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JACKSON COUNTY, MISSOURI



10/11/2023 11:36 AM  
FEE: \$36.00 6 PGS

INSTRUMENT NUMBER  
2023E0073765



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

DATE OF DOCUMENT: October 11, 2023  
DOCUMENT TITLE: Ordinance No. 9605  
GRANTOR(S) NAME: Ordinance No. 9605

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. 9605 - A AN ORDINANCE VACATING A CERTAIN EASEMENT LOCATED AT 1950 SE SHENANDOAH DRIVE 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 October, 2023.



*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

**BILL NO. 23-030****ORDINANCE NO. 9605**

AN ORDINANCE VACATING A CERTAIN EASEMENT LOCATED AT 1950 SE SHENANDOAH DRIVE IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-426 was submitted by Hammes Partners, requesting vacation of a portion of an existing easement located at 1950 SE Shenandoah Drive in Lee's Summit, Missouri; and,

WHEREAS, the easement was dedicated to the City via separate document recorded by Document #1995-I-1336289; and,

WHEREAS, the Planning Commission considered the request on January 26, 2023, 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 that part of a Sanitary Sewer Easement, established in Book I-2675, Page 362, lying within Lot 1A, as shown on the Minor Plat of HCA MIDWEST, Lots 1A and 1B, recorded October 1, 2007, and filed as Instrument Number 2007E00127459, in the city of Lee's Summit, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS 2012018392, with BHC, CLS 2006009875-F, by metes and bounds as follows;*

*(Note: For course orientation, the bearings in this description are based on the Northerly Right-of-Way line of Blue Parkway as now established, having a bearing of South 56° 56' 29" East, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)*

*Commencing at the Southwest corner of Lot 1A, of the Minor Plat of HCA MIDWEST, LOTS 1A AND 1B, recorded October 1, 2007, and filed as Instrument Number 2007E00127459, in the city of Lee's Summit, Jackson County, Missouri;*

*Thence North 41° 38' 49" East, 40.24 feet, on North Right-of-Way line of said Blue Parkway as now established;*

*Thence South 56° 56' 29" East, 14.11 feet, on said North line, to a point on the Northerly line of a Sanitary Sewer Easement established in Book I-2675, Page 362;*

*Thence North 60° 53' 24" East, 47.13 feet, on said Northerly easement line, to the POINT OF BEGINNING of the easement vacation herein described;*

*Thence continuing North 60° 53' 24" East, 230.87 feet;*

*Thence North 52° 31' 26" East, 299.85 feet;*

*Thence South 56° 29' 19" East, 28.56 feet;*

*Thence South 52° 31' 26" West, 311.13 feet;*

*Thence South 60° 53' 24" West, 232.85 feet;*

**BILL NO. 23-030**

**ORDINANCE NO. 9605**

*Thence North 29° 06' 36" West, 27.00 feet, to the POINT OF BEGINNING, said Tract containing 14,133 square feet, or 0.3244 acres.*

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. The vacation of easement shall be in accordance with Legal Description and Exhibit, dated December 5, 2022, as conditioned above and appended hereto as Attachment A.

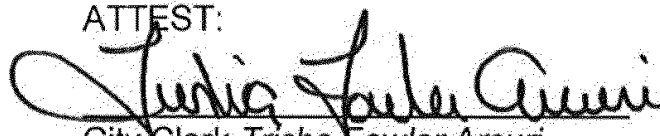
SECTION 4. That upon the effective date of the vacation of the easement described in Section 1 above, the City releases all right, title and interest in and to the City owned infrastructure located within the easements.

SECTION 5. 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 6. 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 14<sup>th</sup> day of February, 2023.

ATTEST:

  
City Clerk Trisha Fowler Arcuri

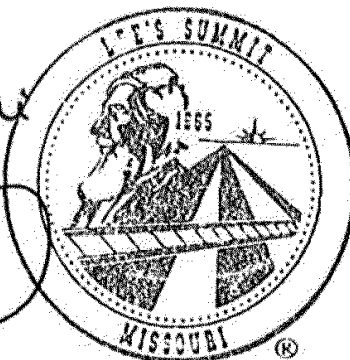


  
Mayor William A. Baird

APPROVED by the Mayor of said city this 16 day of February, 2023.

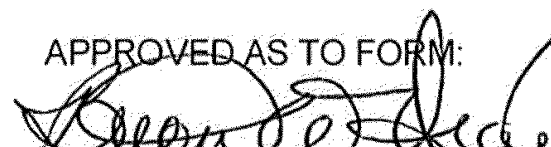
ATTEST:

  
City Clerk Trisha Fowler Arcuri

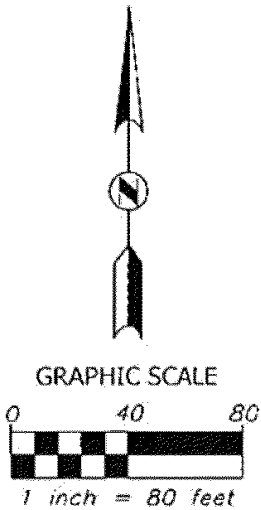


  
Mayor William A. Baird

APPROVED AS TO FORM:

  
City Attorney Brian W. Head

EASEMENT VACATION EXHIBIT  
LOT 1A, HCA MIDWEST, LOTS 1A AND 1B  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
MAP (SEE SHEET 2 FOR DESCRIPTION)



CUMBERLAND DRIVE

HCA MIDWEST,  
LOTS 1A AND 1B  
LOT 1A

S56°29'19"E  
28.56'

299.85'

N52°31'26"E  
EASEMENT VACATION  
311.13'

S52°31'26"W  
27' S/E  
BK 1-2675, PG 362

230.87'

UTILITY

S60°53'24"W

POINT OF BEGINNING

N60°53'24"E  
232.85'

N29°06'36"W  
27.00'

N41°38'49"E  
40.24'

POINT OF COMMENCING  
SW CORNER, LOT 1A

NORTHERLY RIGHT-OF-WAY  
LINE, BLUE PARKWAY  
PER PLAT OF HCA MIDWEST

BLUE PARKWAY



Sheet:

1  
OF  
2

Drawn By: TAR

Project No: 034660

Field Date: N/A

Issue Date: 12.05.22

Project:

SANITARY SEWER  
EASEMENT VACATION,  
LOT 1A, HCA MIDWEST, LOTS 1A & 1B  
CITY OF LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI

Client:

ACI BOLAND ARCHITECTURE  
1710 WYANDOTTE STREET,  
KANSAS CITY, MO 64108



CIVIL ENGINEERING / SURVEYING / UTILITIES  
712 State Avenue, Kansas City, KS 66101  
Phone: (913) 371-5300

EASEMENT VACATION EXHIBIT  
LOT 1A, HCA MIDWEST, LOTS 1A AND 1B  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
DESCRIPTION (SEE SHEET 1 FOR MAP)

All that part of a Utility Easement, established in Book I-2675, Page 362, lying within Lot 1A, as shown on the Minor Plat of HCA MIDWEST, Lots 1A and 1B, recorded October 1, 2007, and filed as Instrument Number 2007E00127459, in the City of Lee's Summit, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS 2012018392, with BHC, CLS 2006009875-F, by metes and bounds as follows;

(Note: For course orientation, the bearings in this description are based on the Northerly Right-of-Way line of Blue Parkway as now established, having a bearing of South 56° 56' 29" East, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

Commencing at the most Southerly corner of Lot 1A, of the Minor Plat of HCA MIDWEST, LOTS 1A AND 1B, recorded October 1, 2007, and filed as Instrument Number 2007E00127459, in the City of Lee's Summit, Jackson County, Missouri;

Thence North 41° 38' 49" East, 40.24 feet, on North Right-of-Way line of said Blue Parkway as now established;

Thence South 56° 56' 29" East, 14.11 feet, on said North Right-of-Way line, to its intersection with the Northerly line of a Utility Easement established in Book I-2675, Page 362;

Thence North 60° 53' 24" East, 47.13 feet, on said Northerly easement line, to the POINT OF BEGINNING of the easement vacation herein described;

Thence continuing North 60° 53' 24" East, 230.87 feet;

Thence North 52° 31' 26" East, 299.85 feet;

Thence South 56° 29' 19" East, 28.56 feet, to the southerly line of said sanitary sewer easement;

Thence South 52° 31' 26" West, 311.13 feet, on said southerly easement line;

Thence South 60° 53' 24" West, 232.85 feet, on said southerly easement line;

Thence North 29° 06' 36" West, 27.00 feet, to the POINT OF BEGINNING, said Tract containing 14,508 square feet, or 0.3331 acres.



Sheet:

2  
OF  
2

Drawn By: TAR

Project No: 034660

Field Date: N/A

Issue Date: 12.05.22

Project:

SANITARY SEWER

EASEMENT VACATION,

LOT 1A, HCA MIDWEST, LOTS 1A & 1B

CITY OF LEE'S SUMMIT,

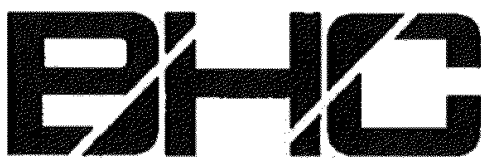
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KANSAS CITY, MO 64108



CIVIL ENGINEERING / SURVEYING / UTILITIES

712 State Avenue, Kansas City, KS 66101

Phone: (913) 371-5300



Appl. #PL2022-426 VOE  
1950 SE Shenandoah Dr

