

BILL NO. 21-94

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED THE RETREAT AT HOOK FARMS, LOTS 50-99 AND TRACTS D, E, F, G & H AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-111, submitted by Hunt Midwest Real Estate Development, Inc., requesting approval of the final plat entitled "The Retreat at Hook Farms, lots 50-99 and Tracts D, E, F, G & 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 April 22, 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 "The Retreat at Hook Farms, lots 50-99 and Tracts D, E, F, G & H", is a Tract of land lying in the southeast $\frac{1}{4}$ of Section 23, 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:

A tract of land in the Southeast 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 Southeast Quarter; thence North 87°58'53" West, on the South line of said Southeast Quarter, 118.54 feet; thence leaving said South line, North 02°01'07" East, 36.00 feet to a point on the existing Northerly right-of-way line of SW. Hook Road as established by Right of Way Deed recorded as Instrument Number 2005I0087432 in the Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence North 87°58'53" West, on said existing Northerly right-of-way line, 108.53 feet; thence South 88°12'17" West, on said existing Northerly right-of-way line, 90.20 feet; thence North 87°58'53" West, on said existing Northerly right-of-way line, 31.23 feet to the Northwest corner of said Right of Way Deed, also being the Northeast corner of a Right of Way Deed recorded as Instrument Number 2007E0016663 in said Jackson County Recorder of Deeds Office; thence North 87°58'53" West, on the existing Northerly right-of-way line of said Right of Way Deed Instrument Number 2007E0016663, a distance of 1,072.48 feet; thence North 02°01'07" East, on said existing Northerly right-of-way line, 10.00 feet; thence leaving said existing Northerly right-of-way line, South 87°58'53" East, 38.61 feet; thence North 01°54'56" East, 76.13 feet; thence South 87°58'48" East, 45.85 feet; thence North 02°38'45" West, 164.78 feet; thence North 23°04'06" West, 206.79 feet; thence North 04°39'35" East, 128.06 feet; thence North 78°36'20" West, 118.51 feet; thence North 16°31'39" West, 238.84 feet; thence North 56°44'46" East, 139.48 feet; thence South 88°31'12" East, 146.33 feet; thence North 01°28'48" East, 20.00 feet; thence South 85°41'14" East, 116.94 feet; thence South 70°49'21" East, 260.00 feet; thence South 60°12'10" East, 162.79 feet; thence South 70°49'21" East, 80.00 feet; thence North 19°10'39" East, 30.00 feet; thence South 70°49'21" East, 196.24 feet; thence North

BILL NO. 21-94

87°33'26" East, 115.35 feet; thence South 63°46'41" East, 173.85 feet; thence South 87°26'49" East, 267.49 feet to a point on the existing Westerly right-of-way line of SW. Pryor Road as established by Right of Way Deed recorded as Instrument Number 2005I0087407 in said Jackson County Recorder of Deeds Office; thence South 02°45'34" West, on said existing Westerly right-of-way line, 563.39 feet to the Southeast corner of said Right of Way Deed, also being a point on the said existing Westerly right-of-way line of said SW. Pryor Road, established by Right of Way Deed recorded as Instrument Number 2000I84071 in said Jackson County Recorder of Deeds Office; thence South 47°23'09" West, on said existing Westerly right-of-way line, and existing Northerly right-of-way line of SW Hook Road by said Instrument Number 2000I84071, a distance of 98.22 feet to the Point of Beginning. Containing 1,073,091 square feet or 24.63 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 "The Retreat at Hook Farms, lots 50-99 and Tracts D, E, F, G & 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 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.

BILL NO. 21-94

(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 "The Retreat at Hook Farms, lots 50-99 and Tracts D, E, F, G & 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 _____, 2021.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

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:

Chief Counsel of Management & Operations
Daniel White