

CERTIFICATE OF FINAL ACCEPTANCE

Date: August 06, 2025

To: EMERY SAPP AND SONS INC
2301 I-70 DR NW
COLUMBIA, MO 65202

RE: Project Title: BAILEY FARMS - MANOR AT BAILEY FARM 1ST PLAT
Permit Number: PRSUBD20222424
Permit Type: Public Infrastructure
Permit Work Class: DEVELOPMENT COMPLETE
Project Address: 1513 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1509 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1405 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1409 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1413 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1416 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1412 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1408 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1404 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1324 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1320 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1316 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1313 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1317 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1508 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1512 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1517 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1513 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1509 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1505 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1232 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1228 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1224 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1220 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1142 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1130 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1126 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1113 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1117 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1121 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1131 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1141 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1508 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1512 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1516 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1520 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1521 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1517 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1513 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1509 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1505 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1504 SE RISING SUN DR, LEES SUMMIT, MO 64081
1508 SE RISING SUN DR, LEES SUMMIT, MO 64081
1508 SE RISING SUN DR, LEES SUMMIT, MO 64081
1512 SE RISING SUN DR, LEES SUMMIT, MO 64081
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1509 SE RISING SUN DR, LEES SUMMIT, MO 64081
1505 SE RISING SUN DR, LEES SUMMIT, MO 64081
1504 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1508 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1512 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1516 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1451 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1420 SE RANSON RD, LEES SUMMIT, MO 64081
1100 SE RANCHLAND ST, LEES SUMMIT, MO 64081

Project Parcel #: 337011
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A Certificate of Final Acceptance is hereby released for the above mentioned project. All of the infrastructure on the approved engineering plans have been installed and tested and are accepted as public Infrastructure. Damage to the public infrastructure or changes to the plans or site grading by the developer, contractor or builder will be the responsibility of the developer, contractor or builder to correct.

The City will re-inspect the project prior to the expiration of the maintenance bond(s) as described in Ordinance No. 5813. Maintenance Bonds shall be for duration of three (3) years from the date of substantial completion. The City shall send written notification to the above named Contractor/Developer listing any defects discovered as a result of this inspection. Contractor/Developer shall have the opportunity to immediately correct any defects at his expense, otherwise City shall make a claim against the maintenance bond(s) prior to its (their) expiration to finance the correction of said defects.

<u>Name of Contractor</u>	<u>Name of Bonding Company</u>	<u>Date</u>	<u>Infrastructure Bonded</u>
EMERY SAPP AND SONS INC	Liberty Mutual Insurance Company	5/19/2028 12:00:00 AM	3yr Maintenance Bond

<u>Public Infrastructure</u>	<u>Length</u>	<u>Value per Foot</u>	<u>Estimated Value</u>
Sanitary	9,220		\$847,582.00
Storm	7,010		\$1,310,255.00
Street-Residential	21,216		\$1,689,997.00
Water	7,856		\$756,900.00

<u>Private Infrastructure</u>	<u>Length</u>	<u>Value per Foot</u>	<u>Estimated Value</u>
N/A	N/A	N/A	N/A

Jamie Simerly, Field Engineer Inspector

Original: Development Services Inspections File

Copy:

Contractor	Codes Administration Manager
Developer	Codes Administration Director
Design Engineer / Architect	Public Works Engineering Support Supervisor (PW Records)
City Financial Advisor	Public Works Construction Manager
City Accountant	Public Works Development Engineering Manager
Assistant Finance Director	Public Works Operations

GIS Manager

Water Utilities Operations