

AGENDA ITEM

June 2, 2015

Subject: NID Assessment Release against Lot 2 of Ashland Estates Plat 1

Department: Finance

In 2004 the City entered into a development agreement with Stutesman Realty, Inc. Ashland Estates contains 21 lots and assessments are released when the lots are developed and sidewalks are constructed.

The attached ordinance authorizes the release of the NID assessment on Lot 2 of Ashland Estates Plat 1 (506 N Webster) in accordance with Ordinance No. 6215 and 6259.

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI,
RELEASING AND CONCLUDING NID ASSESSMENTS AS PER ORDINANCE
6259 ON LOT 2 OF ASHLAND ESTATES OF STUTESMAN REALTY, INC.**

ALL OF LOT 2 OF ASHLAND ESTATES PLAT #1, BEING A REPLAT OF PART OF LOTS 1 AND 12 IN BLOCKS 1 AND 6 OF ROBINSON-MARTIN 2ND ADDITION AND A REPLAT OF LOTS 1-4 AND 9-12 IN BLOCKS 18 AND 35 OF UNIVERSITY ADDITION, CITY OF NEVADA, VERNON COUNTY, MISSOURI, AS PER THE AMENDED FINAL PLAT RECORDED IN PLAT CABINET 1, PAGE 165 IN THE RECORDER'S OFFICE OF VERNON COUNTY, MISSOURI. SUBJECT TO ANY PART LYING IN THE PUBLIC ROADWAY. ALSO, SUBJECT TO ANY EASEMENTS, RESERVATIONS AND RESTRICTIONS AFFECTING SUBJECT LAND.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA,
MISSOURI, THAT:**

SECTION 1. Prepared NID assessments against aforementioned property are hereby released and concluded due to completion of the requirements of Development Agreement for Ashland Estates, Plat 1:

SECTION 2. The Mayor and the City Clerk are authorized and directed to execute such releases and assurances as may reasonably be requested. Recording fees shall be paid by the owners.

PASSED, APPROVED and ADOPTED by the City Council of the City of Nevada, Missouri, this 16th day of June, 2015.

Brian L. Leonard, Mayor

(seal)
ATTEST

Bev Baker, City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF VERNON)

RELEASE OF NID ASSESSMENT

IN RE TITLE TO:

All of Lot 2 of Ashland Estates Plat #1, being a replat of part of Lots 1 and 12 in Bocks 1 and 6 of Robinson-Martin 2nd Addition and a replat of Lots 1-4 and 9-12 in Blocks 18 and 35 of University Addition, City of Nevada, Vernon County, Missouri, as per the amended final plat recorded in Plat Cabinet 1, Page 165 in the Recorder's Office of Vernon County, Missouri. Subject to any part lying in the public roadway. Also, subject to any easements, reservations and restrictions affecting subject land.

The undersigned City of Nevada, Missouri, hereby certifies:

1. The assessments against Stutesman Realty, Inc. have been satisfied through completion of the terms and conditions of the Amended Development Agreement approved by Special Ordinance No. 6215.
2. The undersigned hereby certifies that no other individual or entity has any right, title or interest in the obligations described in this release and satisfaction.
3. Said assessments against the above-described properties and no other property is hereby released.

Dated this 16th day of June, 2015.

CITY OF NEVADA

By: _____
Brian L. Leonard, Mayor

(seal)
ATTEST

Bev Baker, City Clerk

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF VERNON)

On this 16th day of June, 2015, before me appeared, Brian Leonard, Mayor, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City Council of the City of Nevada, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City of Nevada, Missouri, and that said instrument was signed and sealed in the behalf of the City of Nevada, Missouri, by authority of its City Council and further acknowledged such execution to be the free act and deed of the City of Nevada, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Nevada, Vernon County, Missouri, the day and year last above written.

(SEAL)

Notary Public
State of Missouri