

FINAL PLAT OF RETREAT AT BAILEY FARMS, SECOND PLAT

LOTS 135 thru 144, 149 thru 176 and TRACTS C and D

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

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 284.21 feet; thence South 01 degrees 52 minutes 06 seconds West, a distance of 20.00 feet to a point on the South right-of-way line of Southeast Bailey Road as now established, said point being the Northwest corner of BAILEY FARMS, HOMESTEAD, a Minor Plat in the said City of Lee's Summit, said point being the Point of Beginning; thence along the Westerly and Southerly lines of said BAILEY FARMS, HOMESTEAD for the following three courses, South 01 degrees 52 minutes 06 seconds West, a distance of 37.54 feet; thence South 48 degrees 15 minutes 16 seconds East, a distance of 228.42 feet; thence South 88 degrees 51 minutes 03 seconds East, a distance of 74.86 feet to a point 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; thence along said Westerly right-of-way for the following two courses, South 01 degrees 08 minutes 57 seconds West, a distance of 93.30 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 11419.16 feet, a central angle of 00 degrees 48 minutes 36 seconds and an arc length of 161.41 feet to the Northeast corner of RETREAT AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit; thence along the North line of said RETREAT AT BAILEY FARMS, FIRST PLAT for the following twelve courses, North 87 degrees 39 minutes 25 seconds West, a distance of 161.34 feet; thence North 02 degrees 20 minutes 35 seconds East, a distance of 18.12 feet; thence North 87 degrees 39 minutes 25 seconds West, a distance of 50.00 feet; thence South 02 degrees 20 minutes 35 seconds West, a distance of 19.64 feet; thence South 02 degrees 20 minutes 35 seconds West, a distance of 50.00 feet; thence South 02 degrees 20 minutes 35 seconds West, a distance of 106.11 feet; thence South 89 degrees 47 minutes 51 seconds West, a distance of 61.41 feet; thence South 77 degrees 38 minutes 09 seconds West, a distance of 223.38 feet; thence South 80 degrees 33 minutes 36 seconds West, a distance of 37.94 feet; thence South 86 degrees 37 minutes 55 seconds West, a distance of 78.81 feet; thence North 70 degrees 02 minutes 32 seconds West, a distance of 87.77 feet to a point on the Easterly right of way line of Southeast Bailey Farms Parkway as platted in MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in the said City of Lee's Summit; thence along said Easterly right of way line for the following twelve courses, North 19 degrees 48 minutes 07 seconds East, a distance of 107.74 feet; thence North 72 degrees 02 minutes 46 seconds East, a distance of 22.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 50.00 feet; thence North 32 degrees 26 minutes 32 seconds West, a distance of 22.00 feet; thence North 19 degrees 48 minutes 07 seconds East, a distance of 173.01 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 375.00 feet, a central angle of 12 degrees 43 minutes 56 seconds and an arc length of 83.33 feet; thence North 62 degrees 58 minutes 13 seconds East, a distance of 27.00 feet; thence North 03 degrees 55 minutes 13 seconds East, a distance of 50.00 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 110.80 feet; thence North 47 degrees 27 minutes 11 seconds East, a distance of 42.00 feet; thence North 01 degrees 52 minutes 06 seconds East, a distance of 10.00 feet to a point on the said South right-of-way line of Southeast Bailey Road; thence along said South right of way line, South 88 degrees 07 minutes 54 seconds East, a distance of 265.14 feet to the Point of Beginning, and containing 6.9044 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, SECOND PLAT, LOTS 135 thru 144, 149 thru 179 and TRACTS C and D".

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, 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 "Sidewalk Easement" or "S/W/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, SECOND PLAT", unless specific application is made and approved by the city engineer.

Tracts "C" and "D" are 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.

This is to certify that the within plat of "RETREAT AT BAILEY FARMS, SECOND PLAT, LOTS 135 thru 144, 149 thru 179 and TRACTS C and D" 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	Date	Jackson County Assessor Office	Date

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 TIMBERLAKE 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 _____, 2025

By _____
Houdin Honarvar
Subscribed and sworn to before me this ___ day of _____, 2025

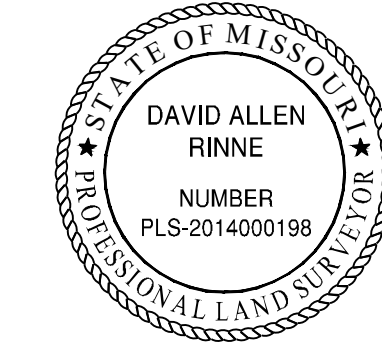
Notary Public

Print Name

My Commission Expires: _____

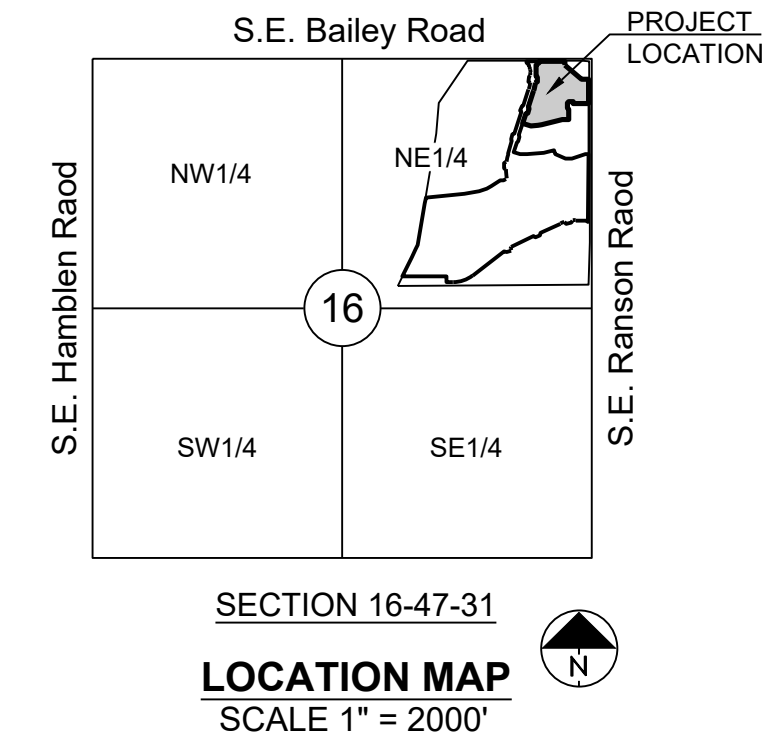
OWNER/DEVELOPER:
DOMAIN TIMBERLAKE MULTISTATE, LLC, 520 Madison Avenue, 21st floor New York, NY 10022

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-24-2024 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, P.L.S.
M.O. PLS-2014000198

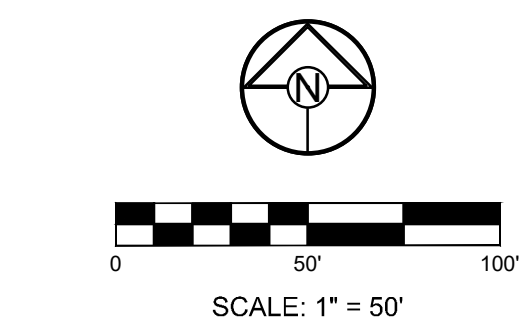
DATE	6/17/2025	FINAL PLAT OF RETREAT AT BAILEY FARMS SECOND PLAT
DRAWN BY	JWT	
CHECKED BY	SCH	
PROJ. NO.	25-040	
SHEET NO. 1		



LOT #	AREA (SF)	LOT #	AREA (SF)
135	8,013.68	159	5,701.79
136	6,039.56	160	5,048.54
137	6,577.75	161	4,981.12
138	4,800.39	162	5,177.91
139	4,800.00	163	7,290.49
140	4,800.00	164	10,713.62
141	4,800.00	165	5,705.62
142	4,800.00	166	5,069.67
143	4,827.69	167	6,390.89
144	7,191.31	168	8,643.21
149	5,211.80	169	8,681.54
150	5,660.39	170	8,752.72
151	6,341.05	171	6,808.17
152	7,209.07	172	5,276.38
153	8,170.35	173	5,394.00
154	6,065.83	174	5,511.62
155	5,553.92	175	6,002.55
156	5,553.92	176	9,041.70
157	6,065.83	TRACT C	7,451.91
158	6,407.36		

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



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

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