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Jackson County
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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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

DATE OF DOCUMENT: November 11, 2022
DOCUMENT TITLE: Ordinance No. 9540
GRANTOR(S) NAME: Ordinance No. 9540

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

LEGAL DESCRIPTION: Please see Pages 1 & 2 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. 9540 - AN ORDINANCE VACATING DEDICATED RIGHT-OF-WAY FOR A SEGMENT OF NE SLOAN ST LOCATED SOUTH OF NE TUDOR RD (ADJACENT TO 15 NE TUDOR 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 11th, day of November, 2022.

Handwritten signature of 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 DEDICATED RIGHT-OF-WAY FOR A SEGMENT OF NE SLOAN ST LOCATED SOUTH OF NE TUDOR RD (ADJACENT TO 15 NE TUDOR RD), IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, the subject right-of-way was dedicated as part of *Lee's Summit Police and Court Facility, a replat of lots 1, 2, 12, 13, 14 and part of lot 3 of "Summit Park"* recorded by the Jackson County Recorder of Deeds office by Instrument #1997-I-20462; and,

WHEREAS, Application #PL2022-298, submitted by Cityscape Residential, requesting vacation of the right-of-way, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on October 13, 2022, and rendered a report to the City Council containing findings of fact and recommending that the requested vacation of right-of-way be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 1, 2022, and rendered a decision to vacate said right-of-way.

SECTION 1. That the following described right-of-way is hereby and herewith vacated:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

ALL THAT PART OF SLOAN STREET RIGHT-OF-WAY, AS DEDICATED BY THE PLAT OF NEW LEE'S SUMMIT POLICE AND COURT FACILITY, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 N, RANGE 31 W, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY DAVID WAYNE JONES, JR., MO. LS-2021004164, PHELPS ENGINEERING, INC. PROJECT NO. 220231, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2A, OF SAID NEW LEE'S SUMMIT POLICE AND COURT FACILITY; THENCE N 87°44'22" W, ALONG THE SOUTH PLAT LINE OF SAID LEE'S SUMMIT POLICE AND COURT FACILITY, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 3A, OF SAID NEW LEE'S SUMMIT POLICE AND COURT FACILITY; THENCE N 2°15'38" E, ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 32.66 FEET; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 3A, ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT BEARING TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 325.00 FEET, AND AN ARC DISTANCE OF 122.76 FEET; THENCE N 23°54'07" E, ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 98.06 FEET; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 3A, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 275.00 FEET, AND AN ARC DISTANCE OF 65.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST TUDOR ROAD AS ESTABLISHED IN RIGHT-OF-WAY EASEMENT TO THE CITY OF LEE'S SUMMIT, MISSOURI, RECORDED AS DOCUMENT NO. 2013E0115521; THENCE N 89°06'56" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHEAST TUDOR ROAD, A DISTANCE OF 50.82 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2A; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 2A, ON A

CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 8°35'26" W, A RADIUS OF 325.00 FEET, AND AN ARC DISTANCE OF 86.85 FEET; THENCE S 23°54'07" W, ALONG THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 98.06 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 2A, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 275.00 FEET, AND AN ARC DISTANCE OF 103.87 FEET; THENCE S 2°15'38" W, ALONG THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING, CONTAINING 16,001 SQUARE FEET, MORE OR LESS.

SECTION 2. That the following conditions of approval apply:

1. The ordinance approving the vacation of right-of-way 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 building permit.

SECTION 3. That the vacation of right-of-way shall be in accordance with the exhibit and legal description dated June 22, 2022, appended hereto as Attachment A and made a part hereof.

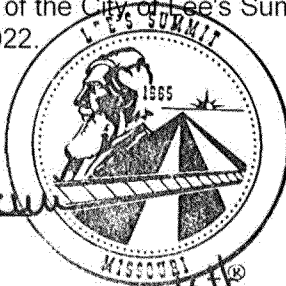
SECTION 4. That the City Clerk be and is hereby authorized and directed to acknowledge a copy of this ordinance and to record same in the Office of the Recorder of Deeds for the County in which the property is located.

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 8th day of November, 2022.

ATTEST:


City Clerk Trisha Fowler Arcuri

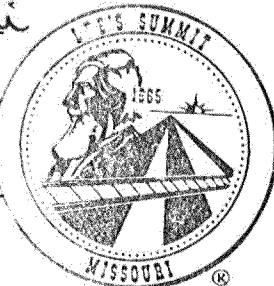



Mayor William A. Baird

APPROVED by the Mayor of said city this 10th day of November, 2022.

ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED AS TO FORM:

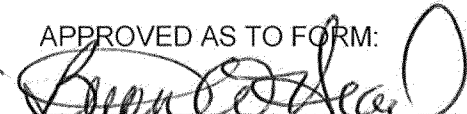
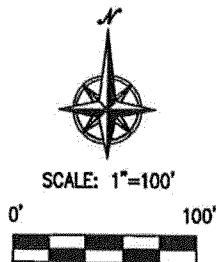

City Attorney Brian W. Head

EXHIBIT "A"
SLOAN STREET RIGHT-OF-WAY VACATION
PART OF THE NEW LEE'S SUMMIT POLICE AND COURT FACILITY
IN THE S.E. 1/4 SECTION 31, TWP. 48 N., RNG. 31 W.,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

ALL THAT PART OF SLOAN STREET RIGHT-OF-WAY, AS DEDICATED BY THE PLAT OF NEW LEE'S SUMMIT POLICE AND COURT FACILITY, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 N, RANGE 31 W, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY DAVID WAYNE JONES, JR., MO. LS-2021004164, PHELPS ENGINEERING, INC. PROJECT NO. 220231, TO WIT:

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I HEREBY CERTIFY THAT
THIS REAL PROPERTY
LEGAL DESCRIPTION HAS
BEEN PREPARED BY ME
OR UNDER MY DIRECT
SUPERVISION



\\PHELPS-SERVER\Projects\P\220231\dwg\exhibits\ROW-VACATION.dwg Layout:1 Jun 24, 2022 - 3:07pm David Jones

SHEET 1 OF 2



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

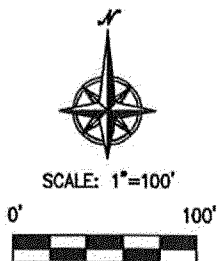
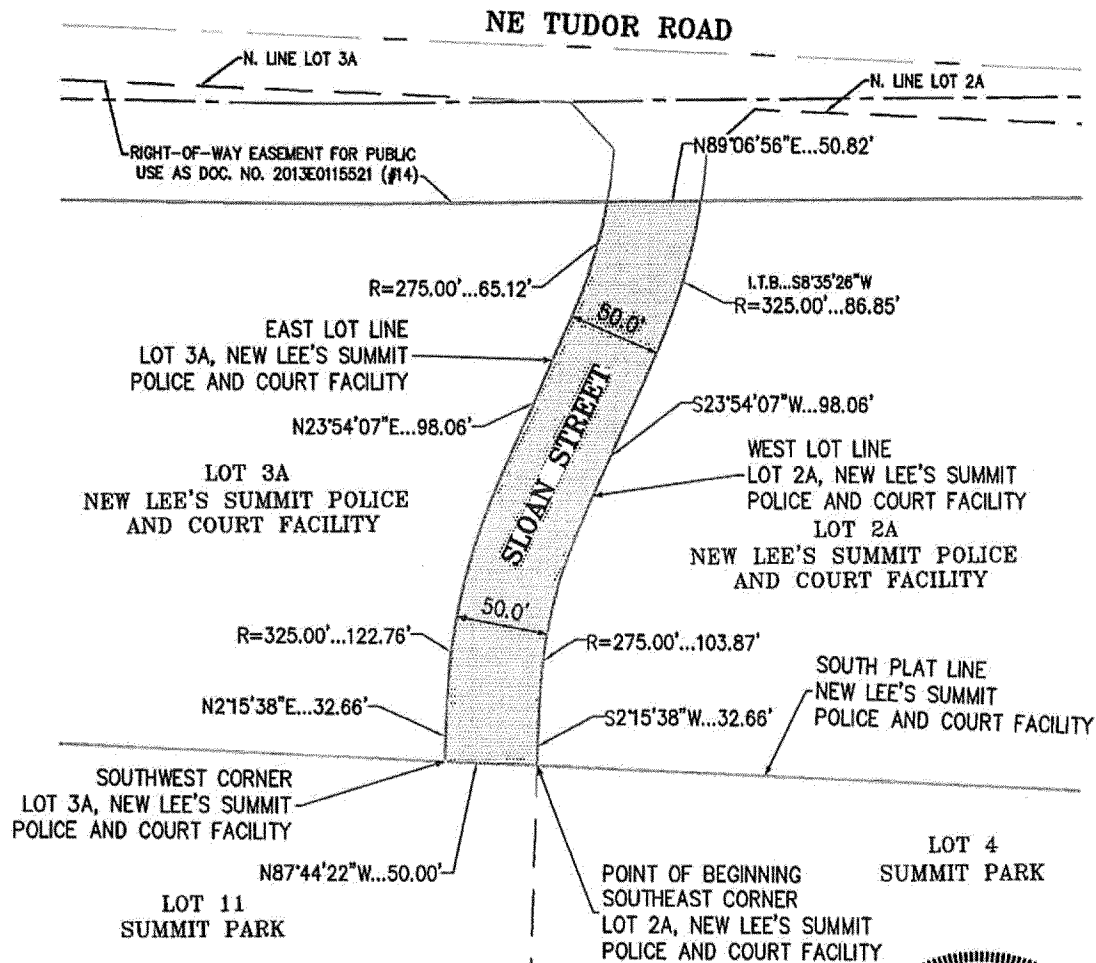
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO. 220231
DATE: 6-24-22
BY: BJG

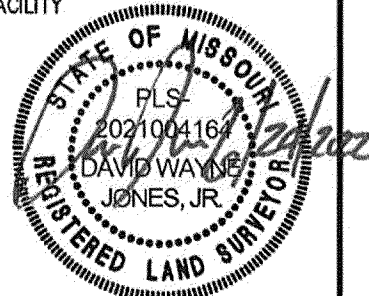
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SHEET 2 OF 2



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO. 220231
DATE: 6-24-22
BY: BJG