

BILL NO. 2023-14

ORDINANCE 1.309 11

AN ORDINANCE APPROVING AND ACCEPTING THE RE-PLAT OF LOT 11 OF THE ROUND EDGE, A SUBDIVISION TO THE CITY OF MOUNT VERNON, LAWRENCE COUNTY, MISSOURI.

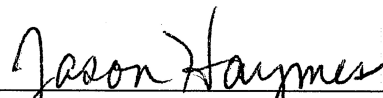
BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE: That the Re-Plat of Lot 11 of the Round Edge, a Subdivision in the City of Mount Vernon, Lawrence County, Missouri, NW/4 Section 30, Township 28 North, Range 26 West is hereby approved and accepted and the survey depicting the Re-Plat of Lot 11 of the Round Edge is attached to this ordinance as Exhibit A.

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.

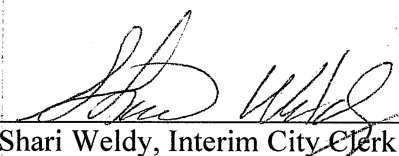
SECTION THREE: The Mayor and City Clerk are authorized to sign Exhibit A to be properly recorded in the County of Lawrence, State of Missouri.

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 22 day of August, 2023, the ayes and nays having been entered upon the journal of the minutes of said meeting by the Mount Vernon City Clerk.



Jason Haymes, Mayor

ATTEST:



Shari Weldy, Interim City Clerk





Recording Date/Time: 08/23/2023 at 01:57:10 PM

Book: 459 Page: 3582

Instr #: 2023003681

Pages: 3

Fee: \$27.00 E 20230003326

CITY OF MT VERNON



Denise Massie
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

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AN ORDINANCE ALLOWING THE CITY CLERK TO CORRECT ORDINANCE NUMBERS 14.353, 1.309, and 14.354 FOR CLERICAL ERRORS IN ORDER TO AVOID DUPLICATION AND CONFUSION

WHEREAS, the City of Mount Vernon Board of Alderman on August 22, 2023, passed Bill Number 2023-12, which was given Ordinance number 14.353; however, said ordinance number was already in use and therefore needs to be given a new number, and

WHEREAS, the Board of Alderman on the City of Mount Vernon Board of Alderman on August 22, 2023, passed Bill Number 2023-14, which was given Ordinance number 1.309; however, said ordinance number was already in use and therefore needs to be given a new number, and

WHEREAS, the City of Mount Vernon Board of Alderman on August 22, 2023, passed Bill Number 2023-15, which was given Ordinance number 14.354; however, said ordinance number was already in use and therefore needs to be given a new number, and

WHEREAS, it is in the City of Mount Vernon's best interest to amend the ordinance numbers to avoid duplication and confusion.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF MOUNT VERNON AS FOLLOWS:

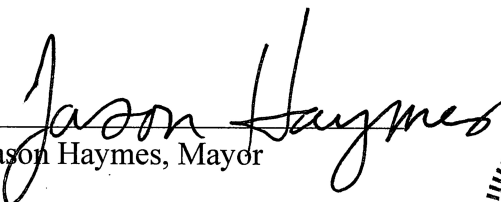
SECTION ONE: That the City Clerk be granted the power and authority to correct the clerical error and manually alter the ordinance numbers by drawing one line through the current ordinance number and writing the new ordinance number on the ordinance as follows:

- Bill 2023-12, Ordinance 14.353 will become: 14.358
- Bill 2023-14, Ordinance 1.309 will become: 1.311
- Bill 2023-15, Ordinance 14.354 will become 14.359

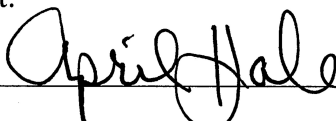
SECTION TWO: There shall be no other changes made upon the face of the ordinances as previously passed by the Board of Alderman.

SECTION THREE: This ordinance is declared to be in the best interests of the citizens of Mount Vernon and shall become effective and be in force and effect from and after the date of 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 Alderman 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 12 day of December, 2023, the ayes and nays having been entered upon the journal of the minutes of said meeting by the Mount Vernon City Clerk.

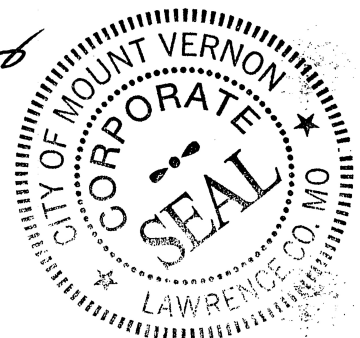

Jason Haymes, Mayor

Attest:



April Hale, City Clerk

April Hale, City Clerk





Recording Date/Time: 12/15/2023 at 01:58:10 PM

Book: 459 Page: 5430

Instr #: 2023005569

Pages: 4

Fee: \$30.00 E 20230005005



Denise Massie
Recorder of Deeds

CITY OF MT VERNON

**RECORDER OF DEEDS CERTIFICATE
EXEMPT DOCUMENT**

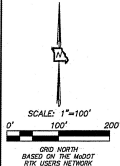
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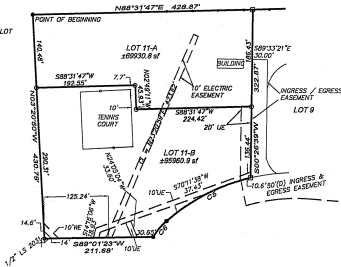
REPLAT OF LOT 11 - THE ROUND EDGE

A SUBDIVISION IN THE CITY OF
MT. VERNON, LAWRENCE COUNTY, MISSOURI
NW/4 SECTION 30, TOWNSHIP 28 NORTH, RANGE 28 WEST



PLAT NOTES

- DATE OF SUBMITTAL: SEPTEMBER 28, 2021
- WASTEWATER DISPOSAL FACILITIES: MUNICIPAL SEWER SYSTEM (CITY OF MT. VERNON)
- WATER SUPPLY: MUNICIPAL WATER SUPPLY (CITY OF MT. VERNON)
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- TOTAL NUMBER OF LOTS = 2
- TOTAL PROJECT AREA = 3.8 ACRES
- AREA OF SMALLEST LOT: LOT 11-A = 89930.9 SF
- AREA OF LARGEST LOT: LOT 11-B = 89580.9 SF
- ALL LOTS ARE SERVED BY SANITARY SEWER
- RECORD SOURCE USES: PLAT OF THE ROUND EDGE
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. (COMMUNITY PANEL 281002C030B, EFFECTIVE DATE OF AUGUST 02, 2012)
- NO PLANNING OR OBSTRUCTIONS OTHER THAN HERE ALLOWED PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY
- THE MAINTENANCE OF STREETS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF A DULY CONSTITUTED PROPERTY OWNERS ASSOCIATION
- 1/2" HIGH PINK WITH CHALK STAMPS "MS LSC 200" TO BE SET AT ALL LOT CORNERS



CERTIFICATE OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF THE ROUND EDGE, HAS BEEN SUBMITTED TO AND APPROVED BY THE MOUNT VERNON PLANNING AND ZONING COMMISSION THE _____ DAY OF _____ 2023.

STATE OF MISSOURI)
COUNTY OF LAWRENCE)

I, _____, CITY CLERK OF MOUNT VERNON IN SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF THE ROUND EDGE, HAS BEEN FILED WITH SAID CITY FOR APPROVAL BY THE MOUNT VERNON BY ORDINANCE NO. _____ 2023, AND THAT THE SAME WAS APPROVED BY THE CITY COUNCIL OF MOUNT VERNON BY ORDINANCE NO. _____ 2023, AND THAT THE SAME WAS APPROVED BY THE CITY COMMISSION ON THE _____ DAY OF _____ 2023.

CITY CLERK: MELISSA ADOLFE MAYOR: JASON HAINES

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND HAS CAUSED A DESCRIPTION PLAT TO BE PREPARED THEREOF IN THE MANNER SHOWN ON THIS PLAT. WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS THE ROUND EDGE.

WE DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREIN TO THE PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____ 2023.

THE ROUND EDGE, LLC - SEAN HAINES, REGISTERED AGENT

MORTGAGOR

ACKNOWLEDGMENT

STATE OF) SS
COUNTY OF)

ON THIS _____ DAY OF _____ 2023, BEFORE ME PERSONALLY APPEARED SEAN HAINES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS:

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI, ON THE DAY AND DATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO THE ROUND EDGE, LLC:

THAT THE INFORMATION SHOWN HEREIN IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED ABOVE, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM A CLOUD INSPECTION OF THE PREMISES. EASEMENTS AND THESE WRITTEN, PREPARED, OR DISCOVERED AND MAY NOT BE, ALL INCLUSIVE, APPROPRIATE OR CORRECT, AND THESE WRITTEN, PREPARED, OR DISCOVERED AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSONS LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OF GUARANTEE WITH THIS SURVEY.

- SYMBOL INDEX
- EXISTING 1/2" HIGH IRON (EXCEPT AS NOTED)
 - EXISTING PERMANENT HOUSING - 5/8" PIN NAIL/IN CH "MS 2003003100"
 - UE UTILITY EASEMENT
 - WE WATERLINE EASEMENT

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
CS	385.50	189.71	27°38'52"	S89°47'13"W	143.89
CE	178.00	40.16	12°42'00"	S89°12'28"W	45.00



SURVEY DATE: 09/09/21

DWD DATE: 07/16/2023

DRAWN BY: MW

5/17/20: 30/28/20

PROJECT No.: 2021-168

PREPARED FOR:
THE ROUND EDGE, LLC
PROJECT LOCATION: MAIN STREET
MT. VERNON, LAWRENCE COUNTY, MISSOURI

PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #4688

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #000000030



07/16/2023

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