FINAL PLAT OF

CORNERSTONE AT BAILEY FARMS, FIRST PLAT

LOTS 196 thru 232 and TRACT A

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

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

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
(LOTS 1-24)
LOT WIDTH REDUCTION FROM 60' TO 50'
(LOTS 25-37)
ALLOW A BLOCK LENGTH OF 720'

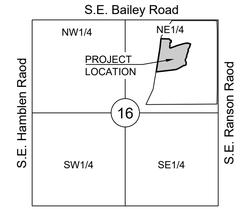
LOT #	AREA (SF)	LOT #	AREA (SF)
196	6,221.26	216	6,942.16
197	6,000.00	217	6,086.40
198	6,287.04	218	7,440.18
199	6,622.14	219	9,066.07
200	6,509.41	220	13,482.72
201	7,042.16	221	11,206.94
202	7,038.07	222	13,150.75
203	6,425.42	223	11,349.19
204	6,000.00	224	11,298.49
205	6,060.00	225	10,814.20
206	9,548.07	226	16,291.55
207	6,651.56	227	13,611.69
208	9,431.56	228	11,638.21
209	9,590.02	229	10,080.00
210	8,648.83	230	10,866.55
211	8,893.42	231	11,693.01
212	7,244.50	232	13,744.79
213	6,990.84	TRACT A	170,378.53
214	7,369.20		
215	7,301.80		

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	992845.5541	2833394.7062
2	992101.3507	2832398.2923
3	993016.8216	2832577.2911



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 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 the Point of Beginning; thence 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 50.00 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 39 seconds West, a radius of 525.00 feet, a central angle of 10 degrees 36 minutes 48 seconds and an arc length of 97.25 feet; thence South 61 degrees 12 minutes 35 seconds West, a distance of 33.27 feet; thence North 87 degrees 57 minutes 47 seconds West, a distance of 35.88 feet; thence South 59 degrees 41 minutes 52 seconds West, a distance of 109.64 feet; thence South 64 degrees 02 minutes 11 seconds West, a distance of 52.77 feet; thence South 69 degrees 21 minutes 02 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 251.91 feet; thence South 86 degrees 43 minutes 45 seconds East, 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 16.18 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 South 00 degrees 17 minutes 36 seconds West, a distance of 50.00 feet; thence North 89 degrees 42 minutes 24 seconds West, a distance of 21.12 feet; thence South 45 degrees 17 minutes 36 seconds West, a distance of 19.64 feet; thence South 00 degrees 17 minutes 36 seconds West, a distance of 21.71 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 225.00 feet, a central angle of 07 degrees 31 minutes 24 seconds and an arc length of 29.54 feet; thence South 07 degrees 49 minutes 00 seconds West, a distance of 58.93 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 175.00 feet, a central angle of 13 degrees 53 minutes 40 seconds and an arc length of 42.44 feet; thence North 72 degrees 17 minutes 26 seconds East, a distance of 237.41 feet; thence North 76 degrees 02 minutes 11 seconds East, a distance of 190.00 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 to the Point of Beginning, and containing 13.6246 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 "CORNERSTONE AT BAILEY FARMS, FIRST PLAT LOTS 196 thru 232 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.

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.

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 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.

Building Lines: Building lines(B/L) 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.

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.

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.

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:_____

This is to certify that the within plat of "CORNERSTONE AT BAILEY FARMS, FIRST PLAT LOTS 196 thru 232 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
Aimee Nassif - Interim Director of Development Services	Jackson County Assessor Office Date

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/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE
- FOUND 2" ALUMINUM CAP W/ MO LS20022008859 IN CONCRETE.

Street CL Curve Table

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

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".

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

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 10-15-2024	FINAL PLAT OF CORNERSTONE AT BAILEY FARMS, FIRST PLAT
DRAWN BY JWT	
CHECKED BY SCH	
PROJ. NO. 21-136	SHEET NO. 1

I:\PROJECTS\2021\21-136\2.0 Survey\3.0 Plat\21-136F.dwg, Plat-24x36, 1:1