FINAL PLAT OF

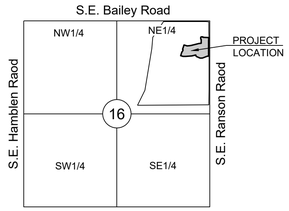
# RETREAT AT BAILEY FARMS, FIRST PLAT

## LOTS 104 thru 123, 145 thru 148 and TRACT A

### PART OF THE NE 1/4 OF SEC. 16-47-31

### IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

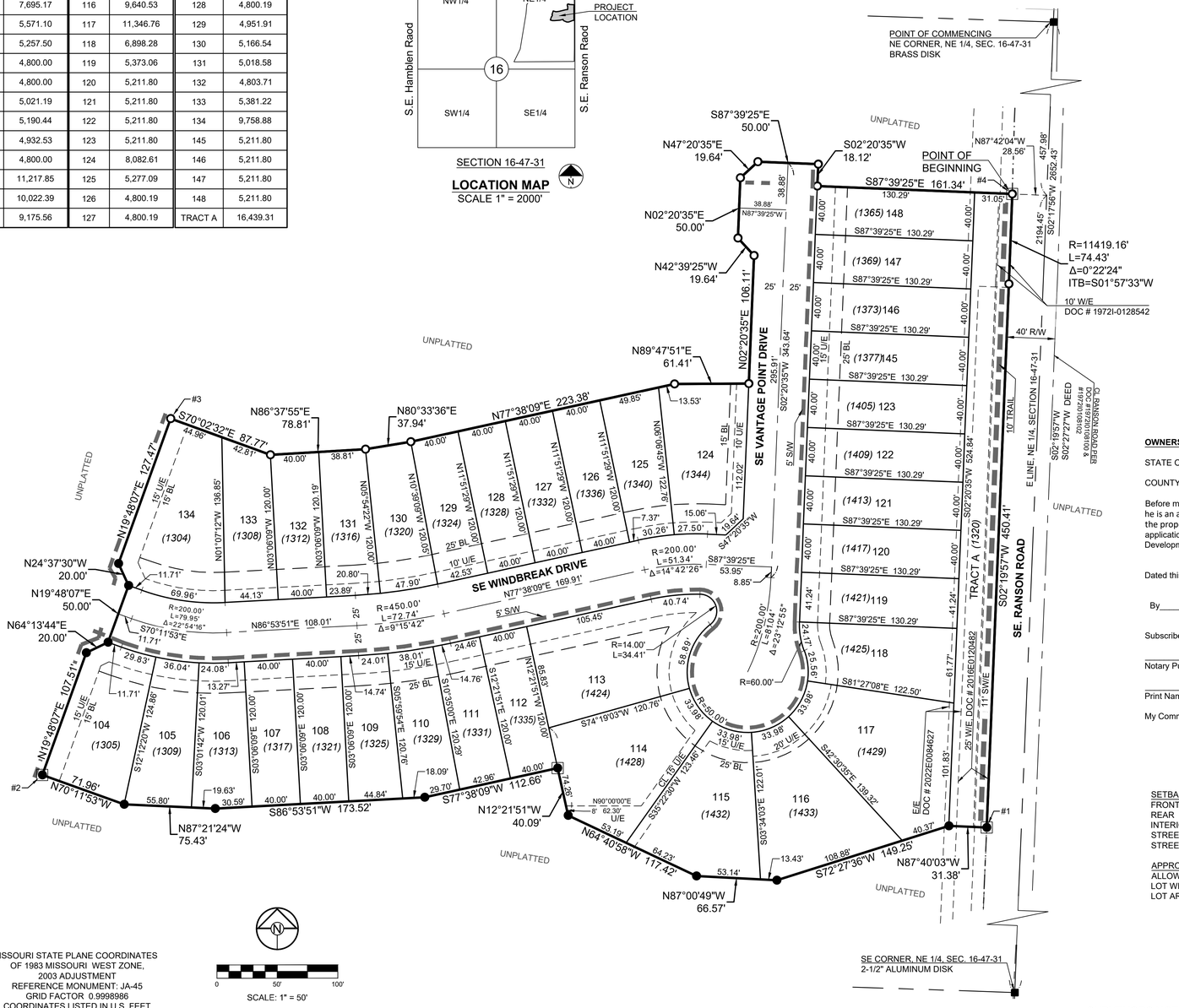
| LOT # | AREA (SF) | LOT # | AREA (SF) | LOT # | AREA (SF) |
|---|---|---|---|---|---|
| 104 | 7,695.17 | 116 | 9,640.53 | 128 | 4,800.19 |
| 105 | 5,571.10 | 117 | 11,346.76 | 129 | 4,951.91 |
| 106 | 5,257.50 | 118 | 6,898.28 | 130 | 5,166.54 |
| 107 | 4,800.00 | 119 | 5,373.06 | 131 | 5,018.58 |
| 108 | 4,800.00 | 120 | 5,211.80 | 132 | 4,803.71 |
| 109 | 5,021.19 | 121 | 5,211.80 | 133 | 5,381.22 |
| 110 | 5,190.44 | 122 | 5,211.80 | 134 | 9,758.88 |
| 111 | 4,932.53 | 123 | 5,211.80 | 145 | 5,211.80 |
| 112 | 4,800.00 | 124 | 8,082.61 | 146 | 5,211.80 |
| 113 | 11,217.85 | 125 | 5,277.09 | 147 | 5,211.80 |
| 114 | 10,022.39 | 126 | 4,800.19 | 148 | 5,211.80 |
| 115 | 9,175.56 | 127 | 4,800.19 | TRACT A | 16,439.31 |




SECTION 16-47-31

**LOCATION MAP**

SCALE 1" = 2000'




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 | 992546.2855 | 2833340.0939 |
| 3 | 992841.2853 | 2833446.3116 |
| 4 | 993027.2188 | 2834142.4472 |

SCALE: 1" = 50'

## LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- CL - CENTERLINE
- E/E - ELECTRICAL EASEMENT
- W/E - WATERLINE EASEMENT
- 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/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE
- FOUND 2" ALUMINUM CAP W/ MO LS20022008859 IN CONCRETE.

OWNER/DEVELOPER:
DOMAIN TIMBER MULTISTATE,
LLC, 520 Madison Avenue, 21st floor
New York, NY 10022

## 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

## 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 1972I0108100 and 1972I0108102, 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; thence 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 20.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 50.00 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 127.47 feet; thence South 70 degrees 02 minutes 32 seconds East, a distance of 87.77 feet; thence North 86 degrees 37 minutes 55 seconds East, a distance of 78.81 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 42 degrees 39 minutes 25 seconds West, a distance of 19.64 feet; thence North 02 degrees 20 minutes 35 seconds East, a distance of 50.00 feet; thence North 47 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 02 degrees 20 minutes 35 seconds West, 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.

## OWNERSHIP AFFIDAVIT:

STATE OF _____ )
)ss.
COUNTY OF _____ )

Before me personally appeared Houdin Honarvar, who being by me sworn did say that he is an authorized signatory for DOMAIN TIMBER MULTISTATE, LLC 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_____
Houdin Honarvar

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 |

APPROVED MODIFICATIONS (ORD. #9190) :
ALLOW THE 15' STREET SIDE SETBACKS
LOT WIDTH REDUCTION FROM 60' TO 40'
LOT AREA REDUCTION FROM 6,000sf TO 4,800sf

## 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, 104 thru 123, 145 thru 148 and TRACT A".

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 "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.

Building Lines: Building lines (BL) 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, 1st Plat", unless specific application is made and approved by the city engineer.

Tract A is to be owned and maintained by the Bailey Farms Homes Association, Inc. 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.

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.

## 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, 104 thru 123, 145 thru 148 and TRACT A and TRACT A" 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 |
| Terry Trafton - 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


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 10/23/2024 | FINAL PLAT OF RETREAT AT BAILEY FARMS FIRST PLAT |
| DRAWN BY JWT | |
| CHECKED BY SCH | |
| PROJ. NO. 21-133 | SHEET NO. 1 |

I:\PROJECTS\2021\21-133\2.0 Survey\3.0 Plat\21-133F.dwg, Plat-24x36, 1:1