

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "THE VILLAS OF CHAPEL RIDGE, 2ND PLAT, LOTS 43-74 AND TRACTS C-1 & D-1", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-245 submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "The Villas of Chapel Ridge, 2nd Plat, Lots 43-74 and Tracts C-1 & D-1", 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 11, 2024, 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 Villas of Chapel Ridge, 2nd Plat, Lots 43-74 and Tracts C-1 & D-1," is a subdivision in Section 8, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, FAIRFIELD GREEN, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, AS DOCUMENT NUMBER 199311225107; THENCE SOUTH 88° 07' 55" EAST, A DISTANCE OF 286.35 FEET; THENCE SOUTH 71° 20' 17" EAST, A DISTANCE OF 226.35 FEET; THENCE SOUTH 21° 51' 40" EAST, A DISTANCE OF 209.54 FEET; THENCE SOUTH 8° 27' 04" EAST, A DISTANCE OF 84.42 FEET; THENCE SOUTH 00° 06' 17" EAST, A DISTANCE OF 82.24 FEET; THENCE SOUTH 2° 29' 47" WEST, A DISTANCE OF 68.06 FEET; THENCE SOUTH 6° 05' 45" EAST, A DISTANCE OF 65.55 FEET; THENCE SOUTH 11° 56' 32" EAST, A DISTANCE OF 67.64 FEET; THENCE SOUTH 69° 52' 13" WEST, A DISTANCE OF 125.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 15° 26' 44" WEST AND A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 22.93 FEET; THENCE NORTH 11° 56' 32" WEST, A DISTANCE OF 23.62 FEET; THENCE SOUTH 78° 03' 28" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 11° 56' 32" EAST, A DISTANCE OF 5.39 FEET; THENCE NORTH 88° 09' 27" WEST, A DISTANCE OF 276.35 FEET; THENCE NORTH 2° 29' 47" EAST, A DISTANCE OF 22.46 FEET; THENCE NORTH 87° 30' 13" WEST, A DISTANCE OF 185.10 FEET; THENCE NORTH 2° 30' 45" EAST ALONG THE EAST LINE OF SAID FAIRFIELD GREEN, A DISTANCE OF 616.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 361,127.91 SQ. FT. (8.29 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 Villas of Chapel Ridge, 2nd Plat, Lots 43-74 and Tracts C-1 & D-1,"

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 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 6. 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 7. 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 8. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 9. That the final plat substantially conforms to the approved preliminary development plan that also served as the preliminary plat and to all applicable requirements of the Code.

SECTION 10. 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 Villas of Chapel Ridge, 2nd Plat, Lots 43-74 and Tracts C-1 & D-1," attached hereto and incorporated herein by reference.

SECTION 11. 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 William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

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

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head