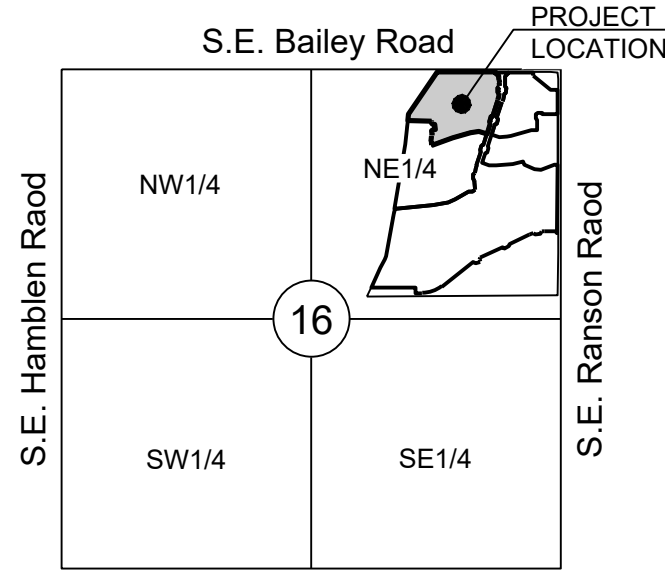


FINAL PLAT OF  
CORNERSTONE AT BAILEY FARMS, SECOND PLAT  
LOTS 177 thru 195, 233 thru 251 and TRACTS E and F  
PART OF THE NE 1/4 OF SEC. 16-47-31  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 16-47-31

**LOCATION MAP**  
SCALE 1" = 2000'

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 which may be required for the installation, operation and maintenance of this plat as "Utility Easements" ("UE") 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 522.188, 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 "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:**

1. 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.
2. FIELD 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. 29095CA0368 and no. 29095CA039G, both revised January 20, 2017.
3. 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.
4. 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



**SCHLAGEL**

**ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS**

14920 West 107th Street • Lenexa, Kansas 66215  
Ph: (913) 492-5158 • Fax: (913) 492-8400 • [WWW.SCHLAGELASSOCIATES.COM](http://WWW.SCHLAGELASSOCIATES.COM)

Missouri State Certificates of Authority  
#E2002003800-F #LAC2001005237 #S2002008859-F

DATE 07/01/2025	<p align="center">FINAL PLAT OF CORNERSTONE AT BAILEY FARMS, SECOND PLAT</p>
DRAWN BY JWT	
CHECKED BY SCH	
PROJ. NO. 25-041	
	SHEET NO. 1

## OWNERSHIP AFFIDAVIT

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Before me personally appeared Houdin Honarava, 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.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025

By \_\_\_\_\_  
Houdin Honarvar

Subscribed and sworn to before me this this \_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public

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Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**OWNER/DEVELOPER:**  
DOMAIN TIMBER 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.

STATE OF MISSOURI  
DAVID ALLEN  
RINNE  
NUMBER  
PLS-2014000198  
PROFESSIONAL LAND SURVEYOR

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

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

N

0 50' 100'

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

COORDINATE LIST		
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

**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'

\\PROJECTS\2025\25-04\12.0 Survey\3.0 Plat\25-041 F.dwg, Plat-24x36, 1:1