



November 11, 2020

Lee's Summit City Hall  
LSMO Development Services  
Attn: Shannon McGuire  
220 SE Green  
Lee's Summit, MO 64063

**RE: Woodside Ridge 1<sup>st</sup> Plat**

We are responding to the Final Plat Applicant's Letter dated July 9, 2020 and are submitting with this letter revised plans. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in black ink that reads "Nelson Willoughby". The signature is written in a cursive, flowing style.

Nelson Willoughby

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## **Final Plat Comments**

### **Planning Review**

1. Applications for the vacation of the existing easements have not been submitted. Applications need to be submitted prior to approval of the plat.

Applications for the Water Easement and Ingress/ Egress Easement Vacations were submitted on June 22, 2020. The Water Easement Vacation, Bill No. 20-130, Ordinance No. 8920 was passed by City Council on August 11, 2020 and approved by the Mayor on August 18, 2020. This Water Easement Vacation was recorded on October 26, 2020 as Instrument Number 2020E0099976 in the Jackson County Recorder of Deeds Office. The Ingress/Egress Easement, Bill No. 20-129, Ordinance No. 8919 was passed by the City Council on August 11, 2020 and approved by the Mayor on August 18, 2020. This Ingress/Egress was recorded September 21, 2020 as Instrument Number 2020E0085484. This Ingress/ Egress was recorded again October 26, 2020 as Instrument Number 2020E00099975. This recording information is displayed on sheet 2 of the final plat.

### **GIS Review**

1. On a previous review, I wrote, "The bearing on Ambersham just NE of Killarney has incorrect distance. Instead of 180.45, I believe it should be 150.45 "You said it was correct, and you were right. The error is near Killarney Ln (the NE entrance) and Patch Ct. The drawing lists 410.48, and that is the incorrect distance as  $534.33 - 238.57$  cannot be 410.48.

The 410.48' is the distance from the intersection of NW Ambersham Drive and NW Killarney Lane that runs southwest which is 114.72' south of the intersection of NW Ambersham Drive and NW Patch Court. The bearing N61°49'26"E has a total distance of 649.05'. The distances displayed on the Northwest side of the centerline represent the distance from the intersection of NW Ambersham Drive and NW Patch Court to the Northeast and Southwest. The distances are 114.72' South of this intersection and 534.33' North of this intersection for a total of 649.05'. The distances displayed on the Southeast side of the centerline represent the distances from the intersection of NW Ambersham Drive and NW Killarney Lane to the Northeast and Southwest. The distances are 238.57' North of this intersection and 410.48' to the South of this intersection for a total of 649.05'. The distance and bearing of N61°49'26"E, 295.76 is between the intersection of NW Killarney Lane and NW Patch Court along the centerline of NW Ambersham Drive has been added. ( $410.48 - 114.72 = 295.76$ ) Additional arcs have been added to help tie this down along the centerline of NW Ambersham Drive. This is displayed on sheets 3 and 4.

2. Because there is no consistent ROW at the eastern edge of O'Brien Rd, please provide an ITB for the curve on lot 73, either from L9 or from edge of plat.

An ITB of N83°42'39"W from the edge of plat has been added on sheet 3.