

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "WOODLAND OAKS, LOTS 1-42 AND TRACTS A & B", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-072 submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "Woodland Oaks, Lots 1-42 and Tracts A & B", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on October 26, 2023, and rendered a report to the City Council recommending that the plat be approved.

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

Section 1. That the final plat entitled "Woodland Oaks, Lots 1-42 and Tracts A & B," is a subdivision in Section 27, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

*A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 27; THENCE S 2°02'08" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE S 2°02'08" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 613.87 FEET; THENCE N 87°42'24" W, A DISTANCE OF 1330.91 FEET; THENCE N 1°56'03" E, A DISTANCE OF 627.59 FEET; THENCE S 87°32'49" E, A DISTANCE OF 649.60 FEET; THENCE N 2°02'08" E, A DISTANCE OF 5.00 FEET; THENCE S 87°32'47" E, A DISTANCE OF 550.00 FEET; THENCE S 81°05'29" E, A DISTANCE OF 133.41 FEET; TO THE POINT OF BEGINNING.*

*CONTAINING 835,543.34 SQ. FT. 19.18 ACRES MORE OR LESS*

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Woodland Oaks, Lots 1-42 and Tracts A & B,"

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor will, in accordance with Section 7.340 of the UDO, provide security in a form acceptable to the City to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan that also served as the preliminary plat and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Woodland Oaks, Lots 1-42 and Tracts A & B," attached hereto and incorporated herein by reference.

SECTION 10. 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 for the City of Lee's Summit, Missouri, this 21<sup>st</sup> day of November, 2023.

ATTEST:

  
City Clerk Trisha Fowler Arcuri



  
Mayor William A. Baird

APPROVED by the Mayor of said City this 5<sup>th</sup> day of December, 2023.

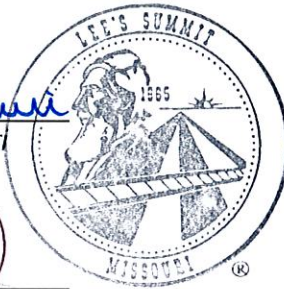
  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney Brian W. Head

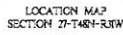


Section 27, Township 48N, Range 31W  
Lee's Summit, Jackson County, Missouri

A track of land located in the Southeast 1/4 of Section 27, Township 48 North, Range 10 West, more particularly described as follows:

Commencing at the East Corner of said Sec. 27, Township 48 North, Range 10 West, following the East line of the Southeast Quarter of said Section 27, a distance of 45.36 feet to the Point of Beginning; thence S 22° 02' 00" E, following said East line, a distance of 111.87 feet; thence N 89° 04' 00" E, a distance of 1.50 feet; thence N 70° 00' 00" E, a distance of 127.13 feet; thence S 87° 02' 00" E, a distance of 164.04 feet; thence N 42° 02' 00" E, a distance of 1.50 feet; thence S 87° 02' 00" E, a distance of 355.30 feet; thence S 87° 02' 00" E, a distance of 153.43 feet to the Point of Beginning.

Containing 883,549.34 sq. ft., 19.16 Acres more or less.



These standard symbols will  
be found in the drawing:

- Set 1" = 10' Water & Gas 1/2" = 20' (NAT) 1/4" = 20'
- F and Survey to corners (NAT) 1/4" = 20'

|        |                       |
|--------|-----------------------|
| LINE   | Utility Easement      |
| BL     | Building Setback Line |
| W/E    | Waterline Easement    |
| STREET | Street Address        |

IN WITNESS WHEREOF, I HEREBY GRANT TO CITY OF LEECH LAKE, WISCONSIN TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PIPES, TRENCHES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM DRAIN, SURFACE DRAINAGE

**BUILDING LINES:**  
BUILDING LINES OF LOT(S) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATH(S) ON THE LOT(S) AS SHOWN ON THE WASTEWATER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

**DETENTION BASIS:**

ALL INFORMATION CONCERNING RETENTION OF DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE MISSOURI STATE AGONY.

**MAYOR AND CITY COUNCIL CERTIFICATION:** WOODLAND DASS, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS INJURED THE  
SIGNED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY CERTIFICATION:  
AT & TO:

| PERSONAL FINGERPRINT | CITY CLERK | SIGNATURE |
|----------------------|------------|-----------|
|                      |            |           |

PUBLIC WORKS / ENGINEERING

DEVELOPMENT SERVICES DEPARTMENT

FRANK A. CLARK, P.E.  
DIRECTOR OF DEVELOPMENT SERVICES

© No. of pages with an impact rating of 1 or 2 on this property, see the ENVIRONMENTAL IMPACT STUDY SHEETS IN LEE'S PLUMET WOODSQUIRY, by Ebert & May, Inc., P.E., 1996.

accordance with the current City of Los Angeles Property Maintenance Code.

APPROVED: ASSESSOR'S OFFICE

DATE \_\_\_\_\_

WATTSVILLE, MISSOURI 63583 (417) 567-1112

1003

[illegible]

|           |  |
|-----------|--|
| Number of |  |
| Oaks      |  |

|    |             |
|----|-------------|
| 21 | St. Charles |
|----|-------------|

PROLIFERATION

RING  
 ON LITHIUM WAX  
 DONS  
 STREET  
 ST. MO 44042





**Appl. #PL2021-072 FINAL PLAT**  
**Woodland Oaks, Lots 1-42 and Tracts A & B**



N







**IRREVOCABLE STANDBY LETTER OF CREDIT NO. 60181**  
**November 7, 2023**

City of Lee's Summit  
Finance Department  
Attn: Bette Wordelman, Finance Director  
220 SE Green Street  
Lee's Summit, MO 64063

Issue Date: November 7, 2023

Expiration Date: November 7, 2024

We hereby issue our IRREVOCABLE STANDBY LETTER OF CREDIT ("Letter of Credit") in your favor for the account of Woodland Oaks, LLC ("Obligee") for a maximum aggregate amount not exceeding Thirty-Nine Thousand Nine Hundred and Four Dollars (\$39,904) representing the following ("Improvements"):

**Public Sanitary  
Street and Storm**

required for Woodland Oaks Subdivision ("Project") and according to Engineering Solutions' engineering cost estimate of the outstanding work left to be completed attached.

The City may draw upon this Letter of Credit upon written notification to the Bank that the Obligee has defaulted in its obligation to the City to construct, install and / or complete the development related Improvements required for the Project by November 7, 2024, ("Initial Expiration Date") or if the Obligee has failed to post a new Letter of Credit or other sufficient security approved by the City's Director of Finance, prior to Initial Expiration Date, securing the construction, installation and / or completion of the Improvements.

The written notification shall be on official City letterhead, signed by the City Manager, the City's Finance Director, or other authorized official of the City. The amount of the Letter of Credit shall be reduced automatically by the amount of any draw hereunder. A copy of this Letter of Credit must accompany any presented documents.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon the presentation and delivery of documents as specified to us at the address specified below, no later than the Initial Expiration Date.

It is a condition of this Letter of Credit that it shall be deemed automatically extended, without amendment, for one year from the Initial Expiration Date hereof, unless at least 60 days prior to such date, we shall send you written notice, via certified mail, that we elect not to consider this Letter of Credit renewed for such additional one-year period.



This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 revision) for the International Chamber of Commerce, ICC Publication No. 500, and to the extent not inconsistent therewith the laws of the State of Missouri, including without limitation the Uniform Commercial Code in effect therein.

Lead Bank

*Linda Clark, SVP*

Linda Clark  
Senior Vice President  
Lead Bank  
9019 State Route 7  
Lee's Summit MO 64064  
November 7, 2023