

**AN ORDINANCE APPROVING THE FINAL PLAT FOR
PHASE 1A OF PINNACLE AT THE SUMMIT;
FIXING AN EFFECTIVE DATE**

WHEREAS, the proposed plat of subdivision of land within the City of Waynesville, to be known as Phase 1A of Pinnacle at The Summit, has been considered and approved by the Planning & Zoning Commission of the City of Waynesville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:

Section 1. The developer requests to approve his final plat. The Planning and Zoning Commission has reviewed the request and approved the final plat of Phase 1A of The Summit on November 9th, 2021

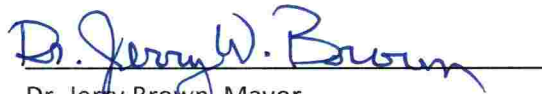
Section 2. The final plat of Phase 1A of Pinnacle at The Summit, attached hereto and incorporated within this ordinance, is hereby approved.

Section 3. The City officials are authorized to indicate on the said plat this approval by the City Council.

Section 4. The said plat shall be filed with the Recorder of Deeds of Pulaski County, Missouri, at the cost of the developer.

Section 5. That this ordinance shall take full force and effect upon its passage and approval.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 18th DAY OF NOVEMBER, 2021.

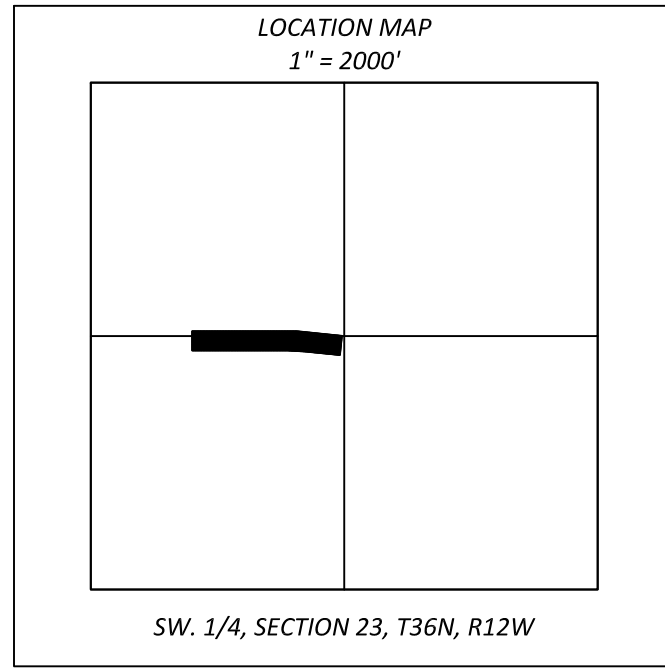


Dr. Jerry Brown, Mayor

ATTEST:



Michele Brown, City Clerk



FINAL PLAT OF
PHASE 1A OF PINNACLE @ THE SUMMIT
 A SUBDIVISION TO WAYNESVILLE, PULASKI COUNTY, MISSOURI
 LOCATED IN THE WEST 1/2 OF THE SW 1/4
 SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 WEST

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 "PHASE 1A OF PINNACLE @ THE SUMMIT". 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.

PROPERTY DESCRIPTION

A part of the West Half of the Southwest Quarter of Section 23, Township 36 North, Range 12 West of the 5th P.M., described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 23; thence N 88°48'19" W 12.20 feet along the North line of said Southwest Quarter of the Southwest Quarter for the true place of beginning; thence S 07°01'11" W 98.76 feet; thence N 82°58'49" W 180.00 feet; thence N 85°39'42" W 90.00 feet; thence N 88°48'20" W 500.00 feet; thence N 01°01'40" E 100.00 feet to the Southerly right of way line of Majestic; thence S 88°48'20" E 546.87 feet, and S 82°58'49" E 233.72 feet, all along said Southerly right of way line; thence S 07°01'11" W 1.24 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-9369 made by Carmack Surveying, Inc.

DATE _____ MARK ROWDEN, OWNER
 MARK ROWDEN HOMES, L.L.C.

STATE OF MISSOURI)
) SS.
 COUNTY OF PULASKI)

ON THIS _____ DAY OF _____, 200__ BEFORE ME APPEARED MARK ROWDEN, 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 _____

ACKNOWLEDGEMENT OF APPROVAL BY PLANNING COMMISSION

THIS IS TO ACKNOWLEDGE THAT THE PLANNING COMMISSION OF THE CITY OF WAYNESVILLE, MISSOURI HAS APPROVED THIS PLAT.

DATE _____ CHAIRMAN, PLANNING AND ZONING COMMISSION

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS IS TO ACKNOWLEDGE THAT THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI HAS, BY ORDINANCE DULY ADOPTED, APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PULASKI COUNTY, MISSOURI.

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 _____

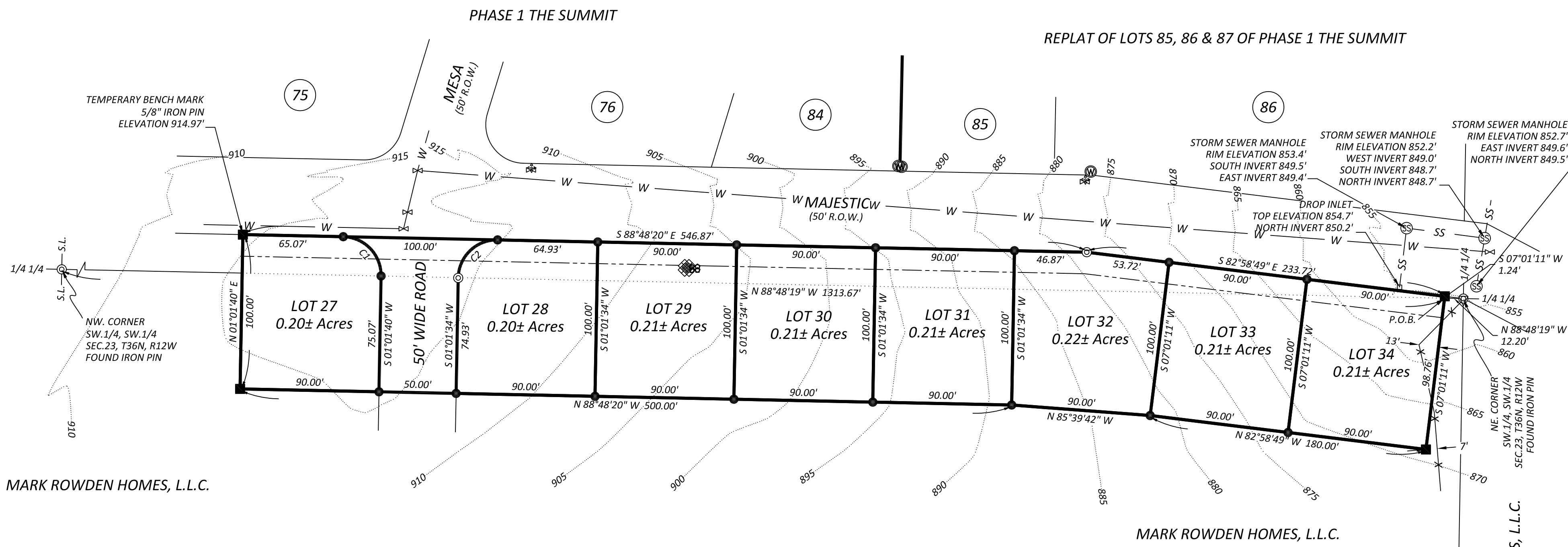
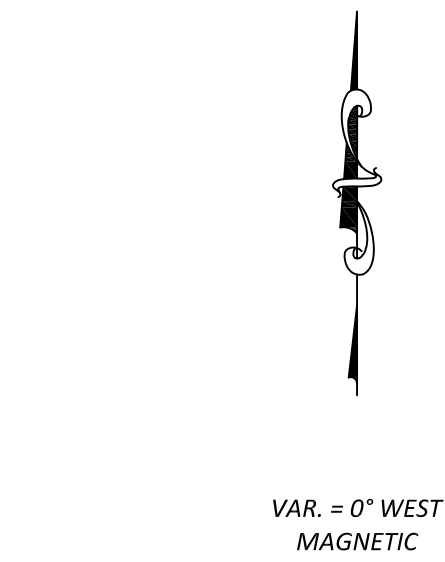
RECORDER'S CERTIFICATE

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

DATE _____ RECORDER OF DEEDS _____

SURVEYOR'S NOTES:

- 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.
- PARENT DEED RECORDED IN PULASKI COUNTY DEED RECORD INSTRUMENT NO. 202107024, IN THE RECORDER'S OFFICE OF PULASKI COUNTY, MISSOURI.
- ELEVATIONS ARE ASSUMED FROM GPS OBSERVATION.
- MINIMUM FRONT YARD SET BACK IS 25 FEET FROM CURB, REAR YARD SET BACK IS 25 FEET, SIDE YARD SET BACK IS 10 FEET.
- THERE IS A 10 FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS AND SIDE YARDS, AND 25 FOOT ALONG REAR YARD.
- PROPERTY IS EXPECTED TO BE ZONED TO "R-1" SINGLE FAMILY RESIDENTIAL.
- PROPERTY CONTAINS 1.78± ACRES.



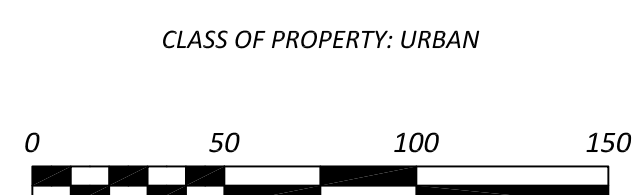
LEGEND

These standard symbols will be found in the drawing.

- CONTOUR LINE
- X — FENCE LINE
- - - BUILDING SET BACK LINE
- - - SS - - STORM SEWER LINE
- - - W - - WATER LINE
- P.O.B. PLACE OF BEGINNING
- P.C.D.R. PULASKI COUNTY DEED RECORD
- SET 5/8" REBAR
- ▽ FENCE CORNER
- ⊙ FOUND IRON PIN
- ⊕ TELEPHONE RISER BOX
- ⊕ WATER VALVE
- ⊕ WATER METER
- SET 1/2" REBAR
- ⊕ FIRE HYDRANT
- COMMUNICATIONS BOX

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.20'	25.00'	S 43°53'20" E	35.30'
C2	39.34'	25.00'	S 46°06'37" W	35.41'

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1



CARMACK SURVEYING, INC.
 13071 HWY. 32
 ROBY, MO. 65657
 PH: 417-458-4798

SURVEYOR'S CERTIFICATION
 I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, 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. DATE FIELD WORK COMPLETED: 9/20/2021
 LOUIE E. CARMACK JR.

STATE OF MISSOURI
 LOUIE E. CARMACK JR.
 NUMBER PLS-002290
 PROFESSIONAL LAND SURVEYOR

SURVEY FOR MARK ROWDEN HOMES, LLC

DRAWN RLS	DATE 11/08/21	PULASKI COUNTY, MO
APPROVED LEC	DATE 11/08/21	SEC. 23 T36N, R12W
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. C-9369