

**AN ORDINANCE APPROVING THE FINAL PLAT FOR PHASE I 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 I of Pinnacle at The Summit has been considered by, and approved by, the Planning and Zoning Commission of the City of Waynesville.

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

Section 1. The developer requests to approve his final plat. The Planning and Zoning Committee has reviewed this request and approved the final plat of Phase I of Pinnacle at The Summit.

Section 2. The final plat of Phase I of Pinnacle at The Summit in the City of Waynesville, Missouri, a city of the third class in Pulaski County, 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 developers.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 16TH DAY OF SEPTEMBER, 2021.

By: Dr. Jerry W. Brown
Dr. Jerry Brown, Mayo



ATTEST:

Michele L. Brown
Michele Brown, City Clerk

Name of Project:

Phase I of Pinnacle At the Summit

FINAL PLAT CHECKLIST

Chapter 420
Section 420.100
Sub-section

<u>X yes</u>	1.	Final Plat (Original reproducible drawing and 5 copies submitted)	2
<u>yes</u>		a. Elevations referenced to established	3
<u>yes</u>		b. Title, boarder	5
<u>yes</u>		c. Boundary lines, dimensions, bearings or angles, closure	
		1:5000, coordinates for property corners	6-a
<u>yes</u>		d. Distance and direction to establish street corner or monument	
		Described reference corners and point of beginning	6-b
<u>yes mesa</u>		e. Accurate location of existing and recorded streets	6-c
<u>yes</u>		f. Metes and bounds description of the boundary, area to	
		Nearest one-hundredth of an acre	6-d
<u>yes</u>		g. Right-of-way of streets, easements, described	
		Property lines of lots, curve data	6-e
<u>yes</u>		h. Name of subdivision	6-f
<u>yes</u>		i. Name and right-of way for each street or other right-of-way	6-g
<u>Names and widths</u>		j. Names and widths of adjacent streets	6-h
<u>yes</u>		k. Easement location, dimension and purpose	6-i
<u>utility</u>		l. Lot number	6-j
<u>NA Residential</u>		m. Purpose for tracks. Other than residential	6-k
<u>NO F side setbacks</u>		n. Building setback or yard lines with dimensions <i>note 4</i>	6-l
<u>yes</u>		o. Location, type, material and size of monuments and	
		Lot markers, USGA elevations <i>Temp bench mark</i>	6-m
<u>yes</u>		p. Names and owners accepting plat, with	
		Personal signatures on all plans	6-n
<u>yes no dimension</u>		q. References to adjoining recorded subdivisions & unplatted parcels	6-o
<u>NA</u>		r. Restrictions and covenants (if any)	6-p
<u>yes</u>		s. Title, north arrow, scale and date	6-q
<u>yes</u>		t. Easements required by the planning or utility agency	6-r
<u>yes</u>		u. Lot line dimensions and bearings	6-s
<u>yes</u>		v. Street centerline bearings and curve data	6-u
<u>yes</u>		w. Two permanent monuments on one straight line	6-v
<u>yes</u>		x. Owners certificate	6-w
<u>yes</u>		y. Corporate seal and signatures	6-x
<u>yes</u>		z. Location by section, township, range, city, county, and state	6-y
<u>yes</u>		aa. Registered Surveyor or Professional Engineer certifications	6z-,aa
		with registration number and seal	
<u>yes</u>		bb. Certificate of dedication of all public areas	6-bb
<u>yes</u>		cc. Certificate that all taxes due have been paid	6-cc
<u>yes</u>		dd. Certificates for approval by planning commission	6-dd
<u>yes</u>		ee. Certificate for approval by City Council	6-ee
<u>yes</u>		ff. Certificate for County Recorder	6-ff
<u>No</u>		gg. Plat fee	6-gg

(Date)

(Developer)

(City of Waynesville)

