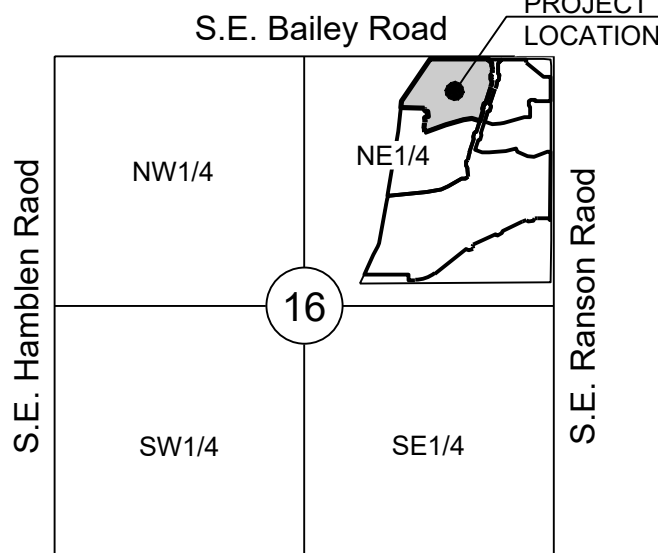


FINAL PLAT OF
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
LOTS 177 thru 195, 233 thru 251 and TRACTS E and F
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

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, SECOND PLAT, LOTS 177 thru 195, 233 thru 251 and TRACTS E and F".

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 Lee's Summit, Missouri, to locate, construct and maintain, or authorize the location, construction and maintenance of poles, wires, conduits, and/or structures for water, gas, sanitary sewer sewer, surface drainage channel, electricity, telephone, cable television, or for any other necessary public utility or services, any or all thereon, upon, over, or under those areas outlined or designated upon the plat, and to use the same for the purposes herein set forth, and to dedicate to public use on this plat. Grantor, or his heirs, assigns, 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 right 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 thereon 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" "SWE".

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 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, SECOND PLAT", unless specific application is made and approved by the city engineer.

Tracts "E" and "F" are to be owned by the Bailey Farms Homes Association, Inc. and used as common area. The maintenance responsibilities will be pursuant to the HOA agreement recorded for the Bailey Farms HOA. 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.

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. COORDINATE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRM map no. 2909CS0438G and no. 2909CS0439G, 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



David Allen Rinne, P.L.S
MO# PLS-2014000198

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.

DATE	07/01/2025
DRAWN BY	JWT
CHECKED BY	SCH
PROJ. NO.	25-04

FINAL PLAT OF
CORNERSTONE AT
BAILEY FARMS, SECOND PLAT

SHEET NO. 1

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
177	8,776.89	187	7,019.23	234	10,694.03	244	10,604.16
178	6,226.78	188	6,879.91	235	10,800.00	245	17,293.60
179	6,137.84	189	6,000.00	236	11,400.00	246	12,860.50
180	6,203.38	190	6,000.00	237	12,833.12	247	13,891.62
181	6,000.18	191	6,000.00	238	14,844.74	248	10,080.00
182	6,000.25	192	6,437.18	239	12,181.99	249	10,326.46
183	6,000.00	193	7,361.96	240	11,324.60	250	10,025.85
184	6,276.88	194	8,173.08	241	11,977.71	251	13,899.49
185	7,198.04	195	7,145.26	242	12,133.86	TRACT "E"	5,810.03
186	7,246.33	233	18,244.16	243	10,885.08	TRACT "F"	48,362.56

This is to certify that the within plat of "CORNERSTONE AT BAILEY FARMS, SECOND PLAT, LOTS 177 thru 195, 233 thru 251 and TRACTS E and F" 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
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Charles E. Touzinsky III - Planning Commission Sec. Date _____ George M. Binger, III, P.E. - City Engineer Date _____

Tracy L. Albers - Director of Development Services Jackson County Assessor Office Date

NW CORNER NE 1/4 SECTION 16-47-31, BRASS DISK

SE BAILEY ROAD

POINT OF BEGINNING, NW CORNER, SE. BAILEY RD. R/W MANOR AT BAILEY FARMS, FIRST PLAT

TRACT "F"

TRACT "E"

TRACT "H"

TRACT "A"

SE SILO ST

SE ARBORETUM DRIVE

SE BAILEY FARMS PKWY

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".

Point #	Northing	Easting
1	992845.5541	2833394.7062
2	993485.9742	2833505.7222
3	993016.8216	2832577.2911

OWNERSHIP AFFIDAVIT:

STATE OF _____

COUNTY OF _____

Before me personally appeared _____, authorized signatory for D _____ identified on this plat, and said property under the City of _____.

Dated this ____ day of _____,

By _____
Houdin Honarvar

Subscribed and sworn to before me on _____

Notary Public _____

Print Name _____

My Commission Expires: _____

LEGEND:

(####)	- LOT NUMERICAL ADDRESS
BL	- BUILDING LINE
CL	- CENTERLINE
E/E	- ELECTRICAL EASEMENT
D/E	- DRAINAGE EASEMENT
R/W	- RIGHT-OF-WAY
-----	- EXISTING LOT AND PROPERTY LINES
-----	- EXISTING PLAT AND R/W LINES
-----	- 5' SIDEWALK

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'

\\PROJECTS\2025\25-04\12.0 Survey\3.0 Plat\25-041 F.dwg, Plat-24x36, 1:1