

BILL NO. 25-025

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "MANOR AT BAILEY FARMS, FIRST PLAT, LOTS 1 THRU 65 AND TRACTS A THRU C", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-431, submitted by Clayton Properties Group, Inc., requesting approval of the final plat entitled "Manor at Bailey Farms, First Plat, Lots 1 thru 65 and Tracts A thru C", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on January 9, 2025, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

Section 1. That the final plat entitled "Manor at Bailey Farms, First Plat, Lots 1 thru 65 and Tracts A thru C", is a subdivision in 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 982.82 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 04 SECONDS WEST A DISTANCE OF 28.62 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 1972I0108100 AND 1972I0108102, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES, SOUTH 02 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 671.76 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 39.48 FEET; THENCE NORTH 37 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 113.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 41 MINUTES 40 SECONDS AND AN ARC LENGTH OF 30.32 FEET; THENCE SOUTH 38 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 80 DEGREES 35 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 57 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 73 DEGREES 35 MINUTES 32 SECONDS WEST, A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 41 MINUTES 50 SECONDS AND AN ARC LENGTH OF 43.25 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 42 SECONDS WEST, A DISTANCE OF 227.17 FEET; THENCE SOUTH 22 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 63 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 50.14 FEET; THENCE NORTH 58 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 42 SECONDS WEST, A DISTANCE OF 257.99 FEET; THENCE SOUTH 22 DEGREES 22 MINUTES 31 SECONDS WEST, A DISTANCE OF 22.00 FEET TO A

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POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A INITIAL TANGENT BEARING OF SOUTH 21 DEGREES 55 MINUTES 37 SECONDS EAST, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 52 MINUTES 51 SECONDS AND AN ARC LENGTH OF 23.09 FEET; THENCE SOUTH 73 DEGREES 57 MINUTES 14 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 65 DEGREES 01 MINUTES 10 SECONDS WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 53 DEGREES 59 MINUTES 26 SECONDS WEST, A DISTANCE OF 416.11 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 51 MINUTES 32 SECONDS AND AN ARC LENGTH OF 218.05 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.64 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 57 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 482.70 FEET; THENCE NORTH 27 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 381.07 FEET; THENCE NORTH 12 DEGREES 12 MINUTES 54 SECONDS EAST, A DISTANCE OF 486.35 FEET; THENCE NORTH 86 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 418.42 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 157.41 FEET; THENCE NORTH 69 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 81.53 FEET; THENCE NORTH 64 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 52.77 FEET; THENCE NORTH 59 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 109.64 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 35.88 FEET; THENCE NORTH 61 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 33.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 08 DEGREES 40 MINUTES 09 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 NORTH 38 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 05 DEGREES 51 MINUTES 26 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 52 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 10 DEGREES 27 MINUTES 49 SECONDS EAST, 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 NORTH 19 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 144.90 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 50.00 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 237.37 FEET; THENCE NORTH 31 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 19 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 34 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 19 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 175.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 12 SECONDS AND AN ARC LENGTH OF 70.73 FEET; THENCE NORTH 46 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 03 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 48 DEGREES 23

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MINUTES 21 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 NORTH 05 DEGREES 07 MINUTES 00 SECONDS EAST A RADIUS OF 139.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 43 SECONDS, AND AN ARC LENGTH OF 32.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 08 DEGREES 04 MINUTES 43 SECONDS WEST, A RADIUS OF 2873.75 FEET, A CENTRAL ANGLE OF 00 DEGREES 36 MINUTES 09 SECONDS AND AN ARC LENGTH OF 30.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 08 DEGREES 40 MINUTES 51 SECONDS WEST, A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 57 SECONDS AND AN ARC LENGTH OF 27.62 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 06 SECONDS EAST, A DISTANCE OF 19.00 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 06 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.80 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES 03 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 07 DEGREES 04 MINUTES 11 SECONDS WEST, 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 SOUTH 19 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 173.01 FEET; THENCE SOUTH 32 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 235.21 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 50.00 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 107.51 FEET; THENCE SOUTH 70 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 71.96 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 24 SECONDS EAST, A DISTANCE OF 75.43 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 173.52 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 09 SECONDS EAST, A DISTANCE OF 112.66 FEET; THENCE SOUTH 12 DEGREES 21 MINUTES 51 SECONDS EAST, A DISTANCE OF 40.09 FEET; THENCE SOUTH 64 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 117.42 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.57 FEET; THENCE NORTH 72 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 149.25 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 03 SECONDS EAST, A DISTANCE OF 31.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 35.4276 ACRES, MORE OR LESS.

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SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Manor at Bailey Farms, First Plat, Lots 1 thru 65 and Tracts A thru C"

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor will, in accordance with Section 7.340 of the UDO, provide security in a form acceptable to the City to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be 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 TV, 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, shall waive, 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 any easement granted by this plat.

SECTION 6. That 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.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan and to all applicable requirements of the Code.

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SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Manor at Bailey Farms, First Plat, Lots 1 thru 65 and Tracts A thru C" attached hereto and incorporated herein by reference as Attachment A.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this ____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this ____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head