

**ORDINANCE NO. 4200**

**AN ORDINANCE APPROVING A FINAL PLAT OF COBIE ESTATES, A SUBDIVISION IN CLINTON, MISSOURI.**

**WHEREAS**, Josh Nadler filed an application in behalf of Hersh Properties LLC, to plat a metered tract of land lying directly south of Augusta Street and directly west of Price Lane; and

**WHEREAS**, the Clinton Planning Commission reviewed the plat on July 6, 2026, and by a vote of 7 Yeas, 0 Nays, 2 Absent, recommended approval of the plat;

**NOW, THEREFORE BE IT HEREBY ORDAINED** by the City Council of Clinton, Missouri that the following property, commonly known as 301 N. Price Lane, shall be known as A Final Plat of Cobie Estates:

*ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 41, RANGE 26, IN THE CITY OF CLINTON, HENRY COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SAID POINT BEING THE NORTHEAST (NE) CORNER OF LOT 54 IN AVERY'S SECOND ADDITION THENCE SOUTH 420 FEET, MORE OR LESS, TO THE CENTER OF LINCOLN STREET AS NOW LOCATED THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52, THENCE NORTHEAST (NE) ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF AUGUSTA STREET, THENCE WEST ALONG THE SOUTH LINE OF AUGUSTA STREET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.*

*A TRACT OF LAND LOCATED IN PART OF PRICE LANE RIGHT-OF-WAY BEING IN THE EAST HALF OF SECTION 02, TOWNSHIP 41 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CLINTON, HENRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF LOT 54, A.C. AVERY'S SECOND ADDITION TO THE CITY OF CLINTON, HENRY COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK C AT PAGE 14; THENCE S89°06'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF AUGUSTA STREET, A DISTANCE OF 575.07 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN HENRY COUNTY DEED BOOK 2020 AT PAGE 1286 AND BEING THE SOUTHWEST CORNER OF AUGUSTA STREET AND PRICE LANE ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°06'00"E ALONG THE EASTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF AUGUSTA STREET, A DISTANCE OF 25.10 FEET; THENCE S05°55'00"W, A DISTANCE OF 335.37 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 537.96 FEET AND A CHORD BEARING OF S10°13'54"W (CHORD DISTANCE: 80.95 FEET), AN ARC DISTANCE OF 81.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN HENRY COUNTY DEED BOOK 2020 AT PAGE 1286; THENCE N89°06'00"W ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 25.76 FEET TO A NON-TANGENT CURVE TO THE LEFT AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF PRICE LANE, HAVING A RADIUS OF 512.96 FEET AND A CHORD BEARING OF N10°34'16"E (CHORD DISTANCE: 83.25 FEET), AN ARC DISTANCE OF 83.34 FEET TO THE POINT OF TANGENCY; THENCE N05°55'00"E ALONG THE WESTERLY LINE OF PRICE LANE, A DISTANCE OF 333.17 FEET TO THE POINT OF BEGINNING. CONTAINING 10,411 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.*

This ordinance shall become effective immediately upon its passage and approval as provided by law.

Read and passed this 27<sup>th</sup> day of July, 2026.

Read a second time and passed this 4<sup>th</sup> day of August, 2026.



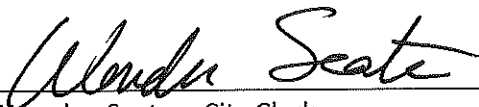
Carla Moberly, Presiding Officer

ATTEST:

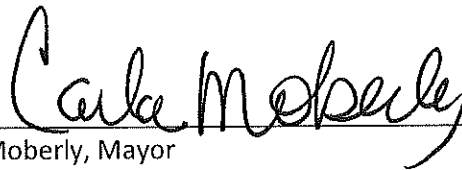
Ayes 7: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin  
Jones, Gary Mount and Christy Staashelm

Nays 0

Absent 1: Bill Thole



Wendee Seaton, City Clerk



Carla Moberly, Mayor





# APPLICATION FOR PLATTING OR REPLAT OF SUBDIVISION AND/OR LOTS

DATE: 6/4/2026

NAME OF APPLICANT: Josh Nadler

ADDRESS: 269 NE 551P

CITY: Clinton STATE: MO ZIP: 64735

PHONE NUMBER(S): 660-351-2575

EMAIL ADDRESS: jnadler89@gmail.com

NAME OF LANDOWNER AS OF DATE OF APPLICATION: Hersch Properties (Josh Nadler)

**NOTE:** IF YOU ARE APPLYING ON BEHALF OF THE OWNER, YOU MUST ATTACH A LETTER SIGNED BY THE OWNER AUTHORIZING THE ABOVE APPLICANT TO NEGOTIATE ANY AND ALL REQUIREMENTS AS MAY BE REQUIRED BY THE PLANNING & ZONING COMMISSION.

AS APPLICANT FOR THE REQUESTED PLATTING, MY INTEREST IN THE PROPERTY LISTED BELOW IS:

Owner

NAME OF PROPOSED OR EXISTING SUBDIVISION: Cobie Estates

GENERAL LOCATION OF PROPERTY: SW corner of Augusta & Price Lane

STREET ADDRESS (IF ISSUED): 301 N Price Lane

EXPLAIN REASON FOR PLATTING: Subdivide into commercial and residential lots

- ATTACH COPY OF CURRENT LEGAL DESCRIPTION
- MUST SUBMIT FOUR (4) 24"x36" PAPER PRINTS AND ONE (1) DIGITAL PRINT PER APPLICATION

**PLAT/REPLAT FEE:** \$25, PLUS \$2/LOT UP TO 50 LOTS, PLUS \$1/LOT FOR ADDITIONAL LOTS OVER 50

**ORDINANCE FEE:** \$23 FOR 1ST PAGE, \$3/ADDITIONAL PAGES

(FOR RECORDING ORDINANCE WITH THE RECORDER OF DEEDS):

SIGNATURE OF APPLICANT: 

## FOR OFFICE USE ONLY

PLAT/REPLAT FEE: \$ 43<sup>00</sup> ORDINANCE FEE: \$ \_\_\_\_\_ # OF PAGES: \_\_\_\_\_

DATE FEES PAID: 6/4/2026 INITIAL: \_\_\_\_\_

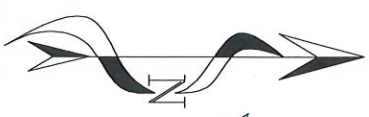
# OF DIGITAL PRINTS SUBMITTED: 1 # OF PAPER PRINTS SUBMITTED: 4

# COBIE ESTATES

## AN URBAN TYPE SURVEY

CLINTON, HENRY COUNTY, MISSOURI

AN ORIGINAL SURVEY OF A PORTION OF A WARRANTY DEED RECORDED IN HENRY COUNTY DEED BOOK 2020 AT PAGE 1286, BEING A PART OF THE EAST HALF OF SECTION 02, TOWNSHIP 41 NORTH, RANGE 26 WEST OF THE 5TH P.M., AT THE REQUEST OF JOSH NADLER



### GENERAL NOTES

1. RECORDS BASED ON A PERIOD SURVEY BY A.S. HIL, DATED 1974, RECORDED IN HENRY COUNTY DEED BOOK 2008 AT PAGE 1286.
2. RECORDS BASED ON A PERIOD SURVEY BY A.S. HIL, DATED 1974, RECORDED IN HENRY COUNTY DEED BOOK 2008 AT PAGE 1286.
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LINCOLN STREET - 40' R/W

A.C. AVERY'S SECOND ADDITION PLAT BOOK C AT PAGE 14

**FLOOD HAZARD NOTE:**  
A PORTION (HATCHED) OF THE SUBJECT TRACT, BY GRANTING A PORTION OF THE EASMENT RIGHTS IN THE 20' EASEMENT, IS LOCATED WITHIN THE FLOOD HAZARD ZONE, AS SHOWN ON THE FLOOD HAZARD MAP, DATED 10/20/2006, RECORDED IN HENRY COUNTY DEED BOOK 2006 AT PAGE 64-66. THE FLOOD HAZARD ZONE IS SHOWN IN HATCHED AREAS ON THE FLOOD HAZARD MAP, DATED 10/20/2006, RECORDED IN HENRY COUNTY DEED BOOK 2006 AT PAGE 64-66. THE FLOOD HAZARD ZONE IS SHOWN IN HATCHED AREAS ON THE FLOOD HAZARD MAP, DATED 10/20/2006, RECORDED IN HENRY COUNTY DEED BOOK 2006 AT PAGE 64-66.

(38)

- SURVEY REFERENCES:**
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  10. SURVEY BY A.S. HIL, DATED 1974, RECORDED IN HENRY COUNTY DEED BOOK 2008 AT PAGE 1286.

- WHITEHEAD CONSULTANTS, INC. FIELD CREW:**
- READ FROM RECORDS IN 10/20/2006 TO 10/20/2006.
- DATE: 10/20/2006
- BY: JOSH NADLER
- LEGEND:
- 1. SURVEY (HATCHED) (AS NOTED)
  - 2. EASEMENT (HATCHED) (AS NOTED)
  - 3. SET 1/2" FROM DAW / CAP (IC 10)
  - 4. SET 1/2" FROM DAW / CAP (IC 10)
  - 5. SET 1/2" FROM DAW / CAP (IC 10)
  - 6. SET 1/2" FROM DAW / CAP (IC 10)
  - 7. SET 1/2" FROM DAW / CAP (IC 10)
  - 8. SET 1/2" FROM DAW / CAP (IC 10)
  - 9. SET 1/2" FROM DAW / CAP (IC 10)
  - 10. SET 1/2" FROM DAW / CAP (IC 10)

**Whitehead Consultants, Inc.**  
114 NORTH MAIN STREET  
SUITE 200  
CLINTON, MISSOURI 64530  
PHONE: (417) 880-4441  
FAX: (417) 880-4441  
WWW.WHITEHEADCONSULTANTS.COM

**COBIE ESTATES**

PART OF THE E 1/2 OF SECTION 02, TOWNSHIP 41 NORTH, RANGE 26 WEST 5TH P.M., CLINTON, HENRY COUNTY, MISSOURI

DATE: 10/20/2006

FILED: 10/20/2006

RECORDED: 10/20/2006

BY: JOSH NADLER

LEGEND:

| NO. | DATE       | DESCRIPTION | BY |
|-----|------------|-------------|----|
| 1   | 10/20/2006 | RECORD DATE | BY |
| 2   | 10/20/2006 | RECORD DATE | BY |
| 3   | 10/20/2006 | RECORD DATE | BY |
| 4   | 10/20/2006 | RECORD DATE | BY |
| 5   | 10/20/2006 | RECORD DATE | BY |
| 6   | 10/20/2006 | RECORD DATE | BY |
| 7   | 10/20/2006 | RECORD DATE | BY |
| 8   | 10/20/2006 | RECORD DATE | BY |
| 9   | 10/20/2006 | RECORD DATE | BY |
| 10  | 10/20/2006 | RECORD DATE | BY |

**CERTIFICATION:**

I, JOSH NADLER, CLERK OF THE CLINTON CITY COUNCIL, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT WAS PREPARED BY A.S. HIL, A SURVEYOR, WHO IS A MEMBER OF THE MISSOURI SURVEYORS' ASSOCIATION, AND WHO IS A LICENSED SURVEYOR IN THE STATE OF MISSOURI. THE SURVEY AND PLAT WAS PREPARED IN ACCORDANCE WITH THE MISSOURI SURVEYORS' ASSOCIATION RULES AND REGULATIONS, AND THE SURVEY AND PLAT WAS PREPARED IN ACCORDANCE WITH THE MISSOURI SURVEYORS' ASSOCIATION RULES AND REGULATIONS.

DATE: 10/20/2006

FILED: 10/20/2006

RECORDED: 10/20/2006

BY: JOSH NADLER

**ACKNOWLEDGMENT:**

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THE SURVEY AND PLAT WAS PREPARED BY A.S. HIL, A SURVEYOR, WHO IS A MEMBER OF THE MISSOURI SURVEYORS' ASSOCIATION, AND WHO IS A LICENSED SURVEYOR IN THE STATE OF MISSOURI. THE SURVEY AND PLAT WAS PREPARED IN ACCORDANCE WITH THE MISSOURI SURVEYORS' ASSOCIATION RULES AND REGULATIONS, AND THE SURVEY AND PLAT WAS PREPARED IN ACCORDANCE WITH THE MISSOURI SURVEYORS' ASSOCIATION RULES AND REGULATIONS.

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