

BILL NO. 26-089

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "LAKEWOOD BUSINESS PARK, LOT 47", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2026-034, submitted by Ward Development, requesting approval of the final plat entitled "Lakewood Business Park, Lot 47", 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 April 9, 2026, 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 "Lakewood Business Park, Lot 47", is a subdivision in Section 20, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

A TRACT OF LAND, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2021E0034900 OF THE JACKSON COUNTY MISSOURI RECORDS, AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 20, MARKED BY A 5/8" REBAR WITH 2" ALUMINUM ID CAP "MO-123", THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 88°21'39" WEST, 336.15 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°37'00" EAST, 198.29 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, A CURVE LENGTH OF 30.97 FEET, A CHORD BEARING OF NORTH 74°04'29" WEST, AND A CHORD LENGTH OF 30.65 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 38.00 FEET, A CURVE LENGTH OF 19.25 FEET, A CHORD BEARING OF NORTH 74°16'49" WEST, AND A CHORD LENGTH OF 19.05 FEET; THENCE NORTH 01°37'00" EAST, 60.00 FEET; THENCE SOUTH 88°23'00" EAST, 13.47 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 42.71 FEET, A CHORD BEARING OF NORTH 50°49'55" EAST, AND A CHORD LENGTH OF 39.19 FEET; THENCE NORTH 10°02'51" EAST, 373.11 FEET, TO THE SOUTHWEST CORNER OF THE PLATTED STUB OF NE CARGO DRIVE, AS DEDICATED ON THE PLAT OF LAKEWOOD BUSINESS PARK – NE MAGUIRE BOULEVARD; THENCE ALONG THE SOUTH LINE OF SAID STUB, SOUTH 79°57'09" EAST, 60.00 FEET, TO THE SOUTHEAST CORNER OF SAID STUB; THENCE ALONG THE EAST LINE OF SAID STUB, NORTH 10°02'51" EAST, 21.08 FEET; THENCE CONTINUING ALONG SAID EAST LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 47.12 FEET, A CHORD BEARING OF NORTH 55°02'51" EAST, AND A CHORD LENGTH OF 42.43 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 79°57'09" EAST, 146.05 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A

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NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CURVE LENGTH OF 108.17 FEET, A CHORD BEARING OF SOUTH 73°23'47" EAST, AND A CHORD LENGTH OF 107.93 FEET, TO THE NORTHWEST CORNER OF LOT 19, LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P, A SUBDIVISION IN SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID LOT 19, SOUTH 06°45'28" WEST, 655.97 FEET, TO THE POINT OF BEGINNING AND CONTAINS 5.60 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 "Lakewood Business Park, Lot 47".

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.

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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 "Lakewood Business Park, Lot 47" attached hereto and incorporated herein by reference as Attachment A.

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 _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said City this ____ day of _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head