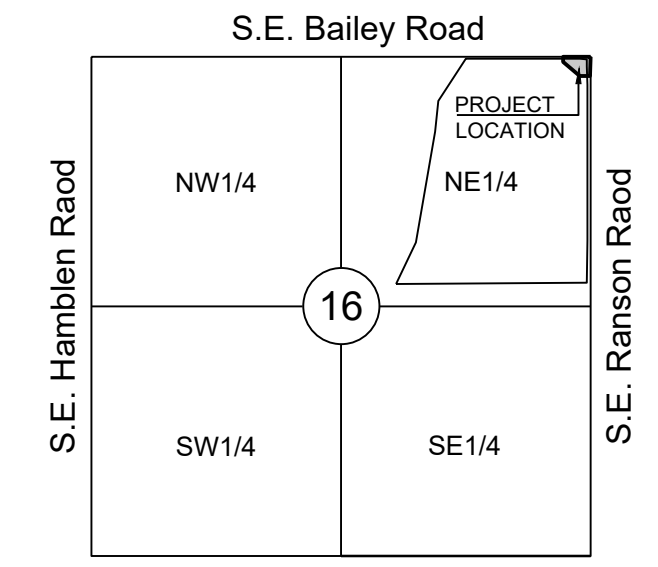
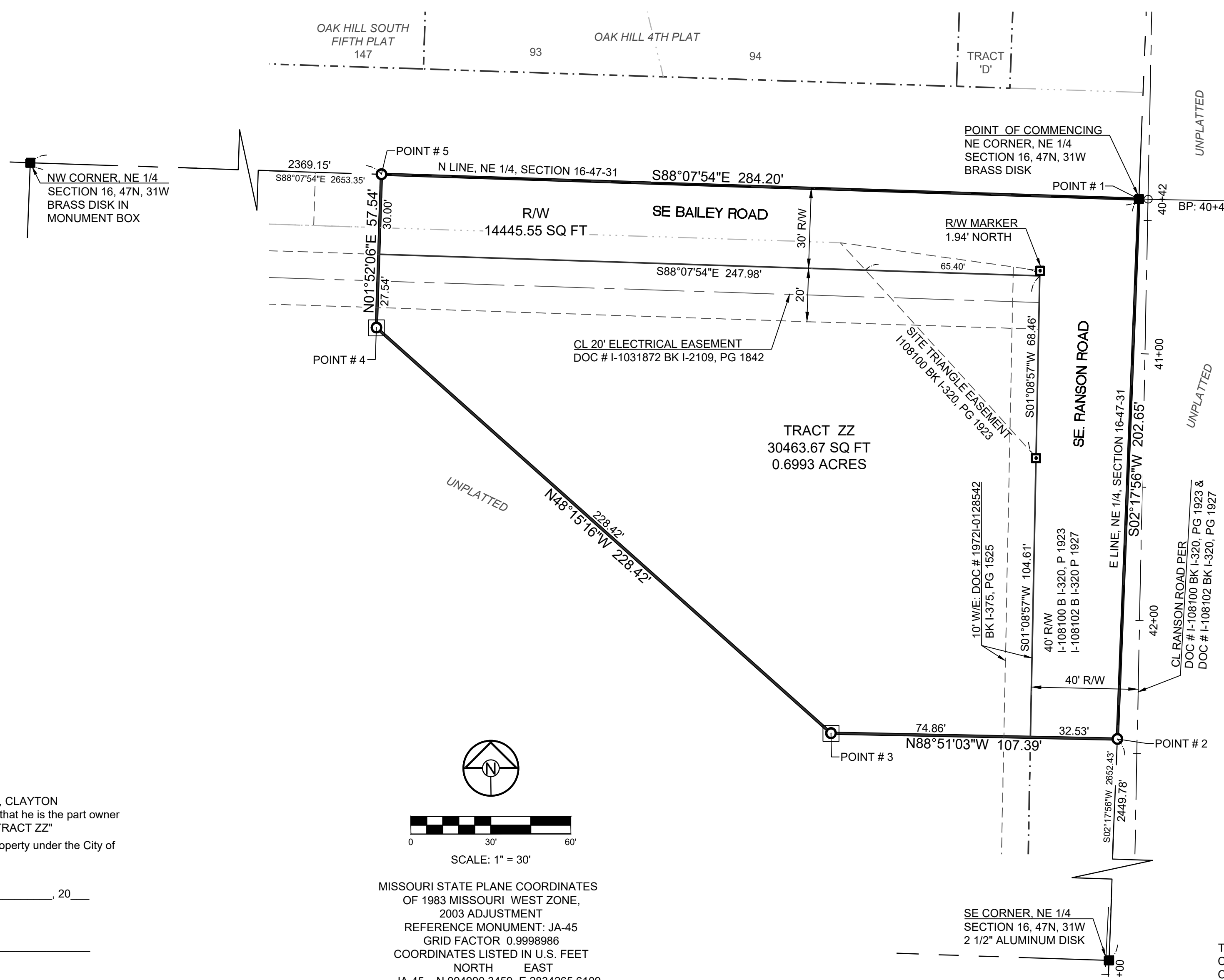


MINOR PLAT OF
BAILEY FARMS, TRACT ZZ
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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:
Beginning at the Northeast corner of said Northeast One-Quarter of Section 16; thence along the East line of said Northeast One-Quarter, South 02 degrees 17 minutes 56 seconds West a distance of 202.65 feet; thence North 88 degrees 51 minutes 03 seconds West a distance of 107.39 feet; thence North 48 degrees 15 minutes 16 seconds West a distance of 228.42 feet; thence North 01 degrees 52 minutes 06 seconds East a distance of 57.54 feet to a point on the North line of the said Northeast One-Quarter of Section 16; thence along the said North line South 88 degrees 07 minutes 54 seconds East a distance of 284.20 feet to the Point of Beginning and containing 1.031 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 "BAILEY FARMS, TRACT ZZ"
Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.
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.

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 BAILEY FARMS, unless specific application is made and approved by the city engineer.

OWNERSHIP AFFIDAVIT:
STATE OF MISSOURI)
COUNTY OF JACKSON) ss.
Comes now _____ of CLAYTON PROPERTIES GROUP, INC. who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "BAILEY FARMS, TRACT ZZ" 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 _____, 20__

Print Name
Subscribed and sworn to before me this this ____ day of _____, 20__

Notary Public

Print Name
My Commission Expires: _____

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 N 994990.3459 E 2834265.6109

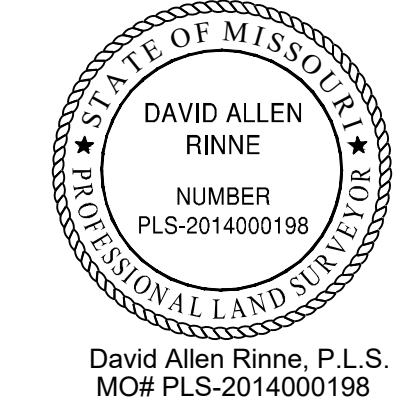
Point #	Northing	Easting
1	993483.6858	2834189.3524
2	993281.2027	2834181.2237
3	993283.3566	2834073.8525
4	993435.4457	2833903.4238
5	993492.9512	2833905.2996

This is to certify that the within plat of "BAILEY FARMS, TRACT ZZ" 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 _____
John Lovell - Planning Commission Sec. Date _____ George M. Binger, III, P.E. - City Engineer Date _____
Ryan A. Elam, P.E. - Director of Development Services Date _____ Jackson County Assessor/GIS Dept. Date _____

SURVEYORS NOTES:
1. The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9998986.
2. FLOOD NOTE: Subject property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the FIRM Map #29095C0439G, revised January 20, 2017. 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. Curbs are notched at the prolongation of each interior lot line.
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 the site.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN NOVEMBER, 2020 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.



OWNER/DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
DBA SUMMIT HOMES
BRADLEY KEMPF
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p 816-246-6700

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND CONC. R/W MARKER
 - SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
 - SET 2" ALUMINUM CAP W/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE
 - R/W - RIGHT-OF-WAY
 - W/E - WATERLINE EASEMENT
 - E/E - ELECTRICAL EASEMENT

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

**MINOR PLAT OF
BAILEY FARMS
TRACT ZZ**

DATE 09-28-/2021
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 19-227 SHEET NO. 1