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Denise Massie
Recorder of Deeds

CITY OF MT VERNON

RECORDER OF DEEDS CERTIFICATE

EXEMPT DOCUMENT

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This page has been added as the first page of your document

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AN ORDINANCE APPROVING AND ACCEPTING THE RE-PLAT OF LOT 14 OF THE COUNTRY CORNER ADDITION, BLOCK "B" AND PART OF THE SOUTH HALF OF LOT 2 OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE: That the Re-Plat of Lot 14 of Country Corner Addition to the City of Mount Vernon, Block "B" and part of the South Half (S 1/2) of Lot 2 of the Southwest Fractional Quarter (SW fract. 1/4) of Section 19, Township 28 North, Range 26 West, Lawrence County, Missouri, being more particularly described to-wit:


LOT 14A, OF THE RE-PLAT OF LOT 14, COUNTRY CORNER ADDITION TO THE CITY OF MT. VERNON, BLOCK "B" AND PART OF THE SOUTH HALF (S 1/2) OF LOT 2 OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRACT. 1/4) OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER THEREOF; THENCE N89°26'01"W ALONG THE SOUTH LINE THEREOF; 422.99 FEET; THENCE N00°02'22"E AND ALONG THE WEST RIGHT OF WAY LINE OF HASTINGS STREET, 253.55 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUING N00°02'22"E, 191.95 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER A RECORDED SURVEY RECORDED IN PCG-146; THENCE N89°59'13"W ALONG THE SOUTH LINE OF THEREOF, 314.50 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN PCG-146 ON THE EAST LINE OF MISTY CREEK SUBDIVISION; THENCE S00°27'44"W ALONG SAID EAST LINE, 170.07 FEET TO A SET IRON PIN; THENCE S88°38'49"E, 170.61 FEET TO A SET IRON PIN; THENCE S01°21'11"W, 14.61 FEET TO A SET IRON PIN; THENCE S88°41'45"E, 145.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.31 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

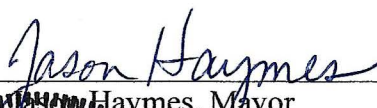
is hereby approved and accepted.

SECTION TWO: This ordinance is declared to be in the best interests of the health and welfare of the citizens of Mount Vernon, and shall become effective and be in force and effect from and after the date of its passage and approval.

Read two times, by title only, a copy of proposed ordinance having been made available for public inspection prior to its consideration by the Board of Aldermen of the City of Mount Vernon, Missouri and passed and approved by a majority of the members elected to the Board of Aldermen of the City of Mount Vernon, Missouri, on the 9th day of May, 2023, the ayes and nays having been entered upon the journal of the minutes of said meeting by the Mount Vernon City Clerk.

ATTEST:


Melissa Aduddle, City Clerk

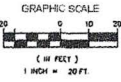

Jason Haymes, Mayor



**RE-PLAT OF:
LOT 14, COUNTRY CORNER ADDITION TO MT. VERNON, BLOCK "B",
ALSO PART OF S 1/2, LOT 2 OF THE SW fract. 1/4,
SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST,
LAWRENCE COUNTY, MISSOURI**

LOT 14 (A) THE RE-PLAT OF LOT 9, 10, 11, 12, 13, 14, 15 AND 16
OF COUNTRY CORNER ADDITION TO THE CITY OF MT. VERNON, BLOCK "A"
R#403 PG 1001 (N#1 # 202300105) (PLAT G PG 146)

BEARINGS ARE BASED UPON
GRID NORTH, MISSOURI
COORDINATE SYSTEM OF 1983,
WEST ZONE



BENCHMARK:
TEST HOLE #1 BENCHMARK #1
ELEV. = 1266.92

DATUM:
ELEVATIONS ARE NAVD83 TAKEN FROM
MISSOURI DEPARTMENT OF TRANSPORTATION
VIRTUAL REFERENCE SYSTEM.

OWNER'S CERTIFICATION:

AUSTIN WELDY, MANAGING MEMBER OF WELDY FAMILY CHIROPRACTIC, LLC, OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF MOUNT VERNON, LAWRENCE COUNTY, MISSOURI, HAVE CAUSED THIS SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON. THE PROPERTY IS NOW TO BE KNOWN AS LOT 14A, OF THE RE-PLAT LOT 14, COUNTRY CORNER ADDITION TO THE CITY OF MT. VERNON, BLOCK "B" AND PART OF THE SOUTH HALF OF LOT 2 OF THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, BEING FURTHER DESCRIBED BY METES AND BOUNDS DESCRIPTION AS SHOWN HEREON. I ALSO ACKNOWLEDGE THE MAKING EASEMENT SHOWN HEREON TO BE GRANTED TO LIFE/DEED ASSEMBLY OF GOD AND THEIR OFFICERS.

AUSTIN WELDY, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF MISSOURI
COUNTY OF LAWRENCE

ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC IN LAWRENCE COUNTY, MISSOURI, PERSONALLY APPEARED AUSTIN WELDY, MANAGING MEMBER OF WELDY FAMILY CHIROPRACTIC, LLC, TO ME KNOW AND WHO BEING BY ME, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF WELDY FAMILY CHIROPRACTIC, LLC, OWNER OF THE PROPERTY DESCRIBED HEREON, AND ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT.

IN WITNESS WHEREOF, I HEREIN SET MY HAND AND AFFIX MY OFFICIAL SEAL IN LAWRENCE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MAYOR & CITY CLERK CERTIFICATE:

WE, _____ MAYOR OF THE CITY OF MOUNT VERNON, MISSOURI, AND _____ CITY CLERK OF THE CITY OF MOUNT VERNON, MISSOURI, HEREBY CERTIFY THAT THIS RE-PLAT WAS DULY ADAPTED BY _____ AND WE HEREBY ENDORSE THE SAME AS PROVIDED BY SAID ORDINANCE NUMBERED _____.

MAYOR _____
CITY CLERK _____

SOURCE DEED:
BOOK 449, PAGE 2382

ZONING:
S-3

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD NOTE:
THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-RATE NUMBER 2910903002, EFFECTIVE DATE AUGUST 2ND, 2012.

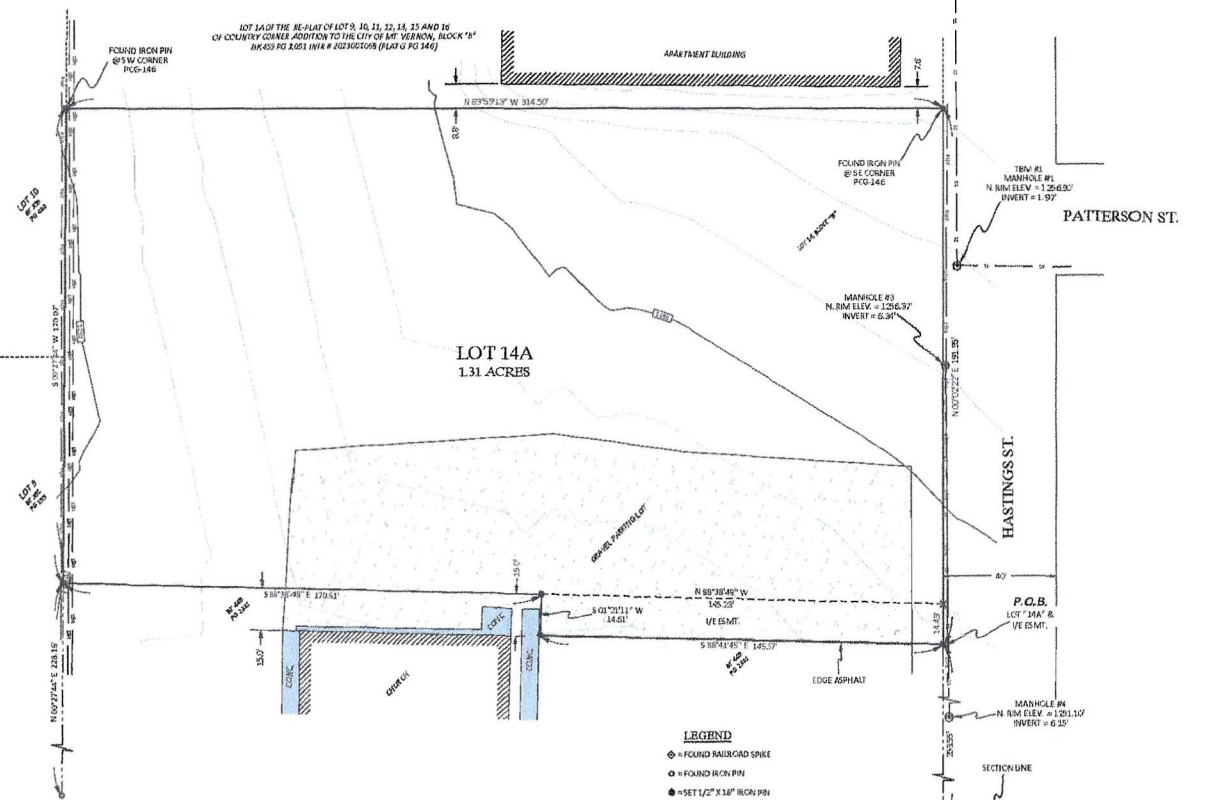
SURVEYOR'S CERTIFICATION:
I, DARRIN AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PROPERTY DESCRIPTION LOT 14A:

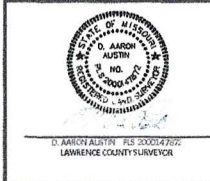
A FRACTIONAL PART BEING PART OF LOT 14A, OF THE RE-PLAT TO THE CITY OF MT. VERNON, BLOCK "B" AND PART OF THE SOUTH HALF OF LOT 2 OF THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROAD SPIKE AT THE SOUTHWEST CORNER THEREOF, THENCE S89°30'01" W ALONG THE SOUTH LINE THEREOF 422.99 FEET, THENCE N0°02'22" E AND ALONG THE WEST BIGHT OF WAY LINE OF HASTINGS STREET, 28.155 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING, THENCE CONTINUING N0°02'22" E, 14.48 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER & RECORDED LAMEN RECORDED IN PG# 146, THENCE S89°30'19" W ALONG THE SOUTH LINE OF THE C.P., 14.48 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN PG# 146 ON THE EAST LINE OF WEST OVERSHEAD ELECTRICAL LINE, 12.00 FEET TO A SET IRON PIN, THENCE S89°30'49" E, 120.65 FEET TO A SET IRON PIN, THENCE S01°21'11" W, 14.48 FEET TO A SET IRON PIN, THENCE S89°30'19" E, 145.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.31 ACRES MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

INGRESS AND EGRESS EASEMENT DESCRIPTION:

A FRACTIONAL PART BEING PART OF LOT 14A, OF THE RE-PLAT TO THE CITY OF MT. VERNON, BLOCK "B" AND PART OF THE SOUTH HALF OF LOT 2 OF THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROAD SPIKE AT THE SOUTHWEST CORNER THEREOF, THENCE N89°30'01" W ALONG THE SOUTH LINE THEREOF 422.99 FEET, THENCE N0°02'22" E AND ALONG THE WEST BIGHT OF WAY LINE OF HASTINGS STREET, 28.155 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING, THENCE CONTINUING N0°02'22" E, 14.48 FEET TO A SET IRON PIN, THENCE S89°30'49" E, 120.65 FEET TO A SET IRON PIN, THENCE S01°21'11" W, 14.48 FEET TO A SET IRON PIN, THENCE S89°30'19" E, 145.57 FEET TO THE POINT OF BEGINNING.



- LEGEND**
- ⊙ = FOUND RAILROAD SPIKE
 - = FOUND IRON PIN
 - = SET 1/2" X 1 1/2" IRON PIN
 - ⊙ = MANHOLE
 - ⊖ = POWER POLE
 - - - = FENCE (CHAIN LINK)
 - - - = OVERHEAD ELECTRIC
 - - - = UNDERGROUND TELEPHONE
 - - - = SAN SEW. LINE
 - - - = OLD LOT LINE



AUSTIN LAND SURVEYING, LLC www.austinsurveys.com		OFFICE (417) 471-3528 FAX (866) 542-7001 P.O. BOX 451 MT. VERNON, MO 65712
CERTIFICATE OF AUTHORITY LICENSE NUMBER 202300105 EXPIRATION DATE NUMBER 8, 2028		
DEVELOPER: WELDY FAMILY CHIROPRACTIC, LLC	RE-PLAT OF: LOT 14, BLOCK "B", COUNTRY CORNER ADD., PART OF: LOT 2, SW fract 1/4, SEC. 19, T28N, R26W, LAWRENCE COUNTY, MISSOURI	
DATE: 1/1/2007	DATE: 08/29/2009	REVISION: 04/03/2023
DRAWN BY: DAA/AVC	CLASS OF PROPERTY: URBAN	FIELD WORK BY: MCA/AVC
	FIELD REVISION: 20231WELD.AS	JOB NO: 23081