

BILL NO. 26-118

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED, "CORNERSTONE AT BAILEY FARMS, 2ND PLAT, LOTS 177 THRU 195, 233 THRU 251 & TRACTS E and F", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-168, submitted by Summit Homes, requesting approval of the final plat entitled "Cornerstones at Bailey Farms, 2nd Plat, Lots 177 thru 195, 233 thru 251 & Tracts E and F", 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 "Cornerstones at Bailey Farms, 2nd Plat, Lots 177 thru 195, 233 thru 251 & Tracts E and F", 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 NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER, NORTH 88 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 683.34 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SOUTHEAST BAILEY ROAD RIGHT-OF-WAY AS PLATTED IN MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION IN THE SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE WESTERLY RIGHT OF WAY LINES OF SOUTHEAST BAILEY ROAD AND SOUTHEAST BAILEY FARMS PARKWAY AS PLATTED FOR THE FOLLOWING 15 COURSES, SOUTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 46 DEGREES 43 MINUTES 19 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 19.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 57 SECONDS AND AN ARC LENGTH OF 27.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 08 DEGREES 40 MINUTES 51 SECONDS EAST, 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 COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 08 DEGREES 04 MINUTES 43 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; THENCE SOUTH 48 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 46 DEGREES 56 MINUTES 16 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 SOUTH 07 DEGREES 19 MINUTES 55 SECONDS WEST, 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 SOUTH 19 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 175.17 FEET; THENCE SOUTH 70 DEGREES 51 MINUTES 34 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 31 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 19 DEGREES 48

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MINUTES 07 SECONDS WEST, A DISTANCE OF 123.37 FEET TO THE NORTHEAST CORNER OF LOT 227, CORNERSTONE AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION IN THE SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE NORTH LINE OF SAID CORNERSTONE AT BAILEY FARMS, FIRST PLAT FOR THE FOLLOWING 16 COURSES, NORTH 70 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 88.90 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF 89.93 FEET; THENCE SOUTH 76 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 72 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 237.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 06 DEGREES 04 MINUTES 40 SECONDS WEST, 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 07 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 58.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING 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 NORTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.71 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 19.64 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS EAST, A DISTANCE OF 21.12 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, A DISTANCE OF 21.12 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 24 SECONDS WEST, A DISTANCE OF 19.64 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING 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 NORTH 86 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 245.59 FEET; THENCE NORTH 07 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 68.27 FEET; THENCE NORTH 35 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 517.08 FEET TO A POINT ON THE SOUTH LINE OF SOUTHEAST BAILEY ROAD RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 88 DEGREES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF 620.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.4257 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 "Cornerstones at Bailey Farms, 2nd Plat, Lots 177 thru 195, 233 thru 251 & Tracts E and F"

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

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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.

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 "Cornerstones at Bailey Farms, 2nd Plat, Lots 177 thru 195, 233 thru 251 & Tracts E and F" 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*

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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*