



City of Osage Beach
Sale of Real Property

Title: Sale of “Lot 1, a Resubdivision of Lots 6, 7, and 8 of Mimosa Grove Subdivision”

Date Issued: October 21, 2022

Due Date and Time: November 18, 2022, 10:00 AM

Return To: City of Osage Beach
Office of the City Clerk
1000 City Parkway
Osage Beach, MO 65065

This is an invitation to submit bids for the **Sale of “Lot 1, a Resubdivision of Lots 6, 7, and 8 of Mimosa Grove Subdivision.”** Bids shall be submitted before the due date and time in a sealed envelope with the title clearly marked on the front. The minimum bid is set at \$38,000.

SEALED BIDS MUST BE PHYSICALLY RECEIVED IN THE OFFICE OF THE CITY CLERK BY THE DUE DATE AND TIME.

Bids may be mailed or hand delivered. All bids must be received by the Office of the City Clerk, City of Osage Beach, 1000 City Parkway, Osage Beach, MO, 65065, prior to 10:00 AM, November 18, 2022. Bids must be clearly marked **Sale of “Lot 1, a Resubdivision of Lots 6, 7, and 8 of Mimosa Grove Subdivision”** on the outside of the bid packet. Bids are NOT accepted by fax or email.

For Additional Information or Clarification, Contact:

- Mike Welty
Assistant City Administrator
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1011
- Tara Berreth
City Clerk
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1020

Award Details:

Bids will be evaluated by City Management. A buyer will be selected based on the highest bid provided. All bidders submitting a response will be notified of the outcome.

The City of Osage Beach, Missouri reserves the right to reject any or all bids received in response to this request, or to cancel this request if it is in the best interest of the City to do so. Failure to furnish all information or to follow the bid format requested may disqualify the bid submitted.

All bids become the property of the City of Osage Beach, Missouri upon receipt. Disqualification of a bid does not eliminate this right.

All material submitted in response to this request will become public record. A Cashier's check is an acceptable form of payment or the winning bidder may discuss other acceptable forms of payment with the City.

The property is zoned residential and has water and sewer available. This lot is located on Zebra Road behind Dierberg's (see attached location map).

This property will be transferred via Quick Claim Deed only, with no contingencies and no warranty of title.

Bid \$_____

Pursuant to and in accordance with the above stated information, the undersigned hereby declares that they have examined this document for the **Sale of “Lot 1, a Resubdivision of Lots 6, 7, and 8 of Mimosa Grove Subdivision.”** The undersigned proposes and agrees, if their bid is accepted, to pay the City of Osage Beach the price provide within their sealed bid within 10 days of the bid opening.

Company or Individual _____ By _____
(Authorized Representative)

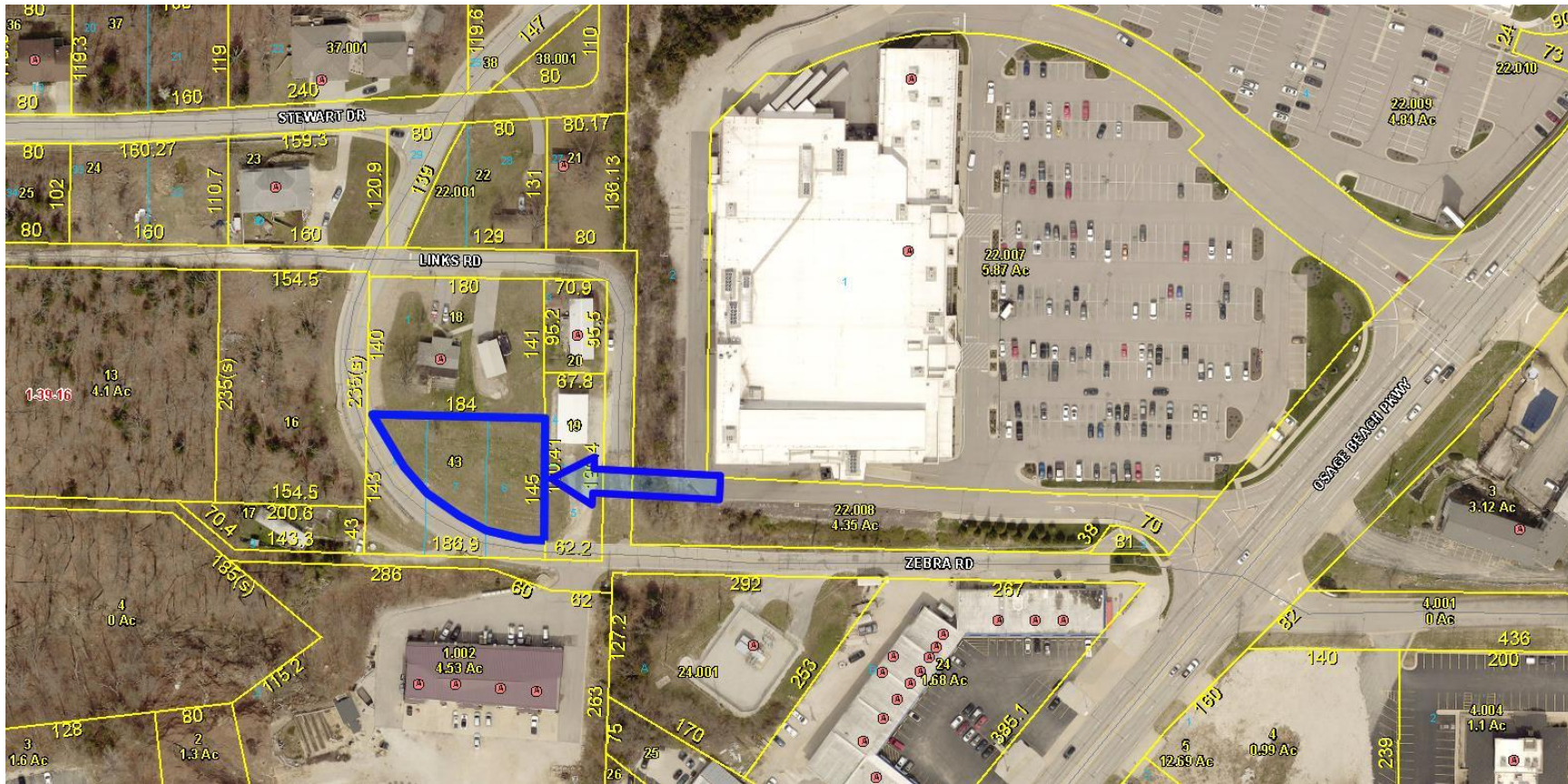
Address _____

(Print or type name and title)

Phone _____ Email _____

FAX _____ Date _____

Location Map for the Sale of Lot 1 of Resubdivision of Lots 6, 7, and 8 of Mimosa Grove Subdivision



**Mimosa Grove
Subdivision**

RESUBDIVISION OF LOTS 6, 7 AND 8 OF MIMOSA GROVE SUBDIVISION

Sec.1-T39N-R16W Camden County, MO

OWNER'S CERTIFICATE

The undersigned, City of Osage Beach, being the owner of the land shown hereon of Lots 6 thru 8 of Mimosa Grove Subdivision, a subdivision of record at the Camden County Recorder's Office, as located in part of Section 1, Township 39 North, Range 16 West, Camden County, Missouri and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "RESUBDIVISION OF LOTS 6, 7 AND 8 OF MIMOSA GROVE SUBDIVISION".

An easement or license for the maintenance and operation of sanitary sewer facilities existing, or to be installed by the undersigned or their successors, is hereby offered for dedication to the City of Osage Beach Missouri, said easement or license shall be located five (5) feet each side of and parallel to the existing or as-constructed sewer lines and with a radius of five (5) feet from the center of any existing or as-constructed grinder or lift station.

The road shown hereon is hereby offered for dedication to the City of Osage Beach, Missouri.

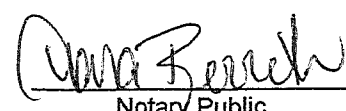
City of Osage Beach

MICHAEL HARMISON, Mayor

STATE OF Missouri
COUNTY OF Camden

On this 2nd day of August, 2022, before me appeared Michael Harmison, being the mayor of the City of Osage Beach, personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as the free act and deed of said City of Osage Beach.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Osage Beach Missouri, the day and year last above written.

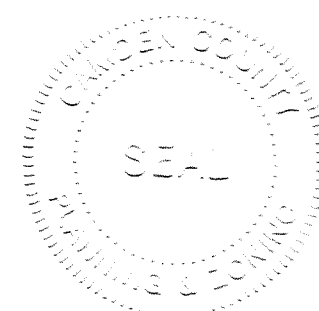

Notary Public
My commission expires April 29, 2024

TARA BERRETH
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 20349703
Miller County
My Commission Expires: Apr. 29, 2024

Camden County Planning and Zoning

NOT IN
ZONING DISTRICT

Zemba Wally
Sept. 26, 2022



ACCEPTANCE BY THE CITY OF OSAGE BEACH

The foregoing plat was approved and accepted by the City of Osage Beach pursuant to Ordinance no. 96.35 of the Code of Ordinances of the City of Osage Beach, Missouri on the 2nd day of August, 2022.

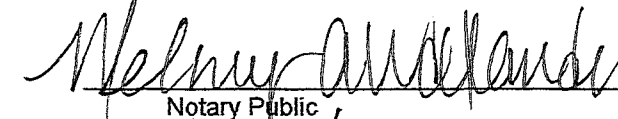

MICHAEL HARMISON
Mayor


TARA BERRETH
City Clerk

STATE OF MISSOURI)
COUNTY OF CAMDEN)

On this 2nd day of August, 2022, before me, a Notary Public, personally appeared MICHAEL HARMISON and TARA BERRETH, to me personally known, who being by me duly sworn did say that they are respectively the City Mayor and the City Clerk of the City of Osage Beach, Missouri, a Missouri municipal corporation and that the foregoing instrument was signed by them on behalf of said city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


Notary Public
My commission expires: 4/15/2025

MELONEY A. WALLANDER
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 96449980
Camden County
My Commission Expires: Apr. 15, 2025

Plat - 202216019 - 2 pages

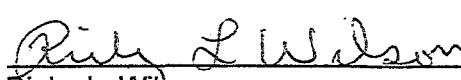
Date/Time 09/26/2022 11:22:34 AM
Book/Page 173/8
R-Harmison, Michael
E- Mimosa Grove Sub

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the months of July and August, 2019 and July, 2022, by order of the undersigned, did survey, resubdivide and plat Lots 6, 7 and 8 of Mimosa Grove Subdivision, a subdivision of record at the Camden County Recorder's Office, as located in part of Section 1, Township 39 North, Range 16 West, Camden County, Missouri, resubdividing and naming same in the manner shown hereon.

The attached plat is a representation of said survey and resubdivision. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 8 day of July, 2022.


Ricky L. Wilson
MO. REG. NO. L.S. 2638

DRAWING DATE: 7/6/22
REVISIONS:
DRAWN BY: N.F.W.
SCALE:
PROJECT #: MC 19133
SHEET: 1 OF 2
FIELD BOOK: M-298 PG 22
MO LSC NO. 2011027104

Lots 6, 7 and 8 of Mimosa Grove Subdivision
Section 1, Township 39 North, Range 16 West, Camden County, MO

FILE LOCATION: M10 D:\Projects\OSAGE BEACH\19133 MIMOSA GROVE\19133.dwg


MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAGE BEACH, MO 65065
Eng. (573) 348-9799 Surv. (573) 348-5552 Fax (573) 348-2894
www.themillers.com

STATE OF MISSOURI
LS-2638
RICKY L. WILSON
REGISTERED LAND SURVEYOR
SEAL

RESUBDIVISION OF LOTS 6, 7 AND 8 OF MIMOSA GROVE SUBDIVISION

Sec.1-T39N-R16W Camden County, MO

Note:

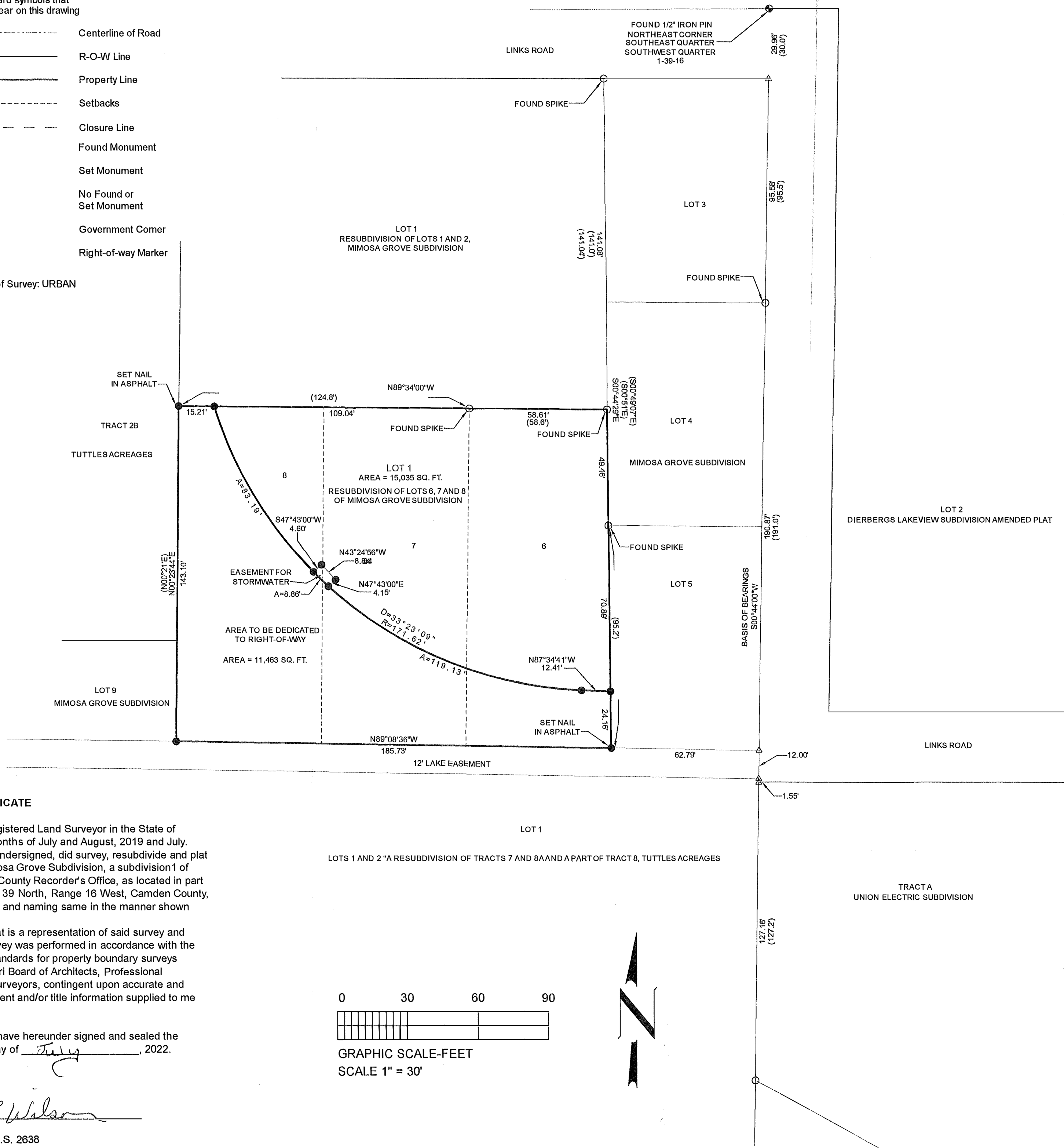
1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Property is Zoned R-1b.

LEGEND

Standard symbols that may appear on this drawing

	Centerline of Road
	R-O-W Line
	Property Line
	Setbacks
	Closure Line
	Found Monument
	Set Monument
	No Found or Set Monument
	Government Corner
	Right-of-way Marker

Class of Survey: URBAN



SURVEYOR'S CERTIFICATE

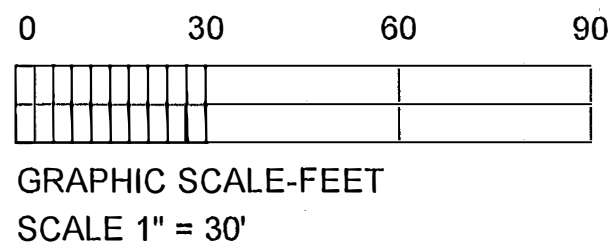
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In Witness Whereof, I have hereunder signed and sealed the foregoing this 3 day of July, 2022.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

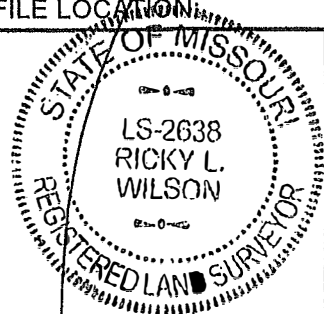
FILE LOCATION: M10 D:\Projects\OSAGE BEACH\19133 MIMOSA GROVE\19133.dwg



GRAPHIC SCALE-FEET
SCALE 1" = 30'



Lots 6, 7 and 8 of Mimosa Grove Subdivision
Section 1, Township 39 North, Range 16 West, Camden County, MO



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DRAWING DATE: 7/6/22
REVISIONS:
DRAWN BY: N.F.W.
SCALE: 1" = 30'
PROJECT #: MC 19133
SHEET: 2 OF 2
FIELD BOOK: M-298 PG 22
MO LSC NO. 2011027104