



PLANNING AND ZONING

Tuesday, May 12, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, and 1 vacancy

1. **CALL TO ORDER:**
2. **APPROVE MINUTES:**
 - a. Consider approval of minutes from April 14, 2026
3. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
4. **PUBLIC HEARING:**
 - a. **TXT26-004: Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42.140, Processes; and Section 42.310, Parking pertaining to permitting and construction standards for parking lots**
5. **NEW BUSINESS:**
 - a. **FP26-008: Final Plat of Blues Lake No. 13, a replat to vacate certain easements and dedicate replacement easements in the C-2, General Commercial district with a PUD, Planned Unit Development overlay at 1630 Bridge School Rd**
6. **OLD BUSINESS:**

NONE
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**

NONE
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**

June 9, 2026

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 05/07/2026 at 11:19 AM

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, APRIL 14, 2026

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Lister Florence, Monty Jordan, Janece Martin, Don Morris and Monte Shields

Commission Members Absent: Kevin Crider and Steve Davis

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 10, 2026.
The minutes are approved unanimously by a voice vote.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. Rolla 2050 Comprehensive Plan

City Planner Tom Coots presents the staff report.

III. PUBLIC HEARING:

1. FP26-001: Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements

Chairperson Schmidt opens the public hearing at 5:31.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Caleb Homan with Archer Elgin Engineering on behalf of the Developer Mike Woessner shares that they are very excited to now see that the final plat and development plans are one step forward and want to thank everyone for their time and consideration.

The public hearing was closed at 5:43.

Chairman Schmidt reopens the public hearing at 5:43.

A discussion took place regarding traffic studies.

The public hearing was closed at 5:44.

A motion was made by Martin and seconded by Shields to recommend that City Council approve the Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-ways and easements. A roll call vote on the motion showed the following. Ayes: Chirban, Florence,

Jordan, Martin, Morris and Shields. Nays: None. Absent: Crider and Davis. The motion passes.

2. ZON26-001: Rezoning from the R-1, Suburban Residential district to the R-3, Multi-family Residential district at 821 Hwy O.

Chairman Schmidt opens the public hearing at 5:46

City Planner Tom Coots presents the staff report.

There was a discussion about R-2 and if it would work instead of R-3, if a traffic study would be needed and questions regarding sidewalks.

Chairperson Schmidt asks for citizen comments.

Caleb Homan with Archer Elgin Engineering shared that there would be a tree buffer left intact. He also talked about utility interconnections, sidewalk extensions, internal sidewalks and that the parcel would be locked in as a Senior Living Development.

Amber Garcia residing at 1505 Huntleigh Drive shared that she is concerned with the property lines and where the actual lines are. She also is concerned with this being for low income housing.

Kim Lingle with MBL shared that they are going to leave the barbed wire fence and will be building out from that location with the goal of a 70' to 100' setback. They are a mixed use income level community for senior citizens aged 62 and above.

Nicole Cummings residing at 1414 Huntleigh Drive shared that she is concerned an R-3 zoning will lower housing values in the area.

Melissa Dillon residing at 1423 Huntleigh Drive shared that she is concerned that if the whole property is zoned R-3 and the Senior Living Development does not move on to phase 2 and phase 3 that someone else could come in and build different types of multi-family housing.

Jill Sertell residing at 1507 Huntleigh Drive shared that she believes the tree line is on her property, not the property being discussed for the Senior Living Development. She is also concerned that the developer keeps changing the information that he initially presented to the homeowners.

Kim Lingle with MBL stated that they have changed to age to 62 years or older because they too much demand at 55 or older.

Amber Garcia residing at 1505 Huntleigh Drive shared that she also believes the tree line is on her property and not on the property owned by the developer.

Caleb Homan with Archer Elgin Engineering shared that per the sealed boundary survey the trees land inside of the parcel owned by the developer.

Jill Sertell residing at 1507 Huntleigh Drive shares that she would like a third party survey done.

Kim Lingle with MBL states that he will give the 10' of property in question to the homeowners.

Melissa Dillon residing at 1423 Huntleigh Drive shared her concern with the proposed fire access at Inverness Lane turning into a through road and creating more traffic through the current housing tract.

Caleb Homan with Archer Elgin Engineering shared that the entrance at Inverness Ln is required by the City as a fire access road. It will be gated and only emergency services will have access.

The public hearing was closed at 6:50.

Chairman Schmidt reopens the public hearing at 6:52.

There was a discussion regarding the plat, rezoning one lot or both lots, and what is allowed on R-3 property.

The public hearing was closed at 7:01.

A motion was made by Chirban and seconded by Florence to recommend City Council approve the rezoning from R-1, Suburban Residential district to the R-3, Multi-family Residential district at 821 Hwy O with the following conditions.

1. There is a 50' buffer that leaves the tree line intact.
2. Only Lot 1 will be zoned to R-3 with the remainder of the property continuing to be zoned R-1.

A roll call vote on the motion showed the following. Ayes: Chirban, Florence, Jordan, Martin and Shields. Nays: Morris. Absent: Crider and Davis. The motion passes.

IV. NEW BUSINESS:

1. FP26-002: Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential) at 821 Hwy O.

City Planner Tom Coots presents the staff report.

A motion was made by Martin and seconded by Jordan to recommend City Council approve the Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential) at 821 Hwy O with the following condition.

1. There is a 50' buffer that leaves the tree line intact.

A roll call vote on the motion showed the following. Ayes: Chirban, Florence, Jordan, Martin, Morris and Shields. Nays: None. Absent: Crider and Davis. The motion passes.

V. OLD BUSINESS: NONE

VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: NONE

VII. CITIZEN COMMENTS: NONE

**Meeting adjourned: 7:10 p.m.
Minutes prepared by: Cindy Brown**

NEXT MEETING: Tuesday, May 12, 2026



Report to:

**Planning and Zoning
Commission**

Case No.: TXT26-004

Meeting Date: May 12, 2026

Subject: Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42.140, Processes; and Section 42.310, Parking pertaining to permitting and construction standards for parking lots

Application and Notice:

Applicant - City of Rolla

Public Notice - Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>

City Council Date - May 18, 2026

Discussion: Rolla currently does not have any standards for the construction of parking lots. The proposed text amendment would require that the parking areas and driving lanes be paved to a minimum standard. The proposed standard is the same as would be required for a cul-de-sac street, which sees similar traffic use. Parking lots may be constructed of either concrete or asphalt, or other materials as approved by the City Engineer.

Most new parking areas are already constructed to meet the standards. The proposed change would enable the construction to be inspected as well as ensure that sub-standard parking areas are not constructed. A sub-standard parking area will have higher maintenance or, if not maintained, cause issues with solid waste service and proper maintenance of required fire lanes – in addition to impacting the public use of the parking lot.

The Community Development Department does recommend that the Planning and Zoning Commission recommend approval of the text amendment.

Findings:

1. The proposed text amendment is needed to ensure proper construction of parking lots and access drives.
2. The proposed text amendment should ensure better maintenance and longevity of parking areas and access drives.

Alternatives:

1. Find the text amendment is needed and recommend the City Council approve the text amendment as presented or with modifications.
2. Find that the proposed text amendment is not needed and recommend that the City Council take no action.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Proposed Text Amendment

Section 42-140 Building Permits.

1. It shall be unlawful to start the construction of a new building, structure, parking lot or sign or the enlargement or structural alteration of a building, structure, parking lot, or sign, without first filing a written application for and obtaining a building permit.
2. ~~Parking lots require review and a permit when expanding an existing lot to add more than five (5) parking spaces or adding an additional parking area that serves more than five (5) parking spaces on a developed property, or constructing a parking lot on an undeveloped property.~~
3. No building permit shall be issued unless a site plan is filed, drawn to scale and showing the location on the lot of the building, structure, parking lot, or sign to be erected, altered, or enlarged, along with the distances to the nearest property lines, locations of planned driveways, locations of planned utility service lines, stormwater facilities, etc., as may be applicable. Failure to provide complete and accurate information shall be good cause for the revocation of any such building permit.
4. Unless approved by the Board of Adjustment or the City Council, no building permit or certificate of occupancy shall be issued for any building, structure, parking lot, or sign where said construction, addition, or alteration thereof would be in violation of any of the provisions of this Chapter.
5. Any person owning, controlling, constructing, supervising or directing the construction of any building or structure in the process of construction which is incomplete at the time the land upon which it is situated is annexed to the City of Rolla shall apply to the Codes Administrator of the City of Rolla for a permit authorizing further work. Said construction work shall be suspended until the permit provided for herein has been issued or until final zoning regulations have been adopted, which permit the construction, use and occupancy of the structure or building.
6. No building permit shall be issued for and no building shall be erected on any lot unless the street giving access to the lot has been accepted by the City Council as a public street or meets the requirements as a private street or is permitted to be served by a private drive.
7. No building permit shall be issued for any building to be constructed in the path of any planned street or road, roadway improvement, intersection improvement, or designated utility corridor shown on the adopted Comprehensive Plan or Major Thoroughfare Plan, unless approved by the Planning and Zoning Commission. The Commission will evaluate the proposed building and improvement locations for suitable alternatives, conditions of approval, or deny the request if the Commission finds that permitting the construction would impair the objectives of the adopted plan.
8. Building permit applications may be considered to be abandoned after six (6) months after providing comments; or after six (6) months of notifying the applicant that the plans are approved and ready for payment and the building permit issued. Such abandoned plans and applications may be discarded.

Section 42-313 General Requirements.

1. Every ~~required~~ parking and/or driving surface area shall be paved. Pavement shall conform to the City of Rolla Department of Public Works Standard Detail Drawings for parking lots or as approved for gravel surfaces herein.

2. Areas used for storage, overflow parking areas, and access for uses which do not generate traffic such as telecommunications towers may use a gravel surface, if approved by the City Engineer.
3. A gravel surface may be approved for single-family uses by the City Engineer in locations where stormwater drainage will not wash the gravel; provided, that the portions of the driveway within fifty (50) feet of the right-of-way line is paved.
4. The following applies to one- and two-family residential uses:
 - a. Pavement. Vehicles and trailers, etc., may only be parked or stored on an approved surface. Pavement shall mean a durable, dust-free and hard material such as asphalt, concrete, or paving blocks.
Exception: Small utility trailers, no larger than twelve (12) feet (excluding the tongue), not visible from public view. At no time should such parking create a nuisance such as overgrown grass/weeds, dust, or harborage of vermin.
 - b. Location. Parking or storage of vehicles and trailers is permitted in all yards. For purposes of this Article, "yard" shall mean open space between buildings and property lines in the front, rear and sides of the property. Nothing in this Section shall be construed to prohibit temporary parking on any yard by:
 - 1) Commercial vehicles or construction equipment during the actual performance of a temporary service on the property where it is parked.
 - 2) A vehicle while making a pickup or delivery of property or merchandise.
 - 3) Emergency vehicles.
 - c. RV Parking. Recreational Vehicles (RVs), including both motorized and non-motorized RVs, may not be used for a living quarters. Temporary usage may be permitted for up to fourteen (14) days at a time to allow for guest visits. No commercial use such as rental of RVs or parking space for such is permitted. No permanent connection to utilities is permitted.
 - d. Access. Access to a parking or storage area from the street is permitted via an approved driveway or curb cut. Continued access from unapproved points is a zoning violation if such access may cause damage to the curbs, sidewalk, turf within the right-of-way, or turf in any yard open to public view.
 - e. Violation. Continued parking or storage of vehicles on a grass, dirt, or other unapproved surface is a zoning violation.
- ~~5. Pavement may include concrete, asphalt, chip and seal, engineered permeable pavement, or paver bricks.~~
6. Delineated parking spaces must conform to the following dimensional requirements:
 - a. Parking spaces generally must be a minimum of nine (9) feet in width and eighteen (18) feet in length.
 - b. Designated "Compact Only" parking spaces may be reduced in width to eight (8) feet and length to sixteen (16) feet.
 - c. Designated parking compliant with the Americans with Disabilities Act may use the width and length dimensions as specified in those regulations.
 - d. Designated parking for motorcycles/scooters must be a minimum of four and one-half (4.5) feet in width and eight (8) feet in length.
7. Parking designated for compact vehicles must have signage to designate them for compact vehicles and must be grouped together and located as close to the main entryway as possible.

Compact parking is not intended to be used to fill in excess areas within a parking lot. A maximum of ten percent (10%) of the total provided parking may be designated for compact vehicles.

8. All required parking must be demarcated by paint, change in pavement material or color, delineators, or some other means which clearly defines the area of each parking space. Storage, display, and overflow parking areas are not required to be demarcated.
9. All required parking must be located on the property for which the parking is required, or may be located on property which is adjacent, across the street, or within two hundred (200) feet of the subject property, provided that off-site parking areas are zoned for non-residential uses.
10. Parking which is compliant with the Americans with Disabilities Act (ADA) or related guidance from the Department of Justice must be provided. For convenience, the requirements for the number of required spaces at the time of the adoption of these zoning regulations is provided below:

Total Number of Parking Spaces in Parking Facility (Lot or Garage)	Minimum Total Number of Accessible Parking Spaces Required	Minimum Number of Van Accessible Sparking Spaces
1 — 25	1	1
26 — 50	2	1
51 — 75	3	1
76 — 100	4	1
101 — 150	5	1
151 — 200	6	1
201 — 300	7	2
301 — 400	8	2
401 — 500	9	2
501 — 1,000	2% of total	1 of every 6 required ADA spaces
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000	1 of every 6 required ADA spaces

11. ADA compliant parking must be designated with signage, per the ADA requirements.
12. Overflow parking may be permitted for certain uses and for temporary events.
 - a. Permanent gravel overflow parking lots may be established for uses such as churches or event centers which would utilize the overflow area not more than an average of once per week each month. Overflow parking lots must use a dustless gravel to reduce impacts to surrounding properties. Overflow parking is not permitted as a primary use on a property.
 - b. Temporary grass overflow parking may be used for temporary events such as a festival or concert which may occur not more than four (4) consecutive days once per month or ten (10) consecutive days once per year.
13. Loading docks are not permitted to be arranged in such a way that the utilization of the docks would block any sidewalks, alleyways, or streets.



Report to:

**Planning and Zoning
Commission**

Case No.: FP26-008

Meeting Date: May 12, 2026

Subject: Final Plat of Blues Lake No. 13, a replat to vacate certain easements and dedicate replacement easements in the C-2, General Commercial district with a PUD, Planned Unit Development overlay at 1630 Bridge School Rd

Application and Notice:

Applicant/Owner - Jaden Gurney of Rolla Land Holdings, LLC
Public Notice - [The City of Rolla](#)
City Council Date - May 18, 2026

Background: The subject property was previously replatted in 2022. The easements needed for the redevelopment of the property as an RV park were dedicated with that plat. Changes to the waterline plans were made during construction due to site conditions. The subject plat includes dedicating the easements for the waterlines in the locations they were built, as well as vacating the unneeded easements where the waterlines were originally planned to be located.

Property Details:

Current zoning - C-2, General Commercial district with a PUD, Planned Unit Development overlay
Current use - Under construction as an RV park
Land area - One 13.72 acre lot proposed

Public Facilities/Improvements:

Streets - The subject property has frontage on Bridge School Rd, a Collector road.
Sidewalks - No sidewalks are located adjacent to the property. No sidewalks are located in the vicinity.
Utilities - The subject property has access to all needed public utilities.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for the Mixed-Use Innovation Center uses. The Mixed-Use Innovation Center provides for the development of specialized office, laboratory, innovation, education, high-tech manufacturing, research, and incubator uses to support the commercialization of Missouri S&T's educational programs.

The RV Park development was reviewed and approved prior to the adoption of the Rolla 2050 Comprehensive Plan.

Discussion: The applicant chose to replat the property rather than vacate the easement and/or dedicate a new easement. A replat can make title issues easier, as the new plat accurately represents the actual easements. Nothing else about the lot will change with the plat.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the plat.

Review and Approval Criteria:

A Final Plat should also be reviewed for the following criteria:

1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the design of the subdivision is compatible with the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
4. The impact the proposed subdivision would have on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

Findings:

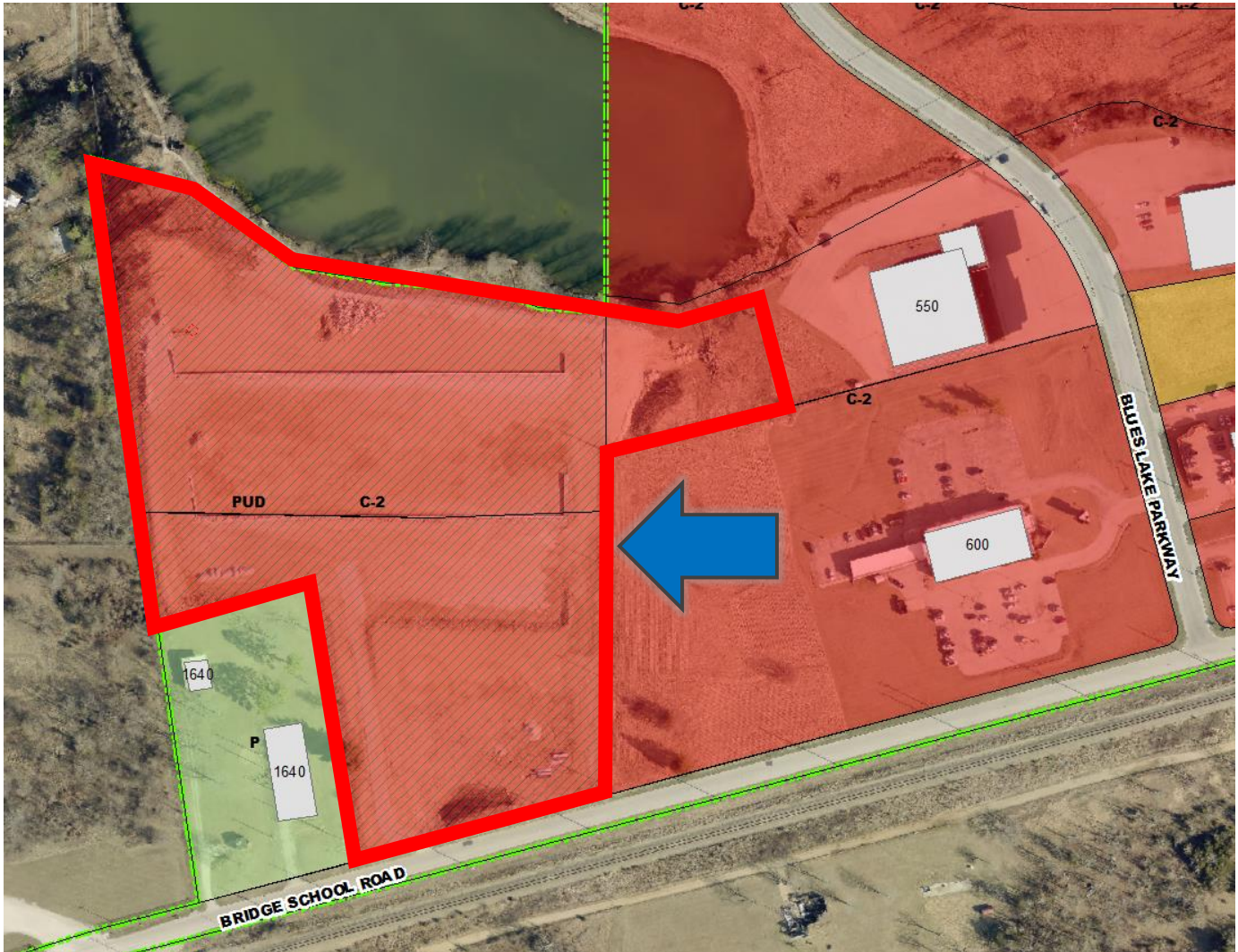
1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The waterlines were relocated during construction of the project.
3. The replat includes a vacation of unneeded easements and dedication of replacement easements to cover the public utilities.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

Prepared by: Tom Coots, City Planner

Attachments: Area Map, Blues Lake No. 13 Final Plat



Project Information:

Case No: FP26-008
 Location: 1630 Bridge School Rd
 Applicant: Rolla Land Development, LLC
 Request:

Final Plat to vacate certain easements and dedicate easements

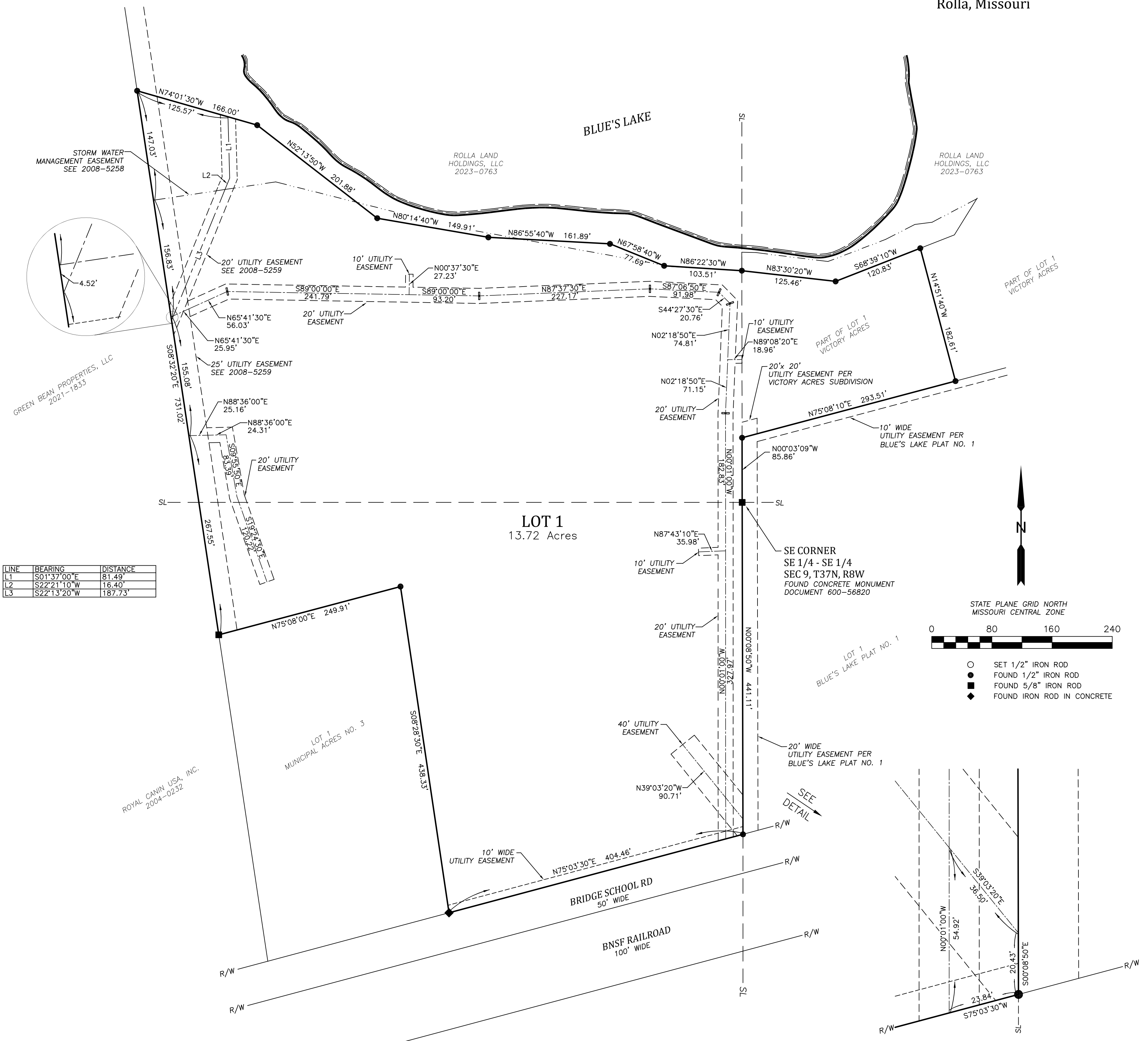


For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

Final Plat of
BLUE'S LAKE PLAT NO. 13
 An amended plat of Blue's Lake Plat No. 12
 Rolla, Missouri



LINE	BEARING	DISTANCE
L1	S01°37'00"E	81.49'
L2	S22°21'10"W	116.40'
L3	S22°13'20"W	187.73'

DESCRIPTION
 All that part of the Southeast Quarter of the Southeast Quarter of Section 9, all that part of the Southwest Quarter of the Southwest Quarter of Section 10 and all that part of the Northeast Quarter of the Northeast Quarter of Section 16, all in Township 37 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 9; thence North 00°33'10" West, 85.86 feet along the East line of the Southeast Quarter of the Southeast Quarter; thence North 75°08'10" East, 293.51 feet; thence North 14°51'40" West, 182.61 feet; thence South 68°39'10" West, 120.83 feet; thence North 83°30'20" West, 125.46 feet; thence North 86°22'30" West, 103.51 feet; thence North 67°58'40" West, 77.69 feet; thence North 86°55'40" West, 161.89 feet; thence North 80°14'40" West, 149.91 feet; thence North 52°13'50" West, 201.88 feet; thence North 74°01'30" West, 166.00 feet; thence South 08°32'20" East, 731.02 feet; thence North 75°08'00" East, 249.91 feet; thence South 08°28'30" East, 438.33 feet to the Northerly right of way Bridge School Road (aka Phelps County Road 7000); thence North 75°03'30" East, 404.46 feet along said Northerly right of way to the East line of the Northeast Quarter of the Northeast Quarter of Section 16, thence North 00°08'50" West, 441.11 feet along said East line to the Point of Beginning.

DEDICATION
 Whereas, Rolla Land Holdings, LLC, therein called ("DEDICATORS") are the owners of the premises described on this plat, and
 Whereas, DEDICATORS desire to subdivide the land as shown on this plat with said subdivision to be named "BLUE'S LAKE PLAT NO. 13".
 DEDICATOR does hereby dedicate to the public use forever all easements shown upon this plat and subdivides the premises shown on this plat so that all of said premises will now be known as "BLUE'S LAKE PLAT NO. 13".
 DEDICATOR does further grant to all political subdivisions and public utilities providing utility services to the land described on this plat the right to install and maintain electrical, sanitary sewer, water, storm water, telephone, cable television, and natural gas lines within and along those places which are designated as utility easements on this plat.
 In witness whereof, the DEDICATOR has executed this dedication this ____ day of _____, 2026.

IMPROVEMENT ACCEPTANCE
 Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. This plat meets current subdivision codes of the City of Rolla.

Darin Pryor, PE
 Director of Public Works

Floyd Wolf, General Manager
 Rolla Municipal Utilities

State of _____ ss.
 County of _____

On this ____ day of _____, 2026, before me personally appeared Jaden Gurney of Rolla Land Holdings, LLC, to me known to be the person described in and who executed the same as their free act and deed.
 In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public My commission expires _____

COUNTY & CITY TAX RELEASE
 I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2025 and all prior years.

Faith Barnes
 Collector of Revenue
 Phelps County, Missouri

RECORDER'S CERTIFICATE
 This plat was filed for record in my office on this ____ day of _____, 2026. Plat filed at Cabinet ____ Slide ____

Robin Kordes
 Phelps County Recorder

PLANNING AND ZONING APPROVAL
 Approved the ____ day of _____, 2026, by the Planning and Zoning Commission of Rolla, Missouri.

Chairman
 Planning and Zoning Commission

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL
 This is to acknowledge that the City Council of the City of Rolla, Missouri has by ordinance duly adopted and approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

Lister B. Florence Jr.
 Mayor, City of Rolla

Lorri Thurman
 City Clerk

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS
 The undersigned owners of the tract of land herein platted do hereby impose upon said property and do hereby make the following restrictive covenant: No construction may be commenced upon the above described property until all necessary building and construction permits have been issued by the City of Rolla, Missouri and that it is understood by the undersigned that no such permits shall be issued for any lots herein platted until the completion of all public improvements appertaining to such lots or until a cash bond equal to the reasonable costs of completing such public improvements has been received and approved by the City of Rolla, Missouri. The above mentioned public improvements shall be completed pursuant to the agreement between the undersigned and the City of Rolla, Missouri for the completion of such improvements as required by Article II, Chapter 42 of the City Code of Rolla, Missouri.

- NOTES**
- Type Urban Accuracy Standards.
 - Parent Title Reference: 2023-0763
 - Field work performed in March 2026.
 - A current title report has not been furnished to the land surveyor by the client, and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

SURVEYOR'S CERTIFICATION
 Know all men by these presents:
 That I, Jason Lortz, do hereby certify that this plat meets Missouri Minimum Standards for Property Boundary Surveys and was prepared under my supervision from actual survey of the land herein described, prepared by Lortz Surveying, LLC dated October, 2025 and signed by Jason Lortz L.S. No. 2012000096 and that corner monuments and lot corner pins shown herein were placed under the personal supervision of Jason Lortz L.S. No. 2012000096 in accordance with Article II, Chapter 42, of the City Code of Rolla, Missouri.

Jason Lortz
 PLS 2012000096

5/6/2026
 Date



This plat is intended to supersede and vacate all easements which were dedicated by Blue's Lake Plat No. 12.

LORTZ SURVEYING
 P.O. Box 707 • 231 W. Commercial Street • Lebanon, Missouri 65536
 Phone 417-991-8115 • www.lortzsurveying.com • L.S. 2012028494

Final Plat of
 Blue's Lake Plat No. 13
 Rolla, Missouri

Rolla Land Holdings, LLC
 Salina, Utah

Drawn by: E.J.L. Scale: 1" = 80'
 Checked by: J.L.L. Date: 5/6/2026 Survey No.: L-2874