

BILL NO. 11-23

ORDINANCE NO. 1044

**AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI,
APPROVING THE RECORD PLAT FOR THE "RESUBDIVISION OF LOT
1 – WRIGHT CITY CENTER" AND DIRECTING THAT THE PLAT BE
RECORDED WITH THE WARREN COUNTY RECORDER OF DEEDS**

Whereas, property owner Vista on the Park LLC ("Applicant") has submitted an application for approval of a certain record plat entitled "RESUBDIVISION OF LOT 1 – WRIGHT CITY CENTER, A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 1 WEST, CITY OF WRIGHT CITY, WARREN COUNTY, MISSOURI" (the "Record Plat"); and

Whereas, the Board of Aldermen has considered the proposed Record Plat; and

Whereas, the Board of Aldermen has determined that the Record Plat meets all applicable criteria for plat approval under Chapter 410, the Subdivision Regulations and substantially conforms to the preliminary plat.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WRIGHT CITY, MISSOURI AS FOLLOWS:

SECTION I. The Record Plat, a reduced copy of which is attached as Exhibit A and incorporated herein by reference, is approved by the Wright City Board of Aldermen. The City Clerk shall sign the record plat signifying approval by the Board of Aldermen.

SECTION II. The approval of the Record Plat shall be effective from and after its date of passage and approval, provided all required fees are paid to the City, and further subject to compliance with all applicable provisions of the Subdivision and Zoning Regulations of the City. Pursuant to Section 410.060.E of the Subdivision Regulations the Applicant shall cause to be recorded a copy of this Ordinance and the Record Plat signed by the City Clerk with the Recorder of Deeds of Warren County.

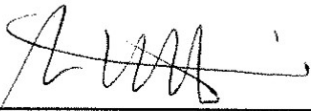
SECTION III. The Warren County Recorder of Deeds is directed to record this Ordinance and Record Plat referenced herein.

SECTION IV. All easements and dedications as they appear on the Record Plat as attached hereto and made a part hereof are approved and accepted for recording with the Warren County Recorder of Deeds; provided, however, that the City shall not be deemed to have accepted for purposes of maintenance or liability of any kind such dedications of easements or rights-of-way reflected on the Record Plat, including but not limited to those portions of certain streets and appurtenant rights-of-way known as Parkview Drive, located within, and as shown on the Record Plat, until such acceptance is specifically approved by separate ordinance after satisfactory completion of the subdivision improvements.

SECTION V. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are to essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION VI. This ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this 27th day of July 2023.



President of the Board of Aldermen

ATTEST:



City Clerk

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this 27th day of July 2023.



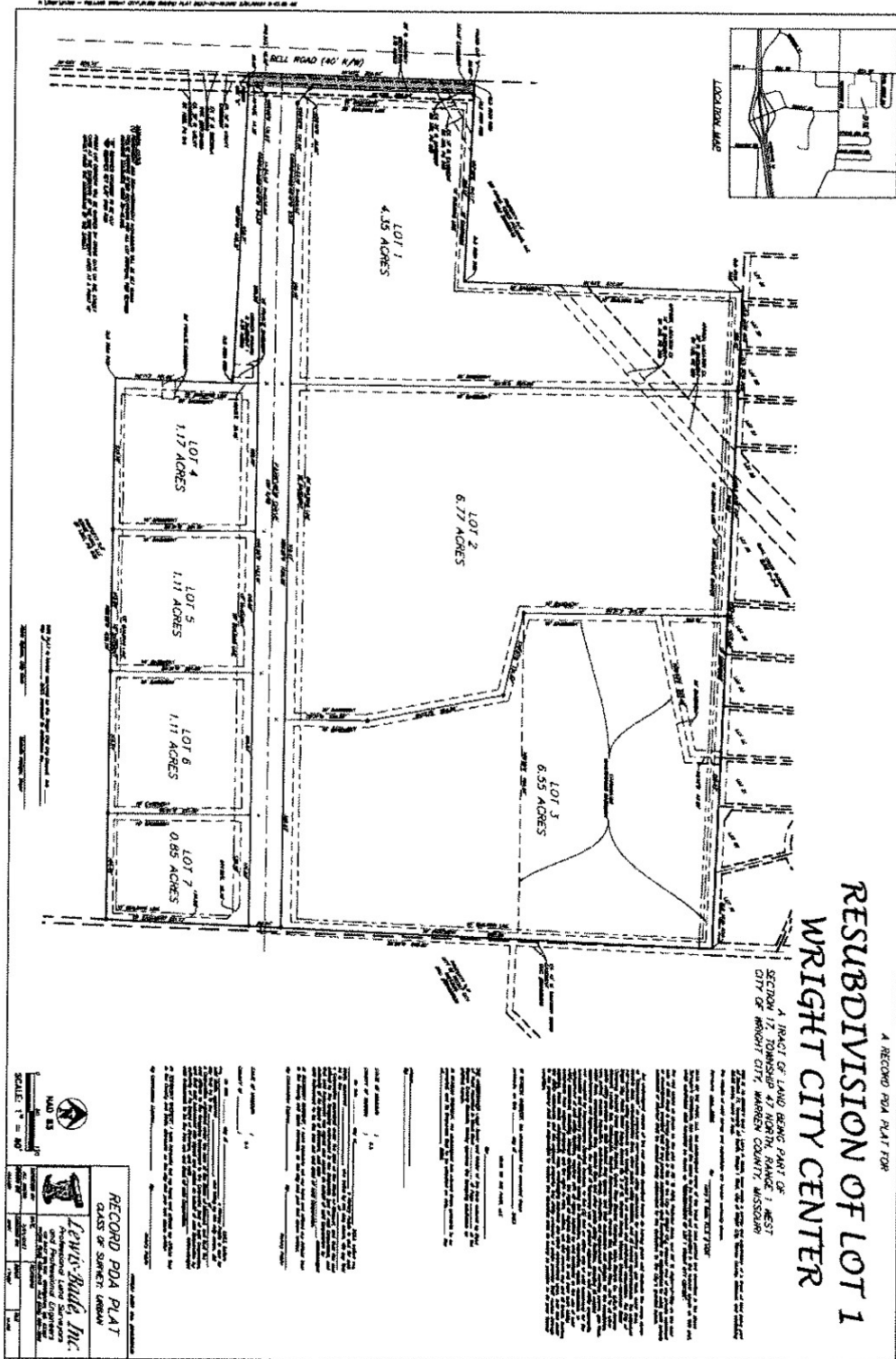
Mayor

ATTEST:



City Clerk

EXHIBIT A FINAL RECORD PLAT



A RECORD PDA PLAT FOR
RESUBDIVISION OF LOT 1
WRIGHT CITY CENTER

A TRACT OF LAND BEING PART OF
 SECTION 17, TOWNSHIP 42 NORTH, RANGE 1 WEST
 CITY OF WRIGHT CITY, WARREN COUNTY, MISSOURI

The following is a description of the land shown on this plat, which is a subdivision of Lot 1, as shown on the plat of Lot 1, recorded in the Public Records of Warren County, Missouri, Book 1, Page 1. The land is situated in Section 17, Township 42 North, Range 1 West, City of Wright City, Warren County, Missouri. The land is divided into seven lots, as shown on this plat. The acreage of each lot is as follows: Lot 1, 4.35 acres; Lot 2, 6.77 acres; Lot 3, 6.53 acres; Lot 4, 1.17 acres; Lot 5, 1.11 acres; Lot 6, 1.11 acres; and Lot 7, 0.85 acres. The total area of the land is 28.09 acres. The land is shown on this plat with all its boundaries, easements, and other features as shown on the original plat of Lot 1. The land is shown on this plat with all its boundaries, easements, and other features as shown on the original plat of Lot 1.

Lot	Acres	Front Feet	Depth Feet	Area
Lot 1	4.35			
Lot 2	6.77			
Lot 3	6.53			
Lot 4	1.17			
Lot 5	1.11			
Lot 6	1.11			
Lot 7	0.85			
Total	28.09			

RECORD PDA PLAT
 CLASS OF SURVEY URBAN
Lewis & Clark, Inc.
 Professional Land Surveyors
 1000 North 1st Street
 Wright City, Missouri 64690
 Phone: (417) 833-1111
 Fax: (417) 833-1112
 Email: info@lewisandclark.com

SCALE 1" = 80'
 DATE 11/11/11