



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

DATE OF DOCUMENT: February 20, 2025
DOCUMENT TITLE: Ordinance No. 10081
GRANTOR NAME: Ordinance No. 10081

GRANTEE(S): City of Lee's Summit
ADDRESS: 220 SE Green Street
Lee's Summit, MO 64063

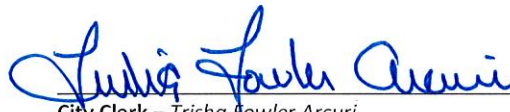
STATE OF MISSOURI)
COUNTY OF JACKSON) (SS

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. 10081 - AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "LAKEWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD", AS A SUBDIVISION TO 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 20th day of February, 2025.





City Clerk - Trisha Fowler Arcuri
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "LAKEWOOD BUSINESS PARK – NE MAGUIRE BOULEVARD", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-297, submitted by North Oak Safety Storage, LLC, requesting approval of the final plat entitled "Lakewood Business Park – NE Maguire Boulevard", 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 23, 2025, 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 "Lakewood Business Park – NE Maguire Boulevard", is a subdivision in Section 20, Township 48N, Range 31W, in Lee's Summit, Missouri more particularly described as follows:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2021E0034900, AS RECORDED AT THE JACKSON COUNTY MISSOURI RECORDER OF DEEDS OFFICE AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 23B, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B, POINT BEING THE SOUTHEAST CORNER OF LOT 46, LAKEWOOD BUSINESS PARK - LOT 46, BOTH BEING SUBDIVISIONS OF LAND AS RECORDED AT SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG THE SOUTH LINE OF SAID LOT 46, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 51.21 FEET, CHORD BEARING OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 51.19 FEET, TO THE NORTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD, AS SHOWN ON THE PLAT OF LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P, AS RECORDED AT SAID RECORDER OF DEEDS OFFICE, SAID POINT BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID LOT 46, AND ALONG THE WEST LINE SAID PLAT P, SOUTH 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD AS SHOWN ON SAID PLAT P; THENCE LEAVING THE WEST LINE OF SAID PLAT P, NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, A CHORD BEARING OF SOUTH 55°02'51" WEST, AND A CHORD LENGTH OF 42.43 FEET; THENCE SOUTH 10°02'51" WEST, 21.08 FEET; THENCE NORTH 79°57'09" WEST, 60.00 FEET; THENCE NORTH 10°02'51" EAST, 17.07 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 51.14 FEET, A CHORD BEARING OF NORTH 38°47'01" WEST, AND A CHORD LENGTH OF 45.17 FEET; THENCE ALONG A COMPOUND CURVE HAVING A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 6.44 FEET; THENCE ALONG A LINE TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, NORTH 88°23'00" WEST,

929.96 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.88 FEET, A CHORD BEARING OF SOUTH 46°50'51" WEST, AND A CHORD LENGTH OF 42.26 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST HAGEN ROAD AS ESTABLISHED BY THE DOCUMENT RECORDED AS INSTRUMENT NUMBER I-844797 IN BOOK 1868, AT PAGE 825, AT SAID RECORDER OF DEEDS OFFICE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'42" EAST, 89.76 FEET TO THE SOUTHWEST CORNER OF LOT 27, LAKEWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION OF LAND AS RECORDED AT SAID RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID LOTS 27 AND 46, SOUTH 88°23'00" EAST, 959.24 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 46, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 79.46 FEET, A CHORD BEARING OF SOUTH 84°10'05" EAST, AND A CHORD LENGTH OF 79.39 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 46, SOUTH 79°57'09" EAST, 206.01 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1.79 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 "Lakewood Business Park – NE Maguire Boulevard"

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.

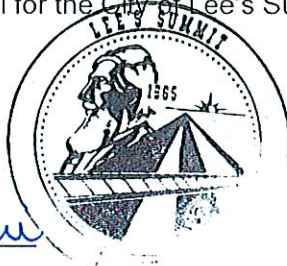
SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

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

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 "Lakewood Business Park – NE Maguire Boulevard" attached hereto and incorporated herein by reference as Exhibit 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 11th day of February, 2025.



W. Baird
Mayor William A. Baird

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said City this 13th day of February, 2025.

W. 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



PL2024-297 FP
Lakewood Business Park - NE Maguire Boulevard

