

**AN ORDINANCE APPROVING A MINOR RECORD PLAT TITLED
“Forest Lake Estates Plat Three”**

WHEREAS, the City of Pevely is required by Section 410.360 and Chapter 89 of Missouri Revised Statutes to approve a plat that is to be recorded by the Recorder of Deeds, Jefferson County, Missouri: and

WHEREAS, the Planning Commission of the City of Pevely has reviewed the proposed minor subdivision record plat, held a public hearing and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and have submitted a report and recommendation for approval of said record plat titled “Forest Lake Estates Plat Three” to the City Council;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:

SECTION 1. The City of Pevely hereby accepts and approves the record plat titled “Forest Lake Estates Plat Three” with condition and comments of record:

1.

SECTION 2. The acceptance and approval of “Forest Lake Estates Plat Three” as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Pevely, Missouri.

SECTION 3. The acceptance and approval of “Forest Lake Estates Plat Three” as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

SECTION 4. Within sixty (60) days after approval of the record plat identified as “Forest Lake Estates Plat Three” the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 410.360 of the Subdivision Ordinance.

SECTION 5. The approval of the City Council under the hand and seal of the City shall be endorsed upon said plat.

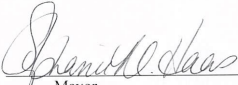
SECTION 6.

The City of Pevely Zoning Ordinance and Official Zoning Map, which are part thereof, are hereby amended by rezoning and [any conditions referenced in Section 1].

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED ON THIS 10 DAY OF January 2022.



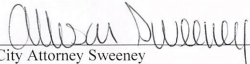
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney Sweeney

**To Put Bill 2022/102 on its 1st Reading
by Caption:**

Motioned: Tyler Leeder
Seconded: Rick Yount

	<u>Aye</u>	<u>Nay</u>
Yount	✓	—
Menkhus	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—
Eckles	✓	—
Absent:	<u>Menkhus, Coulson</u>	

**To Accept Bill 2022/102 on its 1st Reading
by Caption:**

Motioned: Rick Yount
Seconded: Tyler Leeder

	<u>Aye</u>	<u>Nay</u>
Yount	✓	—
Menkhus	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—
Eckles	✓	—
Absent:	<u>Menkhus, Coulson</u>	

**To Put Bill 2022/102 on its 2nd Reading
by Caption:**

Motioned: Rick Yount
Seconded: Tyler Leeder

	<u>Aye</u>	<u>Nay</u>
Yount	✓	—
Menkhus	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—
Eckles	✓	—
Absent:	<u>Menkhus, Coulson</u>	

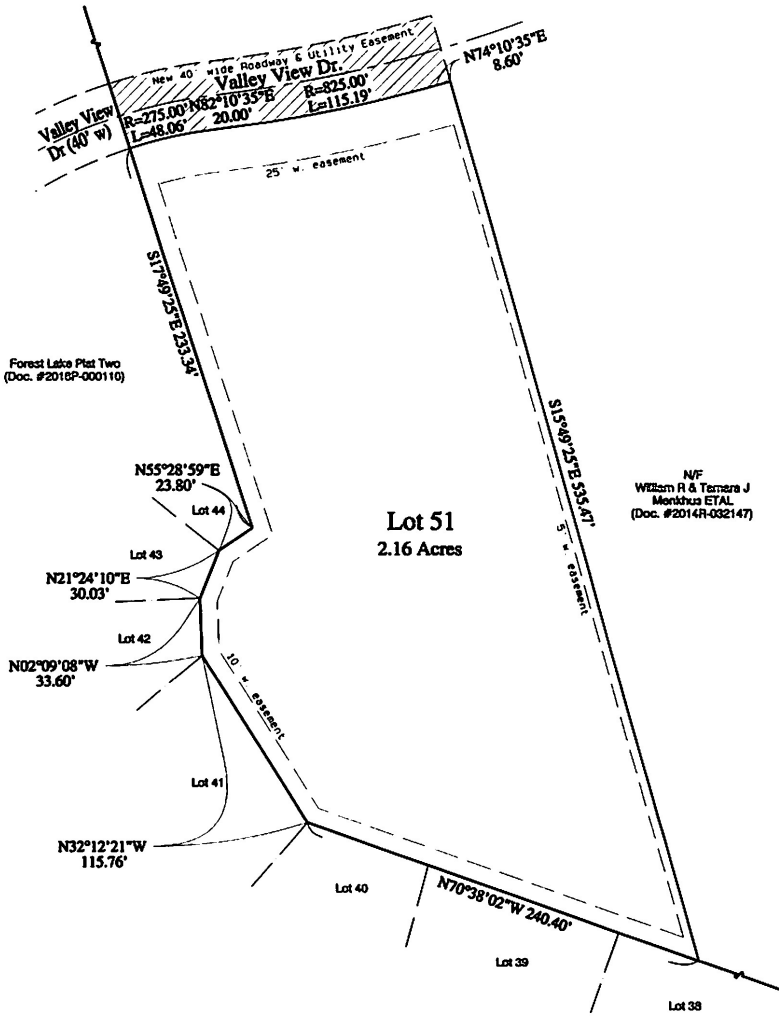
To Approve Ordinance #1564:

Motioned: Rick Yount
Seconded: William Brooks

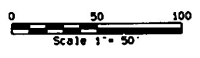
	<u>Aye</u>	<u>Nay</u>
Yount	✓	—
Menkhus	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—
Eckles	✓	—
Absent:	<u>Menkhus, Coulson</u>	

Forest Lake Estates Plat Three

a Minor Subdivision Located in Section 35, Township 42 North, Range 5 of the East Principal Meridian, Jefferson County, Missouri



Basis of Bearing is Old North, Missouri Coordinate System of 1983 (Best Zone), as Derived by GPS Vectors from MoDOT VMS Station MOFSL.



This is to certify that this plat of Forest Lake Estates Plat Three was approved by the City Council of the City of Pevley, Missouri, this _____ day of _____, 2021.
 Mayor _____ City Clerk _____

PLANNING AND ZONING CERTIFICATE

This is to certify that the plat of Forest Lake Estates Plat Three as shown hereon, has been approved by the City of Pevley Planning and Zoning Department on the _____ day of _____, 2021.

 Chairman

SURVEYOR'S CERTIFICATE

This is to certify to the best of my belief, knowledge, and ability that GOVERO LAND SERVICES, INC at the request of Don Menkhus, during the month of October 2021, prepared a plat, based on field information obtained on June 14, 2021 by field personnel under my direction, on a tract of land located in Section 35, Township 42 North, Range 5 East of the Fifth Principal Meridian, as described in Deed Doc #2014R-032147 of the Land Records of Jefferson County, Missouri.
 I also declare that under my supervision and to the best of my ability and professional judgement that the results shown hereon are made in accordance with the current MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS for URBAN PROPERTY, as set forth by the MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF LAND SURVEY and rules promulgated by the MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, effective June 30, 2017 IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri.
 on this _____ day of _____, 2021.

GOVERO LAND SERVICES, INC 242 D
 By DANIEL L. GOVERO LS91778
 MISSOURI REGISTERED LAND SURVEYOR

OWNER'S CERTIFICATE
 The undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as Forest Lake Estates Plat Three.
 IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this _____ day of _____, 2021.

William R. Menkhus _____ Tamara J. Menkhus _____
 Donald P. Menkhus _____ Janet M. Menkhus _____
 Robert E. Menkhus _____ Beverly L. Menkhus _____

State of Missouri : SS
 County of _____
 On this _____ day of _____, 2021, before me personally appeared Donald P. & Janet M. Menkhus, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ on the _____ day and year first above written.

 Notary Public
 Name Printed _____

My Commission expires _____
 State of Missouri : SS
 County of _____
 On this _____ day of _____, 2021, before me personally appeared William R. & Tamara J. Menkhus, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ on the _____ day and year first above written.

 Notary Public
 Name Printed _____

My Commission expires _____
 State of Missouri : SS
 County of _____
 On this _____ day of _____, 2021, before me personally appeared Robert E. & Beverly L. Menkhus, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ on the _____ day and year first above written.

 Notary Public
 Name Printed _____

My Commission expires _____

GOVERO LAND SERVICES, INC. SURVEYING * ENGINEERING (CERTIFICATE OF AUTHORITY NO. L.S. 242-D) 5929 OLD STATE ROAD SUPERIOR, MO. 63052 PH: (336)454-9300 FAX: (336)454-9026 gsdand@goverolandservices.com	SITE ADDRESS:	N/A	NAME:	Daniel L. Govero
	CITY/CO./STATE:	Pevley, MO	DISCIPLINE:	PLS
	DATE PREPARED:	10/29/2021	LICENSE #:	1770
	CHECKED BY:	D. L. G.	DRAWN BY:	B. C.
	SHEET #:	1 of 1	JOB #:	92297-L51

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