

Bill No. 24-09

Ordinance No. 2643

AN ORDINANCE APPROVING THE FINAL PLAT FOR SOUTHWOOD ADDITION; DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE SUBDIVISION PLAT; SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, AS FOLLOWS:

SECTION I

That Earl and Carla Pratt presented to the Community Development Director of the City of Richmond on the 29th day of March 2024, a proposal for a Lot Split Plat for Lots 8 and 9 of Southwood Addition, a subdivision located in the corporate limits of the City of Richmond, Missouri, described as follows:

*Lot Split Plat All of Lot 8 and Lot 9 of South Wood Addition to Richmond, Ray County, Missouri, as shown on the recorded plats thereof.
More particularly described as follows:
Beginning at the Northwest (NW) Lot Corner for Lot 8 of South Wood Addition to the City of Richmond, Ray County, Missouri; thence East (E) along the North (N) Line for Lot 8 of said South Wood Addition, N 89°14'28" E, a distance of 149.93 feet to the Northeast (NE) Lot Corner for Lot 8 of said South Wood Addition; thence South (S) along the East (E) Line for Lot 8 of said South Wood Addition, S 00°31'50" W, a distance of 75.03 feet to the Southeast (SE) Lot Corner for Lot 8 of said South Wood Addition; thence East (E) along the North (N) Lot Line for Lot 9 of said South Wood Addition, N 89°14'56" E, a distance of 44.93 feet to the Northeast (NE) Lot Corner for Lot 9 of said South Wood Addition; thence South (S) along the East (E) Lot Line for Lot 9, of said South Wood Addition, S 00°31'38" W, a distance of 90.00 feet to the Southeast (SE) Lot Corner for Lot 9 of said South Wood Addition; thence West (W) along the South (S) Lot Line for Lot 9 of said South Wood Addition, S 89°15'42" W, a distance of 195.02 feet to the Southwest (SW) Corner for Lot 9 of said South Wood Addition; thence North (N) along the West (W) Lot Lines for Lots 8 and 9 of said South Wood Addition, N 00°35'15" E, a distance of 164.97 feet to the Point of Beginning containing 28,787.00 square feet more or less.*

SECTION II

After mature and deliberate consideration and review of the said proposal for a Lot Split of Southwood Addition, the Community Development Director did recommend that said subdivision plat, consisting of one (1) page, is approved.

SECTION III

Upon mature and deliberate consideration, the City Council of the City of Richmond does hereby approve the Lot Split Plat in Southwood Addition. The Mayor and City Clerk are directed to execute said subdivision plat, consisting of one (1) page, for recording purposes and all appropriate documents in order to affect this ordinance.

SECTION IV

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V

This Ordinance shall take effect upon its passage by the City Council of Richmond, Missouri and signing by the Mayor.

PASSED THIS 9th DAY OF April 2024.


Michael Wright, Mayor

ATTESTED


Tonya Willim, Acting City Clerk

REPLAT

LOTS 8 & 9
SOUTH WOOD ADDITION
RICHMOND, RAY COUNTY, MISSOURI

Property Description:
All of Lot 8 and Lot 9 of South Wood Addition to Richmond, Ray County, Missouri, as shown on the recorded plat thereof.
More particularly described as follows:
Beginning at the Northwest (NW) Lot Corner for Lot 8 of South Wood Addition to the City of Richmond, Ray County, Missouri; thence East (E) along the North (N) Line for Lot 8 of said South Wood Addition, N 89°14'28" E, a distance of 148.93 feet to the Northeast (NE) Lot Corner for Lot 9 of said South Wood Addition; thence East (E) along the East (E) Line for Lot 9 of said South Wood Addition, S 00°31'50" W, a distance of 75.03 feet to the Southeast (SE) Lot Corner for Lot 8 of said South Wood Addition; thence East (E) along the North (N) Lot Line for Lot 9 of said South Wood Addition, N 89°14'50" E, a distance of 44.83 feet to the Northeast (NE) Lot Corner for Lot 9 of said South Wood Addition; thence South (S) along the East (E) Lot Line for Lot 9, of said South Wood Addition, S 00°31'39" W, a distance of 80.00 feet to the Southeast (SE) Lot Corner for Lot 9 of said South Wood Addition; thence West (W) along the South (S) Lot Line for Lot 9 of said South Wood Addition, S 89°15'42" W, a distance of 195.02 feet to the Southwest (SW) Corner for Lot 9 of said South Wood Addition; thence North (N) along the West (W) Lot Lines for Lots 8 and 9 of said South Wood Addition, N 00°35'15" E, a distance of 1,64.87 feet to the Point of Beginning containing 23,787.00 square feet more or less.
The above described property is subject to easements, restrictions, right of ways, and covenants of record.

APPROVAL AND ACCEPTANCE

RICHMOND PLANNING AND ZONING
ADMINISTRATOR _____ DATE: _____, 20____
RICHMOND CITY COUNCIL
MAYOR _____ CITY CLERK _____ DATE: _____, 20____

DEDICATION:

Streets, Roads, and Right of Ways shown on this plat and not heretofore dedicated for public use are hereby so dedicated.
Utility Easements shown on this plat and not heretofore dedicated for their designated use are hereby so dedicated.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be shown as REPLAT SOUTH WOOD LOTS 8 & 9, to the City of Richmond, Ray County, Missouri and shall consist of One (1) Lot.

In testimony whereof, Earl Pratt & Carla Pratt have subscribed their names
this _____ day of _____, 20____

Earl Pratt _____ Carla Pratt _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
 SS)
COUNTY OF _____)

On this day of _____, 20____ before me a Notary Public in and for said State, personally appeared Earl Pratt & Carla Pratt, known to me to be the same whom associated in the within instrument and acknowledged to me that executed the same for the purposes herein stated.

My Commission expires: _____

In testimony whereof, Earl Pratt & Carla Pratt has subscribed his name
this _____ day of _____, 20____

Earl Pratt _____ Carla Pratt _____

Survey Prepared for: Earl & Carla Pratt
219 S. Camden St.
Richmond, Missouri 64085
Survey Prepared by: Northland Surveying, Inc.
38995 West 52nd Street
Richmond, Missouri 64085
(816) 776-3605

REPLAT

LOTS 8 & 9
SOUTH WOOD ADDITION
RICHMOND, RAY COUNTY, MISSOURI
Job No.: 24-056 Drawn By: MAH
Scale: 1" = 50' Date: 03-25-24



THIS DRAWING WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSOURI.
I HEREBY CERTIFY THE SURVEY PLAT, RECORDS CONTAINED HEREON TO BE TRUE AND CORRECT AND TO CONFORM WITH THE CURRENT ANNUAL STATEWIDE MISSOURI EXAMINATION OF NATIONAL RECORDS.

DATE: _____
NAME: THOMAS P. S. _____
PLS-000011114

Surveyor's Notes:
Basis of Bearings were established from Plat of South Wood Lot 8 & Lots 9-11, and existing monumentation.
Survey was established from existing monumentation, existing structures, Plat of Southwood Lot 8 & Lots 9-11, and Record Deeds: Pratt in Deed Record Book 2188 at Page 592, & Page in Deed Record Book 2183.
The plat is a Board of Architects, Professional Engineers, Professional Surveyors
Classify the Surveyed Property as Suburban.

