CORNER BEING THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JORDAN + JORDAN DESIGNS, LLC, AS RECORDED IN DOCUMENT NO. 2022-2079 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CORNER ALONG THE NORTH LINE OF SAID JORDAN + JORDAN DESIGN LLC, NORTH 88°25'21" WEST, 359.39 FEET TO THE POINT OF BEGINNING AND CONTAINS 6,327,788 SQUARE FEET OR 145.2660 ACRES, MORE OR LESS, ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL, 2024.

# BENCHMARK NOTE:

# NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID "MOST" ELEVATION = 745.47' (NAVD 88 OBSERVED).

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOST" AND OBSERVING THE PROJECT BENCHMARKS. THE SITE BENCHMARKS HAVE BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM THE PROJECT BENCHMARK. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

# SITE BENCHMARK #1: ELEVATION = 1022.44 (NAVD 88 DATUM)

"CROSS" ON SOUTH CONCRETE CURB OF OSAGE DRIVE ACROSS FROM #1885 OSAGE DRIVE, LOCATED 58 FEET SOUTHWEST FROM A UTILITY POLE ON NORTH SIDE OSAGE DRIVE, 108 FEET WEST OF A UTILITY POLE ON THE NORTH SIDED OF OSAGE DRIVE, AND 190 FEET SOUTHEAST FROM A UTILITY POLE ON THE SOUTH SIDE OF OSAGE DRIVE, AS SHOWN HEREON.

# SITE BENCHMARK #2: ELEVATION = 1068.50 (NAVD 88 DATUM)

"PK NAIL" IN ASPHALT ON SOUTH SIDE OF OSAGE DRIVE ACROSS FROM #1861 OSAGE DRIVE, LOCATED 73 FEET SOUTHWEST FROM A UTILITY POLE ON NORTH SIDE OSAGE DRIVE, 87 FEET SOUTHEAST FROM A WATER VALVE AT THE SOUTHWEST CORNER OF #1861 OSAGE DRIVE, AND 180 FEET NORTHWEST FROM A UTILITY POLE IN A FIELD SOUTH OF OSAGE DRIVE, AS SHOWN HEREON.

# STATEMENT OF STATE PLANE COORDINATE TIE

COMBINED GRID FACTOR = 0.999945141 (1 METER = 3.28083333 FEET)

STATE PLANE COORDINATES WERE DETERMINED ON APRIL 01, 2024 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF "MOST" AND A PID OF DL6304 HAVING PUBLISHED MISSOURI STATE PLANE (CENTRAL ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 237,482.021 METERS AND EAST (X) = 175,971.963 METERS.

# SURVEYOR'S CERTIFICATION

ORDER NUMBER: 24-03-063 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440 PREPARED FOR:

ROLLA LAND STRATEGY, LLC
AND McBRIDE ROLLA HIGHLANDS, LLC
17415 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005
PH. (636) 537-2000

# KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMEY HENSON, DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY THE STERLING COMPANY DATED APRIL, 2024 AND SIGNED BY JAMEY HENSON L.S. NO. 2007017963 AND THAT PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE, SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED, AND ARE TO BE SET UNDER THE PERSONAL SUPERVISION OF JAMEY HENSON L.S. NO. 2007017963 IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.

THE STERLING COMPANY MO. REG. 307-D

JAMEY A. HENSON, P.L.S., VICE PRESIDENT DATE MO. REG. L.S. #2007017963

