

ORDINANCE NO. 051049

Approving the preliminary plat of 3-Trails Village Square on a 41.48 acre tract of land generally located between Bannister Road and 91st Street, between I-435 and Hillcrest Road. (SD 0406A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of 3-Trails Village Square on a 41.48 acre tract of land generally located between Bannister Road and 91st Street, between I-435 and Hillcrest Road, and more specifically described as follows:

All that part of Tract I and Tract IV of the REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the most Northerly, Northeast corner of said Tract I, being also the Southeast corner of Tract G, BENJAMIN PLAZA FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof and a point on the Westerly right-of-way line of Hillcrest Road, as now established; thence Southwesterly along a curve to the left, said curve being along the Easterly line of said Tracts I and IV and along said Westerly right-of-way line, having an initial tangent bearing of South 16 degrees 57 minutes 48 seconds West, measured (South 16 degrees 58 minutes 26 seconds West, Plat), a radius of 4,055 feet and a central angle of 09 degrees 56 minutes 26 seconds, an arc length of 703.52 feet; thence South 07 degrees 01 minutes 22 seconds West, measured (South 07 degrees 02 minutes 00 seconds West, Plat), tangent to the last described curve, along the Easterly line of said Tract IV and along said Westerly right-of-way line, a distance of 279.37 feet; thence Southwesterly along a curve to the right, tangent to the last described course, said curve being along the Easterly line of said Tracts IV and I and along said Westerly right-of-way line, having a radius of 2,445 feet and a central angle of 14 degrees 22 minutes 00 seconds, an arc length of 613.07 feet; thence South 21 degrees 23 minutes 22 seconds West, measured (South 21 degrees 24 minutes 00 seconds West, Plat), tangent to the last described curve, being along the Easterly line of said Tract I and along said Westerly right-of-way line, a distance of 319.68 feet; thence Southwesterly along a curve to the left, tangent to the last described course, said curve being along the Easterly line of said Tract I and along said Westerly right-of-way line, having a radius of 1,055 feet and a central angle of 00 degrees 39 minutes 22 seconds, an arc length of 12.08 feet to the point of intersection of the West line of the Northwest Quarter of Section 25, Township 48 North, Range 33 West with the Westerly right-of-way line of said Hillcrest Road, said point being also a point on the

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West line of said Tract I and a point on the East line of Tract V of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE; thence along the common Tract line between said Tract I and said Tract V, the following courses and distances; North 02 degrees 09 minutes 05 seconds East, measured (North 02 degrees 09 minutes 42 seconds East, Plat), a distance of 192.21 feet; thence North 61 degrees 36 minutes 47 seconds West, measured (North 61 degrees 36 minutes 09 seconds West, Plat), a distance of 677.12 feet; thence South 28 degrees 23 minutes 13 seconds West, measured (South 28 degrees 23 minutes 51 seconds West, Plat), a distance of 52.00 feet; thence North 61 degrees 36 minutes 47 seconds West, measured (North 61 degrees 36 minutes 09 seconds West, Plat), a distance of 74.75 feet; thence South 28 degrees 23 minutes 13 seconds West, measured (South 28 degrees 23 minutes 51 seconds West Plat), a distance of 168.00 feet; thence North 61 degrees 36 minutes 47 seconds West, measured (North 61 degrees 36 minutes 09 seconds West, Plat), a distance of 56.00 feet; thence South 28 degrees 23 minutes 13 seconds West, measured (South 28 degrees 23 minutes 51 seconds West, Plat), a distance of 113.50 feet; thence South 61 degrees 36 minutes 47 seconds East, measured (South 61 degrees 36 minutes 09 seconds East, Plat), a distance of 130.75 feet; thence South 28 degrees 23 minutes 13 seconds West, measured (South 28 degrees 23 minutes 51 seconds West, Plat), a distance of 240.39 feet; thence South 37 degrees 07 minutes 02 seconds East, measured (South 37 degrees 06 minutes 24 seconds East, Plat), a distance of 80.00 feet; thence South 52 degrees 52 minutes 59 seconds West, measured (South 52 degrees 53 minutes 37 seconds West, Plat), a distance of 34.40 feet; thence South 37 degrees 07 minutes 02 seconds East, measured (South 37 degrees 06 minutes 24 seconds East, Plat), a distance of 583.39 feet; thence Northeasterly along a curve to the left, having a initial tangent bearing of North 78 degrees 32 minutes 02 seconds East, a radius of 225.00 feet, and a central angle of 54 degrees 04 minutes 40 seconds and an arc length of 212.36 feet; thence North 24 degrees 27 minutes 22 seconds East, measured (North 24 degrees 28 minutes 00 seconds East, Plat), tangent to the last described curve, a distance of 201.09 feet; thence South 65 degrees 32 minutes 38 seconds East, measured (South 65 degrees 32 minutes 00 seconds East, Plat), a distance of 154.73 feet; thence Southeasterly along a curve to the left, tangent to the last described course, having a radius of 300.00 feet, a central angle of 07 degrees 44 minutes 42 seconds, an arc length of 40.55 feet to the point of intersection of the Northerly line of said Tract I and the Southerly line of said Tract V with the Westerly right-of-way line of said Hillcrest Road; thence Southeasterly along a curve to the left, said curve being along the Easterly line of said Tract I and along the Westerly right-of-way line said Hillcrest Road, having a initial tangent bearing of South 03 degrees 31 minutes 50 seconds West, a radius of 1055.00 and a central angle of 01 degrees 22 minutes 46 seconds an arc length of 25.40 feet; thence South 02 degrees 09 minutes 04 seconds West, measured (South 02

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degrees 09 minutes 42 seconds West, Plat) along the Easterly line of said Tract I and along said Westerly right-of-way line, a distance of 10.10 feet to the point of intersection of the Southerly line of Tract I with the Westerly right-of-way line of said Hillcrest Road, said point of intersection being also the Northeasterly corner of Tract X of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE; thence departing from the Westerly right-of-way line of Hillcrest Road and now along the common Tract line between said Tracts I and X, the following courses and distances; thence Northwesterly along a curve to the left, having an initial tangent bearing of North 59 degrees 29 minutes 22 seconds West, a radius of 40.00 feet and a central angle of 06 degrees 03 minutes 16 seconds, an arc length of 4.23 feet; thence North 65 degrees 32 minutes 38 seconds West, measured (North 65 degrees 32 minutes 00 seconds West, Plat), a distance of 157.13 feet; thence Northwesterly, Westerly and Southwesterly along a curve to the left, tangent to the last described course, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet; thence South 24 degrees 27 minutes 22 seconds West, measured (South 24 degrees 28 minutes 00 seconds West, Plat), tangent to the last described curve and along the common Tract line of said Tracts I and X, being also along the common Tract line of said Tract I and Tract VI of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a distance of 146.09 feet; thence Southwesterly along a curve to the right, continuing along the common Tract line between said Tracts I and VI, having a radius of 247.00 feet and a central angle of 57 degrees 00 minutes 10 seconds, and an arc length of 245.74 feet to an angle point in the common Tract line of said Tracts I and VI; thence South 02 degrees 09 minutes 04 seconds West, measured (South 02 degrees 09 minutes 42 seconds West, Plat) along the common Tract line of said Tracts I and VI, a distance of 4.41 feet to the Northeast corner of Tract VII of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE; thence along the common Tract line of said Tracts I and VII, the following courses and distances; thence Westerly and Northwesterly along a curve to the right, having an initial tangent bearing of South 89 degrees 15 minutes 57 seconds West, a radius of 242.00 feet and a central angle of 03 degrees 37 minutes 01 seconds, an arc length of 15.28 feet; thence North 87 degrees 07 minutes 02 seconds West, measured (North 87 degrees 06 minutes 24 seconds West, Plat), a distance of 189.74 feet; thence South 02 degrees 09 minutes 04 seconds West, measured (South 02 degrees 09 minutes 42 seconds West, Plat), a distance of 235.02 feet, to the Southeast corner of said Tract I, being also the Southwest corner of said Tract VII and a point on the Northerly right-of-way line of Bannister Road as now established; thence North 87 degrees 07 minutes 02 seconds West, measured (North 87 degrees 06 minutes 24 seconds West, Plat) along the Southerly line of said Tract I and along said Northerly right-of-way line, a distance of 284.50 feet to the most Southerly, Southwest corner of said Tract I, said point

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being also the Southeast corner of Tract VIII of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE; thence generally Northerly along the common Tract line of said Tracts I and VIII, the following courses and distances; thence along a curve to the left, having an initial tangent bearing of North 32 degrees 52 minutes 55 seconds East, a radius of 30.00 feet and a central angle of 29 degrees 59 minutes 57 seconds, an arc length of 15.71 feet; thence North 02 degrees 52 minutes 58 seconds East, measured (North 02 degrees 53 minutes 36 seconds East, Plat) along said East and West Tract lines, being also along a portion of the East line of Tract II of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a distance of 264.00 feet to an angle point in the common Tract line of said Tracts I and II; thence along the common Tract line of said Tracts I and II, the following courses and distances; thence South 87 degrees 07 minutes 02 seconds East, measured (South 87 degrees 06 minutes 24 seconds East, Plat), a distance of 329.95 feet; thence North 37 degrees 07 minutes 02 seconds West, measured (North 37 degrees 06 minutes 24 seconds West, Plat), a distance of 512.52 feet; thence North 22 degrees 03 minutes 07 seconds East, measured (North 22 degrees 03 minutes 45 seconds East, Plat), a distance of 114.89 feet; thence North 67 degrees 56 minutes 53 seconds West, measured (North 67 degrees 56 minutes 15 seconds West, Plat), a distance of 314.03 feet; thence North 28 degrees 23 minutes 13 seconds East, measured (North 28 degrees 23 minutes 51 seconds East, Plat), a distance of 81.19 feet; thence North 61 degrees 36 minutes 47 seconds West, measured (North 61 degrees 36 minutes 09 seconds West, Plat), a distance of 271.20 feet to the point of intersection of the Westerly line of said Tracts I and II with the Easterly right-of-way line U.S. Interstate Route No. 435, as now established; thence North 28 degrees 23 minutes 13 seconds East, measured (North 28 degrees 23 minutes 51 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Tract I, a distance of 1,147.91 feet to an angle point in said Tract I, being also the Southwest corner of Tract III of said REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE; thence departing from the Easterly right-of-way line of said U.S. Interstate Route No. 435 and now along the common Tract lines of said Tract I and said Tract III, the following courses and distances; thence South 61 degrees 36 minutes 47 degrees East, measured (South 61 degrees 36 minutes 09 degrees East, Plat), a distance of 144.61 feet; thence North 83 degrees 12 minutes 32 seconds East, measured (North 83 degrees 13 minutes 10 seconds East, Plat), a distance of 52.75 feet; thence South 87 degrees 06 minutes 47 seconds East, measured (South 87 degrees 06 minutes 09 seconds East, Plat), a distance of 248.49 feet; thence South 02 degrees 53 minutes 13 seconds West, measured (South 02 degrees 53 minutes 51 seconds West, Plat), a distance of 22.43 feet; thence South 87 degrees 06 minutes 47 seconds East, measured (South 87 degrees 06 minutes 09 seconds East, Plat), a distance of 106.67 feet; thence North 02 degrees 53 minutes 13 seconds

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East, measured (North 02 degrees 53 minutes 51 seconds East, Plat), a distance of 22.04 feet; thence South 87 degrees 50 minutes 56 seconds East, measured (South 87 degrees 50 minutes 18 seconds East, Plat) a distance of 320.44 feet; thence North 02 degrees 09 minutes 04 seconds East, measured (North 02 degrees 09 minutes 42 seconds East, Plat), a distance of 428.86 feet; thence South 87 degrees 06 minutes 47 seconds East, measured (South 87 degrees 06 minutes 09 seconds East, Plat), a distance of 175.60 feet; thence along a curve to the left, having a initial tangent bearing of North 17 degrees 45 minutes 09 seconds West, a radius of 778.00 feet and a central angle of 01 degrees 50 minutes 29 seconds, an arc length of 25.01 feet; thence North 19 degrees 35 minutes 38 seconds West, measured (North 19 degrees 35 minutes 00 seconds West, Plat), tangent to the last described curve, a distance of 31.60 feet; thence along a curve to the left, tangent to the last described course, having a radius of 528.00 feet and a central angle of 42 degrees 01 minutes 09 seconds, an arc length of 387.22 feet; thence North 61 degrees 36 minutes 47 seconds West, measured (North 61 degrees 36 minutes 09 seconds West, Plat), a distance of 339.18 feet; thence North 82 degrees 51 minutes 33 seconds West, measured (North 82 degrees 50 minutes 55 seconds West, Plat), a distance of 32.63 feet to the Northwest corner of said Tract III, being also a point on the Easterly right-of-way line of said U.S. Interstate Route No. 435; thence North 28 degrees 23 minutes 13 seconds East, measured (North 28 degrees 23 minutes 51 seconds East, Plat) along the Westerly line of said Tract I and along said Easterly right-of-way line, a distance of 84.91 feet to the Northwest corner of said Tract I, being also the Southwest corner of Tract H, BENJAMIN PLAZA FIRST PLAT, a subdivision in said city, County and State, according to the recorded plat thereof; thence departing from the Easterly right-of-way line of said U.S. Interstate Route No. 435 and now along the Northerly line of said Tract I, being also along the Southerly line of said Tract H and along the Southerly line of Tract G and Lot 1 of said BENJAMIN PLAZA FIRST PLAT, the following courses and distances; thence South 61 degrees 36 minutes 47 seconds East, measured (South 61 degrees 36 minutes 09 seconds East, Plat), a distance of 364.00 feet; thence South 28 degrees 23 minutes 13 seconds West, measured (South 28 degrees 23 minutes 51 seconds West, Plat), a distance of 35.09 feet; thence South 61 degrees 36 minutes 47 seconds East, measured (South 61 degrees 36 minutes 09 seconds East, Plat), a distance of 291.98 feet; thence along a curve to the right, having a initial tangent bearing of North 73 degrees 02 minutes 17 seconds East, measured (North 73 degrees 02 minutes 55 seconds East, Plat), a radius of 301.67 feet and a central angle of 33 degrees 30 minutes 05 seconds, an arc length of 176.39 feet; thence South 73 degrees 27 minutes 38 seconds East, measured (South 73 degrees 27 minutes 00 seconds East, Plat), tangent to the last described curve, a distance of 88.15 feet to the Point of Beginning. Containing 1,806,977 Square Feet or 41.482 Acres more or less.

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is hereby approved, subject to the following conditions:

1. That the developer extend public water mains to Lot 2 as required by the Water Services Department.
2. That the developer extend sanitary sewers as required.
3. That the developer submit a storm drainage study and make any improvements as required.
4. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
5. That plans for grading and siltation and erosion control be submitted to the City Engineer's Office for approval prior to beginning any construction activities.
6. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities.
7. That the developer subordinate to the City all private interest in the area of any right-of-way dedication as required by the Department of Public Works and that the developer be responsible for all costs associated with subordination activities.
8. That the developer secure approval of the Street Naming Committee for all street names prior to submittal of the first final plat, and that the developer submit a copy of the approved street name plan as part of each final plat submittal to the Department of City Development.

A copy of the preliminary plat is on file in the office of the City Clerk is with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

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I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney