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Denise Massie
Recorder of Deeds

CITY OF MOUNT VERNON

**RECORDER OF DEEDS CERTIFICATE
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AN ORDINANCE APPROVING AND ACCEPTING DEDICATION OF THE FINAL PLAT OF THE MOORE RANCH ESTATES, PHASE II SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN, OF THE CITY OF MT. VERNON, MISSOURI AS FOLLOWS:

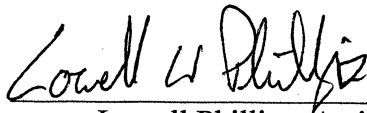
SECTION ONE: That the subdivision surveyed, platted, subdivided, and certified as The Moore Ranch Estates, Phase II Subdivision, being part of the Southwest Quarter of Section 31, Township 28 North, Range 26 West, Lawrence County, Missouri, now owned by Schuchmann Development Group, a Limited Liability Corporation, and easements therein dedicated, be and the same is hereby approved and accepted as a subdivision of said City of Mount Vernon, Missouri, to-wit:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FRAC.1/4) IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 26 WEST, IN THE CITY OF MOUNT VERNON, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM MONUMENT AT THE SOUTHWEST CORNER OF SAID SW.FRAC.1/4; THENCE N 00°48'40" E, ALONG THE WEST LINE OF SAID SW.FRAC.1/4, A DISTANCE OF 30.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 456 AT PAGE 4979 IN THE LAWRENCE COUNTY RECORDER'S OFFICE; THENCE S 89°23'21" E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, SAID LINE ALSO BEING THE SOUTH LINE OF MOORE RANCH ESTATES PHASE 1, A SUBDIVISION IN THE CITY OF MOUNT VERNON, LAWRENCE COUNTY, MISSOURI, A DISTANCE OF 145.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 1 IN SAID MOORE RANCH ESTATES PHASE 1 FOR A POINT OF BEGINNING; THENCE N 00°48'40" E, ALONG THE EAST LINE OF SAID MOORE RANCH ESTATES PHASE 1, A DISTANCE OF 975.24 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 7 IN SAID MOORE RANCH ESTATES PHASE 1, SAID POINT BEING ON THE SOUTH LINE OF SUNNY SLOPE SUBDIVISION, A SUBDIVISION IN THE CITY OF MOUNT VERNON, LAWRENCE COUNTY, MISSOURI; THENCE S 89°29'31"E, ALONG SAID SOUTH LINE, A DISTANCE OF 306.06 FEET TO AN IRON PIN SET; THENCE S 00°30'29" W, A DISTANCE OF 170.00 FEET; THENCE N 89°29'31" W, A DISTANCE OF 16.95 FEET TO AN IRON PIN SET; THENCE S 00°48'40" W, A DISTANCE OF 805.76 FEET TO AN IRON PIN SET AT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 456 AT PAGE 4979, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF HAYWARD DRIVE; THENCE N 89°23'21" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 6.559 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

SECTION TWO: That this ordinance is declared to be in the best interests of the health and welfare of the citizens of Mount Vernon, Missouri, and shall become effective and 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 on its second and final reading, by title only, by a majority of the members elected to the Board of Aldermen of the City of Mount Vernon, Missouri, on the 11th day of July, 2023 the ayes and nays having been entered upon the journal of the minutes of said meeting by the Mount Vernon City Clerk.



Lowell Phillips, Acting Board President

ATTEST:


Melissa Aduddle, City Clerk