

AN ORDINANCE ACCEPTING AND APPROVING THE PLAT OF WINDMILL RIDGE - SECTION TWO, A SUBDIVISION TO THE CITY OF CALIFORNIA, MISSOURI.

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

SECTION 1. That the Plat of Windmill Ridge – Section Two, a subdivision to the City of California, Missouri, more specifically described on Exhibit A, attached hereto and incorporated herein, as dedicated by Village Green Shopping Center L.L.C., presented to the City of California on the 5th day of October, 2020, by Village Green Shopping Center L.L.C., is accepted and approved, subject to any restrictions of the Plat, subject to any easements or reservations existing this date, subject to the Declaration of Protective Covenants and Restrictions for Windmill Ridge Subdivision – Section Two, and subject to the restrictions and exceptions set forth in this Ordinance. The approval of the plat does not constitute an acceptance of the infrastructure (water, sewer, storm water, and utilizes) of the development. Subsequent ordinances will need to be enacted to approve the infrastructure of the subdivision.

SECTION 2. That the Mayor of the City is authorized to execute the Certificate of Approval on the face of said Plat, with the City Clerk to attest said signature. That the Plat shall be recorded at the expense of the developer with the Recorder of Deeds of Moniteau County, Missouri. The City will also retain one original Plat.

SECTION 3. This ordinance shall be in full force and effect as of the date of its passage and approval. Further, copies of this ordinance having been made available for public inspection prior to the time the same is under consideration by the Board of Aldermen of the City of California, Missouri, and the title of the same having been read two times, this ordinance is

PASSED AND APPROVED THIS 5TH DAY OF OCTOBER, 2020.


MAYOR NORRIS GERHART

ATTEST:


CITY CLERK, AIMEE HILL



EXHIBIT A

A tract of land in the County of Moniteau, State of Missouri, and described as follows:
Part of the Southeast Quarter of Section 27, Township 45 North, Range 15 West, Moniteau
County, Missouri, more particularly described as follows:

From the southeast corner of Lot 40 of Windmill Ridge, as recorded in Plat Book 5, page 220, Moniteau County Recorder's Office; thence along the boundary of said Windmill Ridge the following courses: S31°00'17"E, 93.45 feet; thence easterly on a curve to the right having a radius of 40.07 feet, an arc distance of 60.72 feet (Ch=N82°24'07"E, 55.08 feet); thence N45°32'24"E, 60.00 feet to the POINT OF BEGINNING for this description; thence along the southeasterly right-of-way line of Windmill Ridge Drive the following courses: northeasterly on a curve to the right having a radius of 48.67 feet, an arc distance of 69.62 feet (Ch=N18°04'48"E, 63.83 feet); thence northeasterly on a curve to the left having a radius of 560.00 feet, an arc distance of 509.91 feet (Ch=N36°19'56"E, 492.47 feet); thence N1°54'09"E, 489.50 feet; thence northeasterly on a curve to the right having a radius of 25.04 feet, an arc distance of 37.86 feet (Ch=N48°39'08"E, 34.35 feet) to a point on the southerly right-of-way line of Old U.S. Highway Route 50; thence leaving the boundary of said Windmill Ridge and the southeasterly right-of-way line of Windmill Ridge Drive, S88°01'58"E, along the southerly right-of-way line of Old U.S. Highway Route 50, 174.98 feet; thence S1°54'09"W, 500.66 feet; thence S14°23'51"W, 211.30 feet; thence S30°12'16"W, 186.78 feet; thence S44°19'17"W, 186.78 feet; thence S58°26'17"W, 186.78 feet; thence N29°22'43"W, 154.37 feet to the point of beginning. Containing 5.30 acres.

Subject to all easements, restrictions, reservations, and covenants of record, if any.