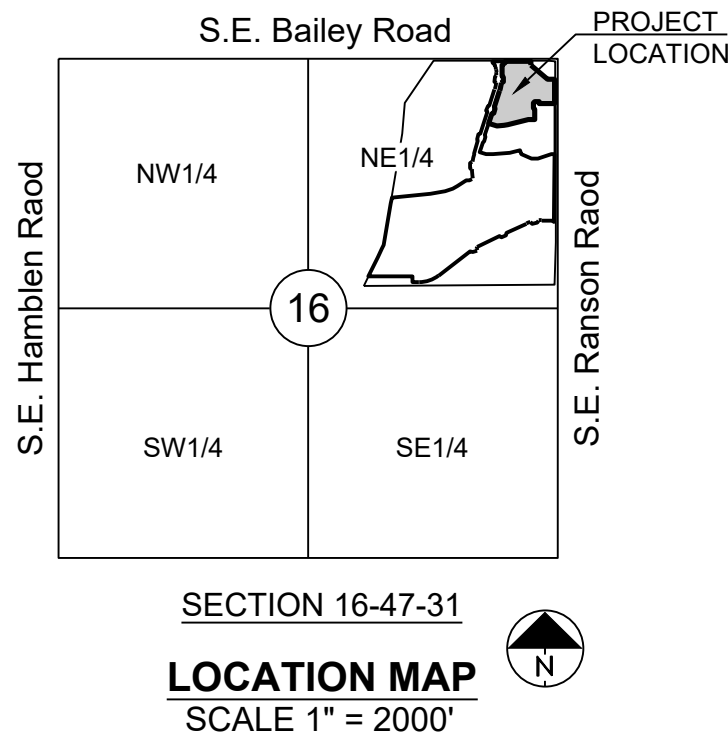


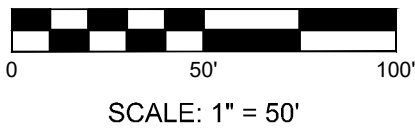
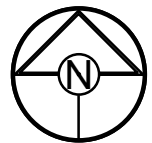
FINAL PLAT OF
RETREAT AT BAILEY FARMS, SECOND PLAT
LOTS 135 thru 144, 149 thru 176 and TRACTS C and D
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOT #	AREA (SF)	LOT #	AREA (SF)
135	8,013.68	159	5,701.79
136	6,039.56	160	5,048.54
137	6,577.75	161	4,981.12
138	4,800.39	162	5,177.91
139	4,800.00	163	7,290.49
140	4,800.00	164	10,713.62
141	4,800.00	165	5,705.62
142	4,800.00	166	5,069.67
143	4,827.69	167	6,390.89
144	7,191.31	168	8,643.21
149	5,211.80	169	8,681.54
150	5,660.39	170	8,752.72
151	6,341.05	171	6,808.17
152	7,209.07	172	5,276.38
153	8,170.35	173	5,394.00
154	6,065.83	174	5,511.62
155	5,553.92	175	6,002.55
156	5,553.92	176	9,041.70
157	6,065.83	TRACT C	7,451.91
158	6,407.36	TRACT D	5,506.87

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 REDUCTION FROM 6,000sf TO 4,800sf



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	993435.4457	2833903.4238
2	993027.2188	2834142.4472
3	993471.6109	2833639.3250

LEGEND:

(####)	LOT NUMERICAL ADDRESS
BL	BUILDING LINE
CL	CENTERLINE
E/E	ELECTRICAL EASEMENT
W/E	WATERLINE 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
○ SET 2" ALUMINUM CAP W/
MO LS20022008859 IN
4" MIN. DIAMETER CONCRETE
● FOUND 2" ALUMINUM CAP W/ MO
LS20022008859 IN CONCRETE.

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, at 08:00 A.M

OWNERSHIP AFFIDAVIT:

STATE OF _____)
COUNTY OF _____)ss.

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.

Dated this ____ day of _____, 2025

By _____
Houdin Honarvar

Subscribed and sworn to before me this ____ day of _____, 2025

Notary Public

Print Name

My Commission Expires: _____

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

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 284.21 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 20.00 feet to a point on the South right-of-way line of Southeast Bailey Road as now established, said point being the Northwest corner of BAILEY FARMS, HOMESTEAD, a Minor Plat in the said City of Lee's Summit, said point being the Point of Beginning; thence along the Westerly and Southerly lines of said BAILEY FARMS, HOMESTEAD for the following three courses, South 01 degrees 52 minutes 06 seconds West, a distance of 37.54 feet; thence South 48 degrees 15 minutes 16 seconds East, a distance of 228.42 feet; thence South 88 degrees 51 minutes 03 seconds East, a distance of 74.86 feet to a point on the existing Westerly right-of-way line of State Route RA (also known as Ranson Road) as recorded in Documents, Numbers 197210108100 and 197210108102; thence along said Westerly right-of-way for the following two courses, South 01 degrees 08 minutes 57 seconds West, a distance of 93.30 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 11419.16 feet, a central angle of 00 degrees 48 minutes 36 seconds, and an arc length of 161.41 feet to the Northeast corner of RETREAT AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit; thence along the North line of said RETREAT AT BAILEY FARMS, FIRST PLAT for the following twelve courses, North 87 degrees 39 minutes 25 seconds East, a distance of 161.34 feet; thence North 02 degrees 20 minutes 35 seconds West, a distance of 50.00 feet; thence North 87 degrees 39 minutes 25 seconds West, a distance of 19.64 feet; thence South 02 degrees 20 minutes 35 seconds West, a distance of 50.00 feet; thence South 42 degrees 39 minutes 25 seconds East, a distance of 19.64 feet; thence South 02 degrees 20 minutes 35 seconds West, a distance of 106.11 feet; thence South 89 degrees 47 minutes 51 seconds West, a distance of 61.41 feet; thence South 77 degrees 38 minutes 09 seconds West, a distance of 223.38 feet; thence South 80 degrees 33 minutes 36 seconds West, a distance of 37.94 feet; thence South 86 degrees 37 minutes 55 seconds West, a distance of 78.81 feet; thence North 70 degrees 02 minutes 32 seconds West, a distance of 87.77 feet to a point on the Easterly right of way line of Southeast Bailey Farms Parkway as platted in MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit; thence along said Easterly right of way line for the following twelve courses, North 19 degrees 48 minutes 07 seconds East, a distance of 107.74 feet; thence North 72 degrees 02 minutes 46 seconds East, a distance of 22.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 50.00 feet; thence North 32 degrees 28 minutes 32 seconds West, a distance of 22.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 173.01 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 375.00 feet, a central angle of 12 degrees 43 minutes 56 seconds and an arc length of 83.33 feet; thence North 62 degrees 58 minutes 13 seconds East, a distance of 27.00 feet; thence North 03 degrees 55 minutes 13 seconds East, a distance of 50.00 feet; thence North 39 degrees 21 minutes 03 seconds West, a distance of 15.00 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 110.80 feet; thence North 47 degrees 27 minutes 11 seconds East, a distance of 42.00 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 10.00 feet to a point on the said South right-of-way line of Southeast Bailey Road; thence along said South right of way line, South 88 degrees 07 minutes 54 seconds East, a distance of 265.14 feet to the Point of Beginning, and containing 6.9044 acres, more or less.

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".

This is to certify that the within plat of "RETREAT AT BAILEY FARMS, SECOND PLAT, LOTS 135 thru 144, 149 thru 179 and TRACTS C and D" 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 - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

Tracy L. Albers - Director of Development Services Date Jackson County Assessor Office Date

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

SCHLAGEL
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

DATE 6/17/2025
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 25-040

FINAL PLAT OF
RETREAT AT BAILEY FARMS
SECOND PLAT
SHEET NO. 1