

AN ORDINANCE VACATING A CERTAIN EASEMENT LOCATED WITHIN THE PLAT ENTITLED "TIFFANY WOODS, 3RD PLAT, LOT 7B, 513 & 517 NE PROMISED VIEW DRIVE" (APPL. #PL2014-073) WITHIN THE CITY OF LEE'S SUMMIT, MISSOURI, SUNRISE ENGINEERING, APPLICANT.

WHEREAS, Application #PL2014-073 was submitted by Sunrise Engineering, requesting vacation of a utility easement within "Tiffany Woods, 3rd Plat, Lot 7B", a recorded subdivision in Lee's Summit, Missouri; and,

WHEREAS, the said minor plat was recorded with the County Director of Records by Document No. 2014E0075353 on September 11, 2014, and said easement was referenced on said plat; and,

WHEREAS, the utility companies have been contacted and had no objection to the proposed vacation; and,

WHEREAS, the Public Works and Water Utilities Departments for the City of Lee's Summit have determined that no other uses exist for said easement; and,

WHEREAS, the Planning Commission considered the request on August 12, 2014, 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, located within "Tiffany Woods, 3rd Plat, Lot 7B", is hereby and herewith vacated:

All of Lots 7A and 8A, "TIFFANY WOODS 2ND PLAT, LOTS 1A THRU 4A, LOTS 6A THRU 8A AND TRACTS A-1, B-1, AND C-1", a subdivision recorded in Plat Book I-125, Page 36 in the Jackson County Recorder's Office, Lee's Summit, Jackson County, Missouri, more particularly described as follows:

BEGINNING at the Southernmost Corner of said Lot 8A; THENCE North 60°12'40" West on the Southwesterly Line of said Lot 8A, 176.61 feet (176.52 feet Plat) to a Point of Curvature of said Southwesterly Line; THENCE Northwesterly on a Curve to the Right on said Southwesterly Line (said Curve having a Radius of 25.00 feet) an Arc Length of 31.44 feet (31.46 feet Plat) to a Point of Tangency on the West Line of said Lot 8A; THENCE North 11°50'28" East on said West Line, 84.55 feet (84.59 feet Plat) to a Point of Curvature of said West Line; THENCE Northeasterly on a Curve to the Right on said West Line (said Curve having a Radius of 25.00 feet), an Arc Length of 37.57 feet (37.53 feet Plat) to a Point of Reverse Curvature in the Northwesterly Line of said Lot 8A; THENCE Northeasterly on a Curve to the Left on the Northwesterly Line of said Lots 7A and 8A (said Curve having a Radius of 225.00 feet), an Arc Length of 242.64 feet (242.44 feet Plat) to a Point of Reverse Curvature in the Northwesterly Line of said Lot 7A; THENCE Northeasterly on a Curve to the Right

on said Northwesterly Line (said Curve having a Radius of 25.00 feet), an Arc Length of 11.15 feet to the Northeasterly Line of said Lot 7A; THENCE South 56°24'40" East on said Northeasterly Line, 231.61 feet to the East Line of said Lot 7A; THENCE South 01°34'47" West on said East Line, 30.29 feet (30.32 feet Plat) to the Southeasterly Line of said Lot 7A; THENCE South 53°24'24" West on said Southeasterly Line, 189.84 feet (191.39 feet Plat) to the Southeasterly Line of said Lot 8A; THENCE South 73°16'14" West on said Southeasterly Line, 145.93 feet to the POINT OF BEGINNING, containing 1.93 acres.

SECTION 2. 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 3. 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 27th day of July, 2015.



Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 27th day of July, 2015.




Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:

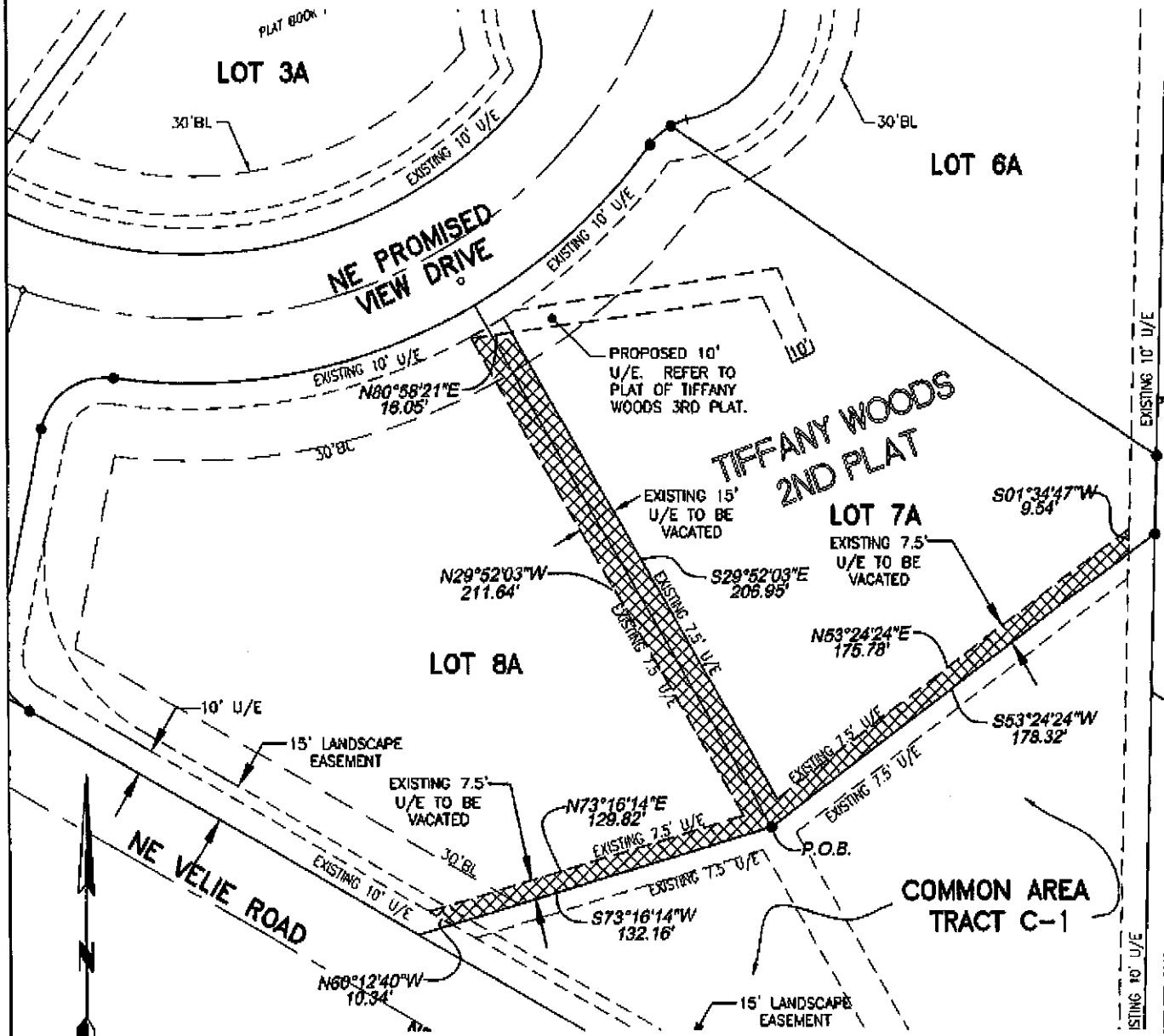



City Attorney Brian W. Head

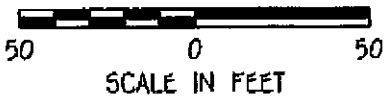
UTILITY EASEMENT VACATION EXHIBIT

LOT 7A AND 8A

TIFFANY WOODS 2ND PLAT
 LOTS 1A THRU 4A, LOT 6A THRU 8A
 AND TRACTS A1, B1 AND C1
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



 VACATION OF UTILITY EASEMENTS ON LOT 7A & 8A
 P.O.B. POINT OF BEGINNING



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 Consulting Engineers
 Planning Consultants
 9915 Rosewood Lane
 Overland Park, Kansas 66207
 Tel: 816-682-5188
 Fax: 816-648-8443
 Missouri State Certificate of Authority
 Engineering #2006002189

REVISED: 6-23-2014

 **PHOENIX ENGINEERING & SURVEYING, LLC**

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 3856 S. Northern Blvd. Independence, MO 64052
 Phone: (816) 743-9000 Fax: (816) 743-9700

DATE	DRAWN	CHECKED	PROJECT NO.	SCALE
11-28-2013	DLR	WES	13026	

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June 16, 2014

**TIFFANY WOODS 2nd PLAT
UTILITY EASEMENT VACATION OVER LOTS 7A & 8A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

PROJECT NO: 13026

Prepared by: Wes

Doc. Path & Name: S:\Projects\13026\docs\13026-Utility Easement Vacation Over Lots 7A and 8A.doc

FILE: M4931-32

UTILITY EASEMENT VACATION

That part of the existing utility easement lying along the line common to Lots 7A and 8A and along the south lines of said Lots, "Tiffany Woods, 2nd Plat, Lots 1A thru 4A, Lots 6A thru 8A and Tracts A-1, B-1 and C-1", a subdivision of record in the Southwest 1/4 of Section 32, Township 49 North, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the southerly most corner of said Lot 7A, being the easterly most corner of said Lot 8A; thence $S73^{\circ}16'14"W$ (All bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone) on the south line of said Lot 8A, 132.16 feet to a point 10.00 feet northeast of the southwesterly line of said Lot 8A; thence $N60^{\circ}12'40"W$ on a line 10.00 feet northeasterly from, and parallel with, said southwesterly line, 10.34 feet to the northerly perimeter of the utility easement lying on the south line of said Lot 8A; thence $N73^{\circ}16'14"E$ on a line 7.50 feet north from, and parallel with, said south line and on said utility easement perimeter, 129.82 feet to the southwesterly perimeter of said utility easement along the line common to said Lots 7A and 8A; thence $N29^{\circ}52'03"W$ on a line 7.50 feet southwesterly from, and parallel with, the line common to Lots 7A and 8A and on said utility easement perimeter, 211.64 feet, thence $N80^{\circ}58'21"E$, 16.05 feet to the northeasterly perimeter of said utility easement; thence $S29^{\circ}52'03"E$ on a line 7.50 feet northeasterly from, and parallel with, said common line and on said utility easement perimeter, 206.95 feet to the northerly perimeter of the utility easement lying on the south line of said Lot 7A; thence $N53^{\circ}24'24"E$ on a line 7.50 feet north from, and parallel with, said south line and on said utility easement perimeter, 175.78 feet to a point 10.00 feet west of the east line of said Lot 7A; thence $S01^{\circ}34'47"W$ on a line 10.00 feet west from, and parallel with, said east line, 9.54 feet to the south line of said Lot 7A; thence $S53^{\circ}24'24"W$ on said south line, 178.32 feet to the Point of Beginning.

**#PL2014-073- VACATION OF EASEMENT
513 & 517 NE PROMISED VIEW DRIVE
SUNRISE ENGINEERING, APPLICANT**

