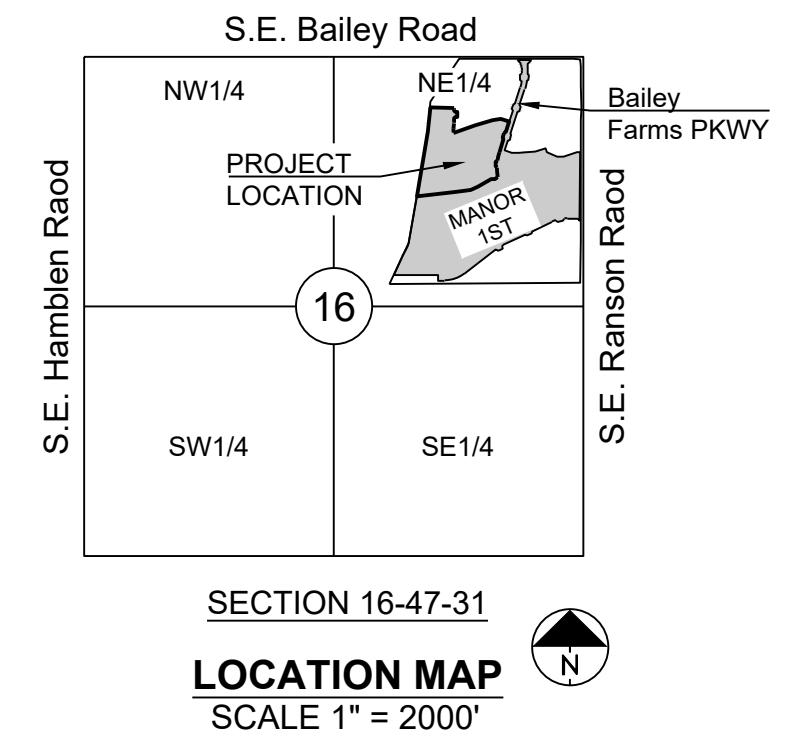


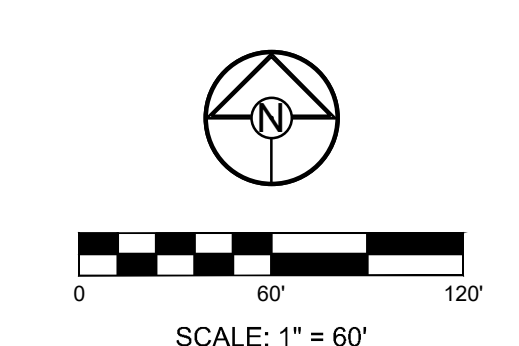
# FINAL PLAT OF CORNERSTONE AT BAILEY FARMS, FIRST PLAT

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



Curve #	Length	Radius	Delta	ITB
C1	10.39	200.00	2.98	S03° 16' 15"W
C2	26.26	200.00	7.52	S00° 17' 36"W

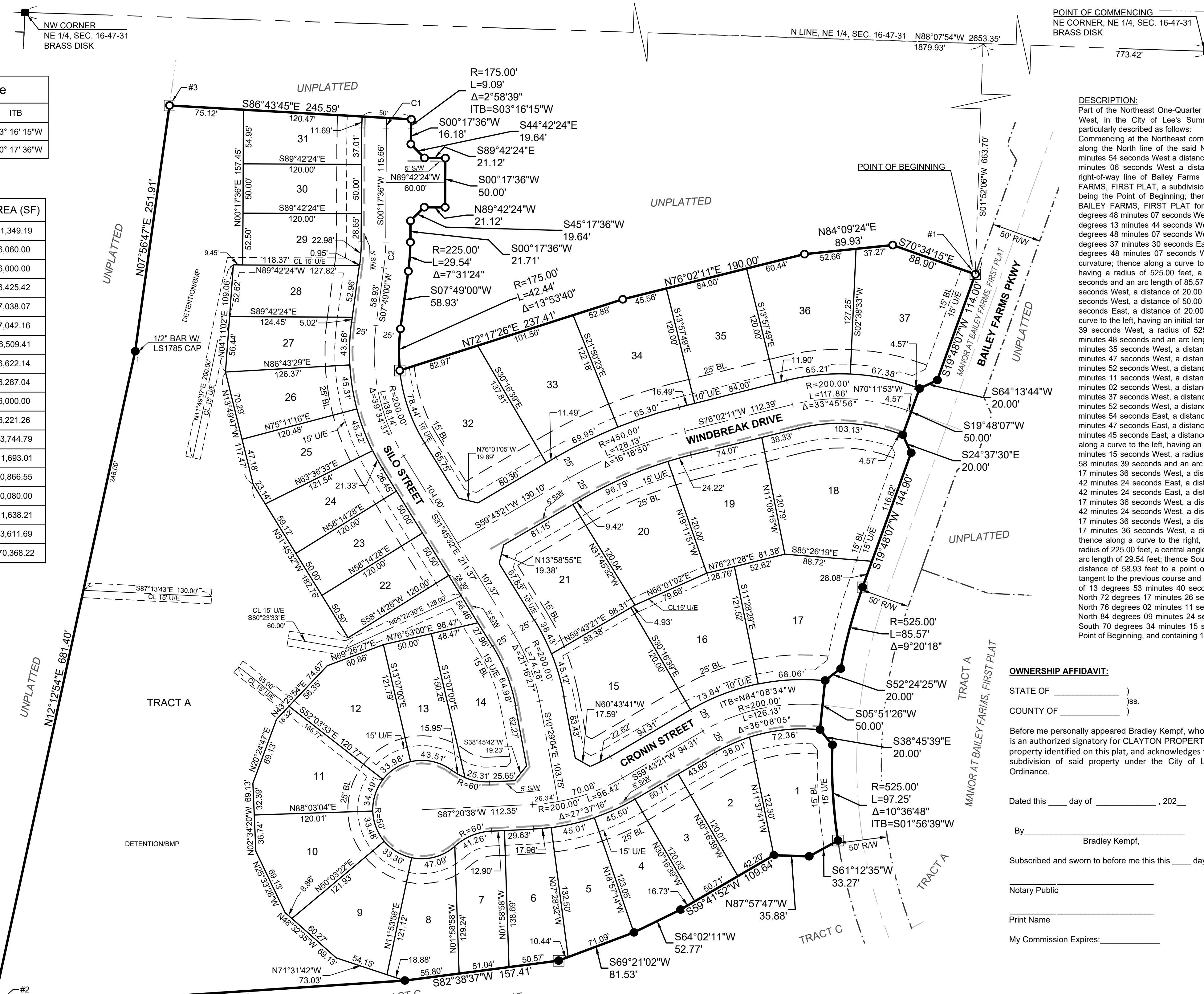
LOT #	AREA (SF)	LOT #	AREA (SF)
1	9,066.07	21	11,349.19
2	7,440.18	22	6,060.00
3	6,086.40	23	6,000.00
4	6,942.16	24	6,425.42
5	7,301.80	25	7,038.07
6	7,369.20	26	7,042.16
7	6,990.84	27	6,509.41
8	7,244.50	28	6,622.14
9	8,893.42	29	6,287.04
10	8,933.75	30	6,000.00
11	9,305.09	31	6,221.26
12	9,123.13	32	13,744.79
13	6,574.87	33	11,693.01
14	9,943.51	34	10,866.55
15	13,150.75	35	10,080.00
16	11,206.94	36	11,638.21
17	13,482.72	37	13,611.69
18	16,291.55	TRACT A	170,368.22
19	10,814.20		
20	11,298.49		



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

Point #	Northing	Easting
1	992845.5541	2833394.7062
2	992101.3507	2832398.2923
3	993016.8216	2832577.2911

- LEGEND:**
- (###) - LOT NUMERICAL ADDRESS
  - BL - BUILDING LINE
  - CL - CENTERLINE
  - 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 1/2" REBAR W/LS-8859-F CAP
  - - SET 2" ALUMINUM CAP W/ MOLS2002200859 IN 4" MIN. DIAMETER CONCRETE
  - - FOUND 2" ALUMINUM CAP W/ MOLS2002200859 IN CONCRETE.



**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 773.42 feet; thence South 01 degrees 52 minutes 06 seconds West a distance of 663.70 feet to a point on the West right-of-way line of Bailey Farms Parkway as platted in MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in the said city of Lee's Summit, said point being the Point of Beginning; thence along the West line of said MANOR AT BAILEY FARMS, FIRST PLAT for the following seventeen courses, South 19 degrees 48 minutes 07 seconds West, a distance of 114.00 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 50.00 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 144.90 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having 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 South 52 degrees 24 minutes 25 seconds West, a distance of 20.00 feet; thence South 05 degrees 51 minutes 26 seconds West, a distance of 20.00 feet; thence South 38 degrees 45 minutes 39 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 South 01 degrees 56 minutes 11 seconds West, a distance of 81.53 feet; thence South 82 degrees 38 minutes 37 seconds West, a distance of 157.41 feet; thence South 86 degrees 12 minutes 52 seconds West, a distance of 418.42 feet; thence North 12 degrees 12 minutes 54 seconds East, a distance of 681.40 feet; thence North 07 degrees 56 minutes 47 seconds East, a distance of 35.88 feet; thence South 86 degrees 43 minutes 45 seconds West, a distance of 245.59 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 03 degrees 16 minutes 15 seconds West, a radius of 175.00 feet, a central angle of 02 degrees 58 minutes 39 seconds and an arc length of 9.09 feet; thence South 00 degrees 17 minutes 36 seconds West, a distance of 19.64 feet; thence South 44 degrees 42 minutes 24 seconds East, a distance of 19.64 feet; thence South 89 degrees 42 minutes 24 seconds East, a distance of 21.12 feet; thence North 07 degrees 56 minutes 11 seconds East, a distance of 50.00 feet; thence South 86 degrees 43 minutes 45 seconds West, a distance of 21.12 feet; thence South 45 degrees 17 minutes 36 seconds West, a distance of 21.12 feet; thence North 84 degrees 09 minutes 24 seconds East, a distance of 89.93 feet; thence South 70 degrees 34 minutes 15 seconds East, a distance of 88.90 feet; thence South 70 degrees 34 minutes 15 seconds East, a distance of 114.00 feet; thence South 52 degrees 06 minutes 56 seconds West, a distance of 683.70 feet to the Point of Beginning.

**OWNERSHIP AFFIDAVIT:**  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.  
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 \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_  
Notary Public \_\_\_\_\_  
Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

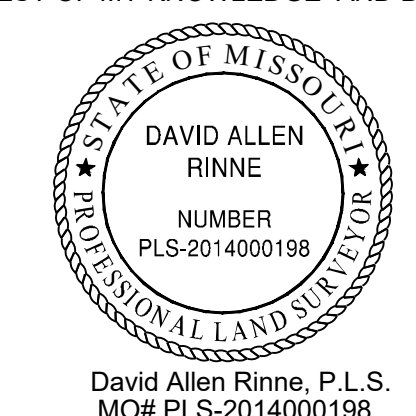
**DEEDICATIONS:**  
The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "CORNERSTONE AT BAILEY FARMS, FIRST PLAT".  
Streets: Roads and streets shown on this plat and not heretofore 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 "CORNERSTONE AT BAILEY FARMS, FIRST PLAT", unless specific application is made and approved by the city engineer.  
Tract A is 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 tracts.  
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.

**SETBACKS:**  
FRONT - BUILDING 20'  
FRONT FACING GARAGE 25'  
CORNER LOT STREET SIDE (BACK TO BACK LOTS) 15'  
CORNER LOT STREET SIDE (BACK TO FRONT LOTS) 25'  
REAR 20'  
INTERIOR SIDE 5'

**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".

**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



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

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14520 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 #LS200200859-F

DATE 12-120-2021  
DRAWN BY JWJ  
CHECKED BY SCH  
PROJ. NO. 21-136

FINAL PLAT OF  
CORNERSTONE AT BAILEY  
FARMS, FIRST PLAT  
SHEET NO. 1