ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
06/23/2025 11:52 AM
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INSTRUMENT NUMBER
2025E0043384

LEE'S SUMMIT
MISSOURI

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

DATE OF DOCUMENT: June 18, 2025
DOCUMENT TITLE: Ordinance No. 10146
GRANTOR NAME: Ordinance No. 10146

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. 10146 - AN ORDINANCE VACATING A PORTION OF A UTILITY EASEMENT LOCATED AT 4716 NE FREEHOLD DRIVE IN 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 11th day of June, 2025.

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

BILL NO. 25-104 **ORDINANCE NO. 10146**

AN ORDINANCE VACATING A PORTION OF A UTILITY EASEMENT LOCATED AT 4716 NE FREEHOLD DRIVE IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-149 was submitted by Nicholas Bennett, requesting partial vacation of an existing easement located at 4716 NE Freehold Dr. in Lee's Summit, Missouri; and,

WHEREAS, a utility easement was dedicated to the City via separate document recorded by Document #2021E0023958 as depicted on the Monticello – 4th Plat, Lots 109-153 & Tracts K-N subdivision plat; and,

WHEREAS, the Planning Commission considered the request on May 22, 2025, and rendered a report to the City Council recommending that the vacation of easement be approved; and,

WHEREAS, the City Council for the City of Lee's Summit has determined that no damages are ascertainable by reason of such vacation.

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

SECTION 1. That the following described easement is hereby and herewith vacated:

The northeast 5.00 feet of the southwest 25.00 feet of Lot 152, Monticello 4th Plat – Lots 109-153 & Tracts K-N, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the southwest corner of said Lot 152; thence north 62°-55'-41" east along the south line of said Lot 152, a distance of 20.04 feet to the point of beginning of the tract of land to be herein described; thence continuing north 62°-55'-41" east along said south line, a distance of 5.01 feet; thence along a curve to the left having an initial tangent bearing of north 23°-44'4" west, a radius of 440.00 feet, a central angle of 9°-49'-15" west, and an arc distance of 75.42 feet to the north line of said Lot 152; thence south 53°-08'-47" west along said north line, a distance of 5.01 feet; thence along a curve to the right having an initial tangent bearing of south 33°-31'-52" east, a radius of 435.00 feet, a central angle of 9°-49'-15", and an arc distance of 74.56 feet to the point of beginning.

SECTION 2. That the following condition of approval applies:

1. The vacation of easement shall be recorded at Jackson County prior to the issuance of a building permit for the proposed pool.

SECTION 3. The vacation of easement shall be in accordance with Legal Description and Exhibit, labeled "Exhibit A", as conditioned above and appended hereto as Attachment A.

SECTION 4. That upon the effective date of the vacation of the easement described in Section 1 above, the City releases all right, title and interest in and to the City owned infrastructure located within the easements.

SECTION 5. That the City Clerk be and is hereby authorized and directed to acknowledge a copy of this ordinance and to record same in the Office of the Recorder of Deeds of the County in which the property is located.

SECTION 6. 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 of the City of Lee's Summit, Missouri, this 10th day of June, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 17 day of June, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

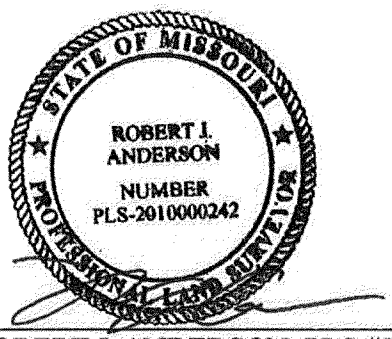
EXHIBIT "A"

FOR: NICK BENNETT
4716 NE FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI 64064

DATE: APRIL 30, 2025

DESCRIPTION:

THE NORTHEAST 5.00 FEET OF THE SOUTHWEST 25.00 FEET OF LOT 152, MONTICELLO 4TH PLAT – LOTS 109 – 153 & TRACTS K - N, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 152; THENCE NORTH 62°-55'-41" EAST ALONG THE SOUTH LINE OF SAID LOT 152, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 62°-55'-41" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 23°-44'-54" WEST, A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 9°-49'-15" WEST, AND AN ARC DISTANCE OF 75.42 FEET TO THE NORTH LINE OF SAID LOT 152; THENCE SOUTH 53°-08'-47" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 33°-31'-52" EAST, A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 9°-49'-15", AND AN ARC DISTANCE OF 74.56 FEET TO THE POINT OF BEGINNING.

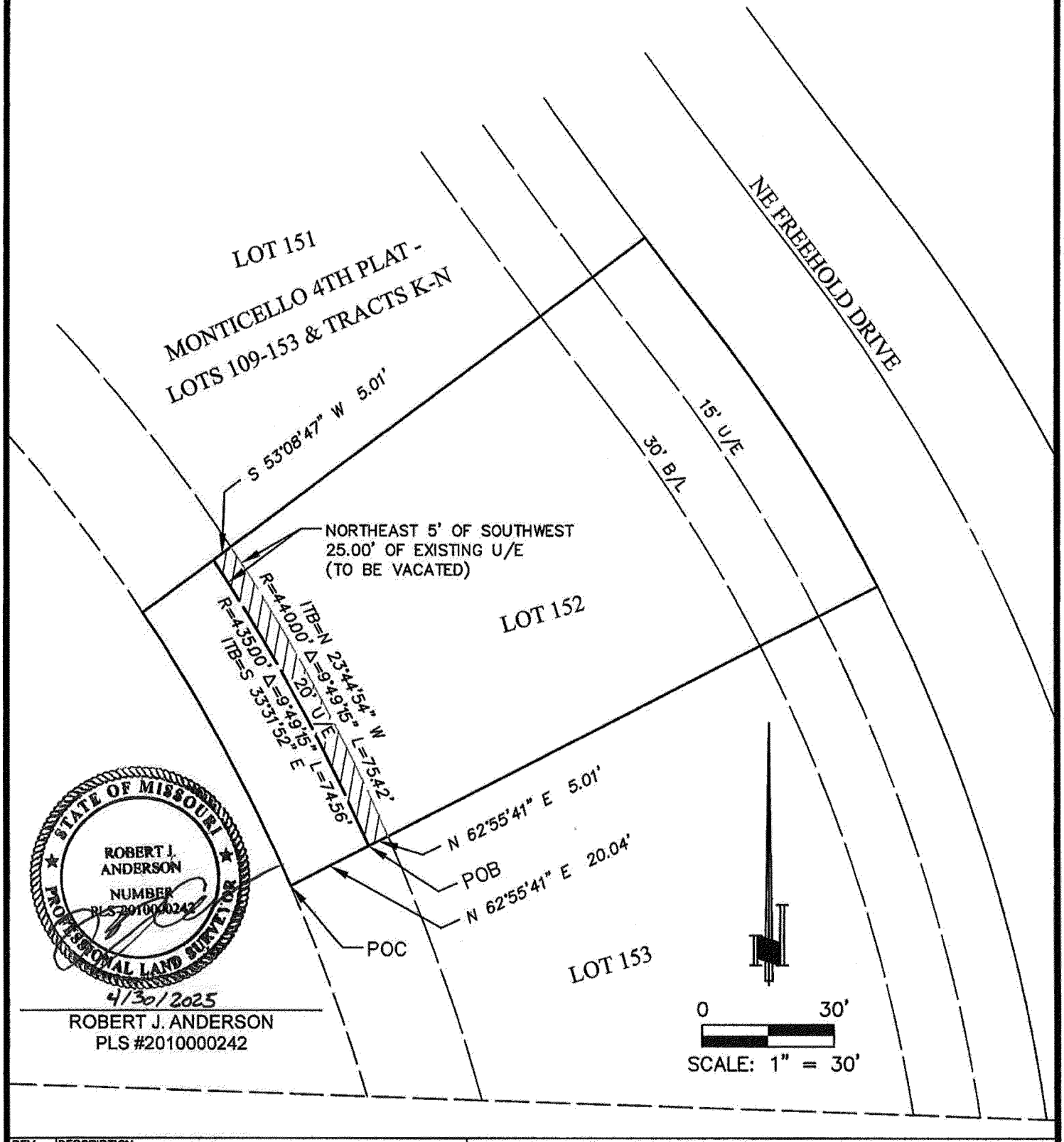


4/30/2025

ROBERT J. ANDERSON, PLS #2010000242
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050

ANDERSON
SURVEY COMPANY
Since 1946

EXHIBIT



STATE OF MISSOURI
ROBERT J. ANDERSON
NUMBER PLS-2010000242
PROFESSIONAL LAND SURVEYOR

4/30/2025

ROBERT J. ANDERSON
PLS #2010000242

REV.	DESCRIPTION
-	LOT 152, MONTICELLO 4TH PLAT

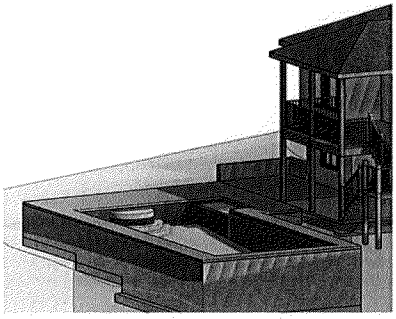
CAD FILE NO.	DRAWN BY:	CHECKED BY:
43437_Exhibit.dwg	RJA	

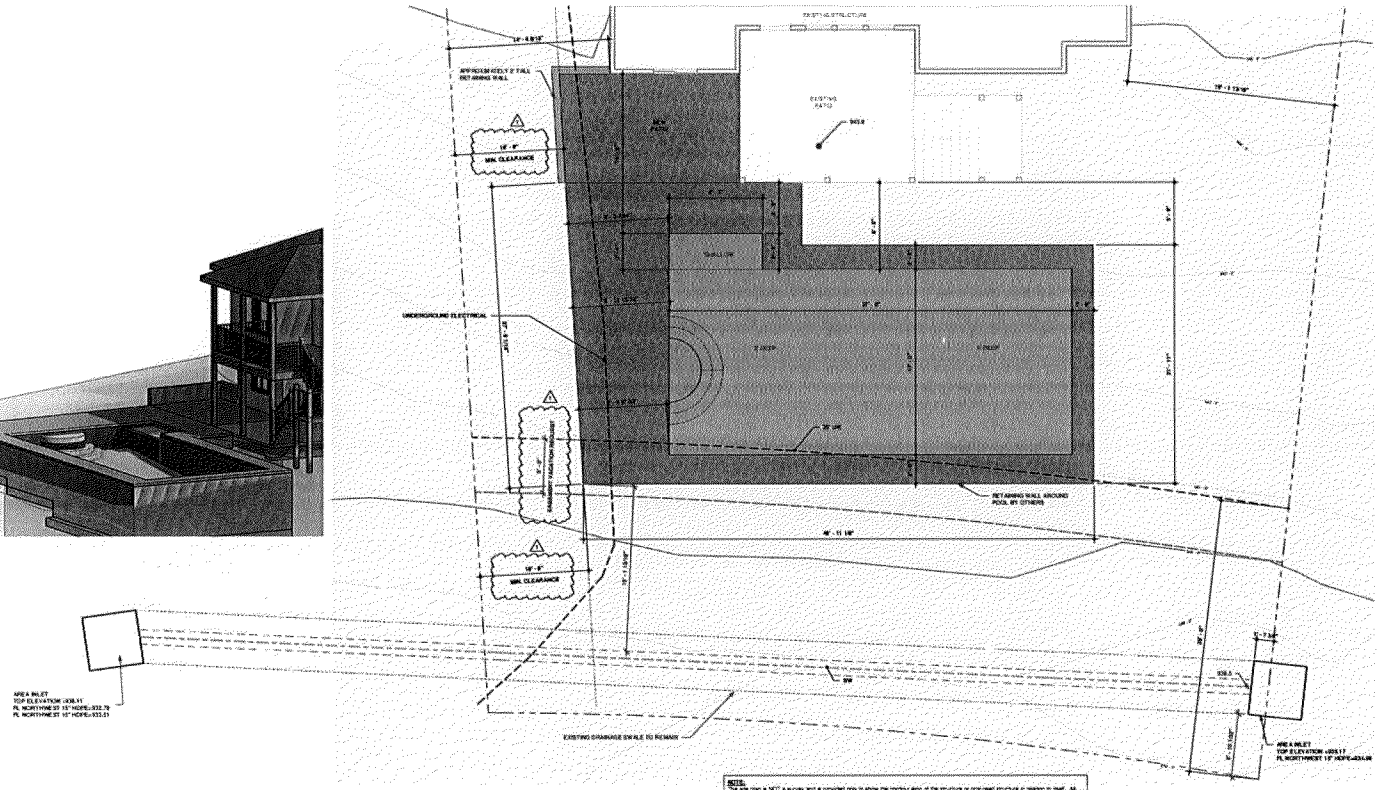
PARTIAL UTILITY EASEMENT
VACATION

ANDERSON SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
MISSOURI CERTIFICATE OF AUTHORITY, 000076

NICK BENNETT
4716 NE FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	DATE:
25-04-43437-1	4-30-2025





1 POOL PLAN
SCALE: 1/4" = 1'-0"

NOTE:
THE POOL DESIGN RESULTS IN NO MAJOR CHANGES TO THE ORIGINAL GRADING AROUND THE POOL DECK.

NOTE:
The site plan is NOT a survey and is provided only to show the overlay view of the structure or proposed structure in relation to itself. All dimensions shown to property lines is to what structure are approximate and are not meant to verify the location of the property or relation to these property lines. The site plan does not show all site elements, no warranty, no warranty of boundary line or boundary of use, of encroachments, easements, all property and easements shown or unknown, are approximate, and are not verified. Any questions to the site plan. If the information needs to be verified, a Licensed Surveyor should be engaged. The site plan also does not locate or say but any subsurface conditions, of site visibility. Any questions or interpretations shown are approximate, for coordination purposes only, and should be verified by a Licensed Surveyor. Any topographic shown on the drawings a representative in nature and is for illustrative purposes only. A Landscape Architect should be engaged if a grading or drainage plan is required or if the contours need to be verified. The Engineer of Record's (EOR) seal attached to this drawing only covers subject matters related to the engineering for this project. The EOR is specifically disclaiming any and all work related to the practice of surveying, landscape architecture, or anything else outside of the scope.

FOR EASEMENT VACATION ONLY
NOT FOR CONSTRUCTION

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N&S JOB NUMBER: 0524-166
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BRANDON SCHMIDTLER — NUMBER PE-2010020555 — STATE OF MISSOURI — PROFESSIONAL ENGINEER

POOL PLAN
4716 NORTHEAST FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI
NICK BENNETT

DRAFTED BY: MLP
CHECKED BY: BMS

ISSUES & REVISIONS

#	DATE	DESCRIPTION
	4/8/2025	EASEMENT ABATEMENT
1	6/13/2025	CITY COMMENTS

S1
POOL PLAN

Appl. #PL2024-149 - VACATION OF EASEMENT - 4716 NE Freehold Dr.; Nicholas Bennett, applicant