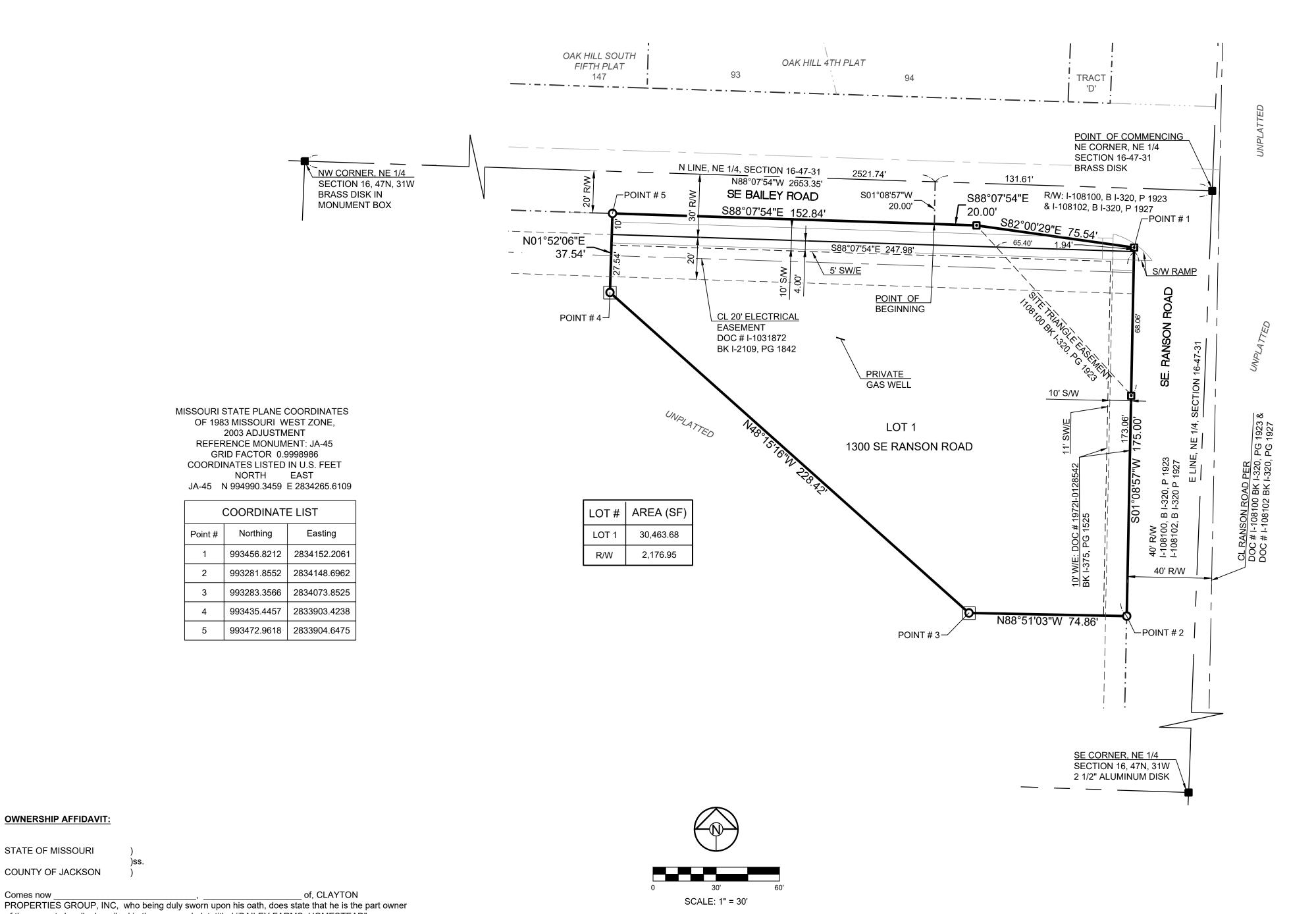
MINOR PLAT OF

BAILEY FARMS, HOMESTEAD

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



of the property legally described in the proposed plat, titled "BAILEY FARMS, HOMESTEAD" " and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Point #

Dated this _____ day of ________, 20____

Print Name

Subscribed and sworn to before me this this ____ day of _

Notary Public

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI

COUNTY OF JACKSON

Print Name

My Commission Expires:____

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

ELECTRICAL EASEMENT RIGHT-OF-WAY

SIDEWALK SIDEWALK EASEMENT WATERLINE EASEMENT

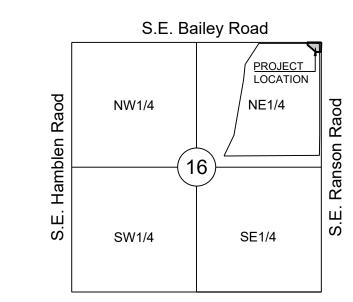
SURVEYORS NOTES:

- 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.
- 3. 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. GAS AND OIL WELL NOTE: There is a private gas well located on subject property. Shown hereon scaled from Missouri Department of Natural Resources, Missouri Geologic Survey map.

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 131.61 feet to a point on the Westerly right-of-way line of State Route RA (also known as Ranson Road) as recorded in Documents, Numbers 1972I0108100 and 1972I0108102; thence along said Westerly right-of-way line, South 01 degrees 08 minutes 57 seconds West a distance of 20.00 feet to the Point of Beginning; thence continuing along said Westerly right-of-way for the following three courses, South 88 degrees 07 minutes 54 seconds East, a distance of 20.00 feet; thence South 82 degrees 00 minutes 29 seconds East, a distance of 75.54 feet; thence South 01 degrees 08 minutes 57 seconds West, a distance of 175.00 feet; thence North 88 degrees 51 minutes 03 seconds West, a distance of 74.86 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 37.54 feet to a point on the South right-of-way line of Southeast Bailey Road as now established; thence along said South right-of-way line, South 88 degrees 07 minutes 54 seconds East, a distance of 152.84 feet t0 the Point of Beginning, and containing 0.7493 acres, more or less.



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 "BAILEY FARMS, HOMESTEAD"

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so

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 "SW/E".

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:

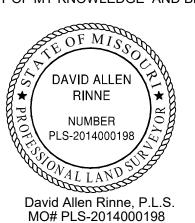
The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

This is to certify that the plat of "BAILEY FARMS, HOMESTEAD" was duly approved by the City of Lee's Summit, pursuant to Chapter 33, of the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances. This ___ day of ____,

Trisha Fowler Arcuri - City Clerk	Date		
Cynda Rader - Planning Commission Se	ec. Date	George M. Binger, III, P.E City	Engineer Dat
 Ryan A, Elam, P.E Director of Develop	oment Services	 Jackson County Assessor Office	Date

Property information shown hereon (recorded descriptions, easements, etc.) was provided by Kansas City Title, Inc, ALTA Commitment, File Number KCT-231600, Dated: September 18, 2020, at 08:00 A.M.

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



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 DATE 12/08/2021 BAILEY FARMS DRAWN BY JWT HOMESTEAD CHECKED BY SCH

SHEET NO. 1 PROJ. NO. 21-193