NE. CORNER, NE. 1/4 SECTION 16-47-31, BRASS DISK

POINT OF COMMENCING

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 Westerly right of way lines of Southeast Bailey Road and Southeast Bailey Farms Parkway as platted for the following 15 courses, South 01 degrees 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 40 minutes 51 seconds East, a radius of 2873.75 feet, a central angle of 00 degrees 36 S48°23'21"W ITB=S08°04'43"E 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 West, 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 50.00 feet; thence South 31 degrees 15 minutes 20 seconds East, a distance of 18.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 123.37 feet to the Northeast corner of Lot 227, CORNERSTONE AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit; thence along the North line of said CORNERSTONE AT BAILEY FARMS, FIRST PLAT for the following 16 courses, North 70 degrees 34 minutes 15 seconds West, a distance of 88.90 feet; thence South 84 degrees 09 minutes 24 seconds West, a distance of 89.93 feet; thence South 76 degrees 02 minutes 11 seconds West, a distance of 190.00 feet; thence South 72 degrees 17 minutes 26 seconds West, a distance of 237.41 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 06 degrees 04 minutes 40 seconds West, a radius of 175.00 feet, a central angle of 13 degrees 53 minutes 40 seconds and an arc length 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 21.71 feet; thence North 45 degrees 17 minutes 36 seconds East, a distance of 19.64 feet; thence South 89 degrees 42 minutes 24 seconds East, a distance of 21.12 feet; thence North 00 degrees 17 minutes 36 seconds East, a distance of 50.00 feet; thence North 89 degrees 42 minutes 24 seconds West, a distance of 21.12 feet; thence North 44 degrees 42 minutes 24 seconds West, a distance of 19.64 feet; thence North 00 degrees 17 minutes 36 seconds East, a distance of 16.18 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 175.00 feet, a central angle of 02 degrees 58 minutes 39 seconds and an arc length of 9.09 feet; thence North 86 degrees 43 minutes 45 seconds West, a distance of 245.59 feet; thence North 07 degrees 56 minutes 47 seconds East, a distance of 68.27 feet; thence North 35 degrees 20 minutes 52 seconds East, a distance of 517.08 feet to a point on the South line of Southeast Bailey Road right-of-way as now established; thence South 88 degrees 07 minutes 54 seconds East, a distance of 620.17 feet to the Point of Beginning,

OWNER/DEVELOPER

New York, NY 10022

DOMAIN TIMBER MULTISTATE,

LLC, 520 Madison Avenue, 21st floor

I HEREBY CERTIFY THIS PLAT WAS PREPARED

UNDER MY DIRECT SUPERVISION BASED ON A

THAT SURVEY MEETS OR EXCEEDS THE

FIELD SURVEY PERFORMED ON 11-24-2024 AND

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

David Allen Rinne, P.L.S.

MO# PLS-2014000198

and containing 11.4257 acres, more or less. **OWNERSHIP AFFIDAVIT:** STATE OF _____

Before me personally appeared Houdin Honarvar, who being by me sworn did say that he is an authorized signatory for DOMAIN TIMBERLAKE MULTISTATE, LLC and owner of the property identified on this plat, and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Subscribed and sworn to before me this this day of **Notary Public**

My Commission Expires:

Dated this ____ day of ____

R=139.00'

L=32.01'

20.00'

⁻S03°55'13"W -

R=325.00'

Δ=12°28'12"

ITB=S07°19'55"W

COUNTY OF

L=70.73'

S46°56'16"E

N86°04'47"W 210.84'

25' BL

250

_1<u>0'</u> U/E 99.41'

<u>15' U/E</u> ⁄

18.00'

S19°48'07"W

S31°15'20"E

Δ=13°11'43"

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 _, 20____ by Ordinance No.

William A. Baird, - Mayor Trisha Fowler Arcuri - City Clerk Charles E. Touzinsky III - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

RINNE NUMBER PLS-2014000198

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

S.E. Bailey Road PROJECT LOCATION

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 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

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

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 FIRM 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,



ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS 14920 West 107th Street • Lenexa, Kansas 66215 Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM

Missouri State Certificates of Authority #E2002003800-F #LAC2001005237 #LS2002008859-F

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

LEGEND:

LOT NUMERICAL ADDRESS BUILDING LINE - CENTERLINE

or a driveway intersecting a street, from

their point of intersection and any other

areas designated as "Site Triangle".

GRID FACTOR 0.9998986

COORDINATES LISTED IN U.S. FEET

JA-45 994990.35 2834265.58

COORDINATE LIST

3 993016.8216 2832577.291

Northing

992845.5541

N15°39'40"E

└─Point # 3

60.00'

TRACT A

CORNERSTONE AT

BAILEY FARMS

FIRST PLAT

N86°43'45"W 245.59'

R=175.00'

L=9.09'-

N44°42'24"W

L=42.44'

Δ=13°53'40"

ITB=N06°04'40"W

Point #

NORTH EAST

993485.9742 2833505.7222

Easting

2833394.7062

E/E ELECTRICAL EASEMENT D/E DRAINAGE EASEMENT - RIGHT-OF-WAY EXISTING LOT AND PROPERTY LINES ---- EXISTING PLAT AND R/W LINES

____ - 5' SIDEWALK

FOUND MONUMENT AS NOTED

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

∆=14°15'25

6,000.00 237 12,833.12 13,891.62 180 6,203.38 190 247 6,000.00 14,844.74 181 6,000.18 238 248 191 6,437.18 12,181.99 182 6,000.25 192 239 249 6,000.00 193 7,361.96 11,324.60 250 8,173.08 11,977.71 6,276.88 194 12,133.86 7,198.04 195 7,145.26 242 TRACT "E"

10,080.00 10,326.46 10,025.85 13,899.49 5,810.03 10,885.08

Tracy L. Albers - Director of Development Services

FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED APPROVED MODIFICATIONS (ORD. #9190): ALLOW THE 15' STREET SIDE SETBACKS FOUND 2" ALUMINUM CAP W/ MO LOT WIDTH REDUCTION FROM 60' TO 40' 7,246.33 233 18,244.16 243 TRACT "F" 48,362.56 LS20022008859 IN CONCRETE.

N45°17'36"E 235 SIGHT DISTANCE NOTE No landscaping or screening materials, signs, parked vehicles, or other objects 234 other than essential directional signs, traffic control devices, and utility R=225.00' 233 227 structures approved by the city shall L=29.54'— CORNERSTONE AT BAILEY FARMS, FIRST PLAT interfere with the line of sight between a Δ=7°31'24" 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 R=175.00' of the pavement of intersecting streets

TRACT "E"

S88°58'52"E 152.78'

CL 20' U/E/

244

AREA (SF) LOT # | AREA (SF) | LOT # | AREA (SF) AREA (SF) LOT# 8,776.89 7,019.23 10,694.03 10,604.16 Summit, Missouri, this ___ day of _ 6,879.91 10,800.00 17,293.60 6,226.78 188 245 6,137.84 189 6,000.00 236 11,400.00 12,860.50 179 246

L=10.67'-

9.78'—

249

S88°07'02"E

Δ=33°45'56"

<u>10'</u> U/E

238

 $\Delta = 2^{\circ}02'15''$

N88°07'02"W 176.66'

10' U/E 84.00'

CL 15' U/E

241

⁻84.00' ⁻⁻ -

Jackson County Assessor Office

PROJ. NO. 25-041