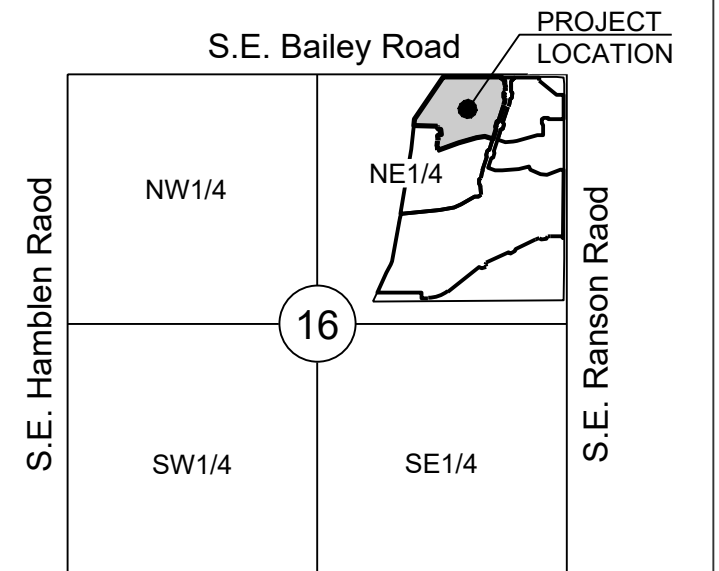
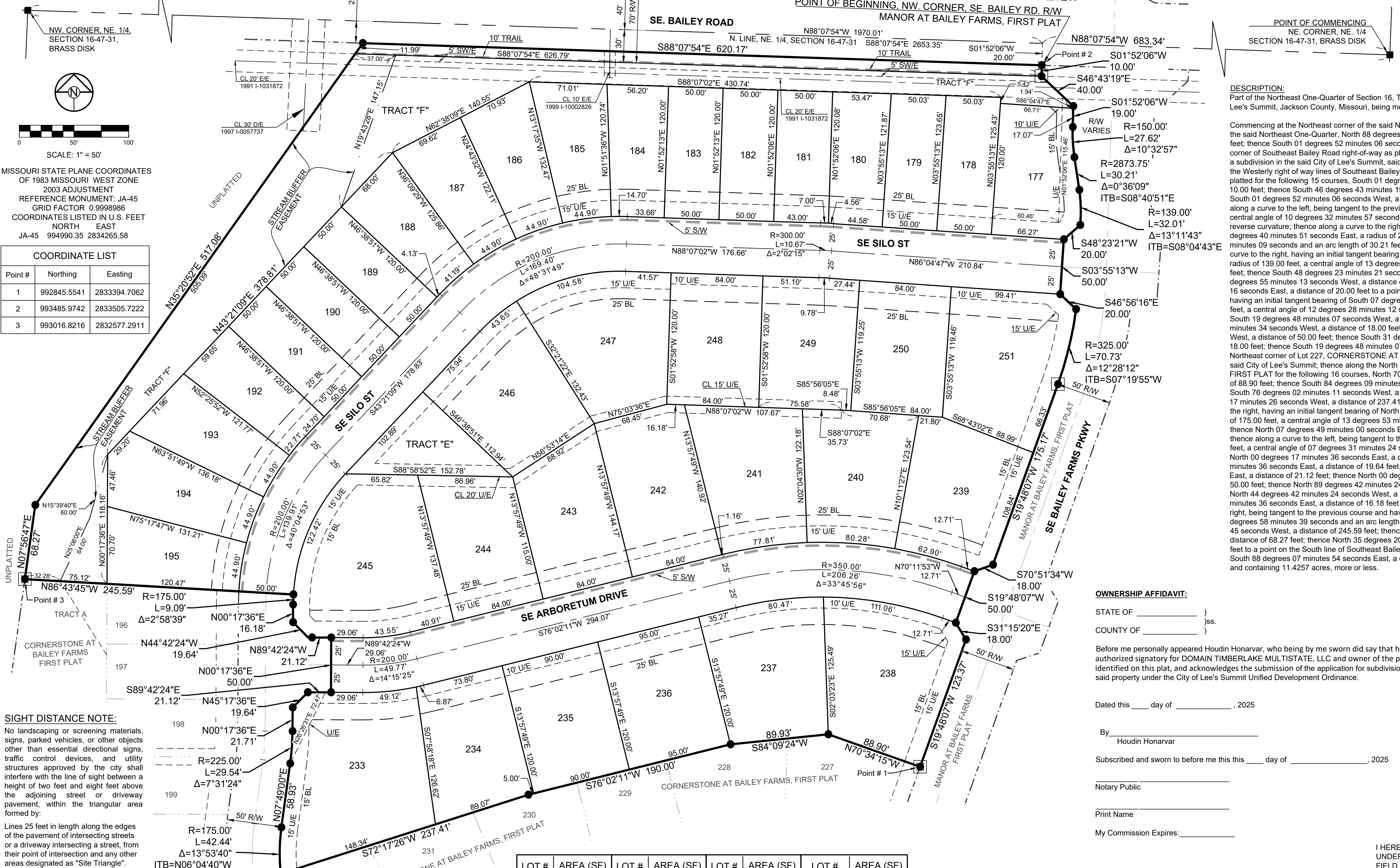


FINAL PLAT OF CORNERSTONE AT BAILEY FARMS, SECOND PLAT

LOTS 177 thru 195, 233 thru 251 and TRACTS E and F
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 16-47-31
LOCATION MAP
SCALE 1" = 2000'



DESCRIPTION:

Part of the Northeast One-Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter; thence along the North line of the said Northeast One-Quarter, North 88 degrees 07 minutes 54 seconds West, a distance of 683.34 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 20.00 feet to the Northwest corner of Southeast Bailey Road right-of-way as platted in MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit, said point being the Point of Beginning; thence along the Westery right of way lines of Southeast Bailey Road and Southeast Bailey Farms Parkway as platted for the following 16 courses, South 01 degree 52 minutes 06 seconds West, a distance of 10.00 feet; thence South 46 degrees 43 minutes 19 seconds East, a distance of 40.00 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 19.00 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 150.00 feet, a central angle of 10 degrees 32 minutes 57 seconds and an arc length of 27.62 feet to a point of reverse curvature; thence along a curve to the right, having an initial tangent bearing of South 08 degrees 51 minutes 51 seconds East, a radius of 183.00 feet, a central angle of 00 degrees 36 minutes 09 seconds and an arc length of 30.21 feet to a point of compound curvature; thence along a curve to the right, having an initial tangent bearing of South 08 degrees 04 minutes 43 seconds East, a radius of 139.00 feet, a central angle of 13 degrees 11 minutes 43 seconds and an arc length of 32.01 feet; thence South 48 degrees 23 minutes 21 seconds East, a distance of 20.00 feet; thence South 03 degrees 55 minutes 13 seconds West, a distance of 50.00 feet; thence South 46 degrees 56 minutes 16 seconds East, a distance of 20.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 07 degrees 19 minutes 55 seconds West, a radius of 325.00 feet, a central angle of 12 degrees 28 minutes 12 seconds and an arc length of 70.73 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 175.17 feet; thence South 70 degrees 51 minutes 34 seconds West, a distance of 18.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 42.44 feet; thence North 07 degrees 49 minutes 00 seconds East, a distance of 58.93 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 225.00 feet, a central angle of 07 degrees 31 minutes 24 seconds and an arc length of 29.54 feet; thence North 00 degrees 17 minutes 36 seconds East, a distance of 21.12 feet; thence North 45 degrees 17 minutes 36 seconds East, a distance of 19.64 feet; thence North 89 degrees 42 minutes 24 seconds East, a distance of 19.64 feet; thence North 00 degrees 17 minutes 36 seconds East, a distance of 21.12 feet; thence North 07 degrees 49 minutes 00 seconds East, a distance of 58.93 feet; thence North 88 degrees 07 minutes 54 seconds West, a distance of 620.17 feet to the Point of Beginning, and containing 11.4257 acres, more or less.

DEDICATIONS:

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "CORNERSTONE AT BAILEY FARMS, SECOND PLAT, LOTS 177 thru 195, 233 thru 251 and TRACTS E and F".

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Easements: An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

Sidewalk Easements: An easement or license is hereby granted to the City of Lee's Summit, Missouri, and their authorized representative thereof, to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE".

Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

Building Lines: Building lines (BL) or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

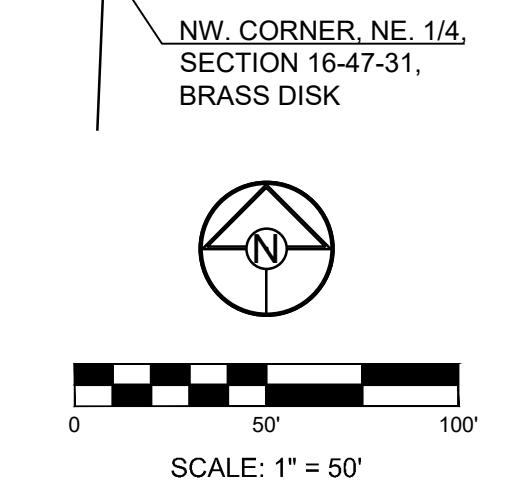
Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for "CORNERSTONE AT BAILEY FARMS, SECOND PLAT", unless specific application is made and approved by the city engineer.

Tracts "E" and "F" are to be owned by the Bailey Farms Homes Association, Inc. and used as common area. The maintenance responsibilities will be pursuant to the HOA agreement recorded for the Bailey Farms HOA. During the period in which the developer maintains effective control of the board of condominium or property owners association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

The construction of sidewalks and ADA-accessible ramps adjacent to tracts and unplatted areas shall be the responsibility of the Developer to construct, during the construction of the streets.

SURVEYORS NOTES:

- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
- FLOOD NOTE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRRM map no. 29095C0438G and no. 29095C0439G, both revised January 20, 2017.
- GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on subject property.
- Property information shown hereon (recorded descriptions, easements, etc.) was provided by Kansas City Title, ALTA Commitment File Number KCT-2311600, dated September 18, 2020, at 08:00 A.M.



SCALE: 1" = 50'
MISSOURI STATE PLANE COORDINATES OF 1983 MISSOURI WEST ZONE 2003 ADJUSTMENT
REFERENCE MONUMENT: JA-45
GRID FACTOR: 0.9998986
COORDINATES LISTED IN U.S. FEET NORTH EAST
JA-45 994990.35 2834265.58

Point #	Northing	Easting
1	992845.5541	2833394.7062
2	993485.9742	2833505.7222
3	993016.8216	2832577.2911

SIGHT DISTANCE NOTE:

No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the adjoining street or driveway pavement, within the triangular area formed by:

Lines 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street, from their point of intersection and any other areas designated as "Site Triangle".

LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- CL - CENTERLINE
- E/E - ELECTRICAL EASEMENT
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- - - - - EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING PLAT AND R/W LINES
- - - - - 5' SIDEWALK
- - FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
- - FOUND MONUMENT AS NOTED
- - FOUND 2" ALUMINUM CAP W/ MO LS20022008859 IN CONCRETE.

SETBACKS:
FRONT 20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR 20 FEET
INTERIOR SIDE 5 FEET
STREET SIDE CORNER TO CORNER 15 FEET
STREET SIDE CORNER TO INTERIOR 25 FEET

APPROVED MODIFICATIONS (ORD. #9190):
ALLOW THE 15' STREET SIDE SETBACKS
LOT WIDTH REDUCTION FROM 60' TO 40'

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
177	8,776.89	187	7,019.23	234	10,694.03	244	10,604.16
178	6,226.78	188	6,879.91	235	10,800.00	245	17,293.60
179	6,137.84	189	6,000.00	236	11,400.00	246	12,860.50
180	6,203.38	190	6,000.00	237	12,833.12	247	13,891.62
181	6,000.18	191	6,000.00	238	14,844.74	248	10,080.00
182	6,000.25	192	6,437.18	239	12,181.99	249	10,326.46
183	6,000.00	193	7,361.96	240	11,324.60	250	10,025.85
184	6,276.88	194	8,173.08	241	11,977.71	251	13,899.49
185	7,198.04	195	7,145.26	242	12,133.86	TRACT "E"	5,810.03
186	7,246.33	233	18,244.16	243	10,885.08	TRACT "F"	48,362.56

This is to certify that the within plat of "CORNERSTONE AT BAILEY FARMS, SECOND PLAT, LOTS 177 thru 195, 233 thru 251 and TRACTS E and F" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 20___ by Ordinance No. _____.

William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
Charles E. Touzinsky III - Planning Commission Sec. Date		George M. Binger, III, P.E. - City Engineer	Date
Tracy L. Albers - Director of Development Services		Jackson County Assessor Office	Date

OWNER/DEVELOPER:
DOMAIN TIMBERLAKE MULTISTATE, LLC, 520 Madison Avenue, 21st floor New York, NY 10022

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-24-2024 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.
MO# PLS-2014000198



DATE 07/01/2025
DRAWN BY JWJ
CHECKED BY SCH
PROJ. NO. 25-041
FINAL PLAT OF
CORNERSTONE AT
BAILEY FARMS, SECOND PLAT
SHEET NO. 1