

BILL NO. 26-117

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "RETREAT AT BAILEY FARMS, 2ND PLAT, LOTS 135 THRU 144, 149 THRU 176 & TRACTS C and D", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-155, submitted by Summit Homes, requesting approval of the final plat entitled "Retreat at Bailey Farms, 2nd Plat, Lots 135 thru 144, 149 thru 176 & Tracts C and D", 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 May 28, 2026, 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 "Retreat at Bailey Farms, 2nd Plat, Lots 135 thru 144, 149 thru 176 & Tracts C and D", 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:

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 1972I0108100 AND 1972I0108102; 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 47 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 42 DEGREES 39 MINUTES 25 SECONDS EAST, A DISTANCE OF 19.64 FEET; THENCE SOUTH 02 DEGREES 20 MINUTES 35 SECONDS WEST, A

BILL NO. 26-117

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 39 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 15.00 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.

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 "Retreat at Bailey Farms, 2nd Plat, Lots 135 thru 144, 149 thru 176 & Tracts C and D"

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

BILL NO. 26-117

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.

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 "Retreat at Bailey Farms, 2nd Plat, Lots 135 thru 144, 149 thru 176 & Tracts C and D" 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 _____, 2026.

Mayor *J. Beto Lopez*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

BILL NO. 26-117

APPROVED by the Mayor of said City this ____ day of _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head