

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

01/13/2022 9:42 AM

FEE: \$39.00 7 PGS



INSTRUMENT NUMBER  
2022E0004273



**CITY OF LEE'S SUMMIT, MISSOURI**  
**DOCUMENT TO BE RECORDED**  
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT: January 12, 2022

DOCUMENT TITLE: Ordinance No. 9294

GRANTOR(S) NAME: Ordinance No. 9294

GRANTEE(S): City of Lee's Summit  
ADDRESS: 220 SE Green Street  
Lee's Summit, MO 64063

LEGAL DESCRIPTION: Please see Page 1 of the subject document.

STATE OF MISSOURI)  
COUNTY OF JACKSON) (SS

This is to certify that the attached is a full, true and complete copy as same is recorded in the Office of the City Clerk of the City of Lee's Summit, Missouri.

Ordinance No. 9294 - AN ORDINANCE VACATING A CERTAIN EASEMENT LOCATED AT 2030 NW O'BRIEN RD IN THE CITY OF LEE'S SUMMIT, MISSOURI.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Lee's Summit, Missouri this 12th, day of January, 2022.



*Trisha Fowler Arcuri*  
City Clerk - Trisha Fowler Arcuri

Please return recorded copies to: Trisha Fowler Arcuri, City Clerk  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

AN ORDINANCE VACATING A CERTAIN EASEMENT LOCATED AT 2030 NW O'BRIEN RD IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-323 was submitted by Clayton Properties Group, Inc, requesting vacation of an existing easement located at 2030 NW O'Brien Rd in Lee's Summit, Missouri; and,

WHEREAS, the easement was dedicated to the City via the plat titled *West Village Commercial Development, Lots 3A and 3B*, recorded by Document #2018E0040337; and,

WHEREAS, the Planning Commission considered the request on November 4, 2021, 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 is hereby and herewith vacated:

*All of Temporary Construction Easement #3 as recorded in SANITARY SEWER EASEMENT, Instrument Number 2018E0040337 in Jackson County Recorder of Deeds office, also being part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision of land in the Northeast and Southeast Quarters of Section 2 Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri recorded as Instrument Number 2019E0018413 in Book I182 at Page 62 in said Jackson County Recorder of Deeds Office, being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, as a Temporary Construction Easement #3 Vacation as follows: Commencing at the Northwest corner of the South half of the South half of said Northeast Quarter also being the Northwest corner of said Lot 3B; thence South 87°37'42" East on the North line of said South half of said South half of said Northeast Quarter, also being the North line of said Lot 3B, also being the South line of THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, LOTS 117-133, a subdivision of land in said Lee's Summit recorded as Instrument Number I1198645 in Book I53 at Page 46 in said Jackson County Recorder of Deeds Office, also being the Southerly line of BROOKRIDGE ESTATES-SECOND PLAT, LOTS 39-84, a subdivision of land in said Lee's Summit recorded as Instrument Number 1802804 in Book I44 at Page 57 in said Jackson County Recorder of Deeds Office, 731.76 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 87°37'42" East on said North lines and said South line of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, LOTS 117-133, a distance of 35.84 feet; thence leaving said North lines and said South line South 47°45'36" East, 32.21 feet; thence South 16°23'41" East, 50.91 feet; thence South 16°43'53" East, 162.53 feet; thence South 01°30'02" West, 89.33 feet; thence South 17°21'30" East, 112.85 feet; thence South 10°15'00" East, 103.42 feet; thence South 06°41'13" West, 34.34 feet; thence South 35°58'49" West, 40.66 feet; thence North 06°35'57" East, 66.81 feet; thence North 10°15'00" West, 99.22 feet; thence North 17°21'30" West, 114.92 feet; thence North 01°30'02" East, 89.45 feet; thence North 16°43'53" West, 159.38 feet; thence North 16°23'41" West, 45.36 feet; thence North 47°45'36" West, 45.18 feet; thence North 66°15'36" West, 9.40 feet to the Point of Beginning. Containing 12,119 square feet or 0.28 acres, more or less.*

SECTION 2. That the following condition of approval applies:

1. The ordinance approving the vacation of easement shall be recorded with the Jackson County Recorder of Deeds office and a copy of the recorded document shall be returned to the Development Services Department prior to the issuance of a sign permit or building permit.

SECTION 3. That upon the effective date of the vacation of the easement described in Section 1 above, the City releases all right, title and interest in and to the City owned infrastructure located within the easements.

SECTION 4. 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 5. 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 7<sup>th</sup> day of December, 2021.

ATTEST:

  
City Clerk *Trisha Fowler Arcuri*



  
Mayor *William A. Baird*


APPROVED by the Mayor of said city this 8 day of December, 2021.

  
Mayor *William A. Baird*

ATTEST:

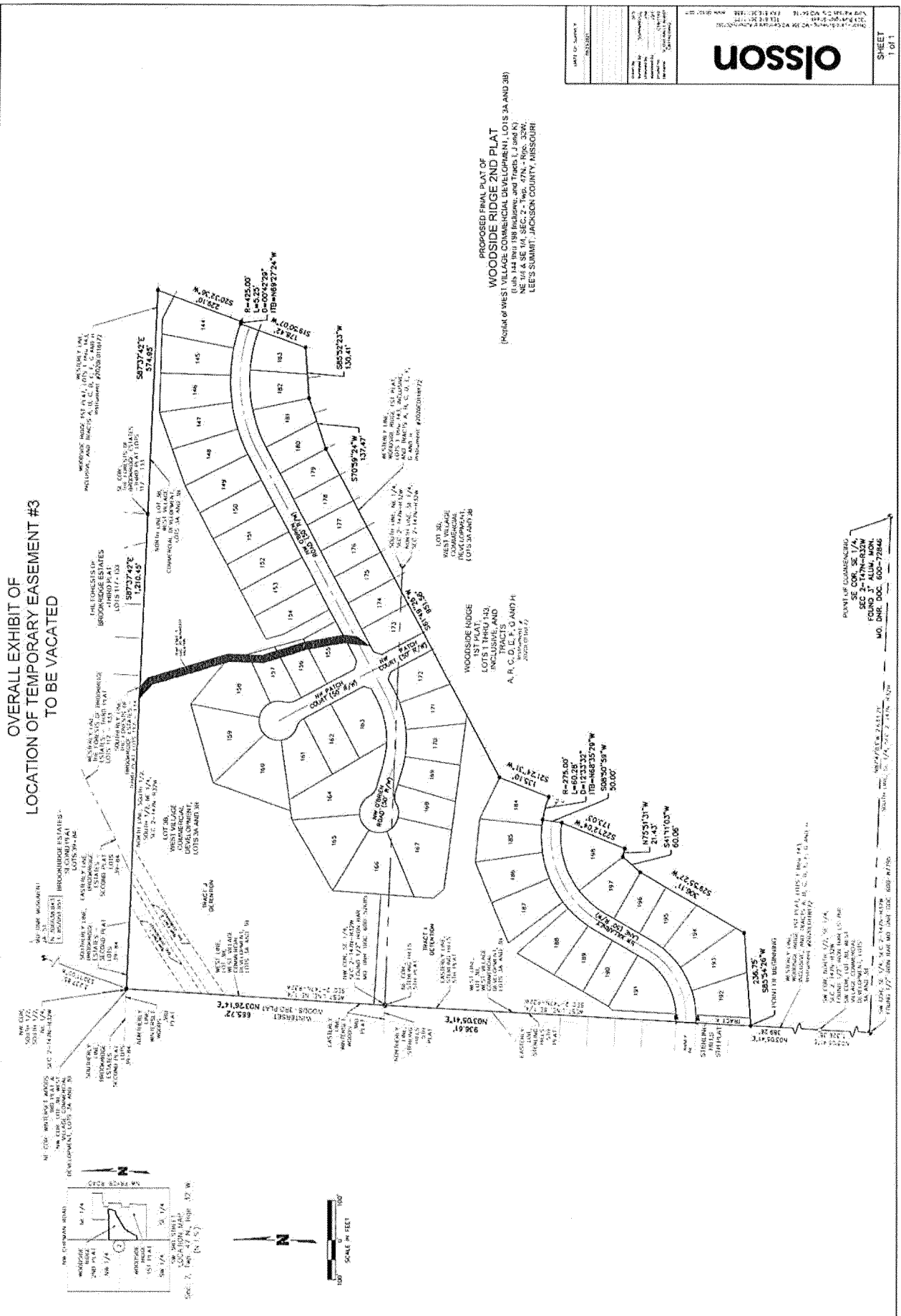
  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

  
City Attorney *Brian W. Head*



OVERALL EXHIBIT OF  
LOCATION OF TEMPORARY EASEMENT #3  
TO BE VACATED



PROPOSED FINAL PLAT OF  
WOODSIDE RIDGE 2ND PLAT  
(Portion of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
NE 1/4 & SE 1/4 SEC. 2 - Twp. 47N - Rng. 30W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Olsson

SHEET  
1 OF 1

THE FORESTS OF  
BROOKRIDGE ESTATES  
THIRD PLAT  
LOTS 117-133

Instrument # I1198645  
Bk. 153 Pg. 46

NORTH LINE LOT 3B,  
SOUTH LINE THE  
FOREST OF BROOKRIDGE  
ESTATES THIRD PLAT  
LOTS 117-133

POINT OF  
BEGINNING

S87°37'42"E  
35.84'

131

130

129

128

S87°37'42"E  
731.76'

N66°15'36"W  
9.40'

NORTH LINE S.1/2, S.1/2 NE 1/4  
SEC. 2-T.47N-R.32W

POINT OF  
COMMENCEMENT

N47°45'36"W  
45.18'

S47°45'36"E  
32.21'

NW COR. LOT 3B, WEST  
VILLAGE COMMERCIAL  
DEVELOPMENT LOTS  
3A AND 3B

N16°23'41"W  
45.36'

S16°23'41"E  
50.91'

N16°43'53"W  
159.38'

S16°43'53"E  
162.53'

LOT 3B  
WEST VILLAGE  
COMMERCIAL DEVELOPMENT,  
LOTS 3A AND 3B

INSTRUMENT #  
19E0018413  
BK. 1182, PG. 62

N01°30'02"E  
89.45'

S01°30'02"W  
89.33'

TEMP ESMT. #3  
INST # 2018E0040337  
12,119 SQ. FT. ±  
0.28 ACRES ±

N17°21'30"W  
114.92'

S17°21'30"E  
112.85'

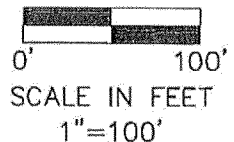
N10°15'00"W  
99.22'

S10°15'00"E  
103.42'

N06°35'57"E  
66.81'

S06°41'13"W  
34.34'

S35°58'49"W  
40.66'




*Jeffrey P. Means*  
8/18/2021

STATE OF MISSOURI  
JEFFREY P. MEANS  
NUMBER  
PLS-2000147866  
PROFESSIONAL LAND SURVEYOR

DWG: F:\2018\1001-1500\018-1140-C14-Design\Survey\Srv\Sheeta\Easement Vacation\TCE Vacation\TCE\_Vacation\TCE\_Vacation\TCE\_Vacation\_V\_ESM\_A181140\_TCE.DWG  
 USER: aschfeld  
 DATE: Aug 18, 2021 12:25pm

PROJECT NO: C18-1140	TEMPORARY CONSTRUCTION EASEMENT #3 VACATION
DRAWN BY: SFS	LOT 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B
DATE: 08-18-2021	LEE'S SUMMIT, JACKSON COUNTY, MO



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

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

EXHIBIT
1 of 2

WOODSIDE RIDGE 2ND PLAT  
 Olsson No. C18-1140  
 August 18, 2021

Temporary Construction Easement #3 Vacation Description

All of Temporary Construction Easement #3 as recorded in SANITARY SEWER EASEMENT, Instrument Number 2018E0040337 in Jackson County Recorder of Deeds office, also being part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision of land in the Northeast and Southeast Quarters of Section 2 Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri recorded as Instrument Number 2019E0018413 in Book I182 at Page 62 in said Jackson County Recorder of Deeds Office, being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, as a Temporary Construction Easement #3 Vacation as follows: Commencing at the Northwest corner of the South half of the South half of said Northeast Quarter also being the Northwest corner of said Lot 3B; thence South 87°37'42" East on the North line of said South half of said South half of said Northeast Quarter, also being the North line of said Lot 3B, also being the South line of THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, LOTS 117-133, a subdivision of land in said Lee's Summit recorded as Instrument Number I1198645 in Book I53 at Page 46 in said Jackson County Recorder of Deeds Office, also being the Southerly line of BROOKRIDGE ESTATES-SECOND PLAT, LOTS 39-84, a subdivision of land in said Lee's Summit recorded as Instrument Number 1802804 in Book I44 at Page 57 in said Jackson County Recorder of Deeds Office, 731.76 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 87°37'42" East on said North lines and said South line of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, LOTS 117-133, a distance of 35.84 feet; thence leaving said North lines and said South line South 47°45'36" East, 32.21 feet; thence South 16°23'41" East, 50.91 feet; thence South 16°43'53" East, 162.53 feet; thence South 01°30'02" West, 89.33 feet; thence South 17°21'30" East, 112.85 feet; thence South 10°15'00" East, 103.42 feet; thence South 06°41'13" West, 34.34 feet; thence South 35°58'49" West, 40.66 feet; thence North 06°35'57" East, 66.81 feet; thence North 10°15'00" West, 99.22 feet; thence North 17°21'30" West, 114.92 feet; thence North 01°30'02" East, 89.45 feet; thence North 16°43'53" West, 159.38 feet; thence North 16°23'41" West, 45.36 feet; thence North 47°45'36" West, 45.18 feet; thence North 66°15'36" West, 9.40 feet to the Point of Beginning. Containing 12,119 square feet or 0.28 acres, more or less.

F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRVY\Sheels\Easement Vacation\TCE Vacation\V\_ESM\_A181140\_TCE.DWG  
 USER: eashfield  
 DATE: Aug 18, 2021 12:26pm

PROJECT NO: C18-1140	TEMPORARY CONSTRUCTION EASEMENT #3 VACATION DESCRIPTION	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.381.1177 FAX 816.381.1888 www.olsson.com	EXHIBIT
DRAWN BY: SFS	LOT 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B		2 of 2
DATE: 08-18-2021	LEE'S SUMMIT, JACKSON COUNTY, MO	Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	

Appl. #PL2021-323 - VACATION OF EASEMENT  
2030 NE O'Brien Rd  
Clayton Properties Group, Inc., applicant

