



PLANNING AND ZONING COMMISSION MEETING

AUGUST 20, 2026 @ 6:00 PM
MONETT CITY ANNEX, 100 S. MAPLE ST.

AGENDA

I. Call to Order

II. Approval of the Agenda

- A. Consent Agenda
 - i. Approval of the Minutes from the June 18th, 2026 Meeting of the Planning and Zoning Commission
 - ii. Approval of the Minutes from the July 16th, 2026 Meeting of the Planning and Zoning Commission

III. Public Comments

- A. General public comments not pertaining to agenda items are to be given 3 minutes per person. Comments pertaining to agenda items are to be discussed during the appropriate section.

IV. Old Business

V. New Business

- A. Proposed Plat for Minor Subdivision: the Clark Industries Expansion Minor Subdivision

VI. Regular Business

VII. Informational Items

- A. Brief Mention of Future Online Access to Planning and Zoning Commission Board Page via CivicClerk
- B. Next Planning and Zoning Board Meeting scheduled for Thursday, September 17th, 2026, at 6:00PM at the City Annex at 100 S. Maple St.

VIII. Adjournment

PLANNING AND ZONING COMMISSION MEETING MINUTES

Thursday, June 18, 2026, 6:00 p.m.

Monett City Annex

Members Present

Commissioners Jeff Carr, Randall Click, Darren Indovina, and Kevin Cloud

Members Absent

Chairman Mike Wallace; Commissioners Randy Burke and Gale Huffmaster

Staff Present

Community Development Director Doug Potts; Community Development Assistant Andrew Miller; Deputy City Clerk Jackie Williams

I. Call to Order

Commissioner Jeff Carr called the meeting to order at 6:00 p.m.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Approval of Agenda

Commissioner Kevin Cloud moved to approve the agenda. Commissioner Randall Click seconded the motion.

Vote: Motion carried unanimously.

IV. Public Comments

No public comments were received.

V. Regular Business

A. Consent Agenda

1. Approval of Minutes – May 21, 2026, Planning and Zoning Commission Meeting

- Commissioner Kevin Cloud moved to approve May 21, 2026, Planning and Zoning Commission meeting minutes. Commissioner Randall Click seconded the motion.

Vote: Motion carried unanimously.

VI. Old Business

A. Vacant Building Registry

- Community Development Director Doug Potts presented a revised draft of the proposed Vacant Building Registry that addressed concerns raised by the Commission at previous meetings. Discussion focused on implementation procedures and potential benefits, including support for emergency services.
- Commissioner Randall Click moved to recommend approval of the implementation of a Vacant Building Registry. Commissioner Kevin Cloud seconded the motion.

Vote: Motion carried unanimously.

VII. New Business

A. Petition to Amend the Zoning Ordinance – Rezoning a Portion of the Property at Monett Veterinary Hospital from Zone "B" Second Residential to Zone "C" Commercial

- Community Development Director Doug Potts and Community Development Assistant Andrew Miller explained that the petitioners requested to rezone a portion of the property from Zone "B" Second Residential to Zone "C" Commercial to place a sign in that area.
- Community Development Director Doug Potts recommended that the Commission approve the rezoning request.
- Commissioner Kevin Cloud moved to approve the request to rezone a portion of the property at Monett Veterinary Hospital from Zone "B" Second Residential to Zone "C" Commercial. Commissioner Randall Click seconded the motion.

Vote: Motion carried unanimously.

VIII. Informational Items

A. General Discussion and Q&A Regarding the Differences Between Subdivisions and Minor Subdivisions

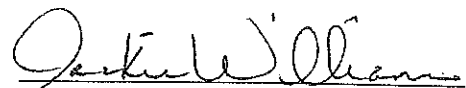
- Community Development Assistant Andrew Miller explained the differences between subdivisions and minor subdivisions.

B. Next Meeting

The next regular Planning and Zoning Commission meeting is scheduled for July 16, 2026, at 6:00 p.m. at the Monett City Annex.

IX. Adjournment

There being no further business, the meeting was adjourned.


Jackie Williams, Deputy City Clerk

PLANNING AND ZONING COMMISSION MEETING MINUTES

**Thursday, July 16, 2026, 6:00 p.m.
Monett City Annex**

Members Present

Commissioners Jeff Carr; Randall Click; Darren Indovina; Randy Burke; Gale Huffmaster; and Kevin Cloud

Members Absent

Chairman Mike Wallace

Staff Present

Community Development Director Doug Potts; Community Development Assistant Andrew Miller; Deputy City Clerk Jackie Williams

I. Call to Order

Commissioner Jeff Carr called the meeting to order at 6:00 p.m.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Approval of Agenda

Discussion was held regarding the change of the title of agenda item VI. New Business, C. Recommendation for Approval of the Proposed City Comprehensive Plan to Commission Approval of the Proposed City Comprehensive Plan.

Commissioner Randy Burke moved to approve the change of the title of agenda item VI. New Business, C. Recommendation for Approval of the Proposes City Comprehensive Plan to Commission Approval of the Proposed City Comprehensive Plan. Commissioner Darren Indovina seconded the motion.

Vote: Motion carried unanimously.

Commissioner Randy Burke moved to approve the agenda. Commissioner Randall Click seconded the motion.

Vote: Motion carried unanimously.

IV. Public Comments

No public comments were received.

V. Regular Business

There was no regular business.

VI. Old Business

There was no old business.

VII. New Business

A. Rezoning of the 360 Chapell Drive Parcel from Zone "AG" Agricultural to Zone "D" Industrial

Presented by Community Development Director Doug Potts.

The petitioner requested that 360 Chapell Drive be rezoned from Zone "AG" Agricultural to Zone "D" Industrial for the purpose of development.

Petitioner Tim Schowe of Cochran Engineering spoke to the commissioners about the proposed project.

Public Comments

Jason Noland inquired whether the proposed project would create new jobs in the area.

Commissioner Gail Huffmaster moved to approve the rezoning request for the parcel located at 360 Chapell Drive from Zone "AG" Agricultural to Zone "D" Industrial. Commissioner Randy Burke seconded the motion.

Vote: Motion carried unanimously.

B. Minor Subdivision Plat of the North Methodist Rolling Acres Minor Subdivision

Presented by Community Development Assistant Andrew Miller

Petitioners Gale Huffmaster and Kevin Cloud, trustees representing the First United Methodist Church, are proposing a minor subdivision of church-owned property. They are requesting the subdivision because they intend to sell the land.

Further discussion was held regarding this matter.

Public Comments

There were no public comments.

Petitioners Gale Huffmaster and Kevin Cloud, as trustees representing the First United Methodist Church, will abstain from voting on this matter.

Commissioner Randy Burke moved to approve the Minor Subdivision Plat for the North Methodist Rolling Acres Minor Subdivision. Commissioner Randall Click seconded the motion.

Roll call: Commissioner Darren Indovina – Aye; Commissioner Randall Click – Aye; Commissioner Jeff Carr – Aye; Commissioner Randy Burke – Aye; Commissioner Kevin Cloud – Abstain; Commissioner Gale Huffmaster - Abstain

Vote: Aye – 4; Abstain – 2

C. Commission Approval of the Proposed City Comprehensive Plan

Presented by Community Development Director Doug Potts

The commissioners were provided with an update on the draft of the City of Monett Comprehensive Plan. The Comprehensive Plan is ready to be approved by the Monett Planning & Zoning Commission.

Public Comments

There were no public comments.

Commissioner Kevin Cloud moved to approve the Comprehensive Plan. Commissioner Randall Click seconded the motion.

Vote: Motion carried unanimously

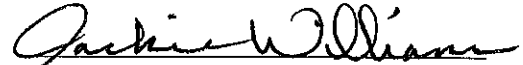
VIII. Informational Items

A. Next Meeting

The next regular Planning and Zoning Commission meeting is scheduled for August 20, 2026, at 6:00 p.m. at the Monett City Annex.

IX. Adjournment

There being no further business, the meeting was adjourned.


Jackie Williams, Deputy City Clerk

Staff Report

To: Planning and Zoning Commission
From: Andrew Miller, Development Assistant
Date: August 3, 2026
Re: Clark Industries Expansion Minor Subdivision

GENERAL INFORMATION

Petitioner Jack Schulz of Clark Industries, working on behalf of Dennis and Carol Flattem, owners of the land upon which we are subdividing, is proposing a minor subdivision on the Flattems' owned land in order to purchase and expand the manufacturing capacity of Clark Industries.

Mr. Schulz would like to expand their industrial capacity and scale up their manufacturing. Therefore, he plans to purchase the adjoining land within the Flattems' parcel and expand their manufacturing plant eastwards. As part of this expansion, he is working with and on behalf of the Flattems to navigate the minor subdivision process. We have written permission from the Flattems for Mr. Schulz to begin the process on their behalf.

It is my understanding that the Flattems would keep ownership of Lots 2, 3, and 4, with Clark Industries purchasing Lot 1 after subdivision.

At the time of writing this staff report, there are no easements listed on the initial draft copy of the Minor Subdivision Plat. Various parties are in various stages of either finding or adhering both recorded and prescriptive easements onto the Plat, particularly along the eastern and northern borders. If a newer version is available, it will be presented at the time of the Planning and Zoning meeting.

A reminder, while all recorded easements *should* be included in a plat, some unrecorded or prescriptive easements may not show up on a title search. A Minor Subdivision Plat does not invalidate any previous easements on a property – rather, it helps “set the record straight.”

PROPOSAL

Petitioner Jack Schulz, on behalf of owners Dennis and Carol Flattem, is proposing a Minor Subdivision on the Flattems' owned land, immediately east of Clark Industries within the City.



RECOMMENDATION

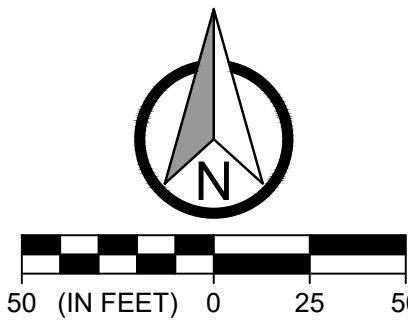
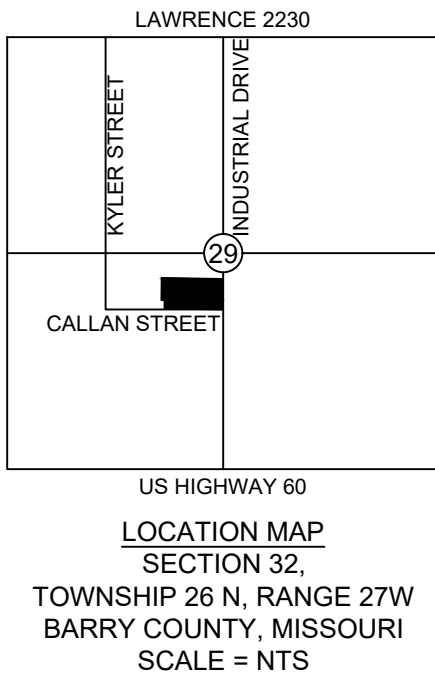
The Community Development Department recommends this Minor Subdivision be approved by the Planning and Zoning Commission as no new infrastructure or utilities are being proposed and all other requirements of the Minor Subdivision procedures are being adhered to.

ATTACHMENTS

Please see the following attachments:

1. Proposed Plat for the Clark Industries Expansion Minor Subdivision
 2. Petition from Dennis and Carol Flattem
 3. Property Report Card from Barry County
 4. Public Notice of proposed Minor Subdivision
 5. Newspaper Proof
 6. Plat Comments from Kevin Sprenkle indicating prescribed public utility easements
 7. Minor Subdivision Procedures
-

CERTIFICATE OF RECORDING



CALCULATED CORNER FROM PREVIOUS SURVEY BY ANDERSON ENGINEERING DATED 09-26-2016
NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 32;
TOWNSHIP 26N; RANGE 27W

POINT OF COMMENCEMENT
FOUND 1" BAR
NORTHEAST CORNER OF THE
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER
SECTION 32; TOWNSHIP 26N;
RANGE 27W

CITY OF MONETT
BARRY COUNTY, MISSOURI
SECTION 32, TOWNSHIP 26N, RANGE 27W

SURVEY DESCRIPTIONS:

PARENT TRACT SURVEY DESCRIPTION:
A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 316.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED
LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'06" WEST ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE 374.05 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE LEAVING SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AND THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE AND ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 704.84 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING THE NORTH LINE OF CALLAN STREET AND ALONG SAID EAST LINE NORTH 01°15'13" EAST, 100.00 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE NORTH 88°48'06" WEST, 39.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT DESCRIBED IN BOOK 21, PAGE 5277 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE THE 3 FOLLOWING COURSES: NORTH 01°15'13" EAST, 105.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 88°50'32" WEST, 3.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 01°15'13" EAST, 163.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE SOUTH LINE OF THE TRACT DESCRIBED IN BOOK 24, PAGE 4334 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE SOUTH 89°13'42" EAST, 746.42 FEET TO THE POINT OF BEGINNING, CONTAINING 6.26 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 1:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 690.05 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 305.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 284.22 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°15'13" EAST, 148.86 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 88°48'07" WEST, 115.62 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE SOUTH 01°15'13" WEST, 48.86 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING ON THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID NORTH LINE NORTH 88°48'06" WEST, 39.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT DESCRIBED IN BOOK 21, PAGE 5277 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT IN BOOK 21, PAGE 5277 THE FOLLOWING 3 COURSES: NORTH 01°15'13" EAST, 105.00 FEET; THENCE NORTH 88°50'32" WEST, 3.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 01°15'13" EAST, 163.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 24, PAGE 4334 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID SOUTH LINE SOUTH 89°13'42" EAST, 441.41 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE LEAVING SAID SOUTH LINE SOUTH 01°11'06" WEST, 371.78 FEET TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 2:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LOT 3:
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LOT 4:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGEND

- SECTION LINE
- SURVEY BOUNDARY
- LOT LINE
- FENCE
- EASEMENT LINE
- △ FOUND MONUMENT (AS NOTED)
- SECTION CORNER MONUMENT (AS NOTED)
- SET 5/8" W/ CAP STAMPED LS 2026031676

OWNER
DENNIS R. FLATTEM AND
CAROL FLATTEM

LAND SURVEYOR
ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
RONALD W. WALLACE P.L.S.
SOURCE OF DEED
DENNIS R. FLATTEM AND
CAROL FLATTEM
BOOK 304, PAGE 223

DRAWING INFORMATION

PROJECT NO: 250097
FIELD: TAW
DRAWN BY: JDW
CHECK BY: RLW
FIELD BOOK: 212
ISSUED DATE: 8-03-2026

SHT. 1 OF 1 REV. 3

NOTES:

- 1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
- 2) WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- 3) REFERENCE SURVEY USED:
1) BOOK 7, PAGE 88 BY JAMES C. TORBIT DATED 03-01-69
2) BOOK 100, PAGE 5 BY JAMES C. TORBIT DATED 4-13-68
3) SURVEY BY JERROD L. HOGAN DRAWING NUMBER JOP-100-4219 DATED 09-26-16
- 4) BOOK 96, PAGE 7909 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, - A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT IN FAVOR OF CITY OF MONETT, FOR ELECTRICAL LINE OR LINES ALONG WITH INGRESS/EGRESS EASEMENT, BLANKET IN NATURE.

FLOOD NOTE:

THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2900900041C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

OTHER AREAS
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING DATA:

SUBJECT PROPERTY IS ZONED
DISTRICT D - INDUSTRIAL DISTRICT

SUBDIVISION INFORMATION

TOTAL ACRES: 6.26±
TOTAL STREET DEDICATION ACRES: 0.00±
TOTAL NO OF BUILDABLE LOTS: 4
SMALLEST LOT: LOT 2 (17199± SQ. FT.)
LARGEST LOT: LOT 1 (141,736± SQ. FT.)
CURRENT ZONING: D (INDUSTRIAL)

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS SURVEY DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREET, THAT THE SUBDIVISION SHOWN IS IN COMPLIANCE WITH THE CITY OF MONETT SUBDIVISION ORDINANCE AND THAT THEREFORE THIS SUBDIVISION HAS BEEN APPROVED BY THE MONETT PLANNING AND ZONING COMMISSION, SUBJECT TO ITS BEING RECORDED IN THE BARRY COUNTY REGISTRY WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

DATE MONETT PLANNING AND ZONING COMMISSION

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF MONETT, MISSOURI AND I FREELY ADOPT THIS PLAT OF SUBDIVISION.

OWNER OWNER

DATE DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF BARRY) SS
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SEAL)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AND ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ZANEVAN ENGINEERING LLC, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE JULY 28, 2026
ZANEVAN ENGINEERING LLC, 2026031676
BY

RONALD W. WALLACE DATE
MO. PLS. NO. 2019015191



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



MONETT

PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Come now petitioners Dennis and Carol Hatten

We intend to utilize the City of Monett's Minor Subdivision process and procedures to subdivide my owned property, which has the following address:

8 Industrial Drive

We would like to present our Plat to the Planning and Zoning Commission during the next Commission meeting.

Sincerely,

Property Owners: x Dennis R Hatten Carol Hatten

Bldg / Addn		Description	Units			Year									
1 of 6	Bldg	O 608 Metal Light Mfg - Rigid Steel Frame													
	Pre	P 608 Metal Light Indust. - Rigid Steel Frar	2,401												
	Adj	Canopy - attached - High	192												
	Adj	Concrete patio - High	192												
1 of 2	Ex	1S MTL SHED W24.00 x L24.00 576 SF	1			1978									
2 of 2	Ex	Door O.H. - Steel Roll - Manual, 10 Ft Wide, 10 Ft High	1			1978									

Precomputed Addition		Verticals							Plumbing			B	Ext
Occ. Code	604	Ftg & Fdtn											
Occ. Descr.	Metal Office	Exterior wall											
		Interior wall											
		Pilasters											
		Wall facing											
		Windows											
Year Built	1978	Fronts/Doors											
EFF Age/Yr	47/ 1978	Horizontals							Adjustments				
Condition	NML	Basement											
		Roof											
		Ceiling											
		Struct. Floor											
		Floor Cover											
Description	1S MTL	Partitions											
Style	Metal - Post	Framing											
Width	10	HVAC											
Base	210	Electrical											
Bsmt	0	Sprinkler											
Decorative Fr	Yes												
GBA	3,836												

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(rev. 28.0.58)

Bldg / Addn		Description	Units				Year								
Addtn 1	Adtn	O 604 Metal Office													
	Pre	P 604 Metal Office	210												
	Adj	A/C - deduct - Low	210												
	Adj	Floor - no finish - Low	210												

Precomputed Addition		Verticals						Plumbing		
Occ. Code	608	Fig & Fdtn							B	Ext
Occ. Descr.	Metal Light Mfg - Rigid Steel Frame	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1993	Horizontals								
EFF Age/Yr	32/ 1993	Basement						Adjustments		
Condition	NML	Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
Description	1S MTL ADDITON	Framing								
Width	49	HVAC								
Ht	12	Electrical								
Base	1,225	Sprinkler								
Bsmt	0									
GBA	3,836									
								© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58)		

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(rev. 28.0.58)

Bldg / Addn		Description	Units				Year								
Addtn 2	Adtn	O 608 Metal Light Mfg - Rigid Steel Frame													
	Pre	P 608 Metal Light Indust. - Rigid Steel Frar	1,225												

Precomputed Structure		Verticals						Plumbing			B	Ext		
Occ. Code	603	Fig & Fdtn												
Occ. Descr.	Metal Warehouse - Post Frame	Exterior wall												
		Interior wall												
		Pilasters												
		Wall facing												
		Windows												
		Fronts/Doors												
Year Built	1995													
EFF Age/Yr	30/ 1995	Horizontals												
Condition	A NML	Basement												
		Roof												
		Ceiling												
		Struct. Floor												
Description	1S MTL	Floor Cover												
		Partitions												
		Framing												
		HVAC												
		Electrical												
		Sprinkler												
Width	48													
Ht	12													
Base	2,304													
Bsmt	0													
GBA	2,304													
												Adjustments		
Canopy - attached										336	AVG			
Concrete patio										336	High			
Heat - none										2,304	AVG			
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Bldg / Addn		Description	Units			Year								
4 of 6	Bldg	O 603 Metal Warehouse - Post Frame												
	Pre	P 603 Metal Warehouse - Post Frame	2,304											
	Adj	Canopy - attached - AVG	336											
	Adj	Concrete patio - High	336											
	Adj	Heat - none - AVG	2,304											
	Ex	Door	3			1995								
		O.H. - Door - Manual, 10 Ft Wide, 10 Ft High												

Precomputed Structure		Verticals						Plumbing			
Occ. Code	603	Fig & Fdtn							B	Ext	
Occ. Descr.	Metal Warehouse - Post Frame	Exterior wall									
		Interior wall									
		Pilasters									
		Wall facing									
		Windows									
		Fronts/Doors									
Year Built	1995										
EFF Age/Yr	30/ 1995	Horizontals									
Condition	NML	Basement									
		Roof									
		Ceiling									
		Struct. Floor									
Description	1S MTL	Floor Cover							Heat - none	2,400	Low
		Partitions									
		Framing									
		HVAC									
		Electrical									
		Sprinkler									
Width	48										
Ht	12										
Base	2,400										
Bsmt	0										
GBA	2,400										
						© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58)					

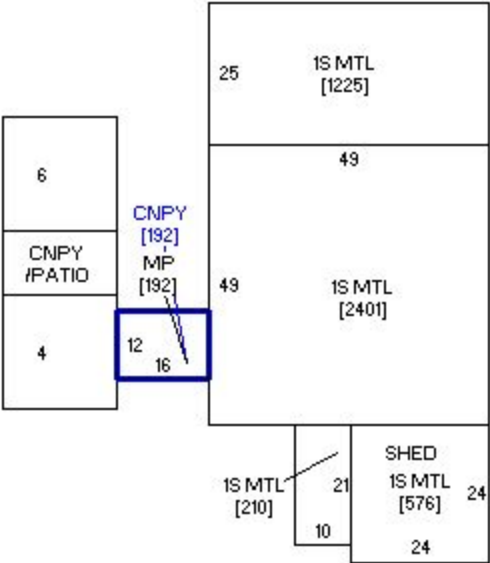
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(rev. 28.0.58)

Bldg / Addn		Description	Units			Year								
5 of 6	Bldg	O 603 Metal Warehouse - Post Frame												
	Pre	P 603 Metal Warehouse - Post Frame	2,400											
	Adj	Heat - none - Low	2,400											
	Ex	Door	3			1995								
		O.H. - Door - Manual, 10 Ft Wide, 10 Ft High												

Precomputed Structure			Verticals						Plumbing			B	Ext
Occ. Code	716		Fig & Fdtn										
Occ. Descr.	Mini - Storage		Exterior wall										
			Interior wall										
			Pilasters										
			Wall facing										
			Windows										
			Fronts/Doors										
Year Built	2003												
EFF Age/Yr	22/	2003	Horizontals										
Condition	NML		Basement										
			Roof										
			Ceiling										
			Struct. Floor										
			Floor Cover										
Description	MINI STORAGE		Partitions							Partition - plywood	216	High	
Style	Metal - Post Frame		Framing										
Stories	1		HVAC										
1st Flr Wall F	9		Electrical										
Base	2,400		Sprinkler										
1st Flr Inset A	0												
GBA	2,400												
Total Units	0												
© 1995-2026 Vanguard Appraisals, Inc. (rev. 28.0.58)													

Bldg / Addn	Description	Units	Year											
6 of 6	Bldg O 716 Mini - Storage													
	Pre P 716 Mini - Storage	2,400												
	Adj Partition - plywood - High	216												
	Ex Door	10	2003											
	O.H. - Door - Manual, 7 Ft Wide, 9 Ft High													


MINI STORAGE



Sketch 1 of 1



Photo 1 of 6 12/20/2024

12/20/2024 - BLDG (FRONT)



Photo 2 of 6 04/28/2009

10/28/2009 - METAL BLDG (BACK)



Photo 3 of 6 10/28/2009

10/28/2009 - MTL BLDG (BACK)



Photo 4 of 6 04/28/2009

10/28/2009 - BACK OF .006 (BACK)



Photo 5 of 6 03/28/2003

03/28/2003 - MINI STORAGE



Photo 6 of 6 10/28/2009

10/28/2009 - MINI STORGE (BACK)

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **August 20th @ 6:00pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following:

A Proposed Plat of the Clark Industries Expansion Minor Subdivision

Barry County:

A Tract of Land being a Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 26 North, Range 27 West of the 5th Principal Meridian, City of Monett, Barry County, Missouri, being more particularly described as follows:

Commencing at a Found 1" Steel Bar at the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 31; Thence along said Northeast Quarter of the Southwest Quarter also being the West Right of Way of Industrial Drive South 01°11'06" West, 316.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 being the Point of Beginning; Thence continuing South 01°11'06" West along said Northeast Quarter of the Southwest Quarter of Section 32, also being the West Right of Way of Industrial Drive 374.05 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 on the North Right of Way of Callan Street; Thence leaving said Northeast Quarter of the Southwest Quarter of Section 32 and the West Right of Way of Industrial Drive and along said North Right of Way of Callan Street North 88°48'07" West, 704.84 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 on the East Line of the Tract of Land described in Book 16, Page 2152 in the Recorder of Deeds Office in Barry County, Missouri; Thence leaving the North Line of Callan Street and along said East Line North

01°15'13" East, 100.00 Feet to the North Line of Said Tract; Thence leaving said East Line and along the North Line North 88°48'06" West, 39.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 on the East Line of the Tract described in Book 21, Page 5277 in the Recorder of Deeds Office in Barry County, Missouri; Thence leaving said North Line and along said East Line the 3 Following Courses, North 01°15'13" East, 105.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676; Thence North 88°50'32" West, 3.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676; Thence North 01°15'13" East, 163.50 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 on the South Line of the Tract described in Book 24, Page 4334 in the Recorder of Deeds Office in Barry County, Missouri; Thence Leaving said East Line and Along said South Line South 89°13'42" East, 746.42 Feet to the Point of Beginning. Containing 6.26 Acres, more or less. Subject to any and all Easements of Record or of Fact. Bearings Base on Grid North of the Missouri State Plane Coordinate System of 1983, West Zone.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of 6:00 p.m. on the 20th day of August 2026 will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom of the Monett City Annex, located at 100 S. Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission

**NOTICE OF PLANNING AND
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the Recorder of Deeds Office in Barry County, Missouri; Thence leaving said North Line and along said East Line the 3 Following Courses, North 01°15'13" East, 105.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676; Thence North 88°50'32" West, 3.00 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676; Thence North 01°15'13" East, 163.50 Feet to a Set 5/8" Rebar and Cap Stamped LS 2026031676 on the South Line of the Tract described in Book 24, Page 4334 in the Recorder of Deeds Office in Barry County, Missouri; Thence Leaving said East Line and Along said South Line South 89°13'42" East, 746.42 Feet to the Point of Beginning. Containing 6.26 Acres, more or less. Subject to any and all Easements of Record or of Fact. Bearings Base on Grid North of the Missouri State Plane Coordinate System of 1983, West Zone.

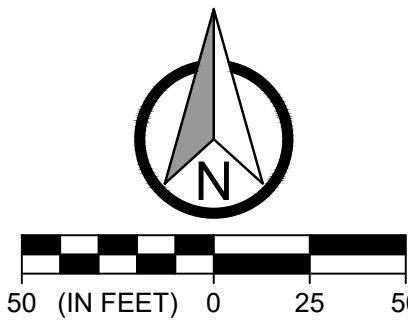
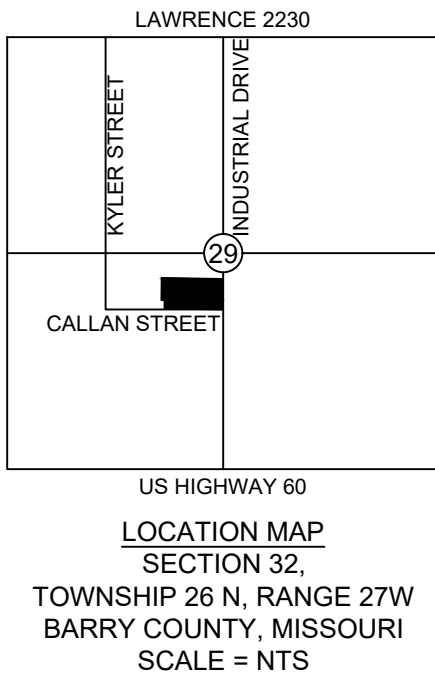
Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00 p.m. on the 20th day of August 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom of the Monett City Annex, located at 100 S. Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and
Zoning Commission

#R-16467-8-5-1tc

CERTIFICATE OF RECORDING



CALCULATED CORNER FROM PREVIOUS SURVEY BY ANDERSON ENGINEERING DATED 09-26-2016
NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 32;
TOWNSHIP 26N; RANGE 27W

POINT OF COMMENCEMENT
FOUND 1" BAR
NORTHEAST CORNER OF THE
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER
SECTION 32; TOWNSHIP 26N;
RANGE 27W

CITY OF MONETT
BARRY COUNTY, MISSOURI
SECTION 32, TOWNSHIP 26N, RANGE 27W

SURVEY DESCRIPTIONS:

PARENT TRACT SURVEY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 316.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED
LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'06" WEST ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE 374.05 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE LEAVING SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AND THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE AND ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 704.84 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING THE NORTH LINE OF CALLAN STREET AND ALONG SAID EAST LINE NORTH 01°15'13" EAST, 100.00 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID NORTH LINE NORTH 88°48'06" WEST, 39.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT DESCRIBED IN BOOK 21, PAGE 5277 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE THE FOLLOWING COURSES: NORTH 01°15'13" EAST, 105.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 88°50'32" WEST, 3.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 01°15'13" EAST, 163.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE SOUTH LINE OF THE TRACT DESCRIBED IN BOOK 24, PAGE 4334 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE SOUTH 89°13'42" EAST, 746.42 FEET TO THE POINT OF BEGINNING, CONTAINING 6.26 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 1:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 690.05 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 305.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 284.22 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°15'13" EAST, 148.86 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 88°48'07" WEST, 115.62 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE SOUTH 01°15'13" WEST, 48.86 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING ON THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID NORTH LINE NORTH 88°48'06" WEST, 39.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT DESCRIBED IN BOOK 21, PAGE 5277 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT IN BOOK 21, PAGE 5277 THE FOLLOWING 3 COURSES: NORTH 01°15'13" EAST, 105.00 FEET; THENCE NORTH 88°50'32" WEST, 3.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE NORTH 01°15'13" EAST, 163.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 24, PAGE 4334 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID SOUTH LINE SOUTH 89°13'42" EAST, 441.41 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE LEAVING SAID SOUTH LINE SOUTH 01°11'06" WEST, 371.78 FEET TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 2:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 690.05 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 589.22 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'07" WEST, 115.62 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE EAST LINE OF THE TRACT DESCRIBED IN BOOK 16, PAGE 2152 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG SAID EAST LINE AND ITS PERPETUATION NORTH 01°15'13" EAST, 148.86 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE SOUTH 88°48'07" EAST, 115.62 FEET; THENCE SOUTH 01°15'13" WEST, 148.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 3:
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COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 508.55 FEET TO A SET 5/8" REBAR AND CAP STAMPED 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'06" WEST ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE 181.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE LEAVING SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE NORTH 01°11'06" EAST, 181.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE SOUTH 88°48'07" EAST, 305.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LOT 4:
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 223 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" STEEL BAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01°11'06" WEST, 316.00 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'06" WEST ALONG SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 ALSO BEING THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE 192.55 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676 ON THE NORTH RIGHT OF WAY OF CALLAN STREET; THENCE LEAVING SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE NORTH 01°11'06" EAST, 181.50 FEET TO A SET 5/8" REBAR AND CAP STAMPED LS 2026031676; THENCE SOUTH 88°48'07" EAST, 305.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASE ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

NOTES:

- 1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
- 2) WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- 3) REFERENCE SURVEY USED:
1) BOOK 7, PAGE 88 BY JAMES C. TORBIT DATED 03-01-69
2) BOOK 100, PAGE 5 BY JAMES C. TORBIT DATED 4-13-68
3) SURVEY BY JERROD L. HOGAN DRAWING NUMBER JOP-100-4219 DATED 09-26-16
- 4) BOOK 96, PAGE 7909 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI, - A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT IN FAVOR OF CITY OF MONETT, FOR ELECTRICAL LINE OR LINES ALONG WITH INGRESS/EGRESS EASEMENT, BLANKET IN NATURE.

FLOOD NOTE:

THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2909030041C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

OTHER AREAS
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING DATA:

SUBJECT PROPERTY IS ZONED
DISTRICT D - INDUSTRIAL DISTRICT"

SUBDIVISION INFORMATION

TOTAL ACRES:	6.26±
TOTAL STREET DEDICATION ACRES:	0.00±
TOTAL NO OF BUILDABLE LOTS:	4
SMALLEST LOT:	LOT 2 (17199± SQ. FT.)
LARGEST LOT:	LOT 1 (141,736± SQ. FT.)
CURRENT ZONING:	D (INDUSTRIAL)

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS SURVEY DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREET, THAT THE SUBDIVISION SHOWN IS IN COMPLIANCE WITH THE CITY OF MONETT SUBDIVISION ORDINANCE AND THAT THEREFORE THIS SUBDIVISION HAS BEEN APPROVED BY THE MONETT PLANNING AND ZONING COMMISSION, SUBJECT TO ITS BEING RECORDED IN THE BARRY COUNTY REGISTRY WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

DATE MONETT PLANNING AND ZONING COMMISSION

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF MONETT, MISSOURI AND I FREELY ADOPT THIS PLAT OF SUBDIVISION.

OWNER OWNER

DATE DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF BARRY) SS
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED
THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SEAL)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED UNDER MY SUPERVISION FROM AND ACTUAL SURVEY OF THE LAND
HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI
STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ZANEVAN ENGINEERING
LLC, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED
OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE JULY 28, 2028
ZANEVAN ENGINEERING LLC. 2026031676
BY

RONALD W. WALLACE DATE
MO. PLS. NO. 2019015191

DRAWING INFORMATION

PROJECT NO: 250097
FIELD: TAW
DRAWN BY: JDW
CHECK BY: RLW
FIELD BOOK: 212
ISSUED DATE: 8-03-2026
SHT. 1 OF 1 REV. 3



LEGEND

- SECTION LINE
- SURVEY BOUNDARY
- LOT LINE
- FENCE
- EASEMENT LINE
- △ FOUND MONUMENT (AS NOTED)
- SECTION CORNER MONUMENT (AS NOTED)
- SET 5/8" W/ CAP STAMPED LS 2026031676

OWNER

DENNIS R. FLATTEM AND CAROL FLATTEM

LAND SURVEYOR

ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
RONALD W. WALLACE P.L.S.

SOURCE OF DEED

DENNIS R. FLATTEM AND CAROL FLATTEM
BOOK 304, PAGE 223

FOUND RAILROAD SPIKE
OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER
OF SECTION 32; TOWNSHIP 26N;
RANGE 27W

CALCULATED CORNER FROM PREVIOUS SURVEY BY ANDERSON ENGINEERING DATED 09-26-2016
SOUTHWEST CORNER
OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER
OF SECTION 32; TOWNSHIP 26N;
RANGE 27W