

BILL NO. 23-028

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "PRYOR RIDGE, 11TH PLAT, LOTS 359-437", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-360 submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "Pryor Ridge, 11th Plat, Lots 359-437", 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 January 26, 2023, 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 "Pryor Ridge, 11th Plat, Lots 359-437," is a subdivision in Section 25, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

A TRACT OF LAND BEING LOCATED IN SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 2 DEGREES 35 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1213.73 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS EAST, A DISTANCE OF 389.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 39 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 609.08 FEET; THENCE NORTH 37 DEGREES 45 MINUTES 03 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 52 DEGREES 14 MINUTES 57 SECONDS EAST, A DISTANCE OF 26.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 67.68 FEET; THENCE NORTH 48 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 129.43 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.24 FEET; THENCE NORTH 49 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 40 DEGREES 51 MINUTES 11 SECONDS EAST AND A RADIUS OF 685.00 FEET, AN ARC DISTANCE OF 12.09 FEET; THENCE NORTH 50 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 145.48 FEET; THENCE SOUTH 24 DEGREES 18 MINUTES 12 SECONDS EAST, A DISTANCE OF 152.48 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 65 DEGREES 41 MINUTES 48 SECONDS WEST AND A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 61.93 FEET; THENCE SOUTH 35 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 173.98 FEET; THENCE NORTH 71 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 73 DEGREES 19 MINUTES 39 SECONDS EAST, A DISTANCE OF 183.67 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 276.00 FEET; THENCE SOUTH 57 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 48.21 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 32 DEGREES 29 MINUTES 58 SECONDS WEST AND A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 113.14 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 18.36 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 82 DEGREES 35 MINUTES 39 SECONDS WEST AND A RADIUS OF 957.00 FEET, AN ARC DISTANCE OF 4.54 FEET; THENCE SOUTH 8 DEGREES 17 MINUTES

BILL NO. 23-028

57 SECONDS WEST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 36 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 20.28 FEET; THENCE SOUTH 9 DEGREES 53 MINUTES 38 SECONDS WEST, A DISTANCE OF 114.36 FEET; THENCE SOUTH 85 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF 201.64 FEET; THENCE SOUTH 74 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 59.55 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 15 SECONDS EAST, A DISTANCE OF 142.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75 DEGREES 28 MINUTES 45 SECONDS WEST AND A RADIUS OF 825.00 FEET, AN ARC DISTANCE OF 32.04 FEET; THENCE SOUTH 16 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 73 DEGREES 15 MINUTES 14 SECONDS WEST AND A RADIUS OF 645.00 FEET, AN ARC DISTANCE OF 323.74 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 28 MINUTES 59 SECONDS WEST AND A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 35.36 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 36 SECONDS EAST, A DISTANCE OF 92.46 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 87 DEGREES 40 MINUTES 10 SECONDS WEST AND A RADIUS OF 835.00 FEET, AN ARC DISTANCE OF 41.60 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 75.42 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 0 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 90.96 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 485.00 FEET, AN ARC DISTANCE OF 383.77 FEET; THENCE NORTH 45 DEGREES 11 MINUTES 11 SECONDS WEST, 321.98 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 132.77 FEET; THENCE NORTH 27 DEGREES 41 MINUTES 56 SECONDS WEST, A DISTANCE OF 52.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1,071,147.88 SQUARE FEET OR 24.59 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 "Pryor Ridge, 11th Plat, Lots 359-437,"

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

BILL NO. 23-028

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.

SECTION 8. That the final plat substantially conforms to the approved preliminary plat 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 "Pryor Ridge, 11th Plat, Lots 359-437," 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 _____, 2023.

ATTEST:

Mayor *William A. Baird*

City Clerk *Trisha Fowler Arcuri*

BILL NO. 23-028

APPROVED by the Mayor of said City this ____ day of _____, 2023.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*