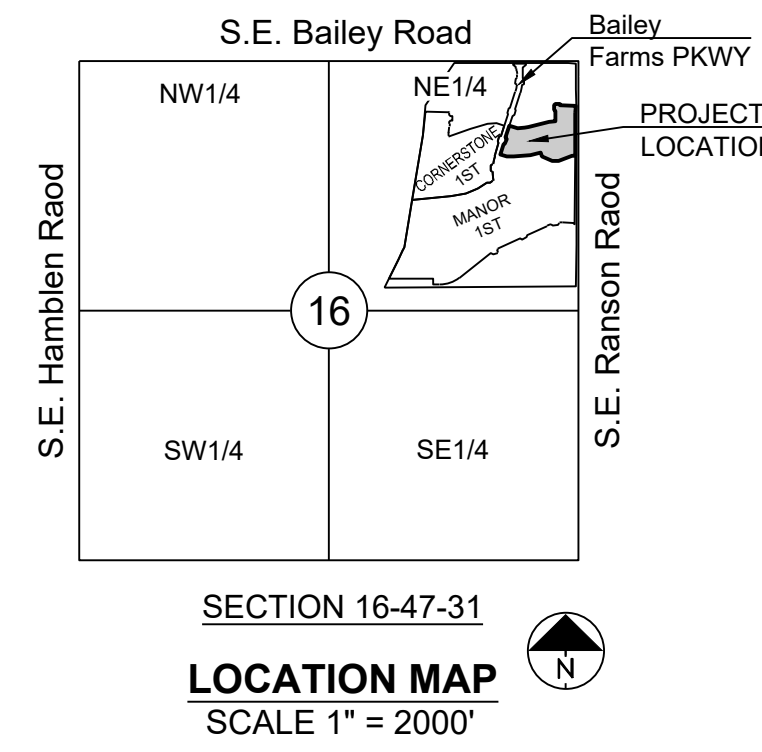


# FINAL PLAT OF RETREAT AT BAILEY FARMS, FIRST PLAT

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	7,695.17	13	9,640.53	25	8,082.61
2	5,571.10	14	11,346.76	26	5,277.09
3	5,257.50	15	6,898.28	27	4,800.19
4	4,800.00	16	5,373.06	28	4,800.19
5	4,800.00	17	5,211.80	29	4,800.19
6	5,021.19	18	5,211.80	30	4,951.91
7	5,190.44	19	5,211.80	31	5,166.54
8	4,932.53	20	5,211.80	32	5,018.58
9	4,800.00	21	5,211.80	33	4,803.71
10	11,217.85	22	5,211.80	34	5,381.05
11	10,022.39	23	5,211.80	35	9,759.05
12	9,175.56	24	5,211.80	TRACT A	16,439.31



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 457.98 feet; thence North 87 degrees 42 minutes 04 seconds West a distance of 28.56 feet to a point of curvature 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, said point being the Point of Beginning, thence along said Westerly right-of-way for the following two courses, along a curve to the right, having an initial tangent bearing of South 01 degrees 57 minutes 33 seconds West, a radius of 11419.16 feet, a central angle of 00 degrees 22 minutes 24 seconds and an arc length of 74.43 feet; thence South 02 degrees 19 minutes 57 seconds West, a distance of 450.41 feet to the Northeast corner of Tract B, MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in the said of Lee's Summit, thence along the North line of said MANOR AT BAILEY FARMS, FIRST PLAT for the following fourteen courses, North 87 degrees 40 minutes 03 seconds West, a distance of 31.38 feet; thence South 72 degrees 27 minutes 36 seconds West, a distance of 149.25 feet; thence North 87 degrees 00 minutes 49 seconds West, a distance of 66.57 feet; thence North 64 degrees 40 minutes 58 seconds West, a distance of 117.42 feet; thence North 12 degrees 21 minutes 51 seconds West, a distance of 40.09 feet; thence South 77 degrees 38 minutes 09 seconds West, a distance of 112.66 feet; thence South 86 degrees 53 minutes 51 seconds West, a distance of 173.52 feet; thence North 87 degrees 21 minutes 24 seconds West, a distance of 75.43 feet; thence North 70 degrees 11 minutes 53 seconds West, a distance of 71.96 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 107.51 feet; thence North 64 degrees 13 minutes 44 seconds East, a distance of 50.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 20.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 127.47 feet; thence South 70 degrees 02 minutes 52 seconds East, a distance of 87.77 feet; thence North 86 degrees 37 minutes 55 seconds East, a distance of 79.61 feet; thence North 80 degrees 33 minutes 36 seconds East, a distance of 37.94 feet; thence North 77 degrees 38 minutes 09 seconds East, a distance of 223.38 feet; thence North 89 degrees 47 minutes 51 seconds East, a distance of 61.41 feet; thence North 02 degrees 20 minutes 35 seconds East, a distance of 106.11 feet; thence North 02 degrees 20 minutes 35 seconds East, a distance of 19.64 feet; thence North 02 degrees 20 minutes 35 seconds East, a distance of 19.64 feet; thence South 87 degrees 39 minutes 25 seconds East, a distance of 50.00 feet; thence South 87 degrees 39 minutes 25 seconds East, a distance of 18.12 feet; thence South 87 degrees 39 minutes 25 seconds East, a distance of 161.34 feet to the Point of Beginning, and containing 6.5875 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 "RETREAT 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.  
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 "SWE".  
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 "RETREAT AT BAILEY FARMS", 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 area. 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.

### RESTRICTIONS:

The construction of sidewalks and ADA-accessible ramps 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.

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, 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

By \_\_\_\_\_ ss. \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

### 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: \_\_\_\_\_

### 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

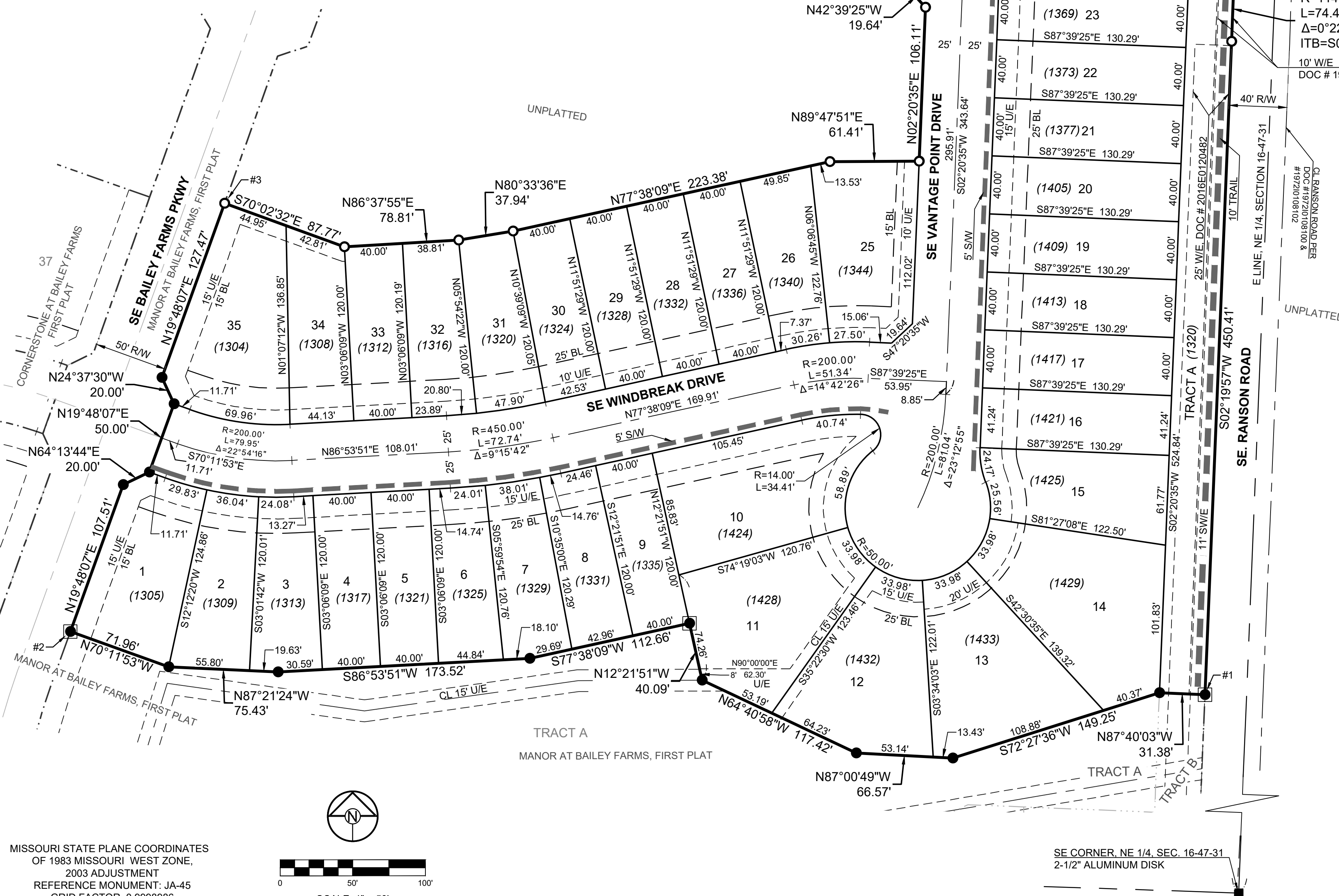
### REQUESTED MODIFICATIONS:

ALLOW THE 15' STREET SIDE SETBACKS  
LOT WIDTH REDUCTION FROM 60' TO 40'  
LOT AREA REDUCTION FROM 6,000sf TO 4,800sf

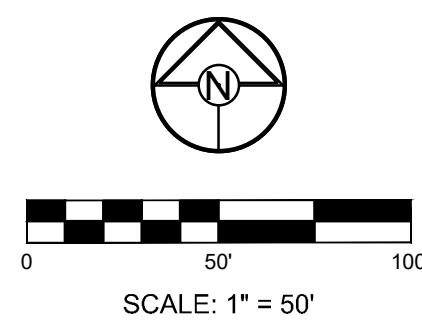
### SURVEYORS NOTES:

- 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



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



### LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- CL - CENTERLINE
- RW - RIGHT-OF-WAY
- - EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING LOT AND RW 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/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE
- FOUND 2" ALUMINUM CAP W/ MO LS20022008859 IN CONCRETE.

Point #	Northing	Easting
1	992502.8048	2834121.3288
2	992546.2855	2833340.0939
3	992841.2853	2833446.3116
4	993027.2186	2834142.4472

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.

DAVID ALLEN RINNE  
NUMBER  
PLS-2014000198  
David Allen Rinne, P.L.S.  
MO# PLS-2014000198

**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 #LS2002008859-F

DATE	02/05/2022	FINAL PLAT OF	
DRAWN BY	JWT	RETREAT AT BAILEY FARMS	
CHECKED BY	SCH	FIRST PLAT	
PROJ. NO.	21-133	SHEET NO. 1	