



October 6, 2020

To: Tom Stehn, City Administrator
Mallory Snodgras, City Clerk

From: Dustin Harrison, Building Official

Re: Resolution for Declaration of Surplus Property

Executive Summary

A resolution authorizing the former Reese School property on Grace Avenue to be deemed surplus property to advertise the sale of real estate between the City of West Plains, Missouri and potential buyers. Attached: LEGAL DESCRIPTION

Discussion

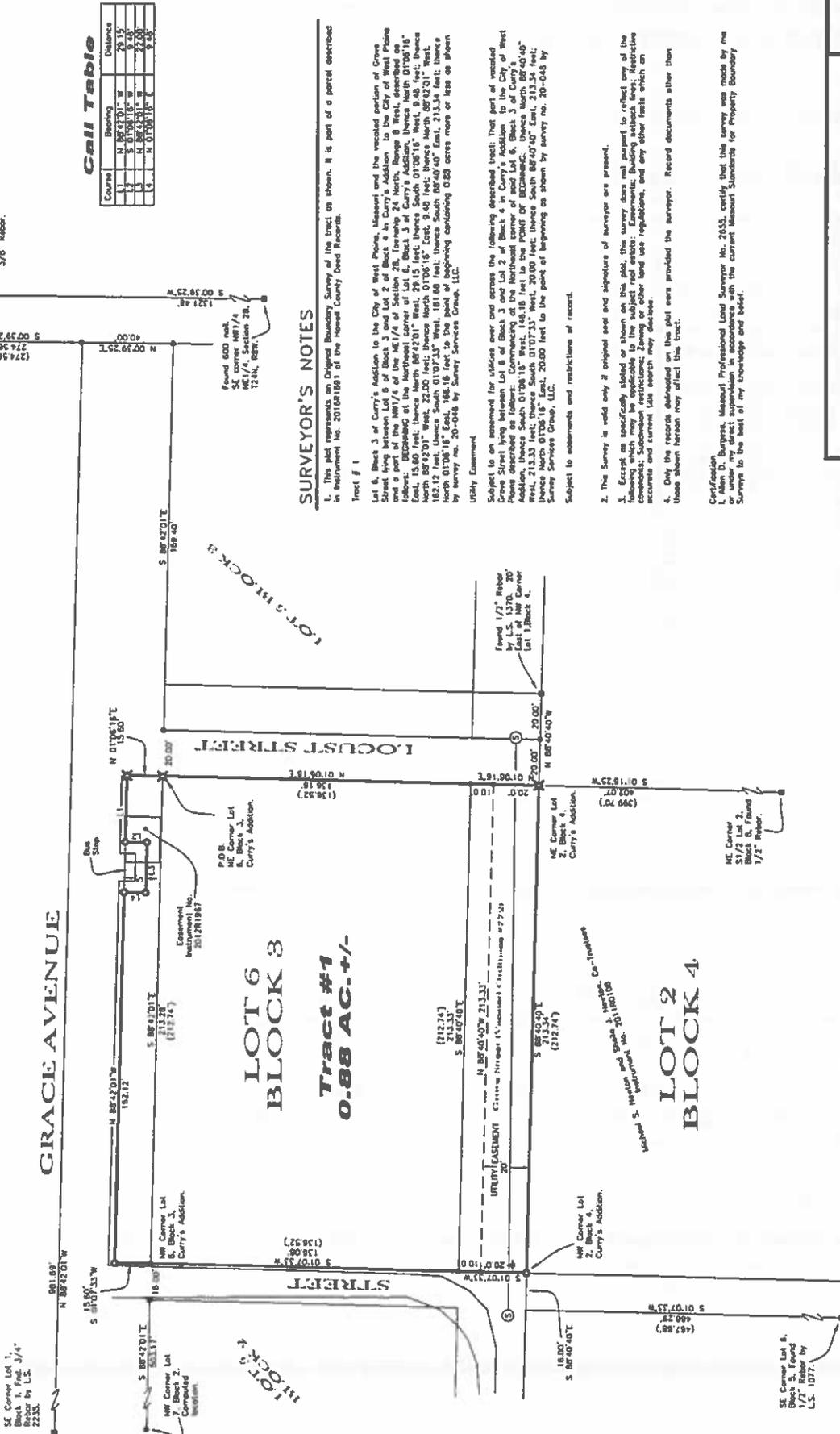
This was a property that over the course of several years deteriorated to the point it was in danger of collapse. It was ultimately demolished in 2016. The City of West Plains and the property owners worked together for the demolition of the property. The City agreed to use its crews to demolish the structure provided the landowners would deed the property to the City.

Fiscal Impact

The cost for the survey is in the amount of \$1,200.00 and will come out of the Planning Department budget.

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 28, T24N, R8W
AND LOT 6, BLOCK 3 AND VACATED GROVE STREET, IN
CURRY'S ADDITION TO THE CITY OF WEST PLAINS, MISSOURI.
(PLAT BOOK A, PAGE 23)

GRACE AVENUE



SURVEYOR'S NOTES

1. The plat represents an Original Boundary Survey of the tract as shown. It is part of a parcel described in instrument No. 201681891 of the Record County West Records.

Tract # 1

Lot 6, Block 3 of Curry's Addition to the City of West Plains, Missouri and the vacated portion of Grove Street lying between Lot 6 of Block 3 and Lot 2 of Block 4 in Curry's Addition to the City of West Plains and a part of the NW1/4 of the NE1/4 of Section 28, Township 24 North, Range 8 West, described as follows: Beginning at the Northwest Corner of Lot 6, Block 3 of Curry's Addition, thence North 01°20'18" West 22.00 feet; thence North 01°20'18" East 9.43 feet; thence North 89°43'31" West 27.00 feet; thence North 01°10'18" East 9.33 feet; thence North 89°23'17" West 281.35 feet to the point of beginning containing 0.88 acres more or less as shown by survey no. 20-048 by Survey Services Group, LLC.

Utility Easement

Subject to an easement for utilities over and across the following described tract: That part of vacated Grove Street lying between Lot 6 of Block 3 and Lot 2 of Block 4 in Curry's Addition to the City of West Plains described as follows: Commencing at the Northwest corner of said Lot 6, Block 3 of Curry's Addition, thence South 01°20'18" West 146.18 feet to the POINT OF BEGINNING; thence North 89°40'40" East 20.00 feet; thence South 89°40'40" East 20.00 feet to the point of beginning as shown by survey no. 20-048 by Survey Services Group, LLC.

Subject to easements and restrictions of record.

2. The Survey is valid only if original seal and signature of surveyor are present.

3. Except as specifically stated to the contrary on this plat, this survey does not and purport to effect any of the following which may be applicable to the subject real estate: Eminent Domain, Subdivision Regulations, comments, Subdivision restrictions, Zoning or other land use regulations, and any other facts which on accurate and current title search may disclose.

4. Only the records addressed on the plat were provided to the surveyor. Record documents other than those shown herein may affect the tract.

Certification
I, Allen D. Burgess, Missouri Professional Land Surveyor No. 2653, certify that this survey was made by me or under my direct supervision in accordance with the current Missouri Standards for Property Boundary Surveys to the best of my knowledge and belief.



GRID NORTH
MO. CENTRAL ZONE
ACCURACY CLASS: URBAN



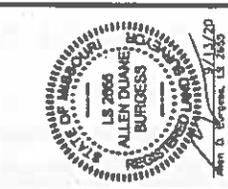
- LEGEND**
- FOUND MARKER, SEE NOTES
 - SET 3/8" x 18" REBAR W/ PLASTIC I.D. CAP
 - CALCULATED POSITION ONLY (NO MARKER SET)
 - ✕ DRILL HOLE IN SIDEWALK
 - SURVEYED BOUNDARY
 - - - - - FENCE LINE
 - (000.0) RECORD MEASUREMENT
 - ↓ FIRE HYDRANT



SURVEY SERVICES GROUP, L.L.C.
612 PORTER WAGONER BLVD. WEST PLAINS, MO 65755 417-255-2970
SURVEY SERVICES GROUP, LLC 2007020539 EXP. 12/31/2021

SURVEY FOR:
City of West Plains, Missouri

JOB NO. 20-046	FILE. 20-046	DATE. 9/13/20
DRAWN BY: A.D.B.	DWG. 20-046	SHEET: 1 OF 1
REVISED:		



SSG

INVOICE

Survey Services Group, LLC.

P.O. Box-9
 West Plains, Mo 65775
 Phone (417) 255-2970 Fax (417) 256-9688

DATE: September 13, 2020
INVOICE # 20-046 Reese Elementary

Bill To: City of West Plains, Missouri
 1910 Holiday Lane
 West Plains, MO 65775

Comments or Special Instructions:

				TERMS

ITEM	DESCRIPTION	UNIT PRICE	AMOUNT
Boundary Survey	Charges for a Property Boundary of the former Reese Elementary school site. A part of Lot 6, Block 3 and a part of the NW1/4 of the NE1/4 of Section 28, T24N, R8W. West Plains, Missouri.		\$1,200.00
SUBTOTAL			\$1,200.00
Finance Charge			\$0.00
TOTAL			\$1,200.00

Paid Check#
 Date

Thank You

Make all checks payable to **Survey Services Group, LLC.**
 If you have any questions concerning this invoice, Survey Services Group, LLC., 417-255-2970.