

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "ORCHARD WOODS, LOTS 1-34 AND TRACT A", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-321 submitted by Entres Development, LLC, LLC, requesting approval of the final plat entitled "Orchard Woods, Lots 1-34 and Tract A", 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 January 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 "Orchard Woods, Lots 1-34 and Tract A," is a subdivision in Section 9, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88°11'38" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND THE SOUTH PLAT LINE OF SAID CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, A DISTANCE OF 713.71 FEET TO THE SOUTHEAST PLAT CORNER OF SAID CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL; THENCE N 2°22'48" E, ALONG THE EAST PLAT LINE OF SAID CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, A DISTANCE OF 769.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 2°22'48" E, ALONG THE EAST LINE OF SAID CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL AND THE EAST PLAT LINE OF NORTH 2.5 MILLION GALLON TANK AND THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34-36, AND THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK- LOTS 25 THROUGH 33, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 1233.33 FEET TO A POINT ON THE SOUTH LINE OF LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88°20'38" E, ALONG THE SOUTH LINE OF SAID LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, AND THE SOUTH LINE OF LAKEWOOD BUSINESS ANNEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 617.34 FEET TO A POINT ON THE WEST LINE OF SAVANNAH RIDGE-THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 2°21'19" W, ALONG THE WEST PLAT LINE OF SAID SAVANNAH RIDGE-THIRD PLAT, THE WEST PLAT LINE OF SAVANNAH RIDGE-FIRST PLAT AND THE WEST PLAT LINE OF SAVANNAH RIDGE- SECOND PLAT, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 675.29 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID SAVANNAH RIDGE- SECOND PLAT; THENCE N 88°16'35" W, A DISTANCE OF 333.23 FEET; THENCE S 1°48'40" W, A DISTANCE OF

149.62 FEET; THENCE S 87°38'41" E, A DISTANCE OF 23.74 FEET; THENCE S 2°21'19" W, A DISTANCE OF 357.67 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 78°30'53" W AND A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 320.47 FEET TO THE POINT OF BEGINNING, CONTAINING 13.1445 ACRES, MORE OR LESS, OF UNPLATTED LAND.

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 "Orchard Woods, Lots 1-34 and Tract A,"

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.

BILL NO. 23-029**ORDINANCE NO. 9852**

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 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 "Orchard Woods, Lots 1-34 and Tract A," 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 27th day of February, 2024.



W Baird
Mayor William A. Baird

ATTEST:

Deputy Stacy Lombardo
City Clerk ~~Trisha Fowler Arcuri~~

APPROVED by the Mayor of said City this 29th day of February, 2024.

W Baird
Mayor William A. Baird

ATTEST:

Deputy Stacy Lombardo
City Clerk ~~Trisha Fowler Arcuri~~

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



**ORCHARD WOODS,
LOTS 1-34 AND TRACT A**

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH,
RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

[illegible]

REFERENCES

[illegible][illegible][illegible][illegible]

STREETS NOTE
Roads and streets shown on this plat and not herebefore dedicated to public use as thoroughfares are hereby so dedicated.

DRAINAGE NOTE
Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, unless specific application is made and approved by the City Engineer.

TRACT A COMMON AREA

Tract A is hereby reserved as Common Area and shall be maintained by and owned by the designated property owners as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements of Grand Meadows, Lots 1-34 and Tract A. The Developer's obligations to maintain Tract A shall run with the land and shall be binding upon the Developer's successors and assigns as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements of Grand Meadows.

OIL AND GAS NEWS
American Department of Natural Resources, Mineral Geological Survey, Geotectonics Unit, 10 800-50215 is shown as a dry hole. Dated 10/27/1936. 10# 8005120 is shown as an exploratory hole, dated 10/28/1936. Phillips Engineering has made a field investigation and found no viable evidence of these wells in the title property, as of this date.
MILWAUKEE, WISCONSIN

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 or immediately adjacent to said line.

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

Entres Development, LLC

by Daniel Vukosavljević, Member

STATE OF)
) ss.
)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came David Vinciguerra, Member of Entries

[illegible]

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public _____ My Appointment Expires _____

Print Name _____

APPROVALS

This is to certify that the within plat of "GOSHARD WOODS, LOTS 1-34, AND TRACT A" was submitted and duly approved by the Mayor and City Council of the

City of Lee's Summit, this _____ day of _____, 2023 by Ordinance No. _____

By William A. Baird, Mayor Date _____

By City Engineer, George M. Binger III, P.E. Date _____

By _____ Date _____
 City Clerk, Training Funding Account

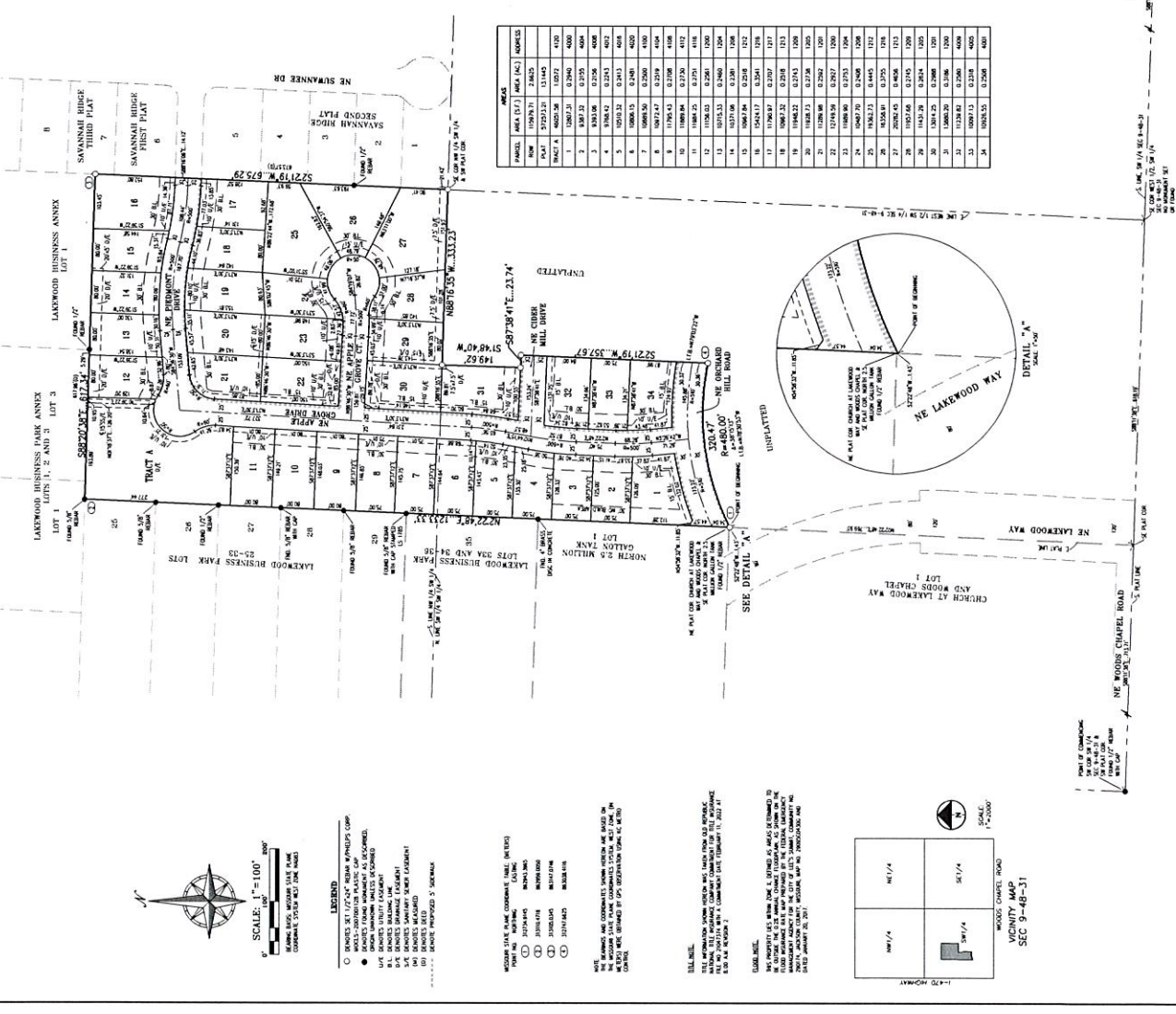
Reyn A. Egan, P.E.,
 Approved by Jackson County Assessor Mapping
 OFFICE OF RECORDS
 1401 JEFFERSON ST., SUITE 200
 JACKSON, MISSISSIPPI 39201
 PHONE: 601/355-1321
 FAX: 601/355-1321

My _____ Vincent Blue _____
Date _____
DATE 2/26/92
MISSISSAUGA, ONTARIO
L4W 1A6, TEL: (905) 882-2222
FAX: (905) 882-2222

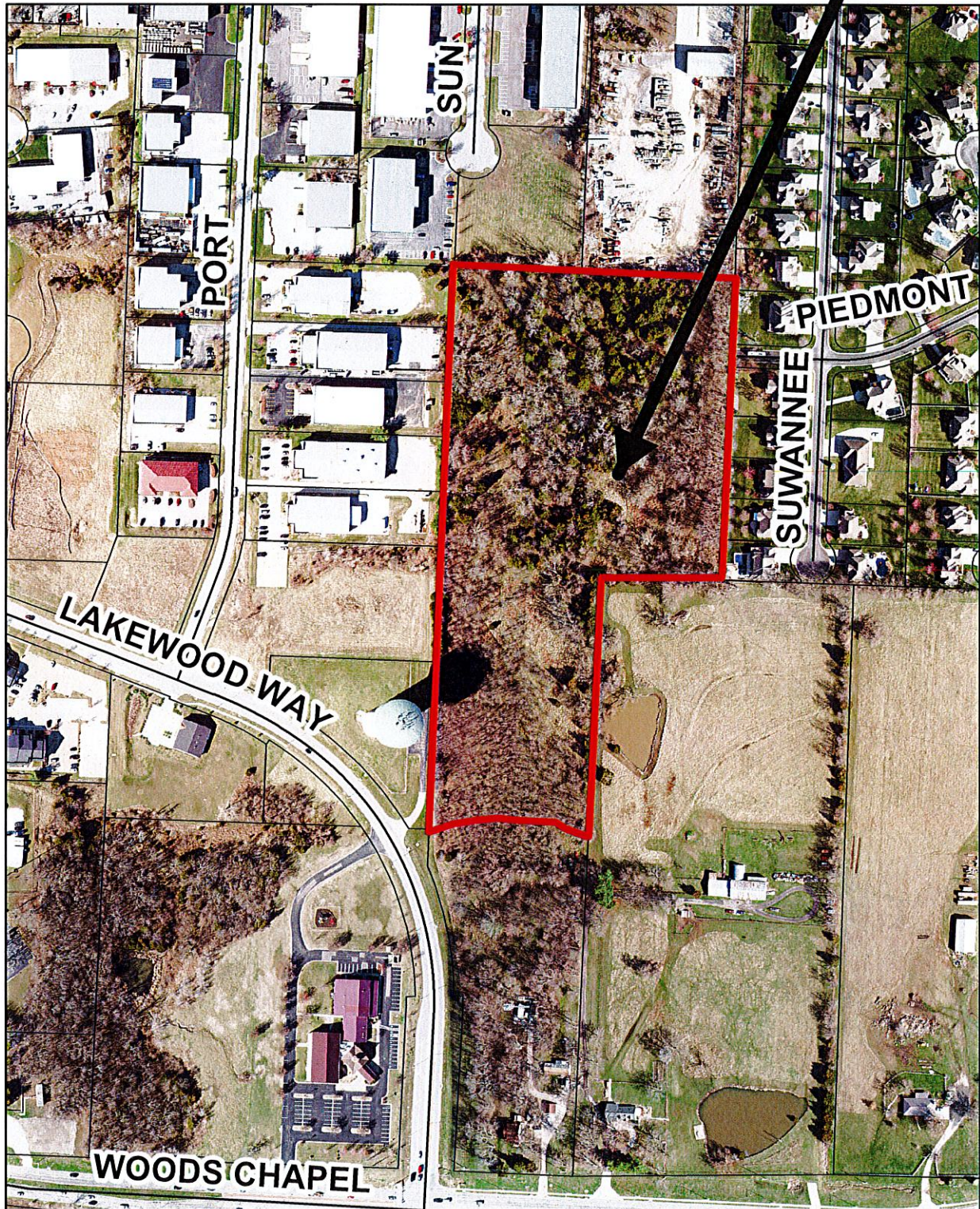
PHILIPS ENGINEERING, INC.
1370 N. WINSTON
PLANNING
RUSSELL SCOTT, Jr.
RLS-22584

[illegible][illegible]

100



Appl. #PL2022-321 FP
Orchard Woods



N

