

## **BILL NO. 22-39**

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AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED PARK RIDGE, 7<sup>TH</sup> PLAT, LOTS 329-361 AND TRACTS F6-F7, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-273, submitted by Engineering Solutions, LLC requesting approval of the final plat entitled "Park Ridge, 7<sup>th</sup> Plat, Lots 329-361 and Tracts F6-F7", 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 February 24, 2022, 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 "Park Ridge, 7<sup>th</sup> Plat, Lots 329-361 and Tracts F6-F7", is a subdivision in A tract of land being located in Section 9, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri; Beginning at the Southwest corner of Lot 98, Park Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2006E0030730; thence along the West line of said Lot 98, North 7° 51' 52" West, a distance of 113.04 feet; thence along a curve to the right, having an initial tangent bearing South 84° 45' 19" West and a radius of 225.00 feet, an arc distance of 12.58 feet; thence along the Westerly line of said Park Ridge 1st Plat the next 12 described courses; (1) thence North 13° 44' 38" East, a distance of 205.21 feet; (2) thence North 52° 07' 15" East, a distance of 152.36 feet; (3) thence North 43° 02' 10" East, a distance of 48.95 feet; (4) thence North 24° 52' 22" East, a distance of 48.91 feet; (5) thence North 7° 08' 52" East, a distance of 50.42 feet; (6) thence North 43° 19' 55" West, a distance of 62.11 feet; (7) thence North 11° 30' 12" West, a distance of 116.51 feet; (8) thence North 25° 39' 32" West, a distance of 50.00 feet; (9) thence North 64° 20' 28" East, a distance of 11.92 feet; (10) thence North 25° 39' 32" West, a distance of 110.00 feet; (11) thence South 69° 08' 18" West, a distance of 50.87 feet; (12) thence North 76° 15' 22" West, a distance of 127.44 feet; thence South 13° 44' 38" West, a distance of 110.00 feet; thence North 76° 15' 22" West, a distance of 15.11 feet; thence South 13° 44' 38" West, a distance of 160.00 feet; thence North 82° 20' 38" West, a distance of 61.17 feet; thence South 72° 01' 43" West, a distance of 62.28 feet; thence South 67° 23' 39" West, a distance of 70.00 feet; thence South 71° 37' 57" West, a distance of 86.45 feet; thence South 83° 53' 59" West, a distance of 65.26 feet; thence South 16° 02' 40" East, a distance of 49.90 feet; thence South 72° 34' 41" West, a distance of 169.58 feet; thence along a curve to the left having an initial tangent bearing of South 17° 25' 19" East and a radius of 275.00 feet, an arc distance of 21.74 feet; thence South 68° 13' 34" West, a distance of 147.19 feet to a point on the West line of the Southeast Quarter of said Section 9; thence South 2° 20' 08" West along said West line, a distance of 22.96 feet; thence South 51° 40' 22" East, a distance of 462.47 feet; thence South 87° 14' 32" East, a distance of 187.34 feet; thence South 51° 40' 07" East, a distance of 312.43 feet; thence North 52° 05' 47" East, a distance of 59.05 feet; thence along a curve to the right having an Initial Tangent Bearing of North 37° 59' 56" East and a radius of 1176.28 feet, an arc distance of 57.00 feet; thence North 49° 13' 30" West along the West line of Tract B-1 of said Park Ridge 1st Plat, a distance of 125.10 feet to the Point of Beginning.*

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*The above described tract contains 459,347.31 Sq. Ft. (10.55 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 "Park Ridge, 7<sup>th</sup> Plat, Lots 329-361 and Tracts F6-F7".

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.

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.

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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 "Park Ridge, 7<sup>th</sup> Plat, Lots 329-361 and Tracts F6-F7" 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 \_\_\_\_\_, 2022.

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

ATTEST:

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

APPROVED by the Mayor of said City this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor *William A. Baird*

ATTEST:

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City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W. Head*