

**AN ORDINANCE TO APPROVE THE FINAL PLAT OF RIDGELINE ESTATES, A  
SUBDIVISION IN THE CITY OF MARYVILLE, NODAWAY COUNTY, MISSOURI,  
AND TO AUTHORIZE THE CITY CLERK TO ENDORSE APPROVAL OF THE CITY  
COUNCIL ON THE PLAT**

**WHEREAS**, the Planning and Zoning Commission of the City of Maryville, Missouri was presented the final plat for Ridgeline Estates on July 18, 2018; and

**WHEREAS**, the Planning and Zoning Commission of the City of Maryville, Missouri, recommended approval of the final plat for Ridgeline Estates;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, MISSOURI**, as follows:

**SECTION 1:** There has been filed for record the final plat for Ridgeline Estates, and the Developer has dedicated for public use public improvements as designated on said plat. Ridgeline Estates encompasses the following described real estate located in Maryville, Nodaway County, Missouri, to-wit:

*Commencing at the West ¼ Corner of Section 19, Township 64 North, Range 35 West, Nodaway County, Missouri; thence along Quarter Section Line, South 88 degrees 47 minutes 39 seconds East 30.00 feet to the Eastern right-of-way of Icon Road being the Southwest Corner of a tract of land surveyed and recorded in Survey Book 5, Page 324 with the Nodaway County Recorder of Deeds; thence along said right-of-way, North 01 degrees 32 minutes 05 seconds East 390.00 feet to the Northwest Corner said survey being the Point of Beginning; thence continuing along Icon Road right-of-way, North 01 degrees 32 minutes 05 seconds East 951.07 feet; thence departing said right-of-way and following the South Line of Westridge Estates Plat III and the projection thereof, South 88 degrees 39 minutes 18 seconds East 834.22 feet; thence departing said line, South 01 degrees 19 minutes 24 seconds West 199.71 feet; thence South 88 degrees 36 minutes 53 seconds East 159.68 feet; thence along the West Line of Golden Acres-Plat I and the projection thereof, South 01 degrees 20 minutes 43 seconds West 988.82 feet; thence departing said line, North 88 degrees 47 minutes 39 seconds West 25.00 feet; thence South 01 degrees 20 minutes 43 seconds West 150.00 feet; thence along Quarter Section Line, North 88 degrees 47 minutes 39 seconds West 273.42 feet to the Southeast Corner of previously mentioned survey; thence around perimeter of said survey the following courses and distance: North 01 degrees 32 minutes 05 seconds East 390.00 feet; thence North 88 degrees 47 minutes 39 seconds West 700.00 feet to the point of beginning.*

*The above described tract of land contains 23.56 acres, more or less, exclusive of Icon Road right-of-way and is subject to recorded and unrecorded easements, restrictions and right-of-ways.*

**SECTION 2:** All of the above-described real estate is in the present city limits of the City of Maryville, Missouri.

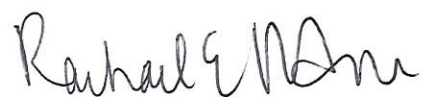
**SECTION 3:** There is attached to this Ordinance and made a part hereof as if fully set out herein, a plat of all of the lots, tracts and parcels of land, streets and utility easements within Ridgeline Estates Subdivision.

**SECTION 4:** The above-described real estate platted as Ridgeline Estates, and all public improvements and utility easements designed on said final plat for public use are hereby approved, including the sanitary sewers, public water mains, storm drainage facilities and streets, subject to the two (2) year warranty period which shall commence as prescribed by the Ordinances of the City of Maryville but not earlier than the effective date of this Ordinance.

**SECTION 5:** The City Clerk is authorized and directed to endorse upon the final plat of Ridgeline Estates the approval of the City Council of the dedication for public use of the public improvements, utility easements and right-of-ways shown upon said plat, including sanitary sewers, public water mains, storm drainage facilities and streets, subject to the warranty period described above.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2018.



Rachael Martin, Mayor

ATTEST:



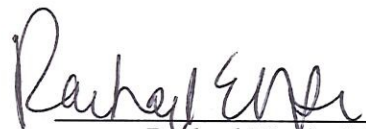
Sheila Smail, City Clerk

minutes 12 seconds West 57.74 feet; thence North 46 degrees 52 minutes 05 seconds West 46.17 feet; thence North 70 degrees 26 minutes 59 seconds West 61.47 feet; thence North 45 degrees 40 minutes 21 seconds West 37.48 feet; thence North 11 degrees 19 minutes 27 seconds East 61.54 feet; thence North 31 degrees 36 minutes 51 seconds West 25.92 feet; thence North 59 degrees 05 minutes 59 seconds West 41.31 feet; thence South 61 degrees 28 minutes 44 seconds West 22.61 feet; thence North 73 degrees 51 minutes 38 seconds West 30.63 feet; thence North 44 degrees 55 minutes 44 seconds West 39.44 feet; thence North 79 degrees 58 minutes 16 seconds West 22.15 feet; thence departing said centerline, North 01 degrees 53 minutes 16 seconds East 673.81 feet to the point of beginning.

The above described tract of land contains 11.37 acres, more or less, exclusive of Depot Street right-of-way and is subject to recorded and unrecorded easements, restrictions and right-of-ways.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2018.

  
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Rachael Martin, Mayor

ATTEST:

  
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Sheila Smail, City Clerk