# AN ORDINANCE APPROVING THE FINAL PLAT FOR PINNACLE PLACE PHASE 2; FIXING AN EFFECTIVE DATE

WHEREAS, the proposed plat of land within the City of Waynesville, known as Pinnacle Place Phase 2, 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 Pinnacle Place Phase 2, on July 9th, 2024.

<u>Section 2.</u> The final plat of Pinnacle Place Phase 2 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.

<u>Section 4.</u> 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 JULY, 2024.

Sean A. Wilson, Mayor

ATTEST:

Michele Brown, City Clerk

#### PROPERTY DESCRIPTION

SW. CORNER

SEC.23, T36N, R12W

FOUND MONUMENT

(SEE MLS DOC. NO. 600-67048)

A part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 12 West of the 5th P.M., described as follows: Commencing at the Southwest corner of said Section 23; thence N 01°03'29" E 1325.31 feet to the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence N 87°36'32" E 398.89 feet; thence S 88°48'20" E 46.31 feet; thence S 01°01'40" W 100.00 feet; thence S 88°48'20" E 153.25 feet for the true place of beginning; thence \$ 88°48'20" E 436.75 feet; thence \$ 85°39'42" E 90.00 feet; thence \$ 82°58'49" E 180.00 feet to the West line of Pinnacle Place, a subdivision to Waynesville, Pulaski County, Missouri; thence S 00°47'03" W 268.73 feet along said West line; thence N 88°59'54" W 630.00 feet; thence N 01°00'32" E 34.33 feet; thence S 75°20'11" W 66.19 feet; thence N 01°11'40" E 127.80 feet; thence N 88°48'20" W 13.83 feet; thence N 01°11′40″ E 150.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10493A made by Carmack Surveying and Engineering.



GEODETIC NORTH

201701601

These standard symbols will

CONTOUR LINE FENCE LINE

P.C.D.R. PULASKI COUNTY DEED RECORD

FOUND MONUMENT

∇ FENCE CORNER

FOUND IRON PIN

SEWER MANHOLE

● SET 1/2" REBAR

FIRE HYDRANT

─ ELECTRIC BOX

10' WIDE WATER LINE EASEMENT

UNDER GROUND ELECTRIC LINE

SEWER LINE EASEMENT

be found in the drawing.

# PINNACLE PLACE PHASE 2

A SUBDIVISION TO WAYNESVILLE, PULASKI COUNTY, MISSOURI LOCATED IN THE SW.1/4 OF THE SW.1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 WEST

S 88°48'20" E N 87°36'32" E 46.31' NW. CORNER SW.1/4, SW.1/4 SEC.23, T36N, R12W P.C.D.R. P.C.D.R. P.C.D.R. P.C.D.R. FOUND IRON PIN P.C.D.R. P.C.D.R. **INSTRUMENT NO** INSTRUMENT NO NSTRUMENT NO. INSTRUMENT NO. INSTRUMENT NO INSTRUMENT NO P.C.D.R. 202300161 202300615 202301572 202204258 202301906 202205537 **INSTRUMENT NO** P.C.D.R. 202400257 INSTRUMENT NO. 202304346 S 88°48'20" E 153.25' S 88°48'20" E 91.55 S 88°48'20" E 84.99 S 88°48'20" E 82.67' S 82°58'49" I LOT 50 LOT 51 0.21± Acres LOT 53 0.21± Acres LOT 54 0.21± Acres 0.21± Acres LOT 56 0.27± Acres □ 0.21± Acres 0.22± Acres 0.21± Acres 1" = 2000' P.C.D.R. LOT 50 SEWER EASEMENT PINNACLE (50' WIDE RIGHT OF WAY) INSTRUMENT NO LOT 51 SEWER EASEMENT -905... LOT 52 SEWER EASEMENT \ LOT/53 SEWER EASEMENT \ LOT 54 SEWER EASEMENT \ 202104605 S 86°45'55" É LOT 55 SEWER EASEMENT S 86°45'55" E 13.83 S 86°45'554 F LOT 48 0.25± Acres LOT 47 0.28± Acres LOT 45 0.28± Acres 0.27± Acres 0.26± Acres 0.26± Acres SW. 1/4, SECTION 23, T36N, R12W 0.24± Acres 0.23± Acres ~87<sub>8</sub> ( 2 P.C.D.R. P.C.D.R. **INSTRUMENT NO** P.C.D.R.

INSTRUMENT NO.

202100976

#### CERTIFCATE OF OWNERSHIP AND DEDICATION

MARK ROWDEN, OWNER

MARK ROWDEN HOMES, L.L.C.

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 "PINNACLE PLACE PHASE 2". 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.

STATE OF MISSOURI COUNTY OF PULASKI) ON THIS DAY OF \_, 20\_\_\_ 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 COMMISION 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. 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 ATTEST: 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. 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. 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\_\_\_\_\_

### SURVEYOR'S NOTES:

INSTRUMENT NO.

202203627

THIS MAP COMPLIES WITH THE

MISSOURI MAP ACCURACY STANDARD

ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN

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.

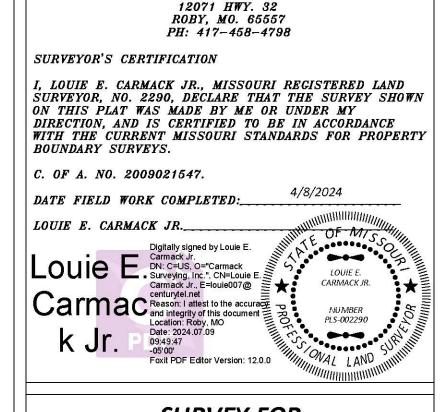
RECORDER OF DEEDS

2. PARENT DEEDS RECORDED IN PULASKI COUNTY DEED RECORD INSTRUMENT NO. 202104605, AND INSTRUMENT NO. 202107024 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 8 FEET.
- 5. THERE IS A 10 FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS AND 8 FEET ALONG SIDE YARDS, AND 25 FOOT ALONG
- 6. PROPERTY IS ZONED TO "R-3" MULTI-FAMILY RESIDENTIAL.
- 7. PROPERTY CONTAINS 4.61± ACRES.

REVISED 5/13/2024: CHANGED LOT NUMBERS AND ADDED SEWER LINE EASEMENT.

REVISED 6/3/2024: ADDED WATER LINE AND LOT SPECIFIC SEWER LINE EASEMENTS.



CARMACK SURVEYING AND ENGINEERING

## SURVEY FOR PINNACLE PLACE, LLC

| DRAWN<br>RLS | DATE<br>07/08/24 | PULASKI COUNTY, MO. |
|--------------|------------------|---------------------|
| APPROVED     | DATE             | SEC. 23             |
| LEC          | 07/08/24         | T36N, R12W          |
| SCALE        | SHEET            | PROJECT NO.         |
| 1"= 50'      | 1 OF 1           | C-10493A-R2         |