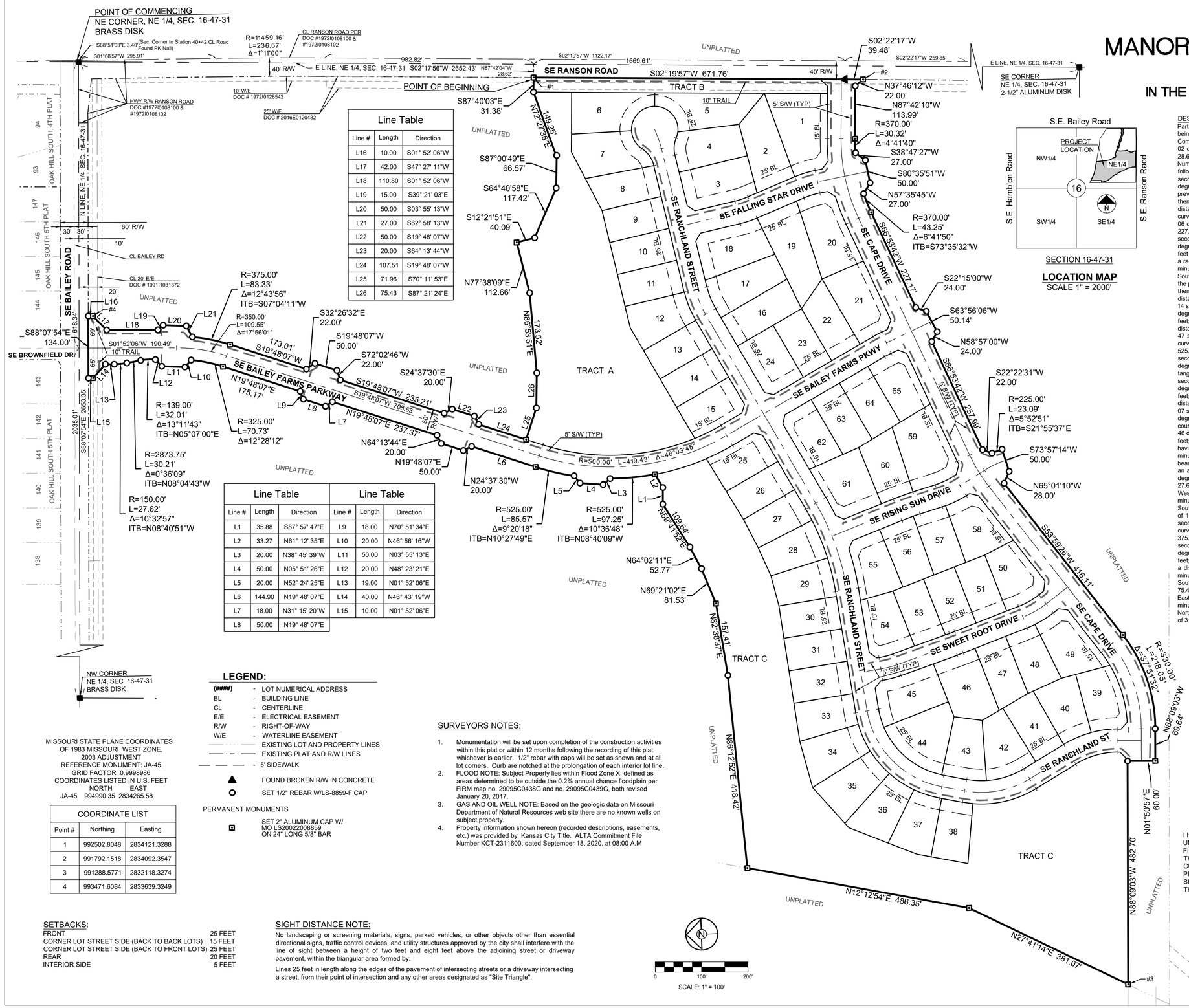
FINAL PLAT OF
MANOR AT BAILEY FARMS, FIRST PLAT

PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Line Table		
Line #	Length	Direction
L16	10.00	S01° 52' 06"W
L17	42.00	S47° 27' 11"W
L18	110.80	S01° 52' 06"W
L19	15.00	S39° 21' 03"E
L20	50.00	S03° 55' 13"W
L21	27.00	S62° 58' 13"W
L22	50.00	S19° 48' 07"W
L23	20.00	S64° 13' 44"W
L24	107.51	S19° 48' 07"W
L25	71.96	S70° 11' 53"E
L26	75.43	S87° 21' 24"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	35.88	S87° 57' 47"E	L9	18.00	N70° 51' 34"E
L2	33.27	N61° 12' 35"E	L10	20.00	N46° 56' 16"W
L3	20.00	N38° 45' 39"W	L11	50.00	N03° 55' 13"E
L4	50.00	N05° 51' 26"E	L12	20.00	N48° 23' 21"E
L5	20.00	N52° 24' 25"E	L13	19.00	N01° 52' 06"E
L6	144.90	N19° 48' 07"E	L14	40.00	N46° 43' 19"W
L7	18.00	N31° 15' 20"W	L15	10.00	N01° 52' 06"E
L8	50.00	N19° 48' 07"E			

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 East line of the said Northeast One-Quarter, South 02 degrees 17 minutes 56 seconds West a distance of 982.82 feet; thence South 87 degrees 42 minutes 04 seconds West a distance of 28.62 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 1972I0108100 and 1972I0108102, said point being the Point of Beginning; thence along said Westerly right-of-way for the following two courses, South 02 degrees 19 minutes 57 seconds West, a distance of 671.76 feet; thence South 02 degrees 22 minutes 17 seconds West, a distance of 39.48 feet; thence North 37 degrees 46 minutes 12 seconds West, a distance of 22.00 feet; thence North 87 degrees 42 minutes 10 seconds West, a distance of 113.99 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 370.00 feet, a central angle of 04 degrees 41 minutes 40 seconds and an arc length of 30.32 feet; thence South 38 degrees 47 minutes 27 seconds West, a distance of 27.00 feet; thence South 80 degrees 35 minutes 51 seconds West, a distance of 50.00 feet; thence North 57 degrees 35 minutes 45 seconds West, a distance of 27.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of South 73 degrees 35 minutes 32 seconds West, a radius of 370.00 feet, a central angle of 06 degrees 41 minutes 50 seconds and an arc length of 43.25 feet; thence South 66 degrees 53 minutes 42 seconds West, a distance of 227.17 feet; thence South 22 degrees 15 minutes 00 seconds West, a distance of 24.00 feet; thence South 63 degrees 56 minutes 06 seconds West, a distance of 50.14 feet; thence North 58 degrees 57 minutes 00 seconds West, a distance of 24.00 feet; thence South 66 degrees 53 minutes 42 seconds West, a distance of 257.99 feet; thence South 22 degrees 22 minutes 31 seconds West, a distance of 22.00 feet to a point of curvature; thence along a curve to the right having a initial tangent bearing of South 21 degrees 55 minutes 37 seconds East, a radius of 225.00 feet, a central angle of 05 degrees 52 minutes 51 seconds and an arc length of 23.09 feet; thence South 73 degrees 57 minutes 14 seconds West, a distance of 50.00 feet; thence North 65 degrees 01 minutes 10 seconds West, a distance of 28.00 feet; thence South 53 degrees 59 minutes 26 seconds West, a distance of 416.11 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 330.00 feet, a central angle of 37 degrees 51 minutes 32 seconds and an arc length of 218.05 feet; thence North 88 degrees 09 minutes 03 seconds West, a distance of 69.64 feet; thence North 01 degrees 50 minutes 57 seconds East, a distance of 60.00 feet; thence North 88 degrees 09 minutes 03 seconds West, a distance of 482.70 feet; thence North 27 degrees 41 minutes 14 seconds East, a distance of 381.07 feet; thence North 12 degrees 12 minutes 54 seconds East, a distance of 486.35 feet; thence North 86 degrees 12 minutes 52 seconds East, a distance of 418.42 feet; thence North 82 degrees 38 minutes 37 seconds East, a distance of 157.41 feet; thence North 69 degrees 21 minutes 02 seconds East, a distance of 81.53 feet; thence North 64 degrees 02 minutes 11 seconds East, a distance of 52.77 feet; thence North 39 degrees 41 minutes 52 seconds East, a distance of 109.64 feet; thence South 87 degrees 57 minutes 47 seconds East, a distance of 35.88 feet; thence North 61 degrees 12 minutes 35 seconds East, a distance of 33.27 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 08 degrees 40 minutes 09 seconds West, a radius of 525.00 feet, a central angle of 10 degrees 36 minutes 48 seconds and an arc length of 97.25 feet; thence North 38 degrees 45 minutes 39 seconds West, a distance of 20.00 feet; thence North 05 degrees 51 minutes 26 seconds East, a distance of 50.00 feet; thence North 52 degrees 24 minutes 25 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 North 10 degrees 27 minutes 49 seconds East, a radius of 525.00 feet, a central angle of 09 degrees 20 minutes 18 seconds and an arc length of 85.57 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 144.90 feet; thence North 24 degrees 37 minutes 30 seconds West, a distance of 20.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 50.00 feet; thence North 64 degrees 13 minutes 44 seconds East, a distance of 20.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 237.37 feet; thence North 31 degrees 15 minutes 20 seconds West, a distance of 18.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 50.00 feet; thence North 70 degrees 51 minutes 34 seconds East, a distance of 18.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 175.17 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having 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 North 46 degrees 56 minutes 16 seconds West, a distance of 20.00 feet; thence North 03 degrees 55 minutes 13 seconds East, a distance of 50.00 feet; thence North 48 degrees 23 minutes 21 seconds East, a distance of 20.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 05 degrees 07 minutes 00 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 to a point of reverse curvature; thence along a curve to the left having an initial tangent bearing of North 08 degrees 04 minutes 43 seconds West, a radius of 2873.75 feet, a central angle of 00 degrees 36 minutes 09 seconds and an arc length of 30.21 feet to a point of reverse curvature; thence along a curve to the right having an initial tangent bearing of North 08 degrees 40 minutes 51 seconds West, a radius of 150.00 feet, a central angle of 10 degrees 32 minutes 57 seconds and an arc length of 27.62 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 19.00 feet; thence North 46 degrees 43 minutes 19 seconds West, a distance of 40.00 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 10.00 feet; thence South 88 degrees 07 minutes 54 seconds East, a distance of 134.00 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 10.00 feet; thence South 47 degrees 27 minutes 11 seconds West, a distance of 42.00 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 110.80 feet; thence South 39 degrees 21 minutes 03 seconds East, a distance of 15.00 feet; thence South 03 degrees 55 minutes 13 seconds West, a distance of 50.00 feet; thence South 62 degrees 58 minutes 13 seconds West, a distance of 27.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 07 degrees 04 minutes 11 seconds West, 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 South 19 degrees 48 minutes 07 seconds West, a distance of 173.01 feet; thence South 32 degrees 26 minutes 32 seconds East, a distance of 22.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 50.00 feet; thence South 72 degrees 02 minutes 46 seconds West, a distance of 22.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 235.21 feet; thence South 24 degrees 37 minutes 30 seconds East, a distance of 20.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 50.00 feet; thence South 64 degrees 13 minutes 44 seconds West, a distance of 20.00 feet; thence South 19 degrees 48 minutes 07 seconds West, a distance of 107.51 feet; thence South 70 degrees 11 minutes 53 seconds East, a distance of 71.96 feet; thence South 87 degrees 21 minutes 24 seconds East, a distance of 75.43 feet; thence North 86 degrees 53 minutes 51 seconds East, a distance of 173.52 feet; thence North 77 degrees 38 minutes 09 seconds East, a distance of 112.66 feet; thence South 12 degrees 21 minutes 51 seconds East, a distance of 40.09 feet; thence South 64 degrees 40 minutes 58 seconds East, a distance of 117.42 feet; thence South 87 degrees 00 minutes 49 seconds East, a distance of 66.57 feet; thence North 72 degrees 27 minutes 36 seconds East, a distance of 149.25 feet; thence South 87 degrees 40 minutes 03 seconds East, a distance of 31.38 feet to the Point of Beginning, and containing 35.4276 acres, more or less.

This is to certify that the within plat of "MANOR AT BAILEY FARMS, FIRST PLAT" 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
Cynda Rader - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Ryan A, Elam, P.E. - Director of Development Services		Jackson County Assessor Office	Date

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-24-2021 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

OWNER/DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
DBA SUMMIT HOMES
120 SE 30TH STREET LEE'S SUMMIT,
MO 64082

LEGEND:

(####)	-	LOT NUMERICAL ADDRESS
BL	-	BUILDING LINE
CL	-	CENTERLINE
E/E	-	ELECTRICAL EASEMENT
R/W	-	RIGHT-OF-WAY
W/E	-	WATERLINE EASEMENT
		EXISTING LOT AND PROPERTY LINES
		EXISTING PLAT AND R/W LINES
	-	5' SIDEWALK
▲		FOUND BROKEN R/W IN CONCRETE
○		SET 1/2" REBAR W/LS-8859-F CAP

PERMANENT MONUMENTS

⊡ SET 2" ALUMINUM CAP W/ MO LS2002008859 ON 24" LONG 5/8" BAR

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	992502.8048	2834121.3288
2	991792.1518	2834092.3547
3	991288.5771	2832118.3274
4	993471.6084	2833639.3249

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. 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.
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

SETBACKS:

FRONT	25 FEET
CORNER LOT STREET SIDE (BACK TO BACK LOTS)	15 FEET
CORNER LOT STREET SIDE (BACK TO FRONT LOTS)	25 FEET
REAR	20 FEET
INTERIOR SIDE	5 FEET

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".

0 100' 200'
SCALE: 1" = 100'

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	11-5-2021	FINAL PLAT OF MANOR AT BAILEY FARMS FIRST PLAT
DRAWN BY	JWT	
CHECKED BY	SCH	
PROJ. NO.	21-130	SHEET NO. 1 OF 2

FINAL PLAT OF

MANOR AT BAILEY FARMS, FIRST PLAT

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)	LOT #	AREA (SF)
1	17,723.97	24	11,470.06	47	9,801.84
2	13,854.03	25	10,238.10	48	9,640.80
3	13,340.41	26	9,106.57	49	13,016.33
4	11,539.78	27	9,410.93	50	11,446.00
5	13,880.69	28	10,005.73	51	9,230.00
6	13,205.40	29	9,742.16	52	9,226.81
7	13,025.75	30	8,960.70	53	9,135.71
8	10,105.70	31	9,021.28	54	11,060.96
9	9,322.87	32	9,081.86	55	10,969.29
10	9,322.87	33	9,710.58	56	10,088.92
11	9,322.87	34	11,348.58	57	9,722.17
12	11,190.61	35	11,994.05	58	12,055.14
13	9,230.00	36	11,257.80	59	16,356.04
14	9,230.00	37	10,247.80	60	10,767.46
15	10,439.77	38	9,546.70	61	13,831.24
16	11,544.24	39	11,154.54	62	10,385.33
17	12,197.22	40	10,737.37	63	9,934.27
18	13,772.81	41	9,848.33	64	9,925.96
19	15,658.65	42	11,230.98	65	11,176.94
20	15,094.12	43	10,338.04	TRACT A	138,922.42
21	14,096.72	44	13,996.42	TRACT B	19,666.13
22	10,410.44	45	13,003.85	TRACT C	288,243.30
23	9,230.00	46	13,548.85		

Street CL Curve Table				Street CL Line Table		
Curve #	Length	Radius	Delta	Line #	Length	Direction
C1	177.34	400.00	25.40	L27	110.69	S09° 24' 09"E
C2	41.17	200.00	11.79	L28	103.44	S23° 06' 18"E
C3	33.66	200.00	9.64	L29	62.79	N30° 24' 02"W
C4	43.84	200.00	12.56	L30	50.66	S15° 50' 34"E
C5	58.32	200.00	16.71	L31	44.09	N07° 26' 14"W
C6	18.00	200.00	5.16	L32	58.90	N36° 00' 34"W
C7	50.11	200.00	14.35	L33	69.64	N88° 09' 03"W
C8	50.82	200.00	14.56			
C9	43.33	600.00	4.14			
C10	36.62	200.00	10.49			
C11	13.10	500.00	1.50			
C12	78.83	350.00	12.90			

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 "MANOR AT BAILEY FARMS, FIRST PLAT".

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.

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

Tracts A THRU C are to be owned and maintained by the Homes Association and used as common areas and detention. 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 adjacent to tracts and unplatted areas shall be the responsibility of the Developer to construct, during the construction of the streets.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

This is to certify that the within plat of "MANOR AT BAILEY FARMS, FIRST PLAT" 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
Cynda Rader - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Ryan A, Elam, P.E. - Director of Development Services		Jackson County Assessor Office	Date

OWNERSHIP AFFIDAVIT:

STATE OF _____)
)ss.
COUNTY OF _____)

Before me personally appeared Bradley Kempf, who being by me sworn did say that he is an authorized signatory for CLAYTON PROPERTIES GROUP, INC. 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 _____ , 202__ By_____
Bradley Kempf,

Subscribed and sworn to before me this this ____ day of _____, 202__

_____
Notary Public

_____
Print Name

My Commission Expires:_____

LEGEND:

BL	-	BUILDING LINE
CL	-	CENTERLINE
R/W	-	RIGHT-OF-WAY
W/E	-	WATERLINE EASEMENT
U/E	-	UTILITY EASEMENT
		EXISTING LOT AND PROPERTY LINES
		EXISTING PLAT AND R/W LINES

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-24-2021 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

OWNER/DEVELOPER:
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DBA SUMMIT HOMES
120 SE 30TH STREET LEE'S SUMMIT,
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DATE	11-5-2021	FINAL PLAT OF MANOR AT BAILEY FARMS FIRST PLAT
DRAWN BY	JWT	
CHECKED BY	SCH	
PROJ. NO.	21-130	SHEET NO. 2 OF 2