

BILL NO. 18-132

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "PARK RIDGE, 6TH PLAT, LOTS 290-328", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2017-243, submitted by ACH Development, LLC, requesting approval of the final plat entitled "Park Ridge, 6th Plat, Lots 290-328", was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, the Planning Commission considered the final plat on January 9, 2018, 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, 6th Plat, Lots 290-328 " is a subdivision in Section 9, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

∴ A tract of land being located in the Northeast 1/4 of Section 9, Township 48 North, Range 31 West and in the Northwest 1/4 of Section 10, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri; Beginning at the Southeast corner of Lot 279, Park Ridge 5th Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2016E0046775; thence along the south line of said Lot, North 87° 43' 26" West, a distance of 132.01 feet; thence South 02° 41' 46" East, a distance of 41.08 feet; thence South 87° 18' 14" West, a distance of 50.00 feet; thence North 87° 43' 26" West, a distance of 116.77 feet, along the south line of Lot 280, said Park Ridge 5th Plat; thence South 07° 24' 35" West, a distance of 80.32 feet, along the east line of Tract F5, said Park Ridge 5th Plat; thence North 64° 59' 45" West, a distance of 119.91 feet, along the south line of said Tract F5; thence North 02° 27' 29" East, a distance of 34.31 feet; thence North 85° 27' 24" West, a distance of 137.41 feet, along the south line of said Park Ridge 5th Plat; thence North 87° 32' 31" West, a distance of 167.38 feet, along said south line of Park Ridge 5th Plat; thence South 63° 24' 01" West, a distance of 19.94 feet; thence South 15° 19' 53" East, a distance of 179.98 feet; thence along a curve to the left, having an initial tangent bear South 74° 40' 07" West, a radius 225.00 feet, an arc distance 33.97 feet; thence South 19° 08' 45" West, a distance of 36.49 feet; thence along a curve to the right, having an initial tangent bearing South 27° 43' 38" East, a radius of 400.00 feet, a distance of 17.19 feet; thence South 64° 44' 08" West, a distance of 50.00 feet; thence South 65° 30' 13" West, a distance of 125.29 feet; thence North 28° 50' 56" West, a distance of 47.15 feet; thence South 54° 52' 41" West, a distance of 120.00 feet; thence along a curve to the right, having an initial tangent bearing South 35° 07' 19" East, a radius of 225.00 feet, an arc distance of 104.23 feet; thence South 08° 34' 49" East, a distance of 54.48 feet; thence along a curve to the left, tangent to the preceding course, having a radius of 14.00 feet, an arc distance of 20.88 feet; thence along a reverse curve to the right, having a radius of 480.00 feet, an arc distance of 40.80 feet; thence South 02° 16' 34" West, a distance of 179.46 feet; thence South 88° 40' 26" East, a distance of 162.94 feet; thence North 87° 24' 26" East, a distance of 50.45 feet; thence South 85° 14' 21" East, a distance of 103.51 feet; thence South 68° 45' 55" East, a distance of 73.94 feet; thence South 57° 37' 57" East, a distance of 98.12 feet; thence along a curve to the right, having an initial tangent bearing North 35° 28' 11" East, a radius of 225.00 feet, an arc distance of 55.86 feet; thence North 49° 41' 40" East, a distance of 35.83 feet; thence South 41° 13' 46" East, a distance of 50.01 feet; thence along a curve to the right, having an initial tangent bearing North 49° 41' 09" East, a radius of 14.00 feet, an arc distance of 22.46 feet; thence North 48° 48' 29" East, a distance of 60.07 feet; thence along a curve to the right, having an initial tangent bearing North 38° 25' 06" West, a radius of 14.00 feet, an arc distance of 21.53 feet; thence North 49° 41' 40" East, a distance of 106.52 feet; thence South 38° 24' 14" East, a distance of 97.55 feet; thence South 82° 49' 28" East, a distance of 107.09', to a point on westerly line of property owned by United States Army Corp of

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Engineers; thence North 02° 15' 44" East, a distance of 722.08 feet, along said westerly property line, returning to the Point of Beginning. (Tract contains 572,030.02 Sq. Ft. (13.13 Acres)

Containing 13.13 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 "Park Ridge, 6th Plat, Lots 290-328.

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 Planning and Special Projects, 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 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon the Director of Public Works certifying to the Director of Planning and Special Projects 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 16.340 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 16.340 of the UDO, deposited an irrevocable 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 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.

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SECTION 7. That the final plat substantially conforms to the approved preliminary plat and to all applicable requirements of the Code.

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 "Park Ridge, 6th Plat, Lots 290-328," attached hereto and incorporated herein by reference.

SECTION 9. 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 _____, 2018.

Mayor *William A Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said City this ____ day of _____, 2018.

Mayor *William A Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*