

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "WILSHIRE HILLS, 4TH PLAT, LOT 5, LOT 6 & TRACT A", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2023-164, submitted by JES Development Co., Inc., requesting approval of the final plat entitled "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & 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 September 8, 2024, 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 "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & Tract A", is a subdivision in Section 17, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A OF WILSHIRE HILLS—3RD PLAT, DOCUMENT NUMBER 2016E022915, RECORDED IN BOOK 161 PAGE 43, THENCE ALONG THE EAST LINE OF SAID LOT, N 0°46'40" W 40.65 FEET; THENCE LEAVING SAID LINE, S 87°54'40" E 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE WILSHIRE DRIVE; THENCE ALONG SAID LINE, N 2°05'10" E 18.05 FEET; THENCE N 46°51'50" E 35.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NE MEADOWVIEW DRIVE; THENCE ALONG SAID LINE, S 88°21'30" E 322.38 FEET; THENCE LEAVING SAID LINE S 0°27'30" W 508.83 FEET; THENCE S 46°25'00" W 50.56 FEET; THENCE N 87°36'20" W 91.66 FEET; THENCE N 42°52'50" W 71.53 FEET; THENCE N 1°58'00" E 123.43 FEET; THENCE N 87°52'50" W 188.82 FEET; THENCE S 2°06'50" W 162.44 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A DISTANCE OF 73.03 FEET; THE CHORD BEING S 7°55'30" W 72.90 FEET; THENCE S 10°55'30" W 101.96 FEET; THENCE S 13°44'10" W 206.12 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 143.75 FEET; THE CHORD BEING S 21°21'40" W 143.32 FEET; THENCE S 16°44'30" E 34.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE STROTHER ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A DISTANCE OF 110.01 FEET, THE CHORD BEING N 60°22'30" W 109.96 FEET; THENCE LEAVING SAID LINE, N 75°41'20" E 34.50 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A DISTANCE OF 127.11 FEET, THE CHORD BEING N 21°19'20" E 126.74 FEET; THENCE N 13°44'10" E 206.12 FEET; THENCE N 16°32'50" E 101.96 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 62.89 FEET, THE CHORD BEING N 7°55'30" E 62.78 FEET; THENCE N 2°06'50" E 116.41 FEET; THENCE N 87°54'40" W 335.00 FEET TO THE ¼ ¼ SECTION LINE; THENCE ALONG SAID SECTION LINE, N 2°05'20" E 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 4A OF WILSHIRE HILLS—3RD PLAT; THENCE LEAVING SAID SECTION LINE AND ALONG THE SOUTH LINE OF SAID LOT 4A, S 87°54'40" E 332.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.51 ACRES.

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 "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & 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.

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 and to all applicable requirements of the Code.

BILL NO. 24-153**ORDINANCE NO. 9976**

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 "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & Tract A" attached hereto and incorporated herein by reference as Attachment A.

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 3rd day of September, 2024.

ATTEST:

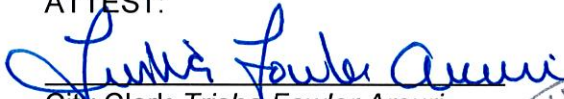

City Clerk *Trisha Fowler Arcuri*




Mayor *William A. Baird*

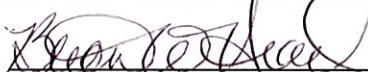
APPROVED by the Mayor of said City this 3rd day of September, 2024.

ATTEST:


City Clerk *Trisha Fowler Arcuri*



APPROVED AS TO FORM:


City Attorney *Brian W. Head*


Mayor *William A. Baird*

FINAL PLAT
JUNE 21, 2024



MONUMENT LEGEND

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CITY OF IFF'S SUMMIT:

THIS IS TO CERTIFY THAT THE WRITEN PLAT OF "WILSHIRE HILLS, 4TH PLAT, LOT 5, LOT 6 & TRACT A", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI. THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

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BY _____

BY _____

DATE: _____

8Y
FROM FROM
DATE

BY _____
TRISNA ELMER ARCTUR
DATE _____

APPROVED BY JACKSON COUNTY ASSESSOR

BY _____

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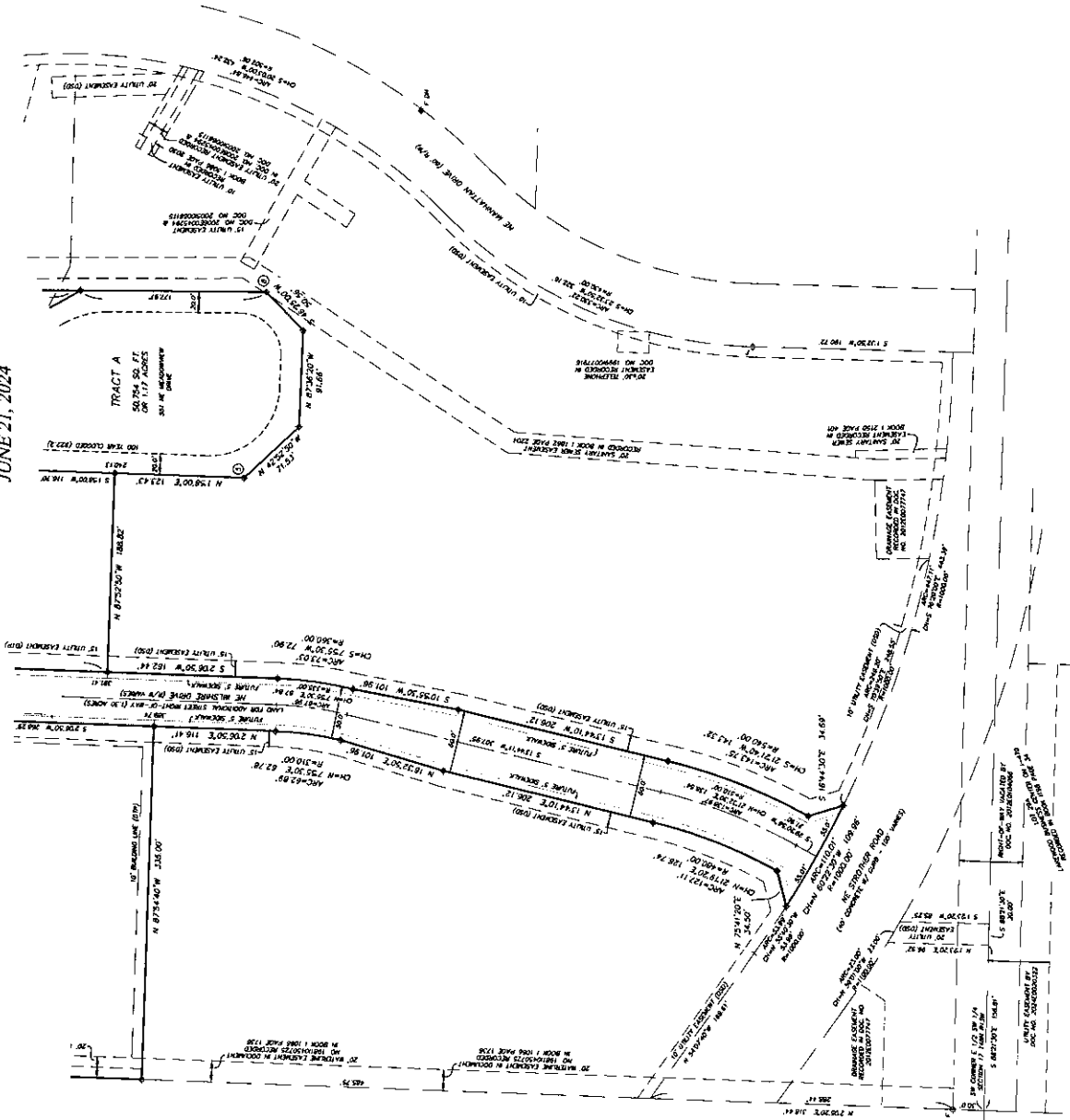
ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004072
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2648
EMAIL: FCARROLL@ESS-INC.COM

FREDERICK E. CARROZ, JR.
PROFESSIONAL LAND SURVEYOR
P.L.S. # 2008016655

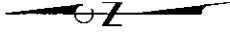
MILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17 T40N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

FINAL PLAT
JUNE 21, 2024



RECORDS STAMP



SCALE: 1" = 50'
BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
SYSTEM (NAD 83) ZONE 16N

CITY OF LEE'S SUMMIT

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "WILSHIRE HILLS, 4TH PLAT" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED BY THE MAP AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

BY: WILLIAM A. SAND DATE _____
MAYOR
BY: GEORGE M. SINKER, JR. DATE _____
CITY ENGINEER
BY: JESSY JOHNSON, ACP DATE _____
DIRECTOR OF DEVELOPMENT SERVICES
BY: EBBY BRATTON DATE _____
PLANNING COMMISSION SECRETARY
BY: BRIGGS FOWLER ARQUIN DATE _____
CITY CLERK
APPROVED BY JACKSON COUNTY ASSessor
BY: _____ DATE _____



WILLIAM A. SAND
PROFESSIONAL LAND SURVEYOR
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1113 RAY STREET
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PHONE: (816) 489-2446
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EMAIL: W.SAND@JACKSONMO.COM

WILLIAM A. SAND
PROFESSIONAL LAND SURVEYOR
MISSOURI, L.S. NO. 0000016655

WILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17, T4N, R10W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Appl. #PL2023-164 FINAL PLAT
Wilshire Hills, 4th Plat

