

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "THE VILLAGE AT NEW LONGVIEW, BLOCKS 1-15 AND TRACTS A & B", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2023-074 submitted by NLV Townhomes, LLC, requesting approval of the final plat entitled "Village at New Longview, Blocks 1-15 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 November 9, 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 "Village at New Longview, Blocks 1-15 and Tracts A & B", is a subdivision in Section 10, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

ALL OF LOT 2, "MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2", A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, MISSOURI RECORDED AS INSTRUMENT NUMBER 2017E0016968 IN BOOK 168 AT PAGE 41 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE TOGETHER WITH A PORTION OF VACATED RIGHT-OF-WAY RECORDED AS INSTRUMENT NUMBER 2018E0026213 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 2; THENCE SOUTH 87°00'24" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 117.45 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KESSLER DRIVE AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2 ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 25°01'39" EAST WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 12°11'04" AND AN ARC DISTANCE OF 53.16 FEET; THENCE SOUTH 37°12'43" EAST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, 123.30 FEET; THENCE SOUTHERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 2 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 37°12'18" EAST WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 95°59'17" AND AN ARC DISTANCE OF 418.83 FEET; THENCE SOUTH 58°46'59" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 315.10 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LONGVIEW BOULEVARD AS NOW ESTABLISHED; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE NORTH 76°13'27" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 137.17 FEET; THENCE NORTH 31°13'27" WEST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 368.58 FEET; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE NORTH 58°52'25" EAST ON SAID NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 143.96 FEET; THENCE NORTH 31°36'06" WEST ON SAID NORTHERLY LINE, 49.74 FEET; THENCE NORTH 58°23'54" EAST ON SAID NORTHERLY LINE, 407.26 FEET TO THE POINT OF BEGINNING. CONTAINING 310,733 SQUARE FEET OR 7.13 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 "Village at New Longview, Blocks 1-15 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 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 has, in accordance with Section 7.340 of the UDO, deposited an **irrevocable Standby Letter of Credit** 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 6. 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 7. 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 8. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 9. 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 10. 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 "Village at New Longview, Blocks 1-15 and Tracts A & B," attached hereto and incorporated herein by reference.

SECTION 11. 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, 2023.



ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said City this 3rd day of September, 2023.

William A. Baird
Mayor William A. Baird

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



PROPERTY DESCRIPTION:

[illegible]

ANY EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEWIS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, ON TO ALTER THE LOCATION OF, AND TO OCCUPY, ANY PORTION OF THE LAND HEREIN DESCRIBED, FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CABLES, CONSULTS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, SLOPE SEWER, SURFACE DRAINAGE, TELEPHONE, TELEVISION, CABLE TELEVISION, AND/OR OTHER PUBLIC UTILITY OR SERVICES, AND OF ALL OF THEM, UPON, OVER, OR UNDER THE LAND HEREIN DESCRIBED, FOR THE TERM OF YEARS, MONTHS, OR UNDER OTHER CONDITIONS DULY OR DESIGNATED UPON THIS PLAT, ANY OTHER EASEMENTS (U.E.) OR INTERESTS IN THE LAND HEREIN DESCRIBED ARE DEDICATED TO PUBLIC USE ON THIS PLAT. WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, ANY EASEMENT OR INTEREST IN THE LAND HEREIN DESCRIBED SHALL BE SUBJECT TO THE FOLLOWING INTERESTS: STREET RAMPARTS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, BUT NOT LIMITED TO, THE RIGHT OF WAY, RIGHT OF EASEMENT, AND RIGHT OF OCCUPANCY OF THE LAND HEREIN DESCRIBED, AND ANY EASEMENT OR LICENSE GRANTED TO THE CITY OF LEWIS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, ON TO ALTER THE LOCATION OF, AND TO OCCUPY, ANY PORTION OF THE LAND HEREIN DESCRIBED, FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CABLES, CONSULTS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, SLOPE SEWER, SURFACE DRAINAGE, TELEPHONE, TELEVISION, CABLE TELEVISION, AND/OR OTHER PUBLIC UTILITY OR SERVICES, AND OF ALL OF THEM, UPON, OVER, OR UNDER THE LAND HEREIN DESCRIBED, FOR THE TERM OF YEARS, MONTHS, OR UNDER OTHER CONDITIONS DULY OR DESIGNATED UPON THIS PLAT, ANY OTHER EASEMENTS (U.E.) OR INTERESTS IN THE LAND HEREIN DESCRIBED ARE DEDICATED TO PUBLIC USE ON THIS PLAT.

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 OR PRIVATE STREET/ALLEY.

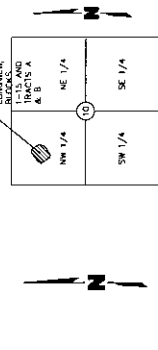
TRACT A / UTILITY EASEMENT IS HEREBY RESERVED FOR A PRIVATE ROADWAY AND PUBLIC UTILITIES AND SHALL BE MAINTAINED AND OWNED IN ACCORDANCE TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS TO SUBDIVISION WITH THIS PLAT.

I PROPERTY INFORMATION REFERRING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY ASSURED QUALITY COMPANY, FILE NO. MJ191215, EFFECTIVE OCTOBER 6, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, RIGHT-OF-WAY AGREEMENTS, OR OTHER DOCUMENTS THAT COULD AFFECT THIS PROPERTY. THE ADJACENT/NEIGHBORING LANDS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT OR DIMENSION AND ENCUMBRANCE DOCUMENT CITED ABOVE. BY DOCUMENTS FOUND IN THIS FIRM'S POSSESSION, ENCUMBRANCE OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREE OR ENCUMBRANCES AFFECTING THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND MAY THEREFORE NOT BE SHOWN.

Point Number	Grid Northing	Grid Easting
1	304752.748	858563.552
2	304680.865	859463.659
3	304690.865	860600.337
4	304690.865	860600.337
5	304692.783	860600.337
6	304692.783	860600.337
7	304692.783	860600.337
8	304692.783	860600.337
9	304692.783	860600.337
10	304692.783	860600.337
11	304692.783	860600.337
12	304692.783	860600.337
13	304692.783	860600.337

LY PREPARED FOR
EDMONTON'S, LLC
50 GRANDS FOND CIRCLE
GRANDT, MO 64031



40' 0' 40'

SCALE IN FEET
1" = 40'

LOCATION MAP
SEC 10, T47 N, R32 W
(N.T.S.)

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF VILLAGE AT NEW
WINGVIEW, BLOCKS 1-15 AND TRACTS A & B WAS SUBMITTED TO AND
LEGALLY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
EAST SUMMIT, MISSOURI THIS _____ DAY
TO _____ BY ORDINANCE NO. _____

APPROVED: _____
 GEORGE W. BINGER JR. P.E.
 DATE _____
 11 No. 1 of 101-640000-000

APPROVED: _____
CITY ENGINEER

JOSHUA JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES

DATE

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

DATE _____

APPROVED: _____
VINCENT E. BRIDE
JACKSON COUNTY

CITY CLERK _____
TRISHA FOWLER ARDRE
DATE _____
DATE _____

NEW FORTNIGHT'S LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS
ALSO SUBMITTED TO BE SWEETENED TEA
IN WITNESS WHEREOF:

ONLY TOWNHOMES LLC,
A MISSOURI LIMITED LIABILITY COMPANY

[illegible]

STATE OF _____ 25

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ DAY OF _____, 20____, TO ME _____

PERSONALLY KNOWN, OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PERSONS, AND BEING BY ME JULY SWORN, DO SAY THAT

IN WITNESS WHEREOF:
 HAVE HEREUNTO SET MY HAND AND AFFIXED MY
 NOTARIAL SEAL IN THE DATE HEREON LAST ABOVE

[illegible]

NOTARY PUBLIC

 Approved by _____
 Checked by _____
 Accepted by _____
 Notary Public _____
 My Comm. Expires _____

	2.27×10^{-4}

LONGVIEW, BLOCKS 1-15 AND TRACTS A & B WEHE
 LOT #100, NORTH KANSAS CITY, MISSOURI 64116.

THE NEW LOWE'S, BLOCKS THIS AND TRACTS A SURVEY MADE BY ME OR UNDER MY DIRECT

SS

spo

SHEET
2 of 2

Appl. #PL2023-074 FINAL PLAT
Village at New Longview,
Blocks 1-15 and Tracts A & B

