

BILL NO. 25-190

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "PINE TREE FARM ESTATES, LOTS 1-5", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-135, submitted by Keith Foster, requesting approval of the final plat entitled "Pine Tree Farm Estates, Lots 1-5", 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 September 25, 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 "Pine Tree Farm Estates, Lots 1-5", is a subdivision in Section 33, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88°40'49" EAST, 1327.59 FEET; THENCE SOUTH 01°39'40" WEST, 35.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCRUGGS ROAD, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°40'49" EAST, 678.62 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°15'52" WEST, 295.59 FEET, TO A POINT ON THE NORTH LINE OF NORTH PARK VILLAGE LOTS 1-52 & TRACTS A-E, THENCE ALONG SAID NORTH LINE, NORTH 88°44'08" WEST, 203.44 FEET TO THE NORTHWEST CORNER OF TRACT E AND ALSO BEING THE RIGHT-OF-WAY LINE FOR NORTHEAST BROOKFIELD DRIVE, AS NOW ESTABLISHED; THENCE ALONG THE RIGHT-OF-WAY LINE FOR SAID BROOKFIELD DRIVE AND ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 34°01'20" EAST AND AN ARC LENGTH OF 214.25 FEET, TO THE NORTHEAST CORNER OF LOT 8 OF SAID NORTH PARK VILLAGE; THENCE ALONG SAID NORTH LINE, NORTH 88°44'08" WEST, 223.14 FEET, TO THE NORTHWEST CORNER OF LOT 22 OF SAID NORTH PARK VILLAGE, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE FOR NORTHEAST COPPERWOOD DRIVE, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°39'40" EAST, 25.67 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 124.27 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A REVERSE CURVE HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 13.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST BLUFF STREET, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY

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LINE, NORTH 88°44'08" WEST, 68.60 FEET TO THE SOUTHEAST CORNER OF LOT 123, FOXWOOD EAST 5TH PLAT LOTS 112 THRU 129 & TRACT A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, MISSOURI; THENCE NORTH 01°39'40" EAST ALONG THE EAST LINE OF SAID LOT 123 AND ITS NORTHERLY PROLONGATION, 245.22 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 4.23 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 "Pine Tree Farm Estates, Lots 1-5".

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 "Pine Tree Farm Estates" 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*