

BILL NO. 26-127

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED EAGLE CREEK VILLAS FIRST PLAT, LOTS 1 THRU 52 INCLUSIVE, AND TRACTS A THRU E, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2023-209, submitted by Hunt Midwest Real Estate Development, Inc., requesting approval of the final plat entitled "Eagle Creek Villas First Plat, Lots 1 thru 52 Inclusive, and Tracts A thru E", 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 March 24, 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 "Eagle Creek Villas First Plat, Lots 1 thru 52 Inclusive, and Tracts A thru E" is a subdivision in the Northeast Quarter of Section 23, Township 47N, Range 32W of the 5th Principal Meridian, in Lee's Summit, Missouri more particularly described as follows:

A tract of land in the Northeast Quarter of Section 23 Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 02°46'08" East, on the East line of said Northeast Quarter 1,323.83 feet to the Southeast corner of the North half of said Northeast Quarter, also being the Northeast corner of EAGLE CREEK - FIFTH PLAT, a subdivision of land in said Lee's Summit recorded October 9, 2001 as Instrument Number 2001I0082127 in Book 70 at Page 14 in said Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said East line, North 87°41'31" West, on the South line of said North half of said Northeast Quarter, also being the North line of said EAGLE CREEK - FIFTH PLAT, 497.77 feet to the Point of Beginning of the tract of land to be herein described; thence North 87°41'31" West on said South line and said North line, 730.87 feet to the Northwest corner of said EAGLE CREEK - FIFTH PLAT, also being the Northeast corner of EAGLE CREEK - SIXTH PLAT, a subdivision in said Lee's Summit recorded October 9, 2001 as Instrument Number 2001I00082129 in Book 70 at Page 15 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°41'31" West on said South line, also being the North line of said EAGLE CREEK - SIXTH PLAT, 704.45 feet to the Northwest corner of said EAGLE CREEK - SIXTH PLAT, also being the Easterly line of Tract C of EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, a subdivision of land in said Lee's Summit recorded April 25, 2003 as Instrument Number 2003I0049132 in Book 76 at Page 12 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°41'31" West on said South line and said Easterly line, 81.41 feet; thence leaving said South line, North 02°46'08" East, on said Easterly line, 197.92 feet to the Northeast corner of said Tract C, also being a point on the Existing Southerly right-of-way line SW EAGLE VIEW DRIVE, as established by said EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the left having an initial tangent bearing of South 86°54'35" East with a radius of 830.00 feet, a central angle of

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29°39'14" and an arc distance of 429.57 feet; thence North 63°26'11" East, on said Existing Southerly right-of-way line, 285.62 feet; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the right being tangent to the last described course with a radius of 1,270.00 feet, a central angle of 31°03'25" and an arc distance of 688.40 feet; thence South 85°30'24" East, on said Existing Southerly right-of-way line, 195.10 feet; thence leaving said Existing Southerly right-of-way line, South 07°16'29" East, 161.05 feet; thence South 02°46'08" West, 259.61 feet; thence South 02°31'58" West, 50.00 feet; thence Westerly on a curve to the right having an initial tangent bearing of North 87°41'31" West with a radius of 1,025.00 feet, a central angle of 01°34'36" and an arc distance of 28.21 feet; thence South 02°18'29" West, 120.39 feet to the Point of Beginning. Containing 676,096 square feet or 15.52 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 "Eagle Creek Villas First Plat, Lots 1 thru 52 Inclusive, and Tracts A thru E".

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 currently exist.

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 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 "Eagle Creek Villas First Plat, Lots 1 thru 52 Inclusive, and Tracts A thru E", 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 _____, 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*