

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

06/23/2025 11:52 AM

FEE: \$39.00 7 PGS

INSTRUMENT NUMBER
2025E0043384



CITY OF LEE'S SUMMIT, MISSOURI
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT: June 18, 2025
DOCUMENT TITLE: Ordinance No. 10146
GRANTOR NAME: Ordinance No. 10146

GRANTEE(S): City of Lee's Summit
ADDRESS: 220 SE Green Street
Lee's Summit, MO 64063

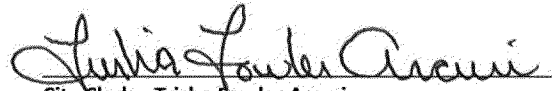
STATE OF MISSOURI)
COUNTY OF JACKSON) (SS

This is to certify that the attached is a full, true and complete copy as same is recorded in the Office of the City Clerk of the City of Lee's Summit, Missouri.

Ordinance No. 10146 - AN ORDINANCE VACATING A PORTION OF A UTILITY EASEMENT LOCATED AT 4716 NE FREEHOLD DRIVE IN THE CITY OF LEE'S SUMMIT, MISSOURI.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Lee's Summit, Missouri this 11th day of June, 2025.




City Clerk - Trisha Fowler Arcuri
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

AN ORDINANCE VACATING A PORTION OF A UTILITY EASEMENT LOCATED AT 4716 NE FREEHOLD DRIVE IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-149 was submitted by Nicholas Bennett, requesting partial vacation of an existing easement located at 4716 NE Freehold Dr. in Lee's Summit, Missouri; and,

WHEREAS, a utility easement was dedicated to the City via separate document recorded by Document #2021E0023958 as depicted on the Monticello – 4th Plat, Lots 109-153 & Tracts K-N subdivision plat; and,

WHEREAS, the Planning Commission considered the request on May 22, 2025, and rendered a report to the City Council recommending that the vacation of easement be approved; and,

WHEREAS, the City Council for the City of Lee's Summit has determined that no damages are ascertainable by reason of such vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the following described easement is hereby and herewith vacated:

The northeast 5.00 feet of the southwest 25.00 feet of Lot 152, Monticello 4th Plat – Lots 109-153 & Tracts K-N, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the southwest corner of said Lot 152; thence north 62°-55'-41" east along the south line of said Lot 152, a distance of 20.04 feet to the point of beginning of the tract of land to be herein described; thence continuing north 62°-55'-41" east along said south line, a distance of 5.01 feet; thence along a curve to the left having an initial tangent bearing of north 23°-44'4" west, a radius of 440.00 feet, a central angle of 9°-49'-15" west, and an arc distance of 75.42 feet to the north line of said Lot 152; thence south 53°-08'-47" west along said north line, a distance of 5.01 feet; thence along a curve to the right having an initial tangent bearing of south 33°-31'-52" east, a radius of 435.00 feet, a central angle of 9°-49'-15", and an arc distance of 74.56 feet to the point of beginning.

SECTION 2. That the following condition of approval applies:

1. The vacation of easement shall be recorded at Jackson County prior to the issuance of a building permit for the proposed pool.

SECTION 3. The vacation of easement shall be in accordance with Legal Description and Exhibit, labeled "Exhibit A", as conditioned above and appended hereto as Attachment A.

SECTION 4. That upon the effective date of the vacation of the easement described in Section 1 above, the City releases all right, title and interest in and to the City owned infrastructure located within the easements.

BILL NO. 25-104**ORDINANCE NO. 10146**

SECTION 5. That the City Clerk be and is hereby authorized and directed to acknowledge a copy of this ordinance and to record same in the Office of the Recorder of Deeds of the County in which the property is located.

SECTION 6. 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 of the City of Lee's Summit, Missouri, this 10th day of June, 2025.

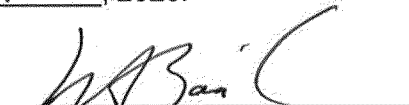
ATTEST:


City Clerk *Trisha Fowler Arcuri*




Mayor *William A. Baird*

APPROVED by the Mayor of said city this 17 day of June, 2025.


Mayor *William A. Baird*

ATTEST:


City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:



City Attorney *Brian W. Head*



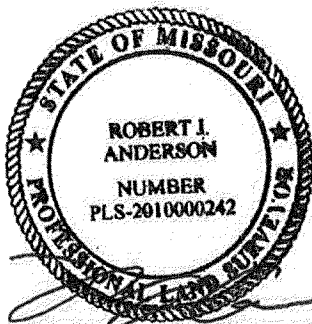
EXHIBIT "A"

FOR: NICK BENNETT
4716 NE FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI 64064

DATE: APRIL 30, 2025

DESCRIPTION:

THE NORTHEAST 5.00 FEET OF THE SOUTHWEST 25.00 FEET OF LOT 152, MONTICELLO 4TH PLAT – LOTS 109 – 153 & TRACTS K - N, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 152; THENCE NORTH $62^{\circ}-55'-41''$ EAST ALONG THE SOUTH LINE OF SAID LOT 152, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH $62^{\circ}-55'-41''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH $23^{\circ}-44'-54''$ WEST, A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF $9^{\circ}-49'-15''$ WEST, AND AN ARC DISTANCE OF 75.42 FEET TO THE NORTH LINE OF SAID LOT 152; THENCE SOUTH $53^{\circ}-08'-47''$ WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH $33^{\circ}-31'-52''$ EAST, A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF $9^{\circ}-49'-15''$, AND AN ARC DISTANCE OF 74.56 FEET TO THE POINT OF BEGINNING.

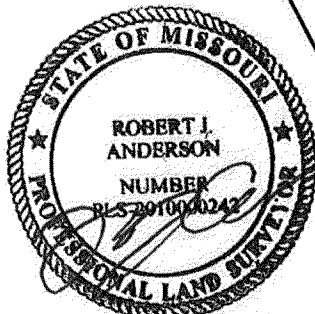
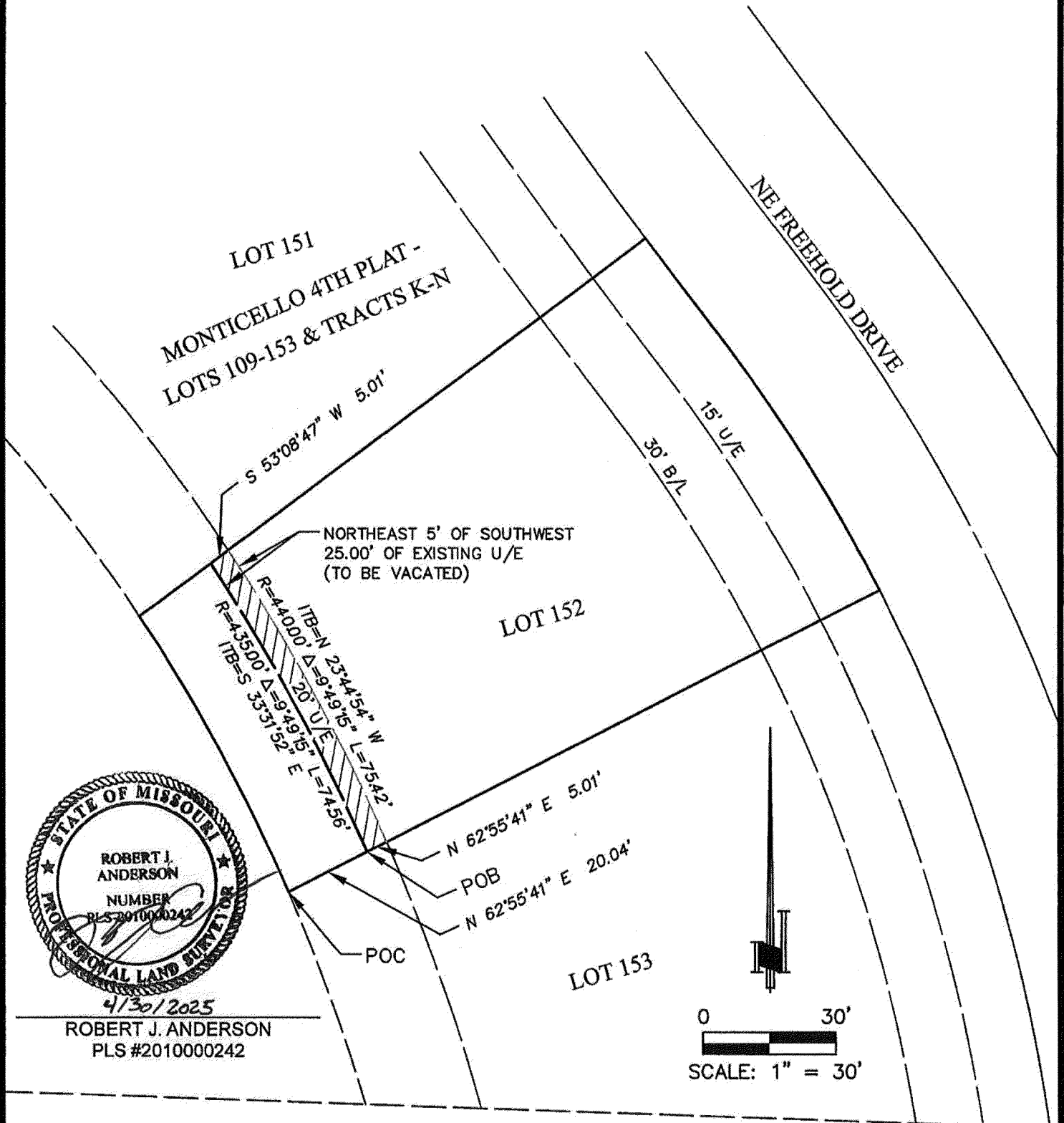


4/30/2025

ROBERT J. ANDERSON, PLS #2010000242
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050



EXHIBIT



4/30/2025

ROBERT J. ANDERSON
PLS #2010000242

0 30'
SCALE: 1" = 30'

| REV. | DESCRIPTION |
|-------------------|------------------------------|
| - | LOT 152, MONTICELLO 4TH PLAT |
| CAD FILE NO. | DRAWN BY: |
| 43437_Exhibit.dwg | RJA |
| | CHECKED BY: |



ANDERSON
SURVEY COMPANY

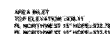
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-6050

MISSOURI CERTIFICATE OF AUTHORITY. 000076

PARTIAL UTILITY EASEMENT
VACATION

NICK BENNETT
4716 NE FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.
25-04-43437-1
DATE:
4-30-2025

[illegible]

1 POOL PLAN
SCALE: 1/4" = 1'-0"

FOR FURTHER INFORMATION ON THE
MST FUNDING PROGRAM

311 East 11th Avenue North
Kansas City, MO 64115
Phone: (816) 421-4232
Fax: (816) 421-1956
www.northachina.net

NAT. JOB NUMBER: 2024-1296
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POOL PLAN
4716 NORTHEAST FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI
NICK BENNETT

09/01/78 02:54 PM

CHOCOLATE RECIPE

| ISSUES & REVISIONS | | |
|--------------------|--------|-------------|
| # | DATE | DESCRIPTION |
| 1 | 4/1/00 | ISSUE |
| 2 | 4/1/00 | REVISION |

S1
POOL PLAN

Appl. #PL2024-149 - VACATION OF EASEMENT - 4716 NE Freehold Dr.;
Nicholas Bennett, applicant

