

BILL NO. 21-66

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED HIGHLAND MEADOWS, 6TH PLAT, LOTS 160-210 AND TRACT J AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2021-004, submitted by Summit Homes, requesting approval of the final plat entitled "Highland Meadows, 6th Plat, Lots 160-210 and Tract J", 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 25, 2021 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 "Highland Meadows, 6th Plat, Lots 160-210 and Tract J", is a Tract of land lying in the southeast quarter of Section 10, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, bearings are referenced to grid north of the Missouri state plane coordinate system, 1983, west zone, and more particularly described as follows:

HIGHLAND MEADOWS 6TH PLAT BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 121, HIGHLAND MEADOWS FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO. 2017E0104888; THENCE NORTH 86°26'23" EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 84°55'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 76°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 66°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 51°55'00" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 70°29'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH 65°33'30" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 24°26'31" EAST, A DISTANCE OF 223.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 07°02'05" EAST, A RADIUS OF 1045.00 FEET, FOR AN ARC DISTANCE OF 1148.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LONGVIEW BLVD, AS ESTABLISHED BY SAID HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO. 2014E0053988; THENCE NORTH 38°30'41" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 77.38 FEET TO THE SOUTHEAST CORNER OF LOT 50, HIGHLAND MEADOWS, FIRST PLAT, AS RECORDED IN DOCUMENT 2007E0125590; THENCE ALONG THE SOUTH PLAT LINE OF SAID HIGHLAND MEADOWS, FIRST PLAT, THEN FOLLOWING FOUR (4) COURSE; SOUTH 52°24'00" WEST, A DISTANCE OF 139.72 FEET; THENCE SOUTH 48°00'00" WEST, A DISTANCE OF 172.83 FEET; THENCE SOUTH 38°24'00" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 15°00'00" WEST, A DISTANCE OF 80.02 FEET TO THE SOUTHEAST CORNER OF LOT 133, HIGHLAND MEADOWS, FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO.

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2017E0104888; THENCE ALONG THE SOUTH AND WEST PLAT LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING FIFTEEN (15) COURSE; SOUTH 15°00'00" WEST, A DISTANCE OF 78.60 FEET; THENCE SOUTH 26°56'00" EAST, A DISTANCE OF 38.37 FEET; THENCE SOUTH 44°53'00" EAST, A DISTANCE OF 170.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11TH STREET, AS PREVIOUSLY ESTABLISHED BY SAID PLAT, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 54°30'28" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 17.50 FEET; THENCE SOUTH 37°02'04" WEST, A DISTANCE OF 125.23 FEET; THENCE NORTH 45°10'38" WEST, A DISTANCE OF 46.73 FEET; THENCE SOUTH 65°50'00" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 81°30'52" WEST, A DISTANCE OF 98.41 FEET; THENCE SOUTH 26°48'00" WEST, A DISTANCE OF 63.00 FEET; THENCE SOUTH 16°33'00" WEST, A DISTANCE OF 62.50 FEET; THENCE SOUTH 06°12'00" WEST, A DISTANCE OF 72.00 FEET TO A POINT ON THE NORTH RIGHT WAY LINE OF S.W. 11TH TERRACE, AS PREVIOUSLY ESTABLISHED BY SAID HIGHLAND MEADOWS, FOURTH PLAT; THENCE SOUTH 10°15'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 11TH TERRACE, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 83°36'22" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 43.75 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 120.67 FEET TO THE **POINT OF BEGINNING**
CONTAINING 652,744.40 SQ. FEET (14.98 ACRES)

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 "Highland Meadows, 6th Plat, Lots 160-210 and Tract J".

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

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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.

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 "Highland Meadows, 6th Plat, Lots 160-210 and Tract J", 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 _____, 2021.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

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APPROVED by the Mayor of said City this ____ day of _____, 2021.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*