

**AN ORDINANCE ACCEPTING THE PLAT OF TERRACE ABOVE THE GREENS SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

WHEREAS, MHRR, LLC has platted Terrace Above the Greens Subdivision all of which is located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the Developer has requested variances from the requirements of Sec. 57-10 which are: to submit a preliminary plat; to connect to privately owned/maintained streets; no street be extended to the development perimeter; construction of sidewalks; for non-perpendicular lot lines; for providing stormwater detention; and to allow septic systems on lot one and two; and

WHEREAS, Sec. 57-10 (a) (2) states that the final record plat of any subdivision shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years; and

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri, except for those variances to which the Board of Aldermen has granted the Developer.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOW:

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Terrace Above the Greens Subdivision, which is attached hereto as Exhibit A,

including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein; subject to variances from the requirements of Sec. 57-10 which are: to submit a preliminary plat; to connect to privately owned/maintained streets; no street be extended to the development perimeter; construction of sidewalks; for non-perpendicular lot lines; for providing stormwater detention; and to allow septic systems on lots one and two; and provided however, that the final record plat shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: February 18, 2025.

SECOND READING: February 18, 2025.

PASSED AND APPROVED this 18<sup>th</sup> day of February, 2025, by a vote of \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions and \_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk