

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 - RETREAT AT BAILEY FARMS 1ST PLAT
Permit Number: PRSUBD20222088
Permit Type: Public Infrastructure
Permit Work Class: DEVELOPMENT COMPLETE
Project Address: 1305 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1309 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1313 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1317 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1321 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1325 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1329 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1331 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1335 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1424 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1428 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1432 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1433 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
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1405 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1344 SE WINDBREAK DR, LEES SUMMIT, MO 64081
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1316 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1312 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1308 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1304 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1377 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081

1373 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1369 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1320 SE RANSON RD, LEES SUMMIT, MO 64081
1365 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081

Project Parcel #: 337411
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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	2,621		\$196,633.00
Water	1,250		\$136,084.00
Storm	935		\$129,259.20
Street	1,771		\$200,217.40

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

 Ryan Heckman
 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