

## **BILL NO. 21-227**

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AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED HOOK FARMS, 2ND PLAT, LOTS 100-178 AND TRACT I AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-014, submitted by Hunt Midwest Real Estate Development, Inc., requesting approval of the final plat entitled "Hook Farms, 2nd Plat, Lots 100-178 and Tract I", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on October 21, 2021, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

Section 1. That the final plat entitled "Hook Farms, 2nd Plat, Lots 100-178 and Tract I", is a subdivision in Section 23, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

*A tract of land in the Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter; thence North 87°45'24" West, on the North line of said Southeast Quarter, 50.00 feet to the Southeast corner of Lot 3, EAGLE CREEK-FIRST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I10409 in Book I65 at Page 01 in Jackson County Recorder of Deeds Office, also being the Northwest corner of Proposed HOOK FARMS FIRST PLAT; thence continuing North 87°45'24" West on said North line, also being the Proposed North line of said Proposed HOOK FARMS FIRST PLAT, also being the South line of said EAGLE CREEK-FIRST PLAT, 643.83 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said North and South lines, South 02°59'10" West, along the PROPOSED Westerly line of Proposed HOOK FARMS FIRST PLAT, 277.38 feet; thence North 87°00'50" West, along said Proposed Westerly line, 36.00 feet; thence South 02°59'10" West, along said Proposed Westerly line, 50.00 feet; thence South 42°00'50" East, along said Proposed Westerly line, 19.80 feet; thence South 02°59'10" West, along said Proposed Westerly line, 116.00 feet; thence North 87°00'50" West, along said Proposed Westerly line, 126.12 feet; thence South 07°19'52" West, along said Proposed Westerly line, 64.17 feet; thence South 29°10'47" West, along said Proposed Westerly line, 375.17 feet; thence South 15°20'56" West, along said Proposed Westerly line, 50.00 feet; thence along said Proposed Westerly line, Easterly along a curve to the right having an initial tangent bearing of South 74°39'04" East with a radius of 275.00 feet, a central angle of 11°57'16" and an arc distance of 57.38 feet; thence South 27°18'12" West, along said Proposed Westerly line, 138.17 feet; thence leaving said Proposed Westerly line, North 67°11'53" West, 61.05 feet; thence South 88°21'16" West, 1,139.83 feet; thence North 01°38'44" West, 128.09 feet; thence North 57°02'58" East, 49.90 feet; thence Northeasterly along a curve to the right having an initial tangent*

## **BILL NO. 21-227**

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*bearing of North 32°57'02" West with a radius of 50.00 feet, a central angle of 150°22'53" and an arc distance of 131.23 feet; thence North 27°25'51" East, 98.75 feet; thence North 88°21'16" East, 52.12 feet; thence North 29°10'47" East, 873.51 feet to a point on said North line of said Southeast Quarter, also being the South line of EAGLE CREEK-SECOND PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 200I00058889 in Book 165 at Page 09 in said Jackson County Recorder of Deeds Office; thence South 87°45'24" East, on said North line and said South line, 682.19 feet to the Southeast corner of said EAGLE CREEK-SECOND PLAT, also being the Southwest corner of said EAGLE CREEK-FIRST PLAT; thence South 87°45'24" East on said North line, and said South line of EAGLE CREEK-FIRST PLAT, 273.64 feet to the Point of Beginning. Containing 1,157,274 square feet or 26.57 acres, more or less.*

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Hook Farms, 2nd Plat, Lots 100-178 and Tract I".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor will, in accordance with Section 7.340 of the UDO, provide security in a form acceptable to the City to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

**BILL NO. 21-227**

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SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Hook Farms, 2nd Plat, Lots 100-178 and Tract I" attached hereto and incorporated herein by reference.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
*Mayor William A. Baird*

ATTEST:

\_\_\_\_\_  
*City Clerk Trisha Fowler Arcuri*

APPROVED by the Mayor of said City this \_\_\_\_ day of \_\_\_\_\_, 2021.

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*Mayor William A. Baird*

ATTEST:

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*City Clerk Trisha Fowler Arcuri*

APPROVED AS TO FORM:

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*City Attorney Brian W. Head*