

BILL NO. 19-179

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED THE RESERVE AT STONEY CREEK, 3RD PLAT, LOTS 60—110, AND TRACTS L THRU N, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2017-183, submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "The Reserve at Stoney Creek, 3rd Plat, Lots 60-110, and Tracts L thru N", 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 24, 2017, 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 "The Reserve at Stoney Creek, 3rd Plat, Lots 60-110, and Tracts L thru N" is a subdivision in the Southwest One-Quarter of Section 36, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

DESCRIPTION:

THE RESERVE AT STONEY CREEK -3RD PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, MANOR AT STONEY CREEK 1ST PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87° 46' 58" EAST, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 179.98 FEET; THENCE SOUTH 02° 13' 02" WEST, A DISTANCE OF 11.37 FEET; THENCE SOUTH 87° 58' 58" EAST, A DISTANCE OF 617.78 FEET; THENCE SOUTH 87° 26' 13" EAST, A DISTANCE OF 60.59 FEET; THENCE SOUTH 88° 00' 07" EAST, A DISTANCE OF 493.72 FEET; THENCE NORTH 01° 59' 53" EAST, A DISTANCE OF 82.86 FEET; THENCE NORTH 02° 39' 59" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 14° 04' 47" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 75° 55' 13" EAST, A DISTANCE OF 14.21 FEET; THENCE NORTH 14° 04' 47" WEST, A DISTANCE OF 111.57 FEET; THENCE NORTH 2° 19' 17" EAST, A DISTANCE OF 8.79 FEET; THENCE SOUTH 75° 55' 13" WEST, A DISTANCE OF 136.76 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 43.49 FEET; THENCE NORTH 88° 00' 07" WEST, A DISTANCE OF 281.41 FEET; THENCE NORTH 2° 01' 02" EAST, A DISTANCE OF 30.15 FEET; THENCE NORTH 87° 58' 58" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 87° 03' 53" WEST, A DISTANCE OF 331.36 FEET; THENCE NORTH 68° 05' 42" WEST, A DISTANCE OF 494.84 FEET; THENCE NORTH 2° 13' 02" EAST, A DISTANCE OF 156.77 FEET; THENCE NORTH 87° 56' 42" WEST, A DISTANCE OF 329.41 FEET; THENCE SOUTH 2° 12' 51" WEST, A DISTANCE OF 103.27 FEET; THENCE NORTH 87° 54' 29" WEST, A DISTANCE OF 583.98 FEET; THENCE SOUTH 2° 05' 39" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 1° 15' 28" EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 2° 05' 39" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 87° 54' 21" WEST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 2° 05' 39" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 129.78 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.58; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 259.59 FEET;

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THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 85.42 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A DISTANCE OF 159.06 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS 15.00 FEET, A DISTANCE OF 20.36 FEET; THENCE SOUTH 60° 13' 29" EAST, A DISTANCE OF 54.69 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 2° 12' 45" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 27.58 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 102.67 FEET; THENCE SOUTH 02° 11' 23" WEST, A DISTANCE OF 109.15 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT CONTAINS 833,910.93 SQUARE FEET (19.14 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

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 "The Reserve at Stoney Creek, 3rd Plat, Lots 60-110, and Tracts L thru N".

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 has, in accordance with Section 7.340 of the UDO, deposited an **irrevocable Standby Letter of Credit** 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

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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.

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 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 "The Reserve at Stoney Creek, 3rd Plat, Lots 60-110, and Tracts L thru N", 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 _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*