

--NOTICE OF MEETING--
PUBLIC WORKS COMMITTEE

December 6, 2022

5:30 PM

CITY HALL

326 GRANT STREET

COUNCIL CHAMBERS

-- AGENDA--

OLD BUSINESS

1. Consideration and approval of minutes from previous meeting

CITIZENS PARTICIPATION

NEW BUSINESS

1. Discuss Bro Project
2. Consider and Discuss Lot Split 3002 Grand Ave
3. Consider and Discuss Lot Split 415 N. Parsons St
4. Discuss Surplus Item

OTHER BUSINESS

1. Follow up on Nuisance Ordinances

STAFF REPORTS

Zeb Carney & Greg Dagnan

ADJOURNMENT

PERSONS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE CALL 417-237-7000 (VOICE) OR 1-800-735-2466 (TDD VIA RELAY MISSOURI) AT LEAST 24 HOURS PRIOR TO MEETING.

POSTED: 12/02/2022

BY: Rachel Sutherland

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARTHAGE
AMENDING AN ADMINISTRATIVE LOT SPLIT FOR PROPERTY LOCATED AT 3002
GRAND AVE, IN THE CITY OF CARTAHGE MISSOURI.**

WHEREAS, Article II Section 22 of the Code of Carthage provides for the approval of plats for subdivisions in the City of Carthage; and

WHEREAS, Section 22-21 provides for exemptions from the full provisions of the article with approval by the Mayor and City Council; and

WHEREAS, city staff reviewed the application and the proposed land split map for completeness and accuracy; and

WHEREAS, staff presented its recommendation to the Public Works Committee at its regularly scheduled meeting of December 6, 2022 for action and recommendation to the City Council; and

WHEREAS, on December 6, 2022 the Public Works Committee considered and discussed the staff recommendation and voted unanimously in favor of recommending said administrative lot split to the City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
CARTHAGE, JASPER COUNTY, MISSOURI, THE MAYOR CONCURRING HEREIN,
AS FOLLOWS:**

That pursuant to Section 22-21 (d) of the Code of Carthage, the administrative lot split of property known as 3002 Grand Ave. in Carthage, Missouri (the "Property") as recommended by the City's Public Works Committee is hereby approved as submitted (attached).

PASSED AND APPROVED THIS ____ DAY OF _____, 2022.

Dan Rife, Mayor

ATTEST:

City Clerk

ADMINISTRATIVE SUBDIVISION APPLICATION

"America's Maple Leaf City"



Date: 11-16-22

Filing Fee: \$200.00

Property Location: Property Known As 3002 S. Grand

Name of Subdivision: N/A
(if applicable)

☐ Re-Plat

☐ Lot Division:

☒ Lot Line Adjustment

☐ Lot Combination:

Other: _____

Existing Zoning Classification: E- General Business

Property Owner's Name: John Bartosh Tele: 417-437-6474

Mailing Address: 13500 Eleven Dollar Ranch
City: Carthage State: MO Zip: 64836

Email: jbartosh@jaspercountymo.gov Fax: _____

Applicant: John Bartosh Tele: 417-437-6474

Mailing Address: 13500 Eleven Dollar Ranch
City: Carthage State: MO Zip: 64836

Email: jbartosh@jaspercountymo.gov Fax: _____

Engineer's name: N/A Tele: _____

Mailing Address: _____
City: _____ State: _____ Zip: _____

Email: _____ Fax: _____

Surveyor's name: Indian Creek Surveying LLC / Jim Herre Tele: 417-291-3297

Mailing Address: P.O. Box 4246
City: Joplin State: MO Zip: 64803-4246

Email: indiancreeksurveying@gmail.com Fax: _____

Legal Description:

Car misc 24.61A N SIDE SW NW EX TR SOLD TO
CHURCH & EX HWY.

"See Attached full description"

The following shall be submitted with this application:

☒ Filing Fee: \$200.00

☐ Re-Plat

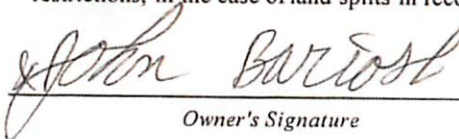
- ☐ Location of lots, streets and alleys
- ☐ Location of building lines on front and side streets
- ☐ Location of any right-of-ways and easements
- ☐ Location of any existing structures, fences, walls, etc.
- ☐ North indicator, date of preparation and written scale

☒ Lot Split Survey (Lot Line Adjustment, Lot Division, Lot Combination)

- ☐ Property boundaries of the existing site
- ☐ North indicator, date of preparation and written scale
- ☐ Parcel boundaries of proposed parcels to be created and the net area
- ☐ Location of existing streets and rights-of-way with all dimensions
- ☐ Location of existing structures, fences, walls, etc.
- ☐ Title search of parcel to be split

☒ Certificates required for the recording of the survey plat with the Jasper County Recorder's Office

☐ Any additional pertinent information as required by the staff, such as copies of current covenants, conditions and restrictions, in the case of land splits in recorded subdivisions.


Owner's Signature


Applicant's Signature

Return form to: Public Works Department

Office Use Only: Date Received: 11/17/2021

Filing Fee: ☒ Yes

Date for City Staff Review: _____ Public Works Committee Review Date: 12/6/2022

City Council Dates: _____

Web Copy

Recorded in Jasper County, Missouri

Recording Date/Time: 02/02/2022 at 02:21:22 PM

Book: 2628 Page: 308

Instr #: 2022002026

Type: WD

Pages: 3

Fee: \$30.00 S



Electronically Recorded

Charlotte Pickering
Recorder of Deeds

Warranty Deed

THIS DEED, Made and entered into this 1st day of Feb, 2022 by and between

Juston Mitchell and Adrienne Mitchell, husband and wife

hereinafter referred to as GRANTOR, whether one or more, and

John Bartosh

hereinafter referred to as GRANTEE, whether one or more.

(Grantee's mailing address is 3635 CR 110 Carthage MO 64834)

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate, situated in the County of Jasper and State of Missouri, to wit:

Before Lot Line Adjustment

Tract 1: All of the North 54 rods, same being the North 27 acres of the Southwest Quarter of the Northwest Quarter in Section 22, Township 28, Range 31, in the City of Carthage, Jasper County, Missouri, EXCEPT highway right-of-way and EXCEPT Beginning 30 feet East of the Southwest corner of the North 27 acres of the Southwest Quarter of the Northwest Quarter of Section 22, Township 28, Range 31, said point being 431 feet North and 30 feet East of the Southwest corner of the Northwest Quarter of Section 22, Township 28, Range 31, thence East 660 feet, thence North 250 feet, thence West 660 feet, thence South 250 feet to the point of beginning.

Tract 2: All of the Northeast Quarter of the Southwest Quarter and all of the Southeast Quarter of the Northwest Quarter in Section 22, Township 28, Range 31, Jasper County, Missouri.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto Grantee forever, Grantor covenanting that it, and the heirs, executors, administrators and assigns of such, shall and will WARRANT AND DEFEND the title to the premises unto Grantee, and to the heirs and assigns of such forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws.

Charlotte Pickering, Recorder of Deeds

2189000

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARTHAGE
AMENDING AN ADMINISTRATIVE LOT SPLIT FOR PROPERTY LOCATED AT 415
N. PARSONS STREET, IN THE CITY OF CARTAHGE MISSOURI.**

WHEREAS, Article II Section 22 of the Code of Carthage provides for the approval of plats for subdivisions in the City of Carthage; and

WHEREAS, Section 22-21 provides for exemptions from the full provisions of the article with approval by the Mayor and City Council; and

WHEREAS, city staff reviewed the application and the proposed land split map for completeness and accuracy; and

WHEREAS, staff presented its recommendation to the Public Works Committee at its regularly scheduled meeting of December 6, 2022 for action and recommendation to the City Council; and

WHEREAS, on December 6, 2022 the Public Works Committee considered and discussed the staff recommendation and voted unanimously in favor of recommending said administrative lot split to the City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
CARTHAGE, JASPER COUNTY, MISSOURI, THE MAYOR CONCURRING HEREIN,
AS FOLLOWS:**

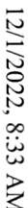
That pursuant to Section 22-21 (d) of the Code of Carthage, the administrative lot split of property known as 415 N. Parsons Street in Carthage, Missouri (the "Property") as recommended by the City's Public Works Committee is hereby approved as submitted (attached).

PASSED AND APPROVED THIS ____ DAY OF _____, 2022.

Dan Rife, Mayor

ATTEST:

City Clerk



ADMINISTRATIVE SUBDIVISION APPLICATION

"America's Maple Leaf City"



Date: 11/30/22

Filing Fee: \$200.00

Property Location: 415 W. PARSONS

Name of Subdivision: CARTHAGE MISC. LOTS.
(if applicable)

☐ Re-Plat

☐ Lot Line Adjustment

☒ Lot Division

☐ Lot Combination

☐ Other: _____

Existing Zoning Classification: D - LOCAL BUSINESS

Property Owner's Name BRADLEY & VANESSA SCHRADER Tele: 793 417-388-3317

Mailing Address: 16255 MAPLE RD. CARTHAGE State: MO Zip: 64836

Email: _____ Fax: _____

Applicant: JAMES SCHRADER Tele: 417-388-0080

Mailing Address: 13299 COUNTY RD 160 CARTHAGE State: MO Zip: 64836

Email: _____ Fax: _____

Engineer's name: N/A Tele: _____

Mailing Address: _____ State: _____ Zip: _____

Email: _____ Fax: _____

Surveyor's name: MT SURVEYING Tele: 417-623-2525

Mailing Address: 2224 S. MAIN ST JOPLIN State: MO Zip: 64804

Email: _____ Fax: _____

Legal Description: SEE ATTACHMENT

The following shall be submitted with this application:

☒ Filing Fee: \$200.00

☐ **Re-Plat**

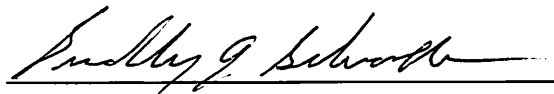
- ☐ Location of lots, streets and alleys
- ☐ Location of building lines on front and side streets
- ☐ Location of any right-of-ways and easements
- ☐ Location of any existing structures, fences, walls, etc.
- ☐ North indicator, date of preparation and written scale

☐ **Lot Split Survey (Lot Line Adjustment, Lot Division, Lot Combination)**

- ☒ Property boundaries of the existing site
- ☒ North indicator, date of preparation and written scale
- ☒ Parcel boundaries of proposed parcels to be created and the net area
- ☒ Location of existing streets and rights-of-way with all dimensions
- ☒ Location of existing structures, fences, walls, etc.
- ☐ Title search of parcel to be split

☒ Certificates required for the recording of the survey plat with the Jasper County Recorder's Office

☐ Any additional pertinent information as required by the staff, such as copies of current covenants, conditions and restrictions, in the case of land splits in recorded subdivisions.


Owner's Signature


Applicant's Signature

Return form to: Public Works Department

Office Use Only: Date Received: <u>11/30/22</u>	Filing Fee: ☒ Yes
Date for City Staff Review: <u>11/30/22</u>	Public Works Committee Review Date: <u>12/6/22</u>
City Council Dates: <u>12/13/22</u>	

ADMINISTRATIVE SUBDIVISION REVIEW PROCESS:

It is strongly recommended that all property owners considering an adjustment of a property line, or division of their property (lot split), to contact the Public Works Department staff, who will explain the review process, applicable requirements and standards, potential issues, and provide the necessary forms.

- Request Administrative Subdivision Application from Public Works Department
- Applicant completes application and returns it to the Public Works Department
- Public Works staff reviews the application and directs any concerns to the Applicant
- Once the applicant pays the filing fee a meeting of City Staff is called to review the application
- Administrative Subdivision request is placed on the next Public Works Committee Agenda
- Applicant is notified of the meeting date.
- Public Works Committee conducts meeting and votes on recommendation to City Council regarding approval or denial of request.
- Administrative Subdivision request is discussed at next regularly scheduled City Council meeting and a ruling is made.

Note: Public Works Committee meets on the first and third Tuesday of each month.

Recorded in Jasper County, Missouri

Recording Date/Time: 10/28/2022 at 03:00:59 PM

Book: 2662 Page: 184

Instr #: 2022018592

Type: PRL

Pages: 2

Fee: \$27.00 S



Electronically Recorded

Charlotte Pickering
Recorder of Deeds

PARTIAL REAL ESTATE DEED OF TRUST RELEASE

Date: 10/28/2022

For consideration, the receipt of which is hereby acknowledged, the undersigned does hereby partially release and discharge the lien given to ARVEST BANK, Grantor, by BRADLEY J SCHRADER SPOUSE OF VALISA SCHRADER AND VALISA M SCHRADER SPOUSE OF BRADLEY SCHRADER, Grantee, in the records of JASPER County, State of MISSOURI, in deed of trust record:

Instrument Number(s): BOOK 2207 PAGES 113-123 RECORDED 07/19/2011 DATED 07/11/2011

Loan Number(s): 4294686 JPL 765

Legal Description:

415-417 Parsons, Carthage, MO 64836 Parsons, Carthage, MO 64836
TRACT 1

A TRACT OF LAND DESCRIBED AS COMMENCING AT A FOUND IRON PIN 430 FEET NORTH OF THE THE NORTHWEST CORNER OF VINE AND PARSONS STREET, THENCE N88°53'55"W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N88°53'55"W A DISTANCE OF 90.00 FEET,

THENCE N01°48'53" E A DISTANCE OF 230.00 FEET;

THENCE S88°53'55" A DISTANCE OF 200.00 FEET;

THENCE S01°48'53"W A DISTANCE OF 146.00 FEET;

THENCE N88°53'55"W A DISTANCE OF 110.00 FEET;

THENCE S01°48'53"W A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING, ALL IS SECTION 4, TOWNSHIP 28. RANGE 31. IN THE CITY OF CARTHAGE, JASPER COUNTY, MISSOURI.

This release does not include nor affect the lien upon any property encumbered by the aforementioned deed of trust except property specifically described herein this 28th day of October, 2022.

Prepared by: Kendra Pope

Arvest Bank

PO Box 799

Lowell, AR 72745

By: 

CHRIS WESTON, VICE PRESIDENT

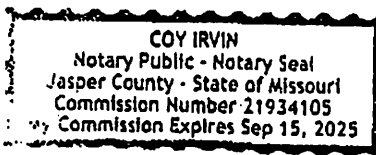
State of MO
County of Jasper

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person within named, CHRIS WESTON, to me personally known, who stated that he/she was the VICE PRESIDENT of Arvest Bank, and was duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREFORE, I have hereunto set my hand and official seal this 28th day of October, 2022.

Notary: Coy Irvin

My Commission Expires: 9/15/25



CITY OF CARTHAGE
STREET DEPT INVENTORY
Updated 7/1/19

	Item Description	Serial No.	Value	Purchase Date	Purchased From	ID Tag #
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Surplus

2008 Cub Cadet 4x+B35:H354 EFI Tracker Utility Vehicle	1E22BG40031	\$ 5,799.00	4/25/12	Race Brothers	N/A
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Given to Recycle Center, we keep and maintain