



BOARD OF ALDERMAN
SPECIAL SESSION AGENDA
THURSDAY, SEPTEMBER 1st, 2022 at 6:30 p.m.

MEETING WILL BE RECORDED AND POSTED ON FACEBOOK - CITY OF BOLIVAR, MISSOURI

ROLL CALL
PLEDGE OF ALLEGIANCE
MOTION TO ADOPT AGENDA

1. Bill No. 2022-69: An Ordinance Approving Final Plat of Simon Square Subdivision, Plat No. 3, Phase 1

I, Christopher D. Warwick, Mayor of the City of Bolivar, Missouri, do hereby call a Special Meeting of the Bolivar Board of Aldermen on **Thursday, September 1st, 2022, at 6:30 p.m.** for the purpose of transacting any lawful business that might be brought before said Council concerning:



Verbally Approved 8/30/2022 at 10:56 a.m.
Christopher D. Warwick, Mayor


Paula Henderson, City Clerk

Posted: 8/31/2022 4:35pm

IF UNABLE TO ACCESS FACEBOOK ACCOUNT, PLEASE CONTACT CITY CLERK FOR ADDITIONAL OPTIONS

#wherelibertyflows

If you have a need for special accommodations,
Please contact the City Clerk's office 24 hours prior to the meeting.

ORDINANCE COVER SHEET

Bill No. 2022-69

Ordinance No. _____

**“AN ORDINANCE APPROVING FINAL PLAT OF SIMON SQUARE PLAT
THREE PHASE ONE IN THE CITY OF BOLIVAR, MISSOURI.”**

Filed for public inspection on _____.

First reading _____ In Full; _____ By Title on _____.

Second reading _____ In Full; _____ By Title on _____.

Vote by the Board of Aldermen on _____ :

_____ Aye; _____ Nay; _____ Abstain

_____ Approved by the Mayor on _____.

_____ Vetoed by the Mayor on _____.

Board of Aldermen Vote to Override Veto on _____.

_____ Aye; _____ Nay; _____ Abstain

Bill Effective Date: _____.

**“AN ORDINANCE APPROVING FINAL PLAT OF SIMON SQUARE PLAT
THREE PHASE ONE IN THE CITY OF BOLIVAR, MISSOURI.”**

Be it Ordained by the Board of Aldermen of the City of Bolivar, Missouri, as follows:

WHEREAS, a public hearing was held with the Planning and Zoning Commission on the application for the final plat of Simon Square Plat 3 – Phase 1 - in the City of Bolivar, Missouri on September 1, 2022; and

WHEREAS, the Planning and Zoning Commission for the City of Bolivar, Missouri voted to recommend approval of the requested final plat; and

WHEREAS, all necessary preconditions have been satisfied regarding the preliminary platting of the proposed final plat as described herein.

NOW, THEREFORE, after considering all information submitted to the Planning and Zoning Commission and after considering all requirements of Chapter 415 of the Municipal Code for the City of Bolivar, Missouri, the Board of Aldermen states as follows:

Section I: Consistent with the recommendation of the Planning and Zoning Commission of the City of Bolivar on September 1, 2022 to approve the final plat of Simon Square Plat 3 – Phase 1 - in the City of Bolivar, the said final plat is hereby approved by the Board of Aldermen in the form attached hereto as Exhibit “A” and incorporated herein by reference.

Section II: The final plat of Simon Square Plat 3 – Phase 1 - in the City of Bolivar as herein approved shall be executed filed with the Recorder’s Office for Polk County, Missouri as required by applicable law as soon as is practical following the passage of this ordinance.

Section III: This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Christopher Warwick, Mayor

ATTEST:

Paula Henderson, City Clerk

CERTIFICATION

I, Paula Henderson, do hereby certify that I am the duly appointed and acting City Clerk for the City of Bolivar, Missouri; that the foregoing Ordinance No. _____ was adopted by the Board or Aldermen and thereafter approved by the Mayor and became effective on _____, 2022; and that said Ordinance remains in full force and effect, having never been altered, amended nor repealed.

Paula Henderson, City Clerk

FINAL PLAT OF SIMON SQUARE PLAT 3 PHASE 1

A SUBDIVISION IN BOLIVAR, POLK COUNTY, MISSOURI SECTION 14, TOWNSHIP 33 NORTH, RANGE 23 WEST

OWNER/DEVELOPER
DCBC, LLC
470 S. MAIN AVE.
BOLIVAR, MO 65613

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 23 WEST, CITY OF BOLIVAR, POLK COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SIMON SQUARE PLAT 2 AS RECORDED IN PLAT BOOK 10, PAGE 24, POLK COUNTY RECORDER'S OFFICE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY KILLINGSWORTH AVENUE; THENCE SOUTHERLY A DISTANCE OF 13.94 FEET, ALONG SAID WEST RIGHT-OF-WAY AND ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09°28'26" EAST, 13.94 FEET; THENCE NORTH 81°20'48" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST BOUNDARY OF SIMON SQUARE PLAT 2 AND THE EAST RIGHT-OF-WAY OF KILLINGSWORTH AVENUE; THENCE NORTHWESTERLY A DISTANCE 121.27 FEET, ALONG SAID EAST BOUNDARY AND RIGHT OF WAY, AND ALONG A 525.00 RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 15°16'17" WEST, 121.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 28.29 FEET, ALONG SAID EAST BOUNDARY AND RIGHT OF WAY, AND ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 18°38'13" EAST, 25.99 FEET; THENCE NORTHEASTERLY A DISTANCE OF 9.59 FEET, ALONG THE SOUTH RIGHT OF WAY OF DURANGO DRIVE AND ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 57°56'28" EAST, 9.59 FEET TO THE POINT OF BEGINNING, THENCE NORTH 33°16'47" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 32.07 FEET, ALONG SAID EAST BOUNDARY, ALSO BEING THE STREET RIGHT OF WAY, AND ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 77°20'26" WEST, 28.74 FEET; THENCE NORTHWESTERLY A DISTANCE OF 86.71 FEET, ALONG SAID EAST BOUNDARY, BEING THE EAST RIGHT OF WAY OF KILLINGSWORTH AVENUE, AND ALONG A 525.00 RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 36°07'57" WEST, 86.61 FEET; THENCE NORTH 40°51'52" WEST, ALONG SAID EAST BOUNDARY AND RIGHT-OF-WAY, A DISTANCE OF 174.04 FEET; THENCE NORTHEASTERLY A DISTANCE OF 31.41 FEET, ALONG SAID EAST BOUNDARY AND RIGHT-OF-WAY, AND ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 04°08'08" EAST, 28.28 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF ALDRICH ROAD, THENCE NORTH 49°08'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 193.61 FEET, THENCE SOUTH 40°52'49" EAST A DISTANCE OF 354.93'; THENCE SOUTH 49°07'11" FEET A DISTANCE OF 180.63 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 29.78 FEET ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 52°54'42" WEST, 29.76 FEET TO THE POINT OF BEGINNING. CONTAINING 75,689.5 SQUARE FEET OR 1.74 ACRES.

OWNER'S DEDICATION:

AS OWNER I, MIKE CRIBBS, MANAGING MEMBER OF DCBC, 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. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF BOLIVAR FOR PUBLIC USE FOREVER. FURTHERMORE, I 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. THE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS SIMON SQUARE PLAT 3 PHASE 1.

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY:

STATE OF MISSOURI)
COUNTY OF POLK) SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED MIKE CRIBBS, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF DCBC, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: JULY 26, 2022

SIGNATURE: _____ MO PLS NO. 002555

DATE: _____

PLANNING COMMISSION:

THIS PLAT OF SIMON SQUARE PLAT 3 PHASE 1 HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

CHAIRMAN _____

SECRETARY _____

CITY ACCEPTANCE:

THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE _____ (BOARD OF ALDERMEN) OF THE CITY OF BOLIVAR THIS _____ DAY OF _____, 2022.

MAYOR _____

CITY CLERK _____

ATTEST: _____

RECORDER OF DEEDS CERTIFICATION:

IN THE RECORDER'S OFFICE
STATE OF MISSOURI)
COUNTY OF POLK SS)

AS RECORDER OF DEEDS OF SAID COUNTY, I HERE BY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS _____ DAY OF _____, 2022 A.D. AT _____ O'CLOCK ____M. DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OFFICE IN BOOK _____ PAGE _____. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF BOLIVAR, MISSOURI, THIS ____ DAY OF _____, 2022 A.D.

CERTIFICATE OF APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI THIS _____ DAY OF _____, 2022.

CHAIRMAN _____

LEGEND

- △ RIGHT OF WAY MARKER
- EXISTING IRON PIN
- 5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008006") (SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"

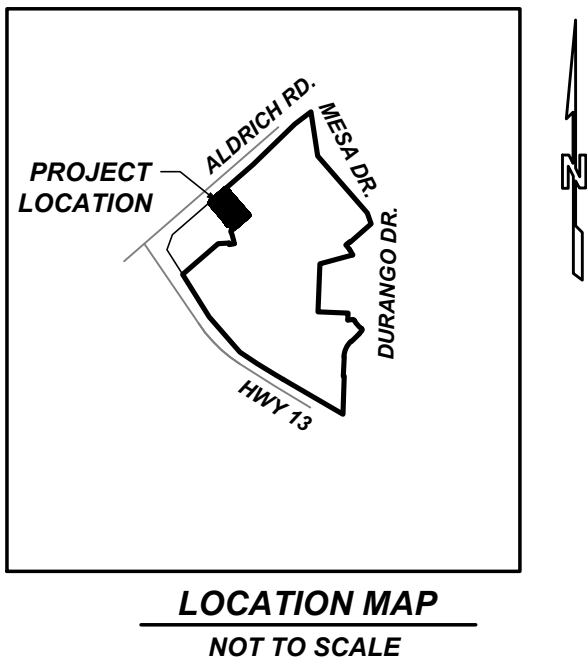
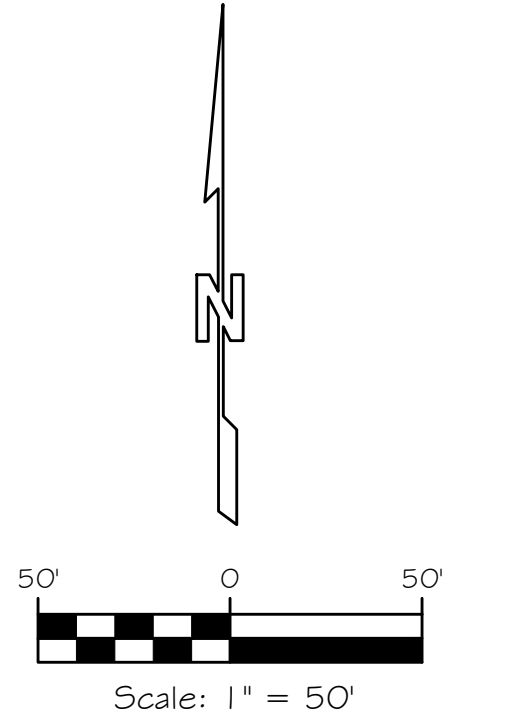
- M MEASURED
- P PLATTED
- D DEEDED

NOTES:

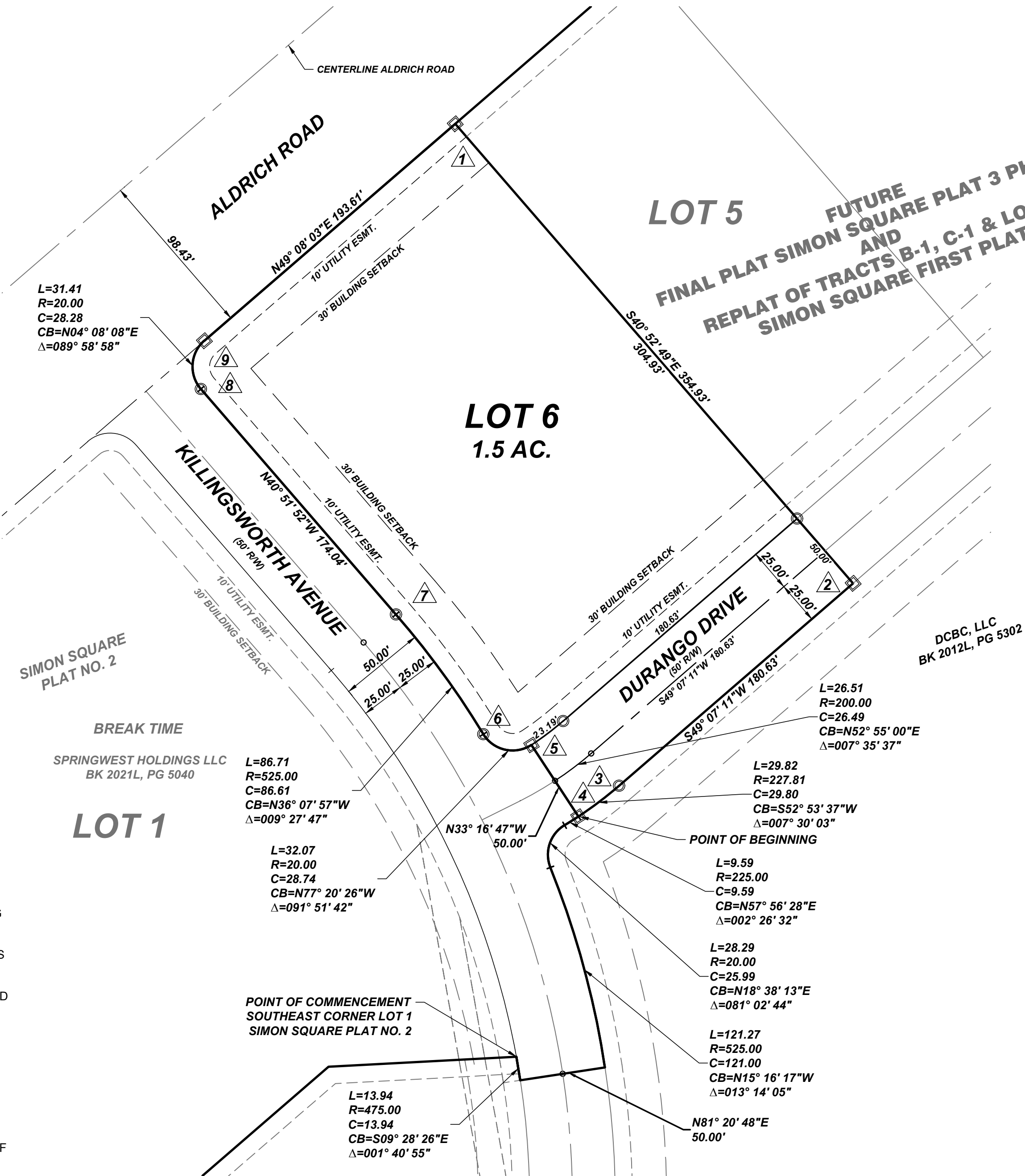
- THIS PROPERTY IS LOCATED IN FEMA ZONE X AS SHOWN BY FIRM PANELS 29167C0218D & 29167C0300D DATED 9/1/2010.
- TOTAL PLAT AREA: 1.74 ACRES
LOT 6 = 65,334.5 S.F. (1.5 AC.)
- EXISTING ZONING OF THIS PROPERTY IS C-2.
- ACCESS TO ALDRICH ROAD IS NOT ALLOWED.
- BUILDING SETBACKS:
FRONT YARD - 30' DURANGO DR.
FRONT YARD - 30' KILLINGSWORTH AVE.
FRONT YARD - 30' ALDRICH RD.
SIDE YARD - NONE
- 5' WIDE SIDEWALKS SHALL BE ON BOTH SIDES OF STREET AND BUILT ACCORDING TO APPROVED CONSTRUCTION PLANS.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONTS OF ALL LOTS ADJACENT TO RIGHT OF WAY.
- NO PLANTINGS, FENCES OR OBSTRUCTIONS OTHER THAN MAIL BOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE EASEMENTS.
- PRE-DEVELOPMENT STORMWATER DETENTION FOR THE COMMERCIAL LOT IS PROVIDED BY THE EXISTING BASIN TO THE EAST. WHEN LOT DEVELOPS ON SITE DETENTION WILL BE REQUIRED.
- NO FENCES OR OBSTRUCTIONS TO BE BUILT WITHIN DRAINAGE EASEMENTS WHICH COULD ALTER FLOW OF STORM WATER.
- ALL LOCAL STREETS HAVE 50 FT. OF RIGHT OF WAY AND ARE 33.0 FT. AT BACK OF CURBS.
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
- THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CJW TRANSPORTATION CONSULTANTS, LLC, JULY 25, 2022.
- PRELIMINARY PLAT APPROVAL DATE - MARCH 2022
- SOURCE OF TITLE BOOK 2012L PAGE 5302

STORMWATER MINIMUM FINISH FLOOR ELEVATIONS

IT IS RECOMMENDED THAT ALL LOTS HAVE A MINIMUM FINISH FLOOR OF AT LEAST ONE (1) FOOT ABOVE THE TOP OF CURB ELEVATION AT DRIVEWAY LOCATION OF LOT.



INTERIOR ANGLES	
NO.	ANGLE
1	90-00-52
2	90-00-00
3	176-12-29
4	86-11-29
5	224-03-39
6	138-47-31
7	184-43-55
8	135-00-00
9	135-00-05
TOTAL = 1260	



No.:	Revision:	Date:
Prepared by: CJW CJW Transportation Consultants, L.L.C. Missouri Certificate of Authority #2007008003 5051 S. National Suite 7A Springfield, MO 65810 Tel: 417.888.3400 Fax: 417.888.3402 www.GoCJW.com		
FINAL PLAT OF SIMON SQUARE PLAT 3 PHASE 1		
CITY OF BOLIVAR, POLK COUNTY, MISSOURI		
SURVEY BY CJW DATE JULY 25, 2022 DWG 21163 FINAL PLAT	DESIGN CJW DRAWN CJW CHECKED CJW	SCALES HOR. 1"=50' VERT. N/A SHEET 1 OF 1 SHEETS FILE NO. 21163