AN ORDINANCE APPROVING THE FINAL PLAT OF THE GREEN RIDGE SUBDIVISION-PHASE II, A MAJOR SUBDIVISION IN THE CITY OF BATTLEFIELD, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BATTLEFIELD, MISSOURI, AS FOLLOWS:

WHEREAS, in accordance with the Ordinances of the City of Battlefield, Missouri, the preliminary plat of The Green Ridge Subdivision-Phase II-Phase II has heretofore been approved by the Planning and Zoning Commission and by the Board of Aldermen; and

WHEREAS, the final plat of Phase II of The Green Ridge Subdivision-Phase II was approved by the Planning and Zoning Commission on January 22, 2024, subject to the completion of all required public improvements and other conditions as set forth in the report of the Planning and Zoning Commission to the Board of Aldermen; and

WHEREAS, the required public improvements in such subdivision and all conditions imposed by the Planning and Zoning Commission have been met; and

WHEREAS, all required public improvements have heretofore been inspected and examined by city personnel and by the design engineer for the Developer; and

WHEREAS, city personnel and the design engineer for the Developer have determined that such public improvements have been constructed in accordance with the requirements of the city and in accordance with the ordinances of the city relating thereto; and

WHEREAS, the final plat as submitted by the developer has, in all respects, been heretofore approved by the design engineer for the Developer.

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

Section 1. All conditions imposed by the Planning and Zoning Commission, the city's engineer, and the Board of Aldermen relating to acceptance and approval of the final plat for The Green Ridge Subdivision-Phase II-Phase II have been met.

Section 2. The final plat for Phase II of The Green Ridge Subdivision-Phase II is hereby approved in all respects.

Section 3. The dedication to the public and the city of all streets, alleys, sidewalks, parks, sewer lines, and other public facilities as shown on the final plat, with the exception of drainage or storm water easements and drainage or storm water detention areas, and any other public facility or improvement excluded pursuant to any entry or certificate contained on the final plat, are hereby accepted by the city conditioned upon adherence by the developer, and all agents, servants, employees and representatives of the developer, to all applicable statutes and ordinances relating thereto, including, but not limited to, all warranties or guarantees relating to the construction of such public improvements.

Section 4. The approval of the final plat of Phase II of The Green Ridge Subdivision-Phase I Subdivision is contingent upon the same being recorded within 60 days after the approval certificate is signed and sealed under the hand of the City Clerk.

Section 5. The sale of any lots, and the construction of any structures thereon, shall not commence until the final plat has been recorded.

Section 6. This ordinance shall be in full force and effect from and after its date of passage.

Passed and approved at a regular meeting of the Board of Aldermen of the City of Battlefield, Missouri, this 6 th day of February 2024.

Mark Crabtree, President Pro Tem

CITY OF BATTLEFIELD SEAL MISSOURI

Attest:

Beth Anne West, Clerk

First Reading and Vote: 6 Ayes - Samantha Forbes, Zac Woods (viaphone), Mark Crabtree, Rocky Compton, Tim Kelley Sr, and Jerry Shupert. 0 Nays. all Board members were present for the vote. 2-6-2024

Second Reading, Final Passage and Vote: 6 Ayes - Samantha Forbes, Zac Woods (viaphone), Mark Crabtree, Rocky Compton, Tim Kelley Sr, and Jerry Shupert. 0 Nays. all Board members were present for the vote. 2-6-2024

APPROVED TO FORM:

Paul Link-City Attorney