

AN ORDINANCE VACATING THREE EASEMENTS LOCATED AT 510 NW SHAMROCK AVENUE, 512 NW HOPE LANE AND 1801 NW O'BRIEN ROAD, IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-028 was submitted by John Knox Village, requesting vacation of three utility easements located at 510 NW Shamrock Avenue, 512 NW Hope Lane and 1801 NW O'Brien Road, in the City of Lee's Summit, Missouri; and,

WHEREAS, the City of Lee's Summit, Missouri, accepted the plat entitled "John Knox Retirement Village, 8th Plat Resurvey" by Ordinance No. 1729, passed and adopted by the Board of Aldermen of the City of Lee's Summit on January 4, 1977; and,

WHEREAS, the said plat was recorded with the County Director of Records by Document No. 19771274674 on March 7, 1977, and said Easements 1 and 2 were referenced on said plat; and,

WHEREAS, the said Easement 3 was recorded by separate document with the County Director of Records by Document No. 196810012534 on April 25, 1968; 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 March 22, 2016, 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 1, located within "John Knox Retirement Village, 8th Plat Resurvey", is hereby and herewith vacated:

A 20.00 FEET WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING THAT PART OF A 20.00 FEET WIDE DRAINAGE EASEMENT ESTABLISHED BY THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MOORE STREET, AS ESTABLISHED BY SAID SUBDIVISION, AND THE NORTH RIGHT OF WAY LINE OF O'BRIEN ROAD, AS ESTABLISHED BY SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF MOORE STREET, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 27°-17'-24" EAST, A RADIUS OF 1050.00

FEET, A CENTRAL ANGLE OF 8°-25'-17", AND AN ARC LENGTH OF 154.33 FEET, TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 54°-17'-16" WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF TERMINUS OF SAID CENTERLINE. THE EASTERLY LIMITS OF SAID STRIP OF LAND SHALL BE SHORTENED OR LENGTHENED AS NECESSARY SO AS TO TERMINATE AT SAID WEST RIGHT OF WAY LINE OF MOORE STREET. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT. THE ABOVE DESCRIPTION CONTAINS 800 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

That the following described Easement 2, located within "John Knox Retirement Village, 8th Plat Resurvey", is hereby and herewith vacated:

A 20.00 FEET WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING THAT PART OF A 20.00 FEET WIDE DRAINAGE EASEMENT ESTABLISHED BY THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE THEREOF, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 79°-22'-53" EAST, A RADIUS OF 776.77 FEET, A CENTRAL ANGLE OF 4°-34'-42", AND AN ARC LENGTH OF 62.07 FEET, TO A POINT HEREAFTER REFERRED TO AS POINT "A", BEGINNING AT SAID POINT "A"; THENCE NORTH 39°-18'-22" WEST, A DISTANCE OF 86.50 FEET, TO A POINT OF TERMINUS OF SAID CENTERLINE; ALSO BEGINNING AT SAID POINT "A"; THENCE SOUTH 39°-18'-22" EAST, A DISTANCE OF 113.10 FEET, TO A POINT OF TERMINUS; EXCEPT THAT PART OF SAID STRIP OF LAND NOW LYING WITHIN THE RIGHT OF WAY OF O'BRIEN ROAD, AS ESTABLISHED BY SAID SUBDIVISION. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT. THE ABOVE DESCRIPTION CONTAINS 2,530 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.

That the following described Easement 3, located at the northwest corner of NW O'Brien Road and NW Shamrock Avenue, is hereby and herewith vacated:

THAT PART OF TRACT 1, JOHN KNOX RETIREMENT VILLAGE - 7th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING THAT PART OF A 15.00 FEET WIDE SEWER ESTABLISHED BY INSTRUMENT NO. I-12534 AND RECORDED IN BOOK I-38 AT PAGE 72 SITUATED BETWEEN THE WEST LINE OF SHAMROCK AVENUE (PRIVATE), AS ESTABLISHED BY SAID SUBDIVISION, AND THE EAST RIGHT OF WAY LINE OF PRYOR ROAD, ALSO AS ESTABLISHED BY SAID SUBDIVISION, THE CENTERLINE OF SAID SEWER EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 20°-30'-00" WEST, ALONG THE SAID WEST LINE OF SHAMROCK AVENUE, A DISTANCE OF 162.49 FEET, TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 65°-16'-36" WEST, A DISTANCE OF 149.82 FEET; THENCE NORTH 83°-22'-24" WEST, A DISTANCE OF 171.00 FEET; THENCE NORTH 62°-32'-24" WEST, A DISTANCE OF 369.50 FEET; THENCE NORTH 35°-07'-24" WEST, A DISTANCE OF 198.50 FEET; THENCE NORTH 74°-02'-24" WEST, A DISTANCE OF 49.65 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PRYOR ROAD, SAID POINT ALSO BEING THE POINT OF TERMINUS OF SAID CENTERLINE; SAID POINT OF TERMINUS LIES NORTH 0°-08'-59" EAST, A DISTANCE OF 871.67 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT 1, AS

MEASURED ALONG SAID EAST RIGHT OF WAY LINE OF PRYOR ROAD. THE ABOVE DESCRIPTION CONTAINS 14,077 SQUARE FEET OR 0.323 ACRES, MORE OR LESS.

SECTION 2. That the following conditions of approval apply:

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 7th day of April, 2016.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

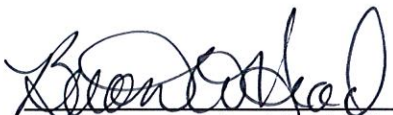
APPROVED by the Mayor of said city this 14th day of April, 2016.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:

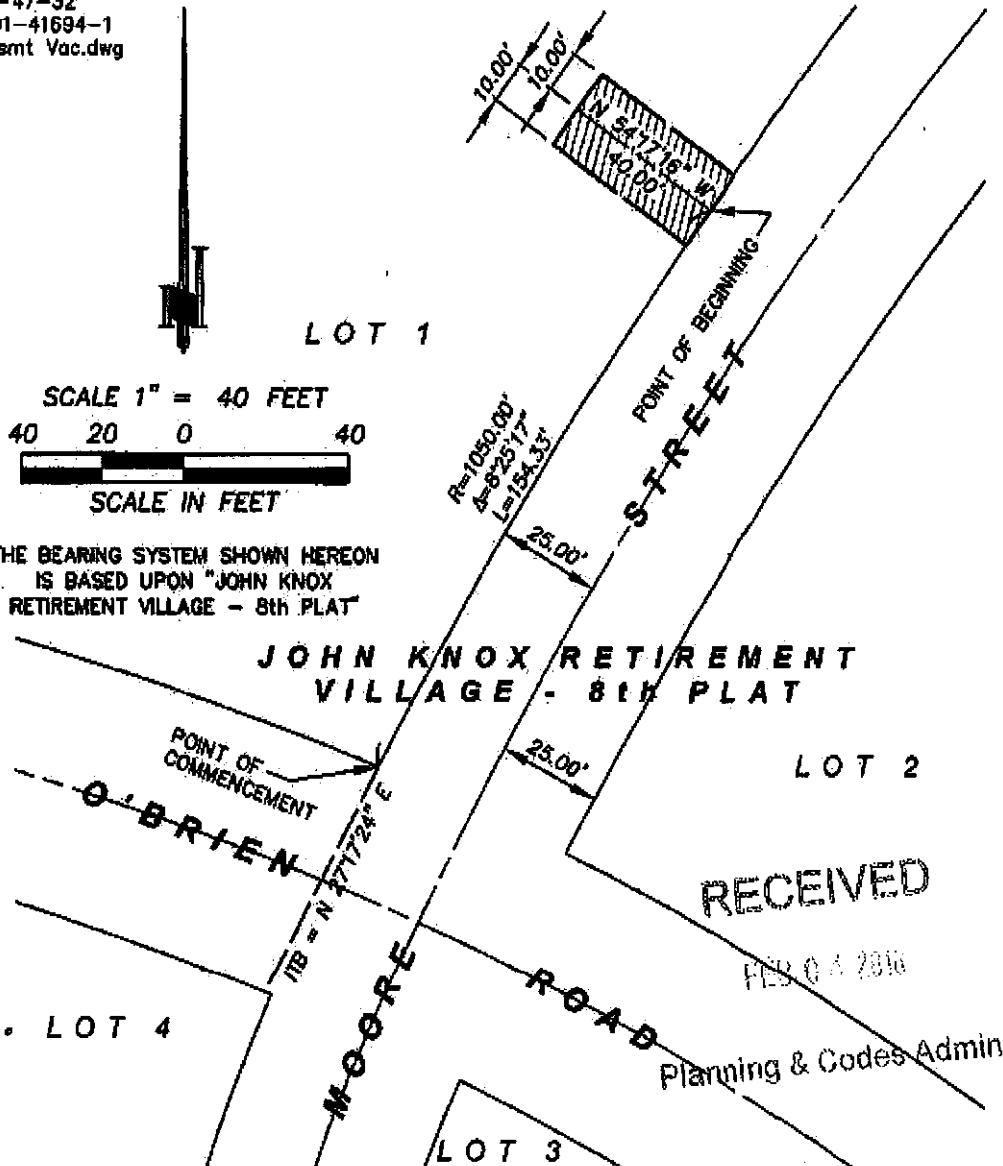

City Attorney Brian W. Head

Easement #1

1-47-32
16-01-41694-1
JKV Esmt Vac.dwg

SCALE 1" = 40 FEET
40 20 0 40
SCALE IN FEET

THE BEARING SYSTEM SHOWN HEREON
IS BASED UPON "JOHN KNOX
RETIREMENT VILLAGE - 8th PLAT"



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FEB 04 2016

Planning & Codes Admin

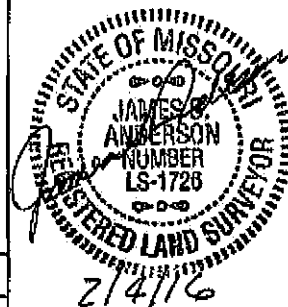
 **ANDERSON**
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64083
(816) 246-5050

MISSOURI STATE CERTIFICATE
OF AUTHORITY, 000076

EXHIBIT A - DRAINAGE EASEMENT VACATION

FOR: JOHN KNOX RETIREMENT VILLAGE
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
DATE: FEBRUARY 4, 2016

PROJECT LOCATION:
JOHN KNOX RETIREMENT VILLAGE
JACKSON COUNTY
LEE'S SUMMIT, MISSOURI



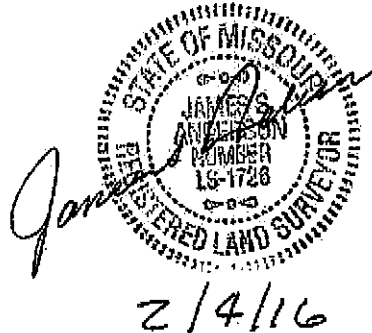
JAMES S. ANDERSON,
PLS #1726

Easement #1

PROJECT: JOHN KNOX VILLAGE EASEMENTS VACATED
DATE: FEBRUARY 4, 2016
FOR: THE CITY OF LEE'S SUMMIT, MISSOURI
LOCATION: JOHN KNOX RETIREMENT VILLAGE - 8th PLAT

DESCRIPTION, EAST DRAINAGE EASEMENT:

A 20.00 FEET WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING THAT PART OF A 20.00 FEET WIDE DRAINAGE EASEMENT ESTABLISHED BY THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MOORE STREET, AS ESTABLISHED BY SAID SUBDIVISION, AND THE NORTH RIGHT OF WAY LINE OF O'BRIEN ROAD, AS ESTABLISHED BY SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF MOORE STREET, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 27°-17'-24" EAST, A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 8°-26'-17", AND AN ARC LENGTH OF 154.33 FEET, TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 54°-17'-16" WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF TERMINUS OF SAID CENTERLINE. THE EASTERLY LIMITS OF SAID STRIP OF LAND SHALL BE SHORTENED OR LENGTHENED AS NECESSARY SO AS TO TERMINATE AT SAID WEST RIGHT OF WAY LINE OF MOORE STREET. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT. THE ABOVE DESCRIPTION CONTAINS 800 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.



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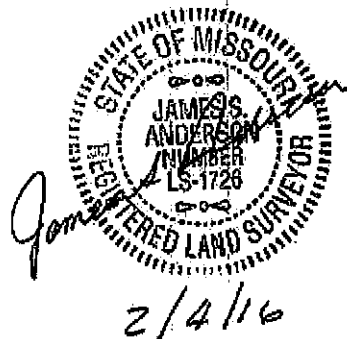
Planning & Codes Admin



PROJECT: JOHN KNOX VILLAGE EASEMENTS VACATED
DATE: FEBRUARY 4, 2016
FOR: THE CITY OF LEE'S SUMMIT, MISSOURI
LOCATION: JOHN KNOX RETIREMENT VILLAGE - 8th PLAT

DESCRIPTION, WEST DRAINAGE EASEMENT:

A 20.00 FEET WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING THAT PART OF A 20.00 FEET WIDE DRAINAGE EASEMENT ESTABLISHED BY THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE THEREOF, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 79°-22'-53" EAST, A RADIUS OF 776.77 FEET, A CENTRAL ANGLE OF 4°-34'-42", AND AN ARC LENGTH OF 62.07 FEET, TO A POINT HEREAFTER REFERRED TO AS POINT "A", BEGINNING AT SAID POINT "A"; THENCE NORTH 39°-18'-22" WEST, A DISTANCE OF 86.50 FEET, TO A POINT OF TERMINUS OF SAID CENTERLINE; ALSO BEGINNING AT SAID POINT "A"; THENCE SOUTH 39°-18'-22" EAST, A DISTANCE OF 113.10 FEET, TO A POINT OF TERMINUS; EXCEPT THAT PART OF SAID STRIP OF LAND NOW LYING WITHIN THE RIGHT OF WAY OF O'BRIEN ROAD, AS ESTABLISHED BY SAID SUBDIVISION. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE PLAT OF JOHN KNOX RETIREMENT VILLAGE - 8th PLAT. THE ABOVE DESCRIPTION CONTAINS 2,530 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.



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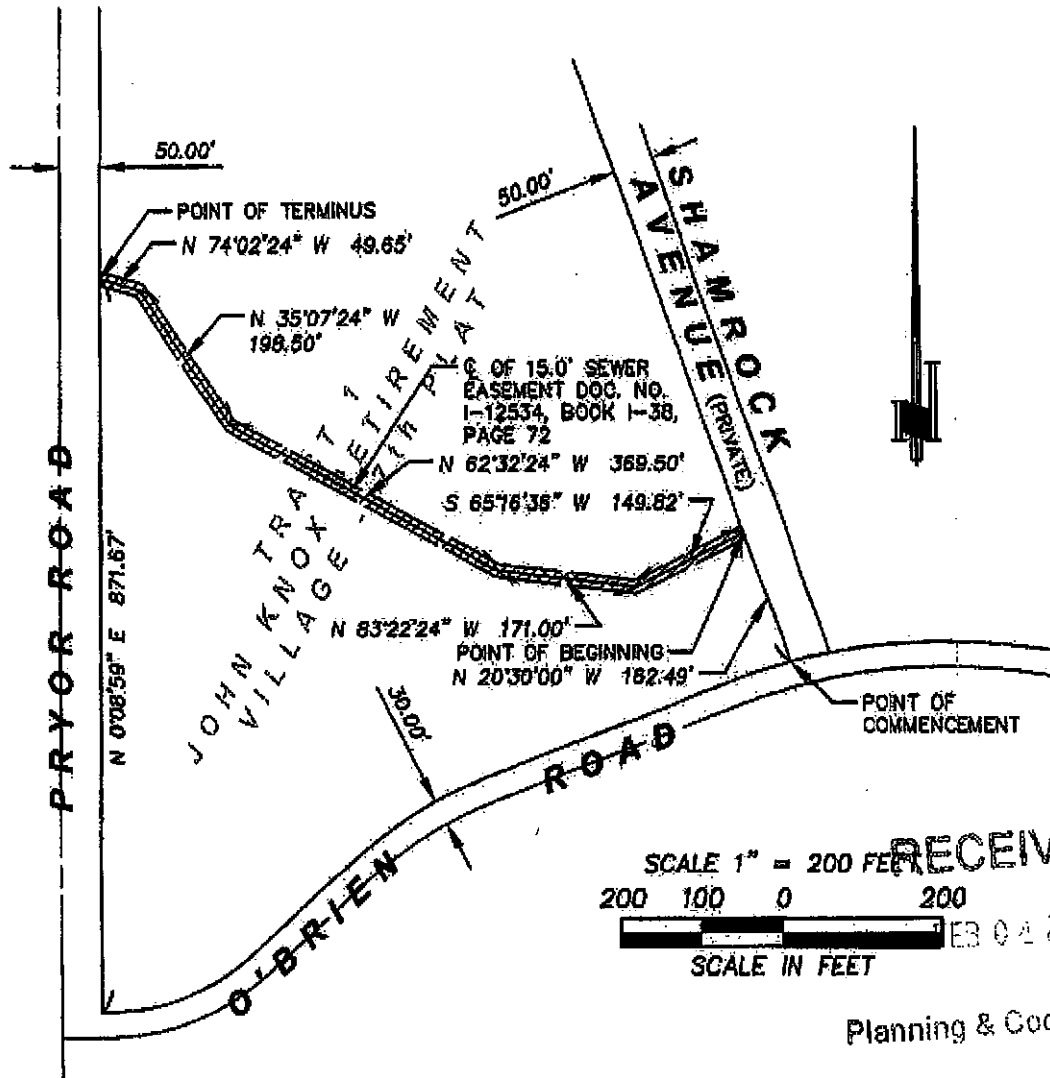
Planning & Codes Admin



Easement #3

1-47-32
16-02-41894-1
JKV West Swr Esmt Vac.dwg

THE BEARING SYSTEM SHOWN HEREON
IS BASED UPON "JOHN KNOX
RETIREMENT VILLAGE - 7th PLAT"



ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64069
(816) 248-6050

MISSOURI STATE CERTIFICATE
OF AUTHORITY, 000076

EXHIBIT A - SEWER EASEMENT VACATION

FOR: JOHN KNOX RETIREMENT VILLAGE
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
DATE: FEBRUARY 12, 2016

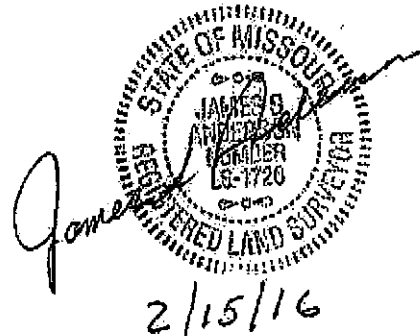
PROJECT LOCATION:
JOHN KNOX RETIREMENT VILLAGE
JACKSON COUNTY
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
JAMES S. ANDERSON
NUMBER LS-1726
REGISTERED LAND SURVEYOR
2/15/16
JAMES S. ANDERSON,
PLS #1726

PROJECT: JOHN KNOX VILLAGE EASEMENTS VACATED
 DATE: FEBRUARY 12, 2016
 FOR: THE CITY OF LEE'S SUMMIT, MISSOURI
 LOCATION: JOHN KNOX RETIREMENT VILLAGE - 7th PLAT

DESCRIPTION, SEWER EASEMENT:

THAT PART OF TRACT 1, JOHN KNOX RETIREMENT VILLAGE - 7th PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING THAT PART OF A 15.00 FEET WIDE SEWER ESTABLISHED BY INSTRUMENT NO. I-12534 AND RECORDED IN BOOK 138 AT PAGE 72 SITUATED BETWEEN THE WEST LINE OF SHAMROCK AVENUE (PRIVATE), AS ESTABLISHED BY SAID SUBDIVISION, AND THE EAST RIGHT OF WAY LINE OF PRYOR ROAD, ALSO AS ESTABLISHED BY SAID SUBDIVISION, THE CENTERLINE OF SAID SEWER EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 20°-30'-00" WEST, ALONG THE SAID WEST LINE OF SHAMROCK AVENUE, A DISTANCE OF 162.48 FEET, TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 65°-16'-36" WEST, A DISTANCE OF 149.82 FEET; THENCE NORTH 83°-22'-24" WEST, A DISTANCE OF 171.00 FEET; THENCE NORTH 62°-32'-24" WEST, A DISTANCE OF 389.50 FEET; THENCE NORTH 35°-07'-24" WEST, A DISTANCE OF 198.50 FEET; THENCE NORTH 74°-02'-24" WEST, A DISTANCE OF 49.65 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PRYOR ROAD, SAID POINT ALSO BEING THE POINT OF TERMINUS OF SAID CENTERLINE, SAID POINT OF TERMINUS LIES NORTH 0°-08'-58" EAST, A DISTANCE OF 871.67 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT 1, AS MEASURED ALONG SAID EAST RIGHT OF WAY LINE OF PRYOR ROAD. THE ABOVE DESCRIPTION CONTAINS 14,077 SQUARE FEET OR 0.323 ACRES, MORE OR LESS.



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**PL#2016-028 - VACATION OF EASEMENT
JKV-MEADOWS, MISCELLANEOUS EASEMENTS
JOHN KNOX VILLAGE, APPLICANT**

