

PLANNING AND DEVELOPMENT

DATE: July 10, 2020

TO:

| | | | |
|---|----------------------|--|--|
| KCP&L <i>if south of Colbern Road</i> | Doug Davin | Doug.Davin@kcpl.com | fax 347-4327 phone 251-2647 |
| KCP&L <i>if north of Colbern Road</i> | Nathan Michael | Nathan.Michael@kcpl.com | fax 347-4327 phone 347-4310 |
| Spire (formerly MGE) | Katie Darnell | Katie.Darnell@spireenergy.com | fax 969-2223 phone 969-2247 |
| AT&T | Carrie Cilke | cc3527@att.com | fax 275-1865 phone 703-4386 |
| Time Warner Cable By Charter Communications, Inc. | Steve Baxter | Steven.Baxter@charter.com | fax 913-312-0014 phone 913-643-1928 |
| COMCAST | Ryan Alkire | Ryan_Alkire@cable.comcast.com | fax 795-6948 phone 795-2218 |
| Google Fiber | (Backup) Becky Davis | KC-Google-UC@google.com rebeccadavis@google.com | phone 913-725-8745 |
| City of Lee's Summit | Kent Monter | Kent.Monter@cityofls.net | phone 969-1229 |

 RE: **Appl. #PL2020-190 - VACATION OF EASEMENT - 2025 SW M-150 Hwy and 3902 SW Pryor Rd;
Clayton Properties Group, Inc., applicant**

FROM: Shannon McGuire, Planner

The applicant has requested the City vacate a utility easement located at 2025 SW M-150 Hwy and 3902 SW Pryor Rd (see accompanying drawing and legal description).

Please check your records to see if you have any utility lines in the subject easement, then sign and return the form below so we can evaluate this request and begin processing the vacation if agreeable to all concerned.

This item is scheduled for the August 27, 2020 meeting of the Planning Commission. Please email your response to shannon.mcguire@cityofls.net by **July 31 2020**. If you have any questions for the applicant, please contact Bradley Kempf at 816/246-6700 or by email at bradley@summithomeskc.com.

_____ I have no objection to the requested vacation of the easement requested.

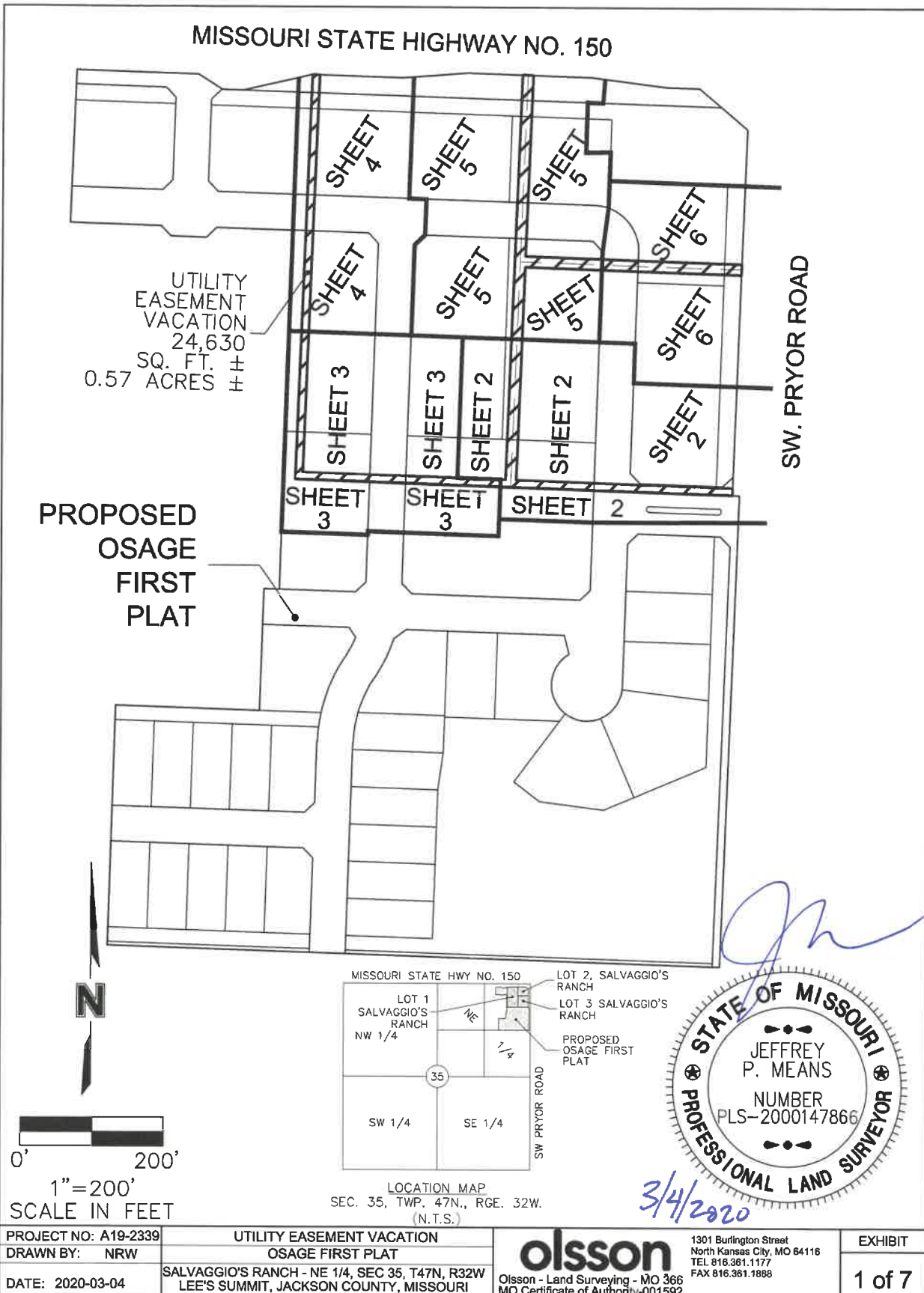
_____ I object to the proposed vacation because _____

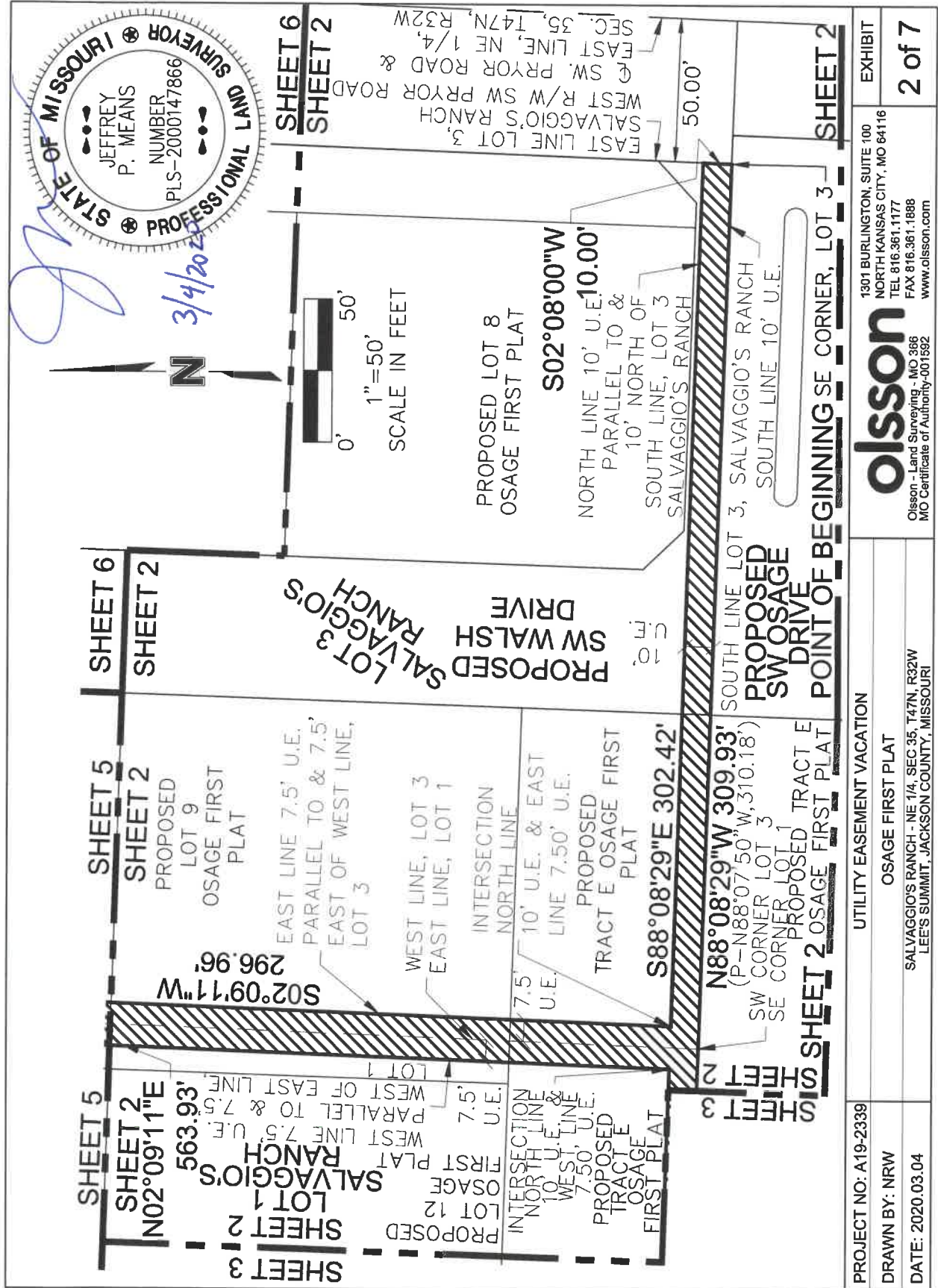
Signature _____ Date _____

Title _____

Company _____

DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Easement Vacation\A19-2339 UE Vacation 1.dwg
 DATE: Mar 04, 2020 12:39pm
 USER: nwilloughby





STATE OF MISSOURI
 JEFFREY P. MEANS
 PROFESSIONAL LAND SURVEYOR
 NUMBER
 PLS-2000147866
 3/4/2020

0' 50'
 1"=50'
 SCALE IN FEET

PROPOSED LOT 8
 OSAGE FIRST PLAT
 S02°08'00"W
 NORTH LINE 10' U.E. 10.00'
 PARALLEL TO &
 10' NORTH OF
 SOUTH LINE, LOT 3
 SALVAGGIO'S RANCH

PROPOSED LOT 9
 OSAGE FIRST PLAT
 EAST LINE 7.5' U.E.
 PARALLEL TO & 7.5'
 EAST OF WEST LINE,
 LOT 3

PROPOSED LOT 10
 OSAGE FIRST PLAT
 WEST LINE, LOT 3
 EAST LINE, LOT 1
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"E 302.42'

PROPOSED LOT 11
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

PROPOSED LOT 12
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

PROPOSED LOT 13
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

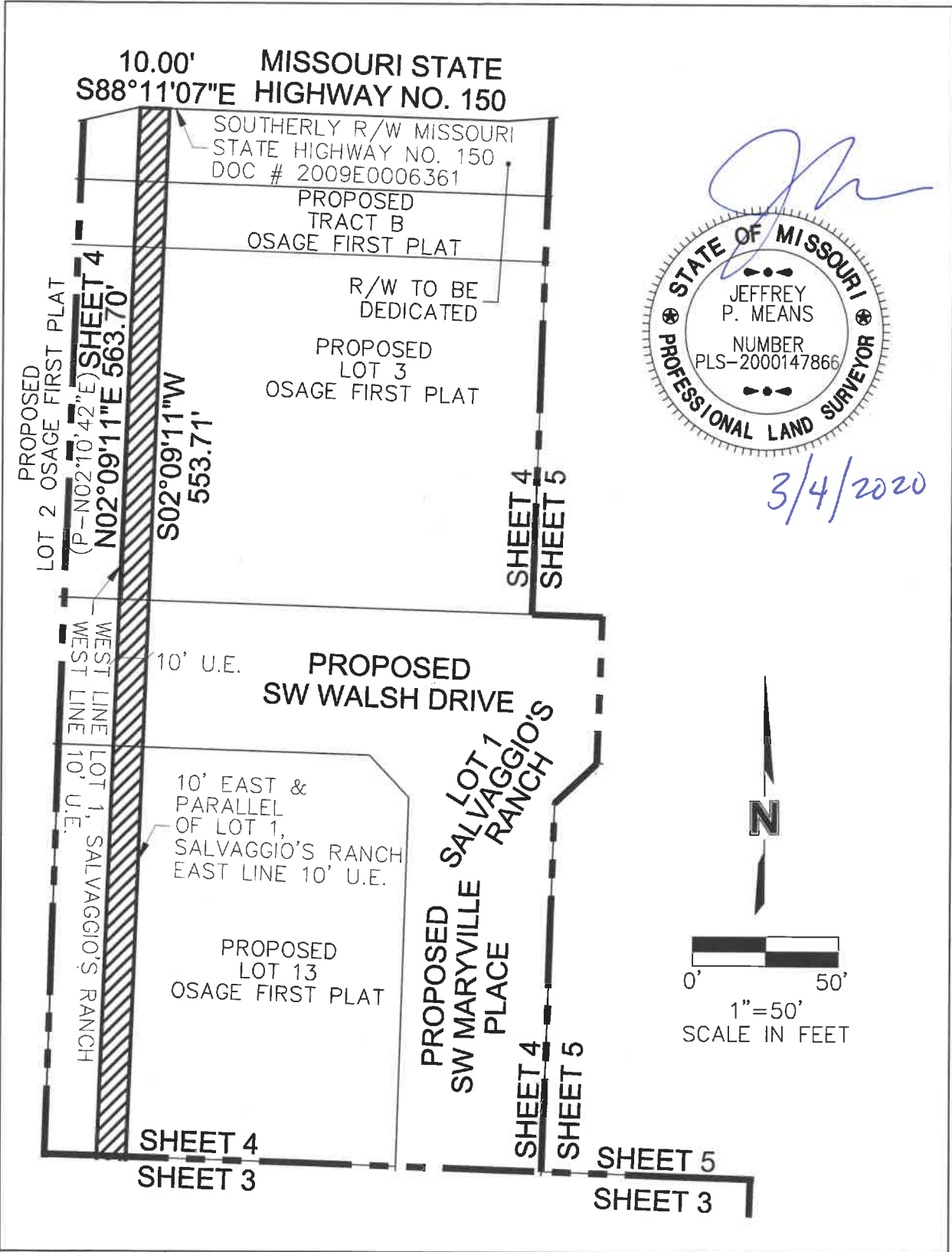
PROPOSED LOT 14
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

PROPOSED LOT 15
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

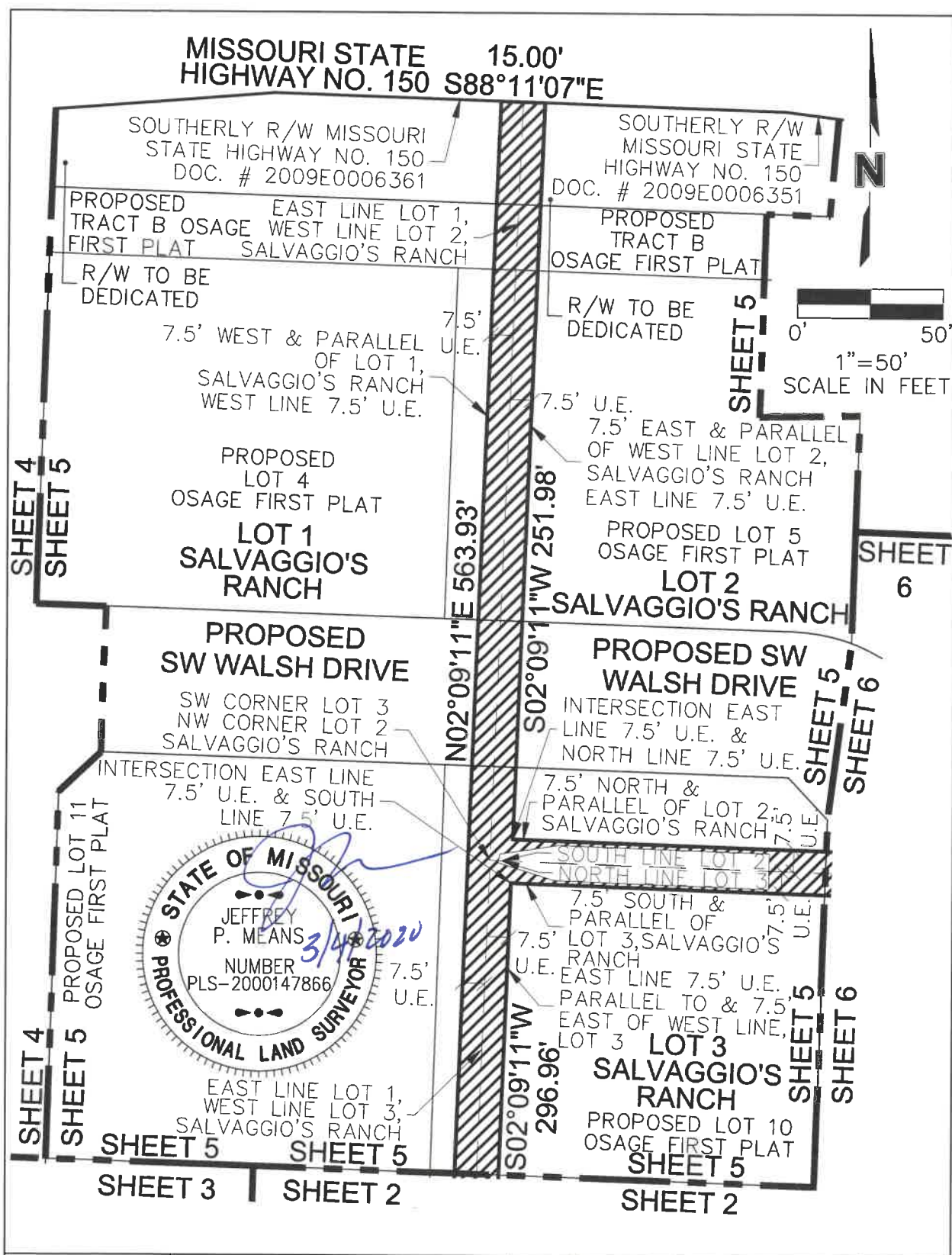
PROPOSED LOT 16
 OSAGE FIRST PLAT
 INTERSECTION
 NORTH LINE
 10' U.E. & EAST
 LINE 7.50' U.E.
 PROPOSED
 TRACT E OSAGE FIRST
 PLAT
 S88°08'29"W 309.93'
 (P-N88°07'50"W, 310.18')
 SW CORNER LOT 3
 SE CORNER LOT 1

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|----------------------|---|---|---------|
| PROJECT NO: A19-2339 | UTILITY EASEMENT VACATION | 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com | EXHIBIT |
| DRAWN BY: NRW | OSAGE FIRST PLAT | olsson Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592 | 2 of 7 |
| DATE: 2020.03.04 | SALVAGGIO'S RANCH - NE 1/4, SEC. 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | | |

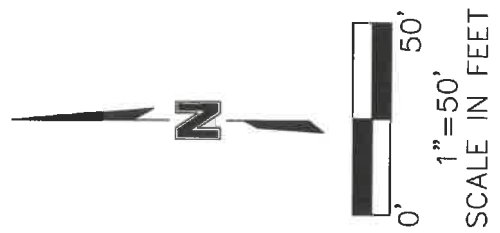
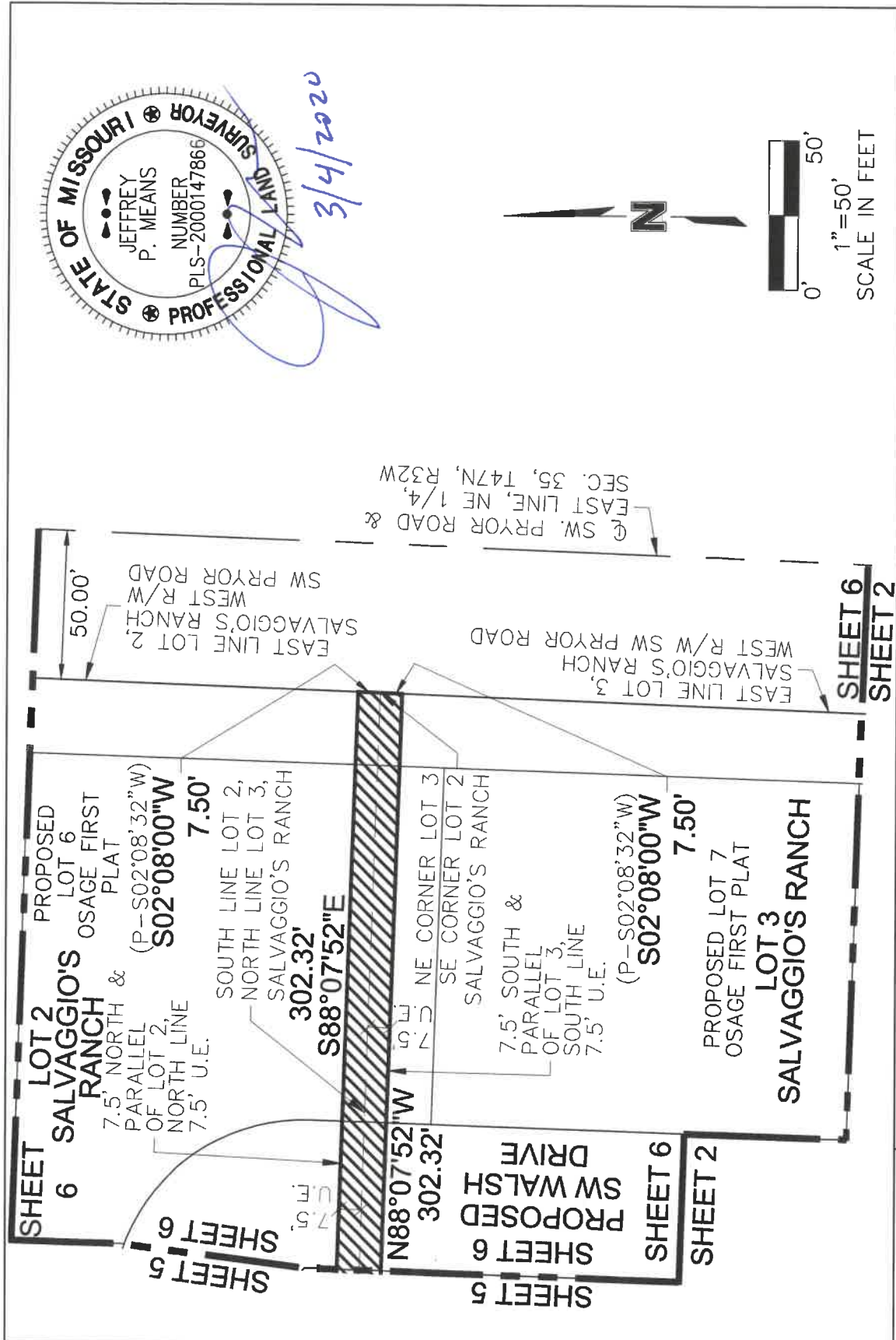
DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Easement Vacation\A19-2339 UE Vacation 1.dwg
 DATE: Mar 04, 2020 12:41pm
 USER: nwilloughby




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|----------------------|--|--|-----------------------|
| PROJECT NO: A19-2339 | UTILITY EASEMENT VACATION | olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 | EXHIBIT 4 of 7 |
| DRAWN BY: NRW | OSAGE FIRST PLAT | | |
| DATE: 2020-03-04 | SALVAGGIO'S RANCH - NE 1/4, SEC 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592 | |



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| PROJECT NO: A19-2339 | UTILITY EASEMENT VACATION |  1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 | EXHIBIT |
| DRAWN BY: NRW | OSAGE FIRST PLAT | | |
| DATE: 2020-03-04 | SALVAGGIO'S RANCH - NE 1/4, SEC 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | | |



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| DRAWN BY: NRW | OSAGE FIRST PLAT | | 6 of 7 |
| DATE: 2020.03.04 | SALVAGGIO'S RANCH - NE 1/4, SEC 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | | |

OSAGE FIRST PLAT
Olsson No. A19-2339
Vacated Utility Easement at SALVAGGIO'S RANCH Plat
March 4, 2020

Description of Utility Easement to be Vacated

All of Utility Easement recorded on SALVAGGIO'S RANCH, a subdivision of land in the Northeast Quarter of Section 35, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri recorded as Instrument I1210418 at Book 153 at Page 73 in the Jackson County Recorder of Deeds Office, being bounded and described by Jeffrey P. Means, P.L.S. 2000147866, as a Utility Easement Vacation as follows: Beginning at the Southeast corner of Lot 3, of said SALVAGGIO'S RANCH; thence North 88°08'29" West, (P-N88°07'50"W) on the South line of said Lot 3, also being the South line of a 10 foot Utility Easement, 309.93 feet (P-310.18') to the Southwest corner of said Lot 3, also being the Southeast corner of Lot 1 of said SALVAGGIO'S RANCH; thence North 88°08'29" West, (P-N88°07'50"W) on the South line of said Lot 1, also being the South line of said 10 foot Utility Easement, 300.00 feet to the Southwest corner of said Lot 1; thence North 02°09'11" East, (P-N02°10'42"E) on the West line of said Lot 1, also being the West line of a 10 foot Utility Easement, 563.70 feet to a point on the existing Southerly right-of-way line of Missouri State Highway No. 150, as established by Document 2009E0006361 in said Jackson County Recorder of Deeds Office; thence South 88°11'07" East, on said existing Southerly right of way line, 10.00 feet to a point on the East line of said 10 foot Utility Easement; thence leaving said exiting Southerly right of way line, South 02°09'11" West, parallel and 10.00 feet East of said West line, and on said East line of said 10 foot Utility Easement, 553.71 feet to the intersection of said East line of said 10 Utility Easement and the North line of said 10 foot Utility Easement; thence South 88°08'29" East, parallel and 10.00 feet North of said Lot 1, on said North line of said 10 foot Utility Easement, 282.50 feet to the intersection of said North line of said 10 foot Utility Easement and West line of a 7.50 foot Utility Easement; thence North 02°09'11" East, parallel and 7.50 feet West of said East line of said Lot 1, also being 7.50 feet West of said Lot 2 and said Lot 3, on said West line of said 7.50 foot Utility Easement, 563.93 feet to a point on said existing Southerly right of way line; thence South 88°11'07" East, on said existing Southerly right-of-way line and on the existing Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E0006361 in said Jackson County Recorder of Deeds Office, 15.00 feet to a point on the West line of a 7.50 foot Utility Easement; thence leaving said existing Southerly right of way line South 02°09'11" West, parallel and 7.50 feet East of the West line of said Lot 2, on said East line of said 7.50 foot Utility Easement, 251.98 feet to the intersection of said East line of said 7.50 foot Utility Easement and North line of a 7.50 foot Utility Easement; thence South 88°07'52" East, parallel and 7.50 feet North of the South line of said Lot 2, on said North line of said 7.50 foot Utility Easement, 302.32 feet to a point on the East line of said Lot 2, also being the existing West right of way line of SW. Pryor Road, as now established; thence South 02°08'00" West, (P-S02°08'32"W) on said East line and said existing West right of way line, 7.50 feet to the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 3; thence South 02°08'00" West (P-S02°08'32"W) on the East line of said Lot 3 and said existing West right of way line, 7.50 feet to a point on the South line of a 7.50 foot Utility Easement; thence leaving said East line and said existing West right-of-way line, North 88°07'52" West, parallel and 7.50 feet South of the North line of said Lot 3, on said South line of said 7.50 foot Utility Easement, 302.32 feet to the intersection of said South line of said 7.50 foot Utility Easement and East line of a 7.50 foot Utility Easement; thence South 02°09'11" West, parallel and 7.50 feet East of the West line of said Lot 3 and the East line of said 7.50 foot Utility Easement, 296.96 feet to the intersection of said East line of said 7.50 foot Utility Easement and North line of said 10 foot Utility Easement; thence South 88°08'29" East, parallel and 10.00 feet North of said Lot 3 and on said North line of said 10 foot Utility Easement, 302.42 feet to a point on the East line of said Lot 3 and also being a point on said existing West right of way line; thence South 02°08'00" West, (P-S02°08'32"W) on said East line and said existing West right of way line, 10.00 feet to the Point of Beginning. Containing 24,630 square feet or 0.57 acres, more or less. Except that portion within existing Missouri State Highway No. 150 right-of-way.



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| PROJECT NO: A19-2339 | UTILITY EASEMENT VACATION LEGAL |
| DRAWN BY: NRW | OSAGE FIRST PLAT |
| DATE: 2020-03-04 | SALVAGGIO'S RANCH - NE 1/4, SEC 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI |

olsson
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888

Olsson - Land Surveying - MO 366
MO Certificate of Authority-001592

EXHIBIT

7 of 7

DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Easement Vacation\A19-2339 UE Vacation 1.dwg
DATE: Mar 04, 2020 2:15pm
USER: nwilloughby