

BILL NO. 20-160

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED WOODSIDE RIDGE, 1ST PLAT, LOTS 1-143 AND TRACTS A-H, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2018-214, submitted by Clayton Properties Group, Inc., requesting approval of the final plat entitled "Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H", 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 July 23, 2020, 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 "Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H" is a subdivision in the Northwest Quarter of Section 2, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

LEGAL DESCRIPTION

All of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, a subdivision recorded as Instrument Number 2007E0051292 in Book I106 at Page 42 in said Jackson County Recorder of Deeds Office, the remaining Eastern portion of Lot 1, JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, a subdivision recorded as Instrument Number I279980 in Book 35 at Page 61 in said Jackson County Recorder of Deeds Office, that was not re-platted with said FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT both subdivisions located in the Northeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision in said Lee's Summit recorded as Instrument Number 19E0018413 in Book I182 at Page 62 in said Jackson County Recorder of Deeds of Office located in said Northeast Quarter and Southeast Quarter of said Section 2, and also an un-platted tract of land in said Northeast Quarter 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 Southeast Quarter; thence North 02°53'56" East, on the East line of said Southeast Quarter, 1,328.34 feet to the Southeast corner of the North Half of said Southeast Quarter; thence North 87°49'43" West, on the South line of said North Half of said Southeast Quarter, also being along the North line and the Easterly extension of STERLING HILLS 1ST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I1188888 in Book I53 at Page 22 in said Jackson County Recorder of Deeds Office, 580.00 feet to the Southeast corner of said Lot 3B, also being the Southwest corner of Lot 1, WEST VILLAGE COMMERCIAL DEVELOPMENT, a subdivision in said Lee's Summit recorded as Instrument Number 2019E0004491 in Book I181 at Page 8 in said Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence continuing North 87°49'43" West on said South line of said North Half of said Southeast Quarter, along said North line of said STERLING HILLS 1ST PLAT, also along the South line of said Lot 3B, also along the North line of STERLING HILLS 3RD PLAT, a subdivision in said

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Lee's Summit recorded as Instrument Number I1221580 in Book I53 at Page 96 in said Jackson County Recorder of Deeds Office, and also along the Easterly line of STERLING HILLS 5TH PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I1273783 in Book I54 at Page 88 in said Jackson County Recorder of Deeds Office 2,048.70 feet to a point on said Easterly line, also being the Southwest corner of said Lot 3B, also being the Southwest corner of said North Half of said Southeast Quarter; thence North 03°05'41" East on said Easterly line, also along the West line of said Lot 3B, and also on the West line of said Southeast Quarter, 389.26 feet; thence leaving said East, West and Easterly lines, North 85°54'26" East, 236.75 feet; thence North 29°55'27" East, 306.11 feet; thence North 41°11'03" East, 60.06 feet; thence South 75°51'31" East, 21.43 feet; thence North 22°12'04" East, 173.03 feet; thence North 08°50'59" East, 50.00 feet; thence Easterly along a curve to the right having an initial tangent bearing of South 81°09'01" East with a radius of 275.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence North 21°24'31" East, 135.10 feet; thence North 61°49'26" East, 951.56 feet; thence North 70°59'24" East, 137.47 feet; thence North 85°52'23" East, 130.41 feet; thence North 19°50'07" East, 178.42 feet; thence Westerly along a curve to the right having an initial tangent bearing of South 70°09'53" East with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence North 20°32'36" East, 229.10 feet to a point on the North line of said Lot 3B, also being a point on the North Line of the South Half of the South Half of said Northeast Quarter; thence North 87°37'42" West, on said North lines, 574.95 feet to the Southeast Corner of THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117-133, a subdivision in said Lee's Summit recorded as Instrument Number I1198645 in Book I53 at Page 46 in said Jackson County Recorder of Deeds Office; thence North 03°27'53" East, along the East Line of said THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117-133, a distance of 765.70 feet to the Southwest corner of LOT 1, VILLAGE CARE CENTER PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I736897 in Book I43 at Page 122 in said Jackson County Recorder of Deeds Office; thence South 87°23'49" East, along the South line of said Lot 1, also along the North line and the Westerly extension of said JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT and along the North line of said FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT 1,343.71 feet to the Northeast corner of said Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT, also being a point on the Existing West Right-of-Way Line of NW PRYOR ROAD, as established Right of Way Deed recorded as Instrument Number 2007E0042287 and rerecorded as Instrument Number 2007E0042288 and Instrument Number 2007E0042289 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along said Existing West right-of-way line, along the East line and the Southerly extension of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT, 481.43 feet; thence leaving said Existing West right-of-way line and said Southerly extension, North 86°32'07" West, 479.89 feet; thence South 03°27'53" West, 70.20 feet; thence North 86°32'07" West, 200.00 feet; thence South 03°27'53" West, 221.62 feet to a point on said North line of said South Half of said South Half of said Northeast Quarter, also being a point on said North line of said Lot 3B; thence South 87°37'42" East on said North Line of said South Half of said South Half of said Northeast Quarter and said North line of said Lot 3B, 200.04 feet to the Northeast corner of said Lot 3B also being the Northwest corner of JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, a subdivision in Lee's Summit recorded as Instrument Number I274676 in Book 35 at Page 42 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along the West line of said JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, also being the Easterly line of said Lot 3B, 400.00 feet to the Southwest corner of said

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JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, also being the Northwest corner of Lot 3A of said WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B; thence South 04°27'05" West, along said Easterly line and said Westerly line of said Lot 3A, 289.53 feet; thence North 85°32'55" West, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, along said Easterly line and said Westerly line, 425.00 feet; thence South 85°32'55" East, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, on said Easterly line and said Westerly line 484.58 feet to the Southwest corner of said Lot 3A; thence South 02°53'56" West, along said Easterly line, along the existing West right of way line of NW Shamrock Avenue, as established by Right of Way Deed recorded as Instrument Number 2018E0091043 in said Jackson County Recorder of Deeds Office, and also along the West line of said Lot 1 of said WEST VILLAGE COMMERCIAL DEVELOPMENT, 385.97 feet to the Point of Beginning.

Containing 3,353,806 square feet or 76.99 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 "Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H".

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 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 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

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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 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 "Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H", 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 _____, 2020.

ATTEST:

Mayor William A. Baird

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said City this ____ day of _____, 2020.

ATTEST:

Mayor William A. Baird

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head