

BILL NO. 25-124

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "THE TOWNHOMES AT CHAPEL RIDGE, 3RD PLAT, LOTS 20-42 & TRACTS E-I", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-120, submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I", 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 June 12, 2025, 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 Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I", 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 15 OF "THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT", A SUBDIVISION IN SAID LEE'S SUMMIT AS RECORDED IN DOCUMENT NUMBER 2021E0047487; THENCE N 88°10'46" W, ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 192.29 FEET; THENCE S 1°49'14" W, A DISTANCE OF 10.00 FEET; THENCE N 88°10'46" W, A DISTANCE OF 140.90 FEET; THENCE N 86°27'20" W, A DISTANCE OF 140.06 FEET; THENCE N 82°38'16" W, A DISTANCE OF 140.66 FEET; THENCE N 85°37'33" W, A DISTANCE OF 140.14 FEET; THENCE N 88°10'46" W, A DISTANCE OF 24.10 FEET; THENCE S 1°48'44" W, A DISTANCE OF 76.44 FEET; THENCE N 88°11'04" W, A DISTANCE OF 95.00 FEET; THENCE S 50°30'29" W, A DISTANCE OF 50.00 FEET; THENCE S 39°29'35" E, A DISTANCE OF 26.45 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 170.53 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 40.90 FEET; THENCE N 77°33'53" W, A DISTANCE OF 133.84 FEET; THENCE S 25°40'09" W, A DISTANCE OF 93.41 FEET; THENCE N 43°27'11" W, A DISTANCE OF 136.60 FEET; THENCE N 46°32'49" E, A DISTANCE OF 153.78 FEET; THENCE N 64°01'33" W, A DISTANCE OF 96.13 FEET; THENCE N 43°27'11" W, A DISTANCE OF 90.00 FEET; THENCE N 21°35'06" W, A DISTANCE OF 135.47 FEET; THENCE N 1°45'08" E, A DISTANCE OF 161.19 FEET; THENCE N 88°14'52" W, A DISTANCE OF 45.25 FEET; THENCE N 1°45'08" E, A DISTANCE OF 130.59 FEET TO THE NORTHEAST CORNER OF LOT 15 OF THE ESTATES OF CHAPEL RIDGE 1ST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS DOCUMENT NUMBER 2006E0130148; THENCE S 88°14'10" E, A DISTANCE OF 1282.36 FEET TO THE SOUTHEAST CORNER OF LOT 390 OF SOUTHPOINTE AT EAST LAKE VILLAGE, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS DOCUMENT NUMBER 2001I0096828; THENCE S 3°25'54" W, A DISTANCE OF 350.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 520,938.86 SQUARE FEET (11.95 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

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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 Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I".

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.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan and to all applicable requirements of the Code.

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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 "The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I" 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 ____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said City this ____ day of ____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*