


**A RESOLUTION APPROVING A PRELIMINARY PLAT OF
PHASE I OF SUMMIT PASS SUBDIVISION**

The proposed preliminary plat of subdivision of land within the City of Waynesville, known as Phase I of Summit Pass Subdivision has been considered by and approved by the Planning & Zoning Commission of the City of Waynesville, Missouri.

PASSED AND RESOLVED BY THE CITY COUNCIL ON THIS 20TH, DAY OF JANUARY, 2022.



Dr. Jerry Brown, Mayor

ATTEST:



Michele Brown, City Clerk



NW CORNER SEC. 23, T36N, R12W FOUND 17' HIGH MARK (SEE P.C.S.R. BOOK 2, PAGE 99)

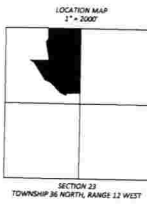
FOUR J LAND & CATTLE COMPANY

NE CORNER NW 1/4 SEC. 23, T36N, R12W FOUND HIGH MARK (SEE P.C.S.R. BOOK 3, PAGE 2)

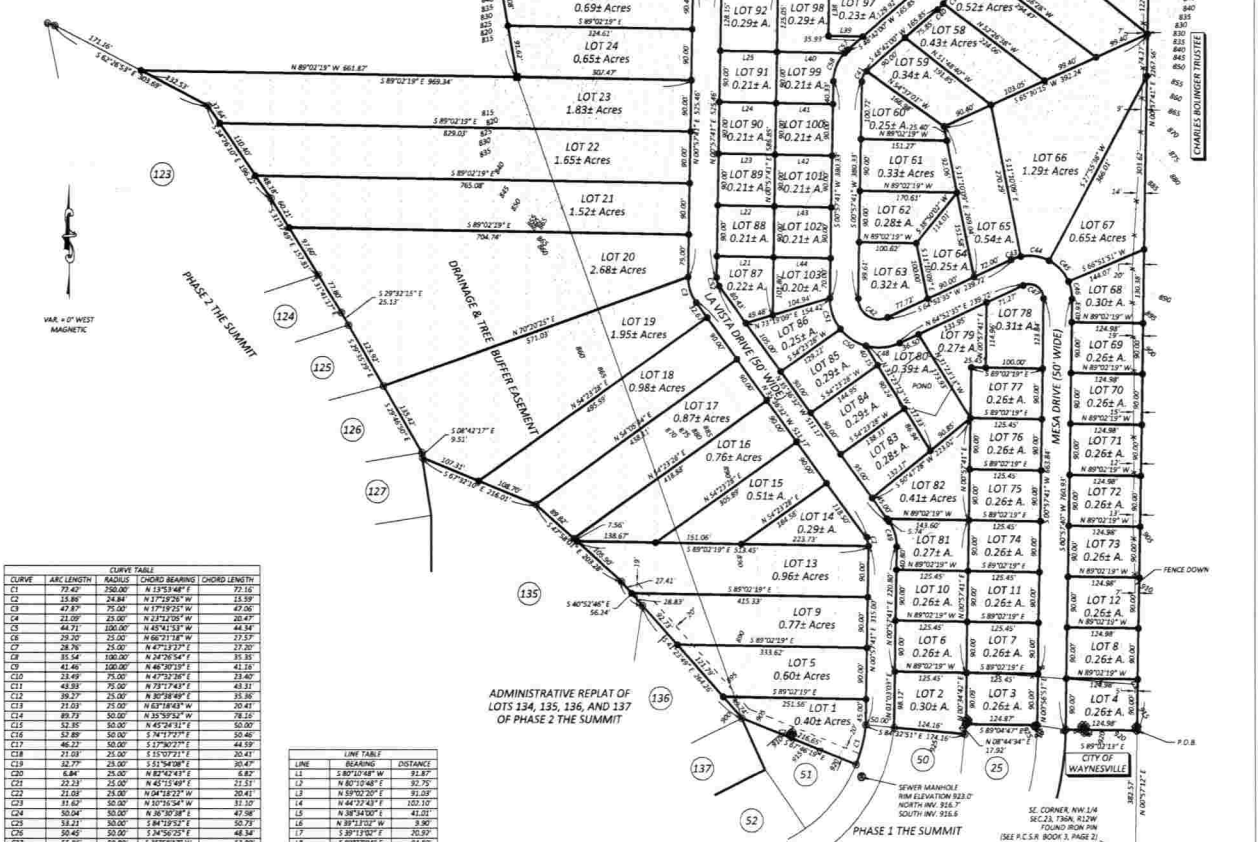
MICHAEL & KRISTAL MARTIN

PRELIMINARY PLAT OF
SUMMIT PASS SUBDIVISION
A SUBDIVISION TO WAYNESVILLE, PULASKI COUNTY, MISSOURI
LOCATED IN THE NW 1/4, SECTION 23
TOWNSHIP 36 NORTH, RANGE 12 WEST

WOODLAND CONSTRUCTION COMPANY LLC



SECTION 23
TOWNSHIP 36 NORTH, RANGE 12 WEST



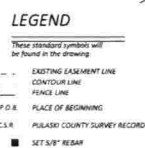
CURVE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	79.42	250.00	N 21°39'48" E	77.16
C2	13.89	42.84	N 12°22'25" W	12.99
C3	47.87	79.00	N 77°19'25" W	47.06
C4	11.09	35.00	N 22°12'58" W	10.49
C5	44.71	100.00	N 45°41'53" W	44.54
C6	29.20	25.00	N 60°31'18" W	27.57
C7	28.78	45.00	N 42°12'24" E	27.20
C8	35.54	100.00	N 24°26'54" E	35.35
C9	41.88	100.00	N 40°10'27" E	41.31
C10	24.49	75.00	N 47°32'38" E	23.62
C11	48.93	75.00	N 29°17'48" E	48.31
C12	39.27	25.00	N 63°18'49" E	38.86
C13	21.03	25.00	N 63°18'49" E	20.41
C14	49.73	50.00	N 26°30'53" W	49.13
C15	12.58	50.00	N 64°04'11" E	12.00
C16	32.89	50.00	N 74°17'21" E	30.48
C17	46.23	50.00	S 75°02'21" E	44.93
C18	21.03	25.00	S 75°02'21" E	20.41
C19	32.77	25.00	S 75°02'21" E	30.41
C20	1.88	25.00	N 62°42'41" E	1.82
C21	22.23	25.00	N 40°12'49" E	21.51
C22	11.09	25.00	N 24°12'22" W	10.49
C23	11.62	50.00	N 10°16'54" W	11.10
C24	50.04	50.00	N 30°18'38" E	47.98
C25	13.21	50.00	S 78°12'52" E	12.50
C26	50.40	50.00	S 74°36'25" E	48.34
C27	15.88	50.00	S 74°36'25" E	15.16
C28	21.03	25.00	S 43°53'01" W	20.41
C29	39.27	25.00	S 25°12'41" E	38.86
C30	47.88	25.00	S 12°12'58" W	47.07
C31	12.68	25.00	S 28°23'32" E	12.49
C32	45.40	75.00	S 24°36'52" E	44.30
C33	39.27	25.00	S 44°02'29" E	38.86
C34	39.27	25.00	S 43°59'41" W	38.86
C35	43.88	75.00	S 75°02'21" E	42.47
C36	62.32	75.00	S 50°04'08" W	60.54
C37	12.21	25.00	S 65°32'58" W	12.00
C38	13.89	25.00	S 75°02'21" E	13.31
C39	22.58	75.00	S 43°47'53" W	22.07
C40	14.58	25.00	S 75°02'21" E	14.10
C41	20.83	25.00	S 74°42'50" W	20.23
C42	77.88	25.00	S 75°02'21" E	75.89
C43	18.73	75.00	S 71°11'13" E	18.27
C44	11.18	75.00	S 61°37'18" E	10.73
C45	55.97	25.00	S 61°37'18" E	53.98
C46	31.54	75.00	S 11°10'14" E	31.11
C47	50.00	50.00	S 75°02'21" E	48.00
C48	22.44	86.00	S 65°30'36" W	20.14
C49	47.77	74.84	N 17°19'28" W	46.30
C50	14.34	86.00	N 53°12'18" W	13.81
C51	58.58	86.00	N 53°12'18" W	57.44
C52	15.88	25.00	N 77°19'28" E	15.49
C53	61.80	75.00	N 77°19'28" E	61.40
C54	61.48	25.00	N 77°03'42" E	60.11
C55	48.48	75.00	N 74°42'50" E	47.11
C56	12.52	25.00	N 54°17'29" W	12.39
C57	2.80	75.00	N 49°34'00" W	2.70
C58	14.29	75.00	N 21°41'51" W	13.11
C59	22.48	25.00	N 84°12'28" E	21.91
C60	20.52	75.00	N 87°42'18" E	20.05
C61	7.30	50.00	N 75°00'06" E	7.09
C62	78.31	50.00	S 50°38'22" E	76.27
C63	40.57	75.00	S 75°02'21" E	39.46
C64	13.89	25.00	S 21°32'24" E	13.24
C65	15.21	75.00	S 74°42'50" W	14.80
C66	34.43	25.00	N 40°23'00" E	31.79
C67	38.88	75.00	N 40°23'00" E	36.26
C68	18.15	25.00	N 72°42'19" E	17.40
C69	12.22	25.00	S 72°40'38" E	12.10
C70	20.58	50.00	N 20°15'00" E	19.51

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°12'48" E	91.75
L2	N 80°12'48" E	91.75
L3	N 59°02'20" E	91.68
L4	N 44°12'43" E	100.10
L5	N 38°14'00" E	41.01
L6	N 37°12'15" W	3.80
L7	S 87°11'00" E	20.52
L8	S 89°07'04" E	84.40
L9	N 74°25'25" E	106.70
L10	N 70°44'19" E	157.67
L11	N 52°12'15" E	122.76
L12	S 19°47'19" W	107.72
L13	S 12°34'36" E	13.20
L14	S 44°02'29" E	141.80
L15	S 89°02'19" E	76.73
L16	N 80°12'19" W	75.00
L17	S 00°57'41" W	21.00
L18	S 29°23'19" W	35.70
L19	S 11°22'25" W	225.71
L20	S 20°00'39" W	212.24
L21	N 89°12'19" E	100.00
L22	N 89°12'19" E	100.00
L23	N 89°12'19" E	100.00
L24	N 89°12'19" E	100.00
L25	N 89°12'19" E	100.00
L26	N 89°12'19" E	100.00
L27	N 89°12'19" E	100.00
L28	N 89°12'19" E	100.00
L29	N 89°12'19" E	100.00
L30	N 89°12'19" E	100.00
L31	N 89°12'19" E	100.00
L32	N 89°12'19" E	100.00
L33	N 89°12'19" E	100.00
L34	N 89°12'19" E	100.00
L35	N 89°12'19" E	100.00
L36	N 89°12'19" E	100.00
L37	N 89°12'19" E	100.00
L38	N 89°12'19" E	100.00
L39	N 89°12'19" E	100.00
L40	N 89°12'19" E	100.00
L41	N 89°12'19" E	100.00
L42	N 89°12'19" E	100.00
L43	N 89°12'19" E	100.00
L44	N 89°12'19" E	100.00
L45	N 89°12'19" E	100.00
L46	N 89°12'19" E	100.00
L47	N 89°12'19" E	100.00
L48	N 89°12'19" E	100.00
L49	N 89°12'19" E	100.00
L50	N 89°12'19" E	100.00
L51	N 89°12'19" E	100.00

ADMINISTRATIVE REPLAT OF
LOTS 134, 135, 136, AND 137
OF THE SUMMIT



CARMACK SURVEYING, INC.
BOBY, MO. 65657
PH: 417-428-7588

THE SURVEYOR'S CERTIFICATION
I, LOUIE E. CARMACK, JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2890, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C of A. NO. SUBMITTED
DATE FIELD WORK COMPLETED: 1/2/2022
DATE FIELD WORK COMPLETED: 1/2/2022
LOUIE E. CARMACK, JR.

**PRELIMINARY PLAT FOR
WOODLAND CONSTRUCTION CO. LLC
AND COX & CO. CUSTOM HOMES**

DRAWN	DATE	PULASKI COUNTY, MO
R.L.S.	01/05/21	SEC. 23
APPROVED	01/05/21	T36N, R12W
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 2	C-9422A-P

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WAYNESVILLE, THAT I HAVE CAUSED THIS PROPERTY TO BE PLATTED AS SHOWN HEREON AND THAT SAID PROPERTY SHALL BE KNOWN AND DESIGNATED AS "SUMMIT PASS SUBDIVISION". I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS FORMALLY ACCEPTED BY THE CITY OF WAYNESVILLE. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE WAYNESVILLE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

DATE LANNY CURTIS COX, OWNER WOODLAND CONSTRUCTION COMPANY, L.L.C.

STATE OF MISSOURI)) SS. COUNTY OF PULASKI)

ON THIS DAY OF 200, BEFORE ME APPEARED LANNY CURTIS COX, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY 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.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

WE HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF WAYNESVILLE, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 24 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY.

DATE CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE LAND USE ADMINISTRATOR

CERTIFICATE OF APPROVAL BY BOARD OF ALDERMEN

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT OF "SUMMIT PASS SUBDIVISION", AN ADDITION TO THE CITY OF WAYNESVILLE, PULASKI COUNTY, MISSOURI, IS IN ALL RESPECTS IN COMPLIANCE WITH THE WAYNESVILLE LAND DEVELOPMENT REGULATIONS, AND THAT THIS PLAT WAS DULY SUBMITTED, ADOPTED, AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WAYNESVILLE, MISSOURI, AT A OPEN PUBLIC HEARING OF SAID BOARD OF ALDERMEN ON THE DAY OF 200.

DATE MAYOR

ATTEST: CITY CLERK

CITY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE CITY OF WAYNESVILLE AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL OF AND ALL PRIOR YEARS.

DATE CITY COLLECTOR

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PULASKI AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL OF AND ALL PRIOR YEARS.

DATE COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF PLAT FILED AT PLAT BOOK NUMBER PAGE

DATE RECORDER OF DEEDS

PRELIMINARY PLAT OF SUMMIT PASS SUBDIVISION A SUBDIVISION TO WAYNESVILLE, PULASKI COUNTY, MISSOURI LOCATED IN THE NW 1/4, SECTION 23 TOWNSHIP 36 NORTH, RANGE 12 WEST

OWNER: WOODLAND CONSTRUCTION COMPANY, L.L.C. 1001 CURT DRIVE WAYNESVILLE, MISSOURI 65583

PROPERTY DESCRIPTION

A part of the Northwest Quarter of Section 23, Township 36 North, Range 12 West of the 5th P.M., described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 23; thence N 00°57'12" E 382.57 feet along the East line of said Northwest Quarter for the true place of beginning; thence N 00°57'41" E 2267.56 feet to the Northwest corner of said Northwest Quarter; thence N 88°59'10" W 1148.53 feet along the North line of said Section 23; thence S 01°00'50" W 378.67 feet; thence S 37°15'55" W 137.94 feet; thence S 09°49'12" E 657.47 feet; thence N 89°02'19" W 661.87 feet to the Northeastly boundary of Phase 2 The Summit, a subdivision in the City of Waynesville, Pulaski County, Missouri; thence S 62°26'53" E 132.53 feet; and S 34°26'10" E 196.22 feet; and S 31°37'49" E 157.81 feet; and S 31°41'17" E 77.80 feet; and S 29°32'15" E 25.13 feet; and S 29°35'29" E 123.92 feet; and S 29°46'50" E 135.42 feet; and S 08°42'17" E 9.51 feet, all along said Northeastly boundary to the Northeastly boundary of Administrative Replat of Lots 134, 135, 136, and 137 of Phase 2 the Summit; thence S 67°32'10" E 216.01 feet; and S 47°58'01" E 203.28 feet; and S 40°52'44" E 56.23 feet; and S 41°23'49" E 264.27 feet, all along said Northeastly boundary to the Northly boundary of Phase 1 The Summit, a subdivision in the City of Waynesville, Pulaski County, Missouri; thence S 67°46'19" E 216.65 feet; and along a curve turning to the left with an arc length of 72.42 feet, with a radius of 250.00 feet, with a chord bearing of N 13°55'42" E, with a chord length of 72.17 feet; and S 84°32'51" E 174.12 feet; and N 08°30'33" E 17.88 feet; and S 89°05'31" E 124.94 feet; and S 80°57'42" E 50.48 feet, all along said Northly boundary; thence S 89°02'13" E 124.98 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-9422A made by Carmack Surveying, Inc.

SURVEYOR'S NOTES:

- 1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PATENT DEED RECORDED IN PULASKI COUNTY DEED RECORD INSTRUMENT NO. 202103216, IN THE RECORDER'S OFFICE OF PULASKI COUNTY, MISSOURI.
3. ELEVATIONS ARE ASSUMED FROM GPS OBSERVATION.
4. MINIMUM FRONT YARD SET BACK IS 25 FEET FROM CURB, REAR YARD SET BACK IS 25 FEET, SIDE YARD SET BACK IS 10 FEET.
5. THERE IS A 10 FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS AND SIDE YARDS, AND 25 FOOT ALONG REAR YARD.
6. PROPERTY IS ZONED TO 'R-1' SINGLE FAMILY RESIDENTIAL.
7. PROPERTY CONTAINS 62.851 ACRES.

CARMACK SURVEYING, INC. 1201 E. HWY. 88 BOBY, MO. 64657 PH: 417-468-4798

SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2286, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547, 1/3/2022

DATE FIELD WORK COMPLETED: LOUIE E. CARMACK JR.



PRELIMINARY PLAT FOR WOODLAND CONSTRUCTION CO. LLC AND COX & CO. CUSTOM HOMES

Table with columns: DRAWN, RLS, DATE, PULASKI COUNTY, MO, APPROVED, DATE, SEC. 23, LBC, PROJECT NO., SCALE, SHEET, PROJECT NO. Values include 01/05/21, 01/05/21, 136N, R12W, 1"= 100', 2 OF 2, C-9422A-P.