





LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	14,492.05	24	11,470.06	47	9,801.84
2	13,759.19	25	10,238.10	48	9,640.80
3	13,340.41	26	9,106.57	49	13,016.33
4	10,886.35	27	9,410.93	50	11,446.00
5	12,457.52	28	10,005.73	51	9,230.00
6	12,085.85	29	9,742.16	52	9,226.81
7	12,799.40	30	8,960.70	53	9,135.71
8	10,330.54	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	138,429.02
21	14,096.72	44	13,996.42	TRACT B	26,683.95
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			



**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

Scale: 1" = 80'

North Arrow

FINAL PLAT OF  
MANOR AT BAILEY FARMS, FIRST PLAT  
LOTS 1 thru 65 and TRACTS A thru C  
PART OF THE NE 1/4 OF SEC. 16-47-31  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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, LOTS 1 thru 65 and TRACTS A thru C".

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(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 "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 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.

Limited Access (LA): No driveways for Lots 15 or 25 will be allowed to access SE Bailey Farms PKWY.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Bailey Farms Homes Association, Inc. in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the Bailey Farms Homes Association, Inc. on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.

This is to certify that the within plat of "MANOR AT BAILEY FARMS, FIRST PLAT LOTS 1-65 and TRACTS A thru C" 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. \_\_\_\_\_.

OWNERSHIP AFFIDAVIT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

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\_\_

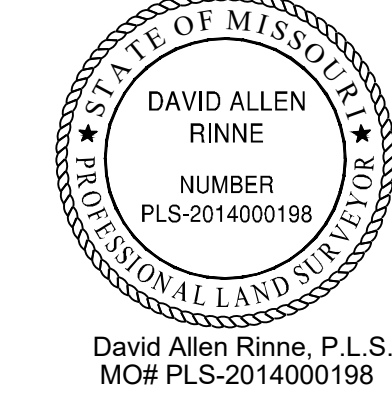
By \_\_\_\_\_  
Houdin Honarvar

Subscribed and sworn to before me this this \_\_\_ day of \_\_\_\_\_, 202\_\_

Notary Public \_\_\_\_\_

Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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.

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

**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 #LS200200859-F

DATE	10/22/2024
DRAWN BY	JWT
CHECKED BY	SCH
PROJ. NO.	21-130

FINAL PLAT OF  
MANOR AT BAILEY FARMS  
FIRST PLAT  
SHEET NO. 2 OF 2