

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "TRAILS OF PARK RIDGE, 2<sup>ND</sup> PLAT, LOTS 30-57", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2015-102, submitted by Trails of Park Ridge, LLC, requesting approval of the final plat entitled "Trails of Park Ridge, 2<sup>nd</sup> Plat, Lots 30-57", was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, the Planning Commission considered the final plat on September 8, 2015, 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 "Trails of Park Ridge, 2<sup>nd</sup> Plat, Lots 30-57" is a subdivision in Section 9, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

*ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND PART OF BLOCK 5 OF "THE TRAILS AT PARK RIDGE 1ST PLAT", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 5, THENCE N88°56'05"W, ALONG THE SOUTH LINE OF SAID BLOCK 5, 118.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE WEST LINE OF THE TRAILS OF PARK RIDGE, BLOCKS 2D & 3D, LOTS 1 THRU 29 AND TRACT D; THENCE S01°03'55"W, ALONG SAID WEST LINE, 434.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE N88°35'15"W, ALONG SAID SOUTH LINE, 702.80 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE N02°13'25"E, ALONG THE WEST LINE THEREOF, 435.11 FEET TO THE SOUTH LINE OF THE TRAILS OF PARK RIDGE, BLOCKS 2D & 3D, LOTS 1 THRU 29 AND TRACT D; THENCE ALONG SAID SOUTH LINE, S87°46'35"E, 200.95 FEET; THENCE S87°41'32"E, 50.00 FEET; THENCE N02°14'22"E, 42.42 FEET; THENCE N82°50'02"E, 192.72 FEET; THENCE S88°56'05"E, 140.00 FEET; THENCE N88°40'59"E, 107.90 FEET; THENCE DEPARTING SAID SOUTH LINE, S12°47'41"E, 15.39 FEET; THENCE S01°03'55"W, 59.54 FEET TO THE POINT OF BEGINNING.*

*CONTAINING 7.60 ACRES OR 330,966 SQUARE FEET, 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 "Trails of Park Ridge, 2<sup>nd</sup> Plat, Lots 30-57".

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 Planning and Codes Administration, 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 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon

the Director of Public Works certifying to the Director of Planning and Codes Administration 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 16.340 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 has, in accordance with Section 16.340 of the UDO, deposited an irrevocable **letter of credit** 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. (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, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

SECTION 8. That the final plat substantially conforms to the approved preliminary plat 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 "Trails of Park Ridge, 2<sup>nd</sup> Plat, Lots 30-57", 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 3<sup>rd</sup> day of November, 2016.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum


APPROVED by the Mayor of said City this 7<sup>th</sup> day of November, 2016.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
City Attorney Brian W. Head





#PL2015-102 -- FINAL PLAT  
Trails of Park Ridge, 2nd Plat  
Trails of Park Ridge, LLC, applicant

