

**AN ORDINANCE APPROVING THE FINAL PLAT FOR  
PHASE 2 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 2 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 2 of The Summit on November 9<sup>th</sup>, 2021

**Section 2.** The final plat of Phase 2 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.

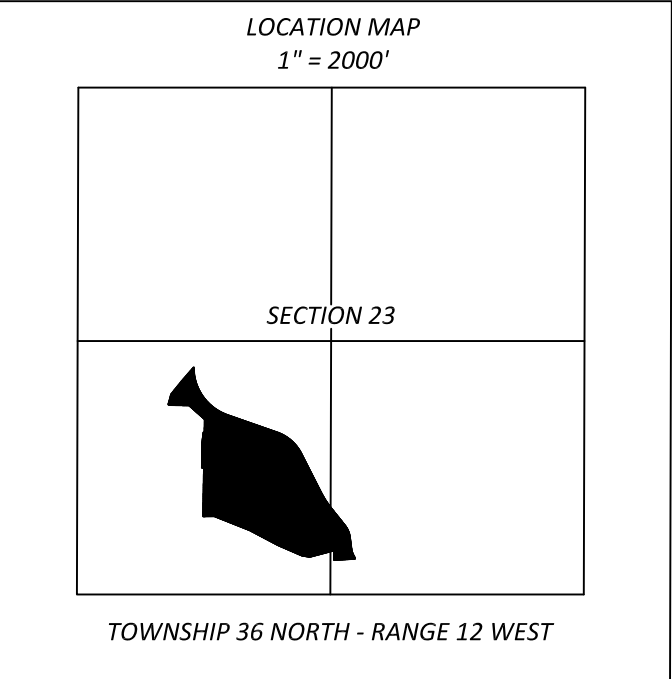
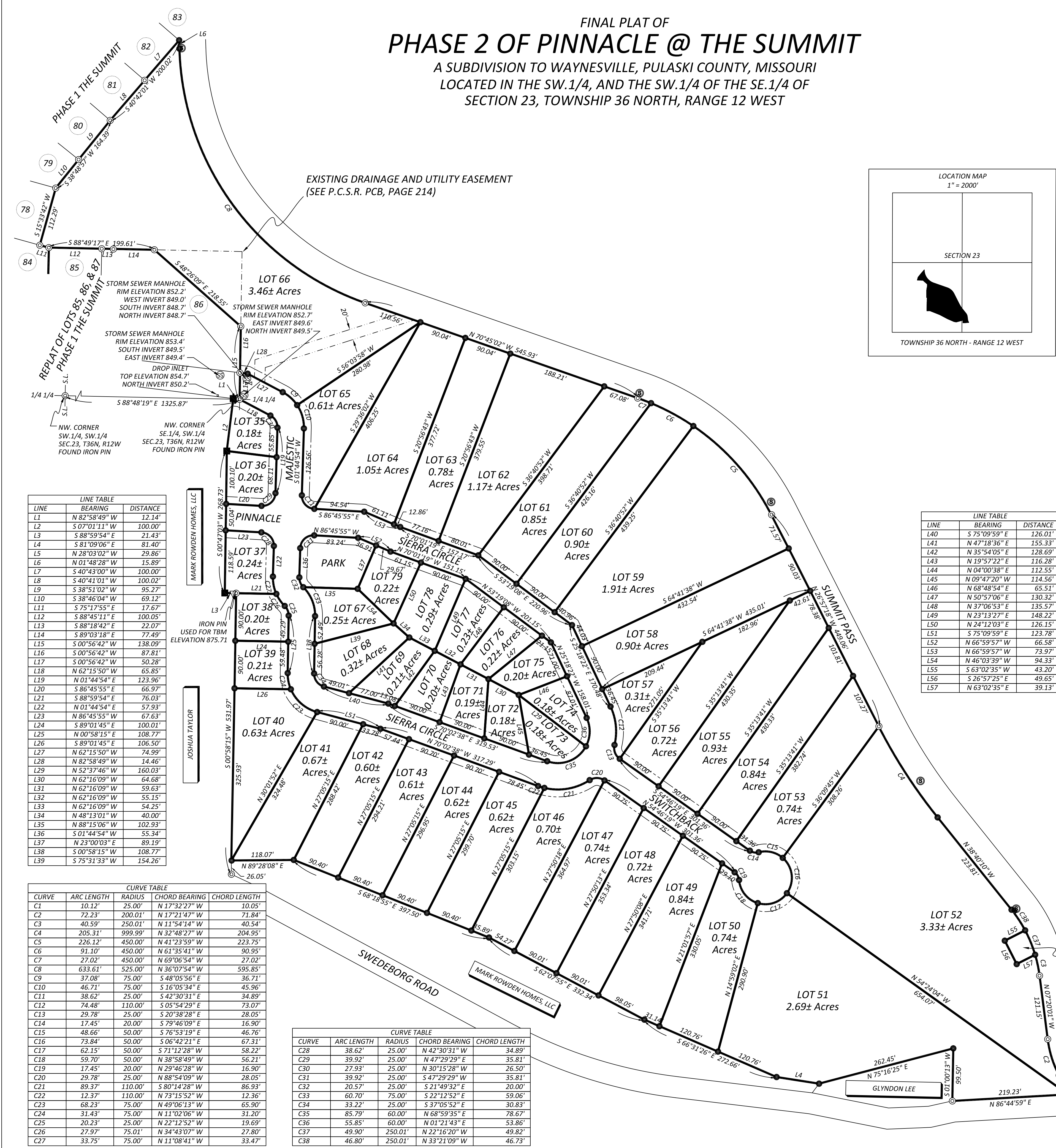
**PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 18<sup>th</sup> DAY OF NOVEMBER, 2021.**

  
\_\_\_\_\_  
Dr. Jerry Brown, Mayor

ATTEST:

  
\_\_\_\_\_  
Michele Brown, City Clerk

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°58'49" W	12.14'
L2	S 07°01'11" E	100.00'
L3	S 88°59'54" E	21.43'
L4	S 81°09'06" E	81.40'
L5	N 28°03'02" W	29.86'
L6	N 01°48'28" W	15.89'
L7	S 40°43'00" W	100.00'
L8	S 40°41'01" W	100.02'
L9	S 38°51'02" W	95.27'
L10	S 38°46'04" W	69.12'
L11	S 23°23'55" E	17.97'
L12	S 88°45'55" E	100.05'
L13	S 88°18'42" E	22.07'
L14	S 89°03'18" E	77.49'
L15	S 00°56'42" W	138.09'
L16	S 00°56'42" W	87.81'
L17	S 00°56'42" W	50.28'
L18	N 62°15'50" W	65.85'
L19	N 01°44'54" E	123.96'
L20	S 86°45'55" E	66.97'
L21	S 88°59'54" E	76.03'
L22	N 01°44'54" E	57.33'
L23	N 86°45'55" E	67.63'
L24	S 89°01'45" E	100.01'
L25	N 00°58'15" E	108.77'
L26	S 89°01'45" E	106.50'
L27	N 62°15'50" W	74.99'
L28	N 82°58'49" W	14.46'
L29	N 52°37'46" W	160.03'
L30	N 62°16'09" W	64.68'
L31	N 62°16'09" W	59.63'
L32	N 62°16'09" W	55.15'
L33	N 62°16'09" W	54.25'
L34	N 48°13'01" W	40.00'
L35	N 88°15'06" W	102.93'
L36	S 01°44'54" E	55.34'
L37	N 23°00'03" E	89.19'
L38	S 00°58'15" W	108.77'
L39	S 75°31'33" W	154.26'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10.12'	25.00'	N 17°32'27" W	10.05'
C2	72.33'	200.01'	N 17°21'47" W	71.94'
C3	40.59'	250.01'	N 11°54'14" W	40.54'
C4	205.31'	999.99'	N 32°48'27" W	204.95'
C5	226.12'	450.00'	N 41°23'59" W	223.75'
C6	91.10'	450.00'	N 61°35'41" W	90.95'
C7	27.02'	450.00'	N 69°06'54" W	27.02'
C8	633.61'	525.00'	N 36°07'54" W	595.85'
C9	37.08'	75.00'	S 48°05'56" E	36.71'
C10	46.71'	75.00'	S 16°05'34" E	45.96'
C11	38.62'	25.00'	S 42°30'31" E	34.89'
C12	74.48'	110.00'	S 05°54'29" E	73.07'
C13	29.78'	25.00'	S 30°38'28" E	28.05'
C14	17.45'	20.00'	S 79°46'09" E	16.90'
C15	48.66'	50.00'	S 76°53'19" E	46.76'
C16	73.84'	50.00'	S 06°42'21" E	67.31'
C17	62.15'	50.00'	S 71°12'28" W	58.22'
C18	59.70'	50.00'	N 38°58'49" W	56.21'
C19	17.45'	20.00'	N 29°46'28" W	16.90'
C20	29.78'	25.00'	N 88°54'09" W	28.05'
C21	89.37'	110.00'	S 80°14'28" W	86.93'
C22	12.37'	110.00'	N 73°15'52" W	12.36'
C23	68.23'	75.00'	N 49°06'13" W	65.90'
C24	31.43'	75.00'	N 11°02'06" W	31.20'
C25	20.23'	25.00'	N 22°12'52" W	19.69'
C26	27.97'	75.01'	N 34°43'07" W	27.80'
C27	33.75'	75.00'	N 11°08'41" W	33.47'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C28	38.62'	25.00'	N 42°30'31" W	34.89'
C29	39.92'	25.00'	N 47°29'29" E	35.81'
C30	27.93'	25.00'	N 30°15'28" W	26.50'
C31	39.92'	25.00'	S 47°29'29" W	35.81'
C32	20.57'	25.00'	S 21°49'32" E	20.00'
C33	60.70'	75.00'	S 22°12'52" E	59.06'
C34	33.22'	25.00'	S 37°05'52" E	30.83'
C35	85.79'	60.00'	N 68°59'35" E	78.67'
C36	55.85'	60.00'	N 01°21'14" E	53.86'
C37	49.90'	250.01'	N 22°16'20" W	49.82'
C38	46.80'	250.01'	N 33°21'09" W	46.73'

LINE TABLE

LINE	BEARING	DISTANCE
L40	S 75°09'59" E	126.01'
L41	N 47°18'36" E	155.33'
L42	N 35°54'05" E	128.69'
L43	N 19°57'22" E	116.28'
L44	N 04°00'38" E	112.55'
L45	N 09°47'20" W	114.56'
L46	N 68°48'54" E	65.51'
L47	N 50°57'06" E	120.32'
L48	N 37°06'53" E	125.57'
L49	N 23°13'27" E	148.22'
L50	N 24°12'03" E	126.15'
L51	S 75°09'59" E	123.78'
L52	N 66°59'57" W	66.58'
L53	N 66°59'57" W	73.97'
L54	N 46°03'39" W	94.33'
L55	S 63°02'35" W	43.20'
L56	S 26°57'25" E	49.65'
L57	N 63°02'35" E	39.13'

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 2 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.

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

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 "PHASE 2 OF PINNACLE @ THE SUMMIT", 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

OWNER:  
 MARK ROWDEN HOMES, L.L.C.  
 20980 ROWDEN LANE  
 WAYNESVILLE, MISSOURI 65583

LEGEND

These standard symbols will be found in the drawing.

- SEWER EASEMENT LINE
- CONTOUR LINE
- FENCE LINE
- BUILDING SET BACK LINE
- P.O.B. PLACE OF BEGINNING
- CLEAN OUT PIPE
- SET 5/8" REBAR
- HIGH VOLTAGE BOX
- FENCE CORNER
- FOUND IRON PIN
- TELEPHONE RISER
- WATER VALVE
- SEWER MANHOLE
- SET 1/2" REBAR
- STORM SEWER MANHOLE

PROPERTY DESCRIPTION

A part of Elliott Subdivision to the City of Waynesville, Pulaski County, Missouri, and part of the Replat of Lots 85, 86, and 87 of Phase 1 The Summit, a subdivision to Waynesville, Pulaski County, Missouri, and a part of the Southwest Quarter, and a part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 36 North, Range 12 West of the 5th P.M., described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 23; thence S 88°48'19" E 1325.87 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter for the true place of beginning; thence N 82°58'49" W 12.14 feet; thence S 07°01'11" W 100.00 feet; thence S 00°47'03" W 268.73 feet; thence S 88°59'54" E 21.43 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence S 00°58'15" W 505.93 feet along said West line; thence N 89°28'08" E 117.49 feet; thence S 68°18'55" E 397.49 feet; thence S 62°07'55" E 332.34 feet; thence S 66°31'26" E 272.66 feet; thence S 81°09'06" E 81.40 feet; thence N 75°16'25" E 262.45 feet; thence S 01°00'13" W 99.50 feet to the Northerly right of way line of Swedeborg Road, as located October, 2021; thence N 86°44'59" E 219.23 feet along said Northerly right of way line to the Westerly right of way line of Summit Pass, as located October, 2021; thence along a curve turning to the left with an arc length of 10.12 feet, with a radius of 25.00 feet, with a chord bearing of N 17°32'27" W, with a chord length of 10.05 feet, and N 28°03'02" W 29.86 feet, and along a curve turning to the right with an arc length of 72.23 feet, with a radius of 200.01 feet, with a chord bearing of N 17°21'47" W, with a chord length of 71.84 feet, and N 07°20'01" W 121.15 feet, and along a curve turning to the left with an arc length of 137.28 feet, with a radius of 250.01 feet, with a chord bearing of N 22°59'03" W, with a chord length of 135.56 feet, and N 38°40'10" W 223.81 feet, and along a curve turning to the right with an arc length of 205.31 feet, with a radius of 999.99 feet, with a chord bearing of N 32°48'27" W, with a chord length of 204.95 feet, and N 26°52'46" W 449.06 feet, and along a curve turning to the left with an arc length of 344.24 feet, with a radius of 450.00 feet, with a chord bearing of N 48°55'12" W, with a chord length of 335.91 feet, and N 70°45'02" W 546.03 feet, and along a curve turning to the right with an arc length of 633.61 feet, with a radius of 525.00 feet, with a chord bearing of N 36°07'54" W, with a chord length of 595.85 feet, and N 01°48'27" W 15.89 feet, all along said Westerly right of way line to the Southerly boundary of Phase 1 The Summit, a subdivision to Waynesville, Pulaski County, Missouri; thence S 40°42'01" W 200.02 feet, and S 38°48'57" W 164.39 feet, and S 15°33'42" W 112.29 feet, and S 75°17'54" E 17.67 feet, all along said boundary of Phase 1 The Summit to the Northerly boundary of said Replat of Lots 85, 86, and 87 of Phase 1 The Summit; thence S 88°49'17" E 199.62 feet to the Northeast corner of Lot 86 of said Replat of Lots 85, 86, and 87 of Phase 1 The Summit; thence S 48°26'09" E 218.55 feet; thence S 00°56'42" W 138.09 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-9399 made by Carmack Surveying, Inc.

- 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. 202104603, AND INSTRUMENT NO. 202107024 IN THE RECORDER'S OFFICE OF PULASKI COUNTY, MISSOURI.
  - ELEVATIONS ARE ASSUMED FROM GPS OBSERVATION.
  - MINIMUM FRONT AND REAR YARD EASEMENT IS 25 FEET, MINIMUM SIDE YARD EASEMENT IS 10 FEET.
  - THERE IS A 10 FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
  - PROPERTY IS CURRENTLY ZONED "A-1" AGRICULTURAL.
  - PROPERTY IS EXPECTED TO BE REZONED TO "R-1" SINGLE FAMILY RESIDENTIAL.
  - PROPERTY CONTAINS 35.94± ACRES.

CARMACK SURVEYING, INC.  
 13071 HWY. 92  
 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: 10/17/2021

LOUIE E. CARMACK JR.

**SURVEY FOR MARK ROWDEN**

DRAWN	DATE	PULASKI COUNTY, MO.
RLS	11/03/21	SEC. 23
APPROVED	DATE	T36N, R12W
LEC	11/03/21	PROJECT NO.
SCALE	SHEET	C-9399
1" = 100'	1 OF 1	