



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

**DATE OF DOCUMENT:** July 8, 2025  
**DOCUMENT TITLE:** Ordinance No. 10163  
**GRANTOR NAME:** Ordinance No. 10163

**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. 10163 - AN ORDINANCE VACATING UTILITY EASEMENTS LOCATED AT 25 NW TUDOR ROAD AND 818 NE DOUGLAS STREET 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 10th day of July, 2025.



A handwritten signature in blue ink, reading 'Trisha Fowler Arcuri'.

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

AN ORDINANCE VACATING UTILITY EASEMENTS LOCATED AT 25 NW TUDOR ROAD AND 818 NE DOUGLAS STREET IN THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-103 was submitted by Renaissance Infrastructure Consulting, requesting vacation of utility easements located at 25 NW Tudor Rd. and 818 NE Douglas St. in Lee's Summit, Missouri; and,

WHEREAS, utility easements were dedicated to the City as depicted on the Lee's Summit Police and Court Facility subdivision plat and recorded by Instrument #1997I0020462; and,

WHEREAS, the Planning Commission considered the request on June 12, 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:

*A strip of land, 10 feet in width, 5 feet each side of the following described center line, being located within Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on May 2, 2025 as follows:*

*Commencing at the Northwest corner of said Lot 3A, said Point of Commencement being the intersection of the South right-of-way line of Tudor Road and the East right-of-way line of NW Commerce Drive as both now established in April 2025; thence South 01°59'43" West, along the East right-of-way line of said NW Commerce Drive, 283.58 feet to the Point of Beginning of said center line; thence, departing said East right-of-way line, South 87°43'32" East, along said center line, 396.54 feet to a point hereon known as Point "A"; thence continuing South 87°43'32" East, along said center line, 5.01 feet; thence South 87°57'38" East, along said center line, 50.14 feet; thence South 87°44'23" East, along said center line, 4.97 feet to a point hereon known as Point "B"; thence continuing South 87°44'23" East, along said center line, 353.42 feet to the Point of Termination, said point being on the West line of an existing 10.00 foot wide utility easement as recorded in the Jackson County Recorder of Deeds' office in Plat Book I60, Page 53 (Instrument No. 1997I0020462) and dated April 10, 1997.*

*Also strip of land, 10 feet in width, 5 feet each side of the following described center line, beginning at the aforementioned Point "A" of said center line; thence North 02°04'31" East, along said center line, 27.53 feet; thence Northerly, along said center line, on a tangent curve to the right having an arc length of 124.64 feet, a radius of 329.97 feet, and a chord that bears North 13°04'48" East, 123.90 feet; thence North 23°54'04" East, along said center line, 98.04 feet; thence Northerly, along said center line, on a tangent curve to the left having an arc length of 63.31 feet, a radius of 282.97 feet, and a chord that bears North 17°20'13" East, 63.18 feet to the Point of Termination, said point being on the South right-of-way line of said NW Tudor Road.*

*Also strip of land, 10 feet in width, 5 feet each side of the following described center line, beginning at the*

aforementioned Point "B" of said center line; thence North 01°49'00" East, along said center line, 27.37 feet; thence Northerly, along said center line, on a tangent curve to the right having an arc length of 101.95 feet, a radius of 269.97 feet, and a chord that bears North 13°04'56" East, 101.35 feet; thence North 23°54'04" East, along said center line, 98.06 feet; thence Northerly, along said center line, on a tangent curve to the left having an arc length of 88.33 feet, a radius of 343.10 feet, and a chord that bears North 16°22'40" East, 88.09 feet; thence continuing Northerly, along said center line, on a compound curve to the left having an arc length of 1.00 foot, a radius of 443.19 feet, and a chord that bears North 07°38'44" East, 1.00 foot to the Point of Termination, said point being on the South right-of-way line of said NW Tudor Road.

The outer easement lines described above must either be truncated or extended to terminate at the lines which contain the points of beginning and terminus, and at angle points, so as not to leave any areas of void or overlapping.

SECTION 2. That the following condition of approval applies:

1. The ordinance and exhibit approving the vacation of easements shall be recorded with the Jackson County Recorder of Deeds office. A copy of the recorded document shall be returned to the Development Services Department prior to the issuance of a building permit for any structure conflicting with the location of the subject vacated easements.

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 7<sup>th</sup> day of July, 2025.

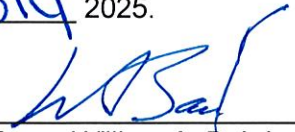
  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri



APPROVED by the Mayor of said city this 9<sup>th</sup> day of July 2025.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney Brian W. Head



Utility Easement Vacation Description

**Exhibit A**

A strip of land, 10 feet in width, 5 feet each side of the following described center line, being located within Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on May 2, 2025 as follows:

Commencing at the Northwest corner of said Lot 3A, said Point of Commencement being the intersection of the South right-of-way line of Tudor Road and the East right-of-way line of NW Commerce Drive as both now established in April 2025; thence South 01°59'43" West, along the East right-of-way line of said NW Commerce Drive, 283.58 feet to the Point of Beginning of said center line; thence, departing said East right-of-way line, South 87°43'32" East, along said center line, 396.54 feet to a point hereon known as Point "A"; thence continuing South 87°43'32" East, along said center line, 5.01 feet; thence South 87°57'38" East, along said center line, 50.14 feet; thence South 87°44'23" East, along said center line, 4.97 feet to a point hereon known as Point "B"; thence continuing South 87°44'23" East, along said center line, 353.42 feet to the Point of Termination, said point being on the West line of an existing 10.00 foot wide utility easement as recorded in the Jackson County Recorder of Deeds' office in Plat Book I60, Page 53 (Instrument No. 1997I0020462) and dated April 10, 1997.

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The outer easement lines described above must either be truncated or extended to terminate at the lines which contain the points of beginning and terminus, and at angle points, so as not to leave any areas of void or overlapping.

I hereby certify that this real property legal description has been prepared by me or under my direct supervision on May 2, 2025 and is correct to the best of my knowledge and belief.



05-02-2025

Randy G. Zerr, Missouri PLS-2018016442  
RIC KS CLS-2011003572  
rzerr@ric-consult.com

**U/E VACATION EASEMENT**



**Renaissance  
Infrastructure  
Consulting**

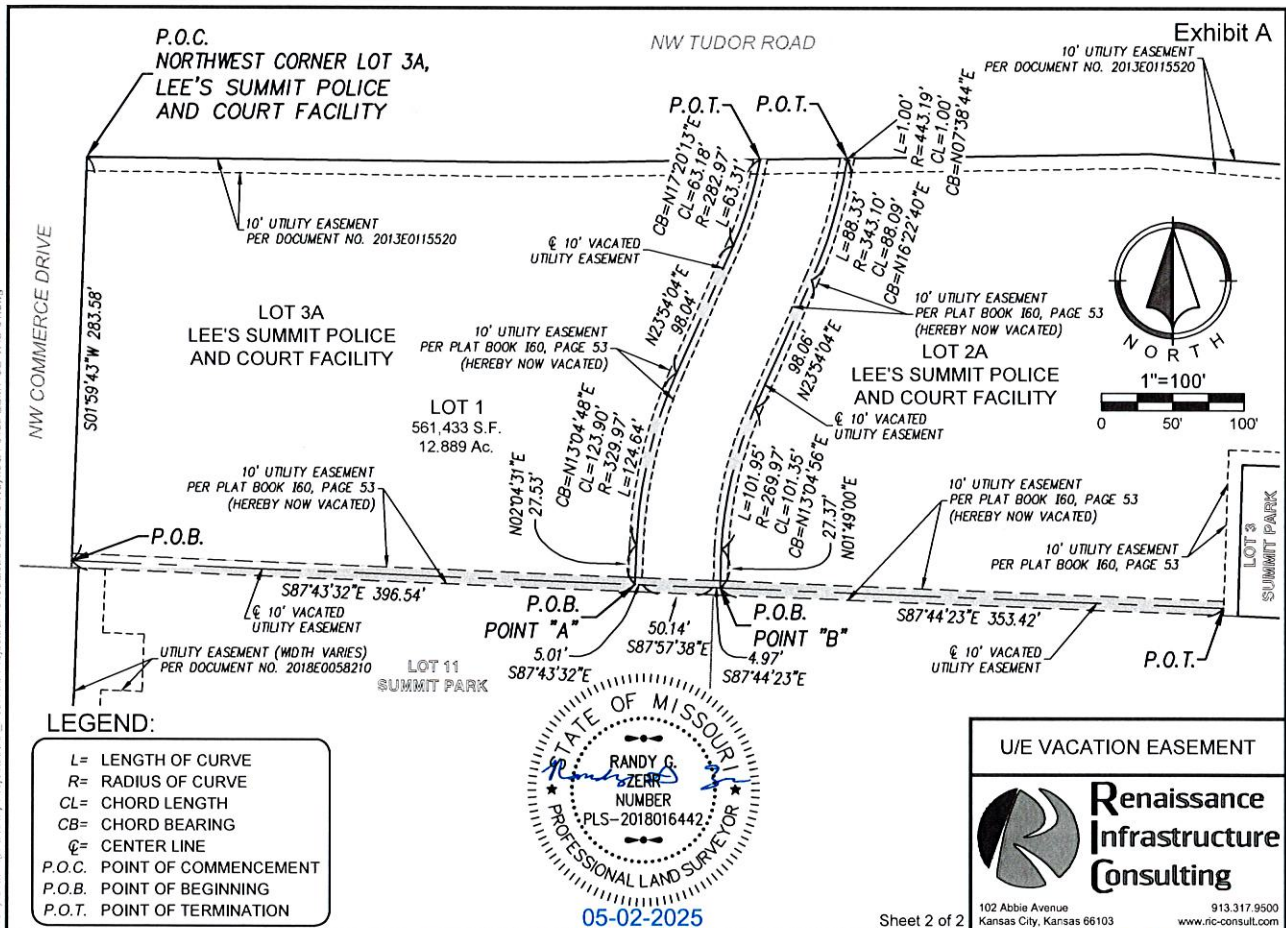
102 Abbie Avenue  
Kansas City, Kansas 66103

913.317.9500  
www.ric-consult.com

Sheet 1 of 2

Certificates of Authorization: MO CLS-2011003572; KS CLS-234;  
OK CA-7072; SD C-8496; AR COA 3574; TX 10194376

May 02, 2025 10:28am  
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Appl. #PL2025-103 - VACATION OF EASEMENT - 23 NE Tudor Rd.;  
Renaissance Infrastructure Consulting, applicant

