



VIEW OF FRONT OF APARTMENT BUILDING N.T.S.

DETACHED GARAGE AREA SUMMARY		
GARAGE		GROSS AREA
1A		2484 SF
1B		2304 SF
1C		2304 SF
2A		2304 SF
2B		2304 SF
2C		2304 SF
3A		2304 SF
3B		2304 SF
3C		2304 SF
4A		2304 SF
4B		2304 SF
4C		2304 SF
GRAND TOTAL		27,828 SF

BUILDING AREA SUMMARY	
LEVEL	GROSS AREA - BUILDING 1
BASEMENT	11,772 SF
1ST FLOOR	18,452 SF
2ND FLOOR	17,896 SF
3RD FLOOR	17,802 SF
4TH FLOOR	12,340 SF
GRAND TOTAL	78,261 SF

LEVEL	GROSS AREA - BUILDINGS 1-4
GRAND TOTAL	313,044 SF

CLUBHOUSE AREA SUMMARY		
LEVEL	GROSS AREA	
BASEMENT T/S	4,936 SF	
1ST FLOOR	4,665 SF	
GRAND TOTAL	9,601 SF	

BUILDING 4 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR				
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1	
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2	
UNIT A2	1 BED / 1 BATH	739 SF	1	
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	1	

2ND FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

3RD FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B2 TYPE A	2 BED / 2 BATH	1,119 SF	1	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

4TH FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1
UNIT B2	2 BED / 2 BATH	1,119 SF	2
UNIT B3	2 BED / 2 BATH	1,063 SF	1

SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

BUILDING 3 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR				
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1	
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2	
UNIT A2	1 BED / 1 BATH	739 SF	1	
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	1	

2ND FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

3RD FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

4TH FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1	
UNIT B2	2 BED / 2 BATH	1,119 SF	2	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
GRAND TOTAL: 67				

SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

BUILDING 2 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1 TYPE A	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR				
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1	
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2	
UNIT A2	1 BED / 1 BATH	739 SF	1	
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	1	

2ND FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

3RD FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

4TH FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1	
UNIT B2	2 BED / 2 BATH	1,119 SF	2	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
GRAND TOTAL: 67				

SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

BUILDING 1 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR				
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1	
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2	
UNIT A2	1 BED / 1 BATH	739 SF	1	
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	1	

2ND FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

3RD FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
STUDIO ALT	1 BED / 1 BATH	507 SF	1	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT B2	2 BED / 2 BATH	1,119 SF	3	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
UNIT B4	2 BED / 2 BATH	1,122 SF	2	
UNIT C1	3 BED / 2 BATH	1,237 SF	2	

4TH FLOOR				
STUDIO	1 BED / 1 BATH	485 SF	2	
UNIT A1	1 BED / 1 BATH	752 SF	7	
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1	
UNIT B2	2 BED / 2 BATH	1,119 SF	2	
UNIT B3	2 BED / 2 BATH	1,063 SF	1	
GRAND TOTAL: 67				

SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

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SITE DATA

TOTAL LAND AREA	736.164 SF (16.9 AC)
TOTAL BUILDING FOOTPRINT	111,119 SF
TOTAL BUILDING AREA	336,720 SF
TOTAL RESIDENTIAL UNIT COUNT	268 UNITS
DENSITY (UNITS/ACRE)	+ 1 SHORT GUEST SUITE IN CLUBHOUSE 15.9/ACRE
PARKING	REF. CIVIL

PROJECT INFORMATION

PROJECT ADDRESS:
2840 SE BLUE PKWY
CITY: LEE'S SUMMIT, 64063
COUNTY: JACKSON
STATE: MO

LEGAL DESCRIPTION:
14-12-24 BG PT SIL NW1/4 NW1/4 32' E SW CR N 429.76' TO PT 233.50' S N/L S 1/2 1/4 1/4 E 754.55' N 233.50' TO PT N/L S 1/2 1/4 1/4 E ALG N/L TO NW CR S 1/2 NE1/4 NW1/4 S 313.50' E 474.64' TO PT 844.54' W E/L S 1

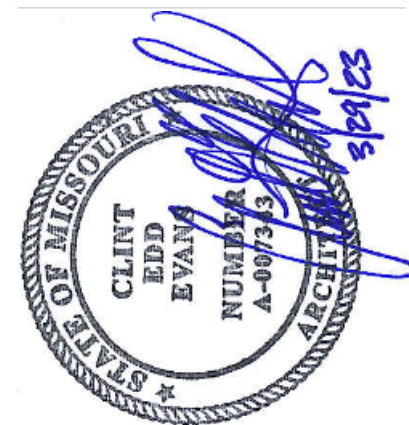
ABBREVIATIONS

	POUND OR NUMBER		HT	HEIGHT	H	VOL	VOLUME	V
&	AND	B	HVAC	HEATING, VENTILATION, AIR CONDITIONING	H	VR	VAPOR RETARDER	V
1R/1SH	ONE ROD, ONE SHELF	IBC		INTERNATIONAL BUILDING CODE	I	W	WASHER	W
2R/2SH	TWO ROD, TWO SHELVES	IN	INCH		I	W	WIDTH/WIDE	W
±	PLUS OR MINUS	INSUL		INSULATION	I	W/	WITH	W
@	AT	INT		INTERIOR	I	WC	WHEELCHAIR	W
A/C	AIR CONDITIONER / CONDITIONING	A	IRC	INTERNATIONAL RESIDENTIAL CODE	I	W/O	WITHOUT	W
ABV	ABOVE	A	JAN	JANITOR	J	WC	WATERCLOSET	W
ACT	ACOUSTICAL CEILING TILE	A	LCD	LIQUID CRYSTAL DISPLAY	L	WD	WOOD	W
ADA	AMERICANS WITH DISABILITY ACT	A	LED	LIGHT EMITTING DIODE	L	WH	WATER HEATER	W
AFF	ABOVE FINISH FLOOR	A	LEED	LEADERSHIP IN ENVIRONMENTAL DESIGN	L	WI	WROUGHT IRON	W
AHJ	AUTHORITY HAVING JURISDICTION	A	LLH	LONG LEG HORIZONTAL	L	WIC	WALK-IN CLOSET	W
AHU	AIR HANDLING UNIT	A	LLV	LONG LEG VERTICAL	L	WIN	WINDOW	W
AIA	AMERICAN INSTITUTE OF ARCHITECTS	A	LN	LINE	L	WK	WORK	W
ALT	ALTERNATE	A	LOC	LOCATION	L	WM	WALL MOUNT	W
ALUM	ALUMINUM	A	LVL	LEVEL	L	WP	WATERPROOF / WATERPROOFING	W
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	A	LVR	LOUVER	L	WT	WEIGHT	W
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	A	LWRD	LOWERED	L			
B/	BOTTOM OF	B	MACH	MACHINE	M			
BD	BOARD	B	MAINT	MAINTENANCE	M			
BLDG	BUILDING	B	MATL	MATERIAL	M			
BLK	BLOCK	B	MAX	MAXIMUM	M			
BLKG	BLKS	B	MDF	MEDIUM DENSITY FIBERBOARD	M			
BM	BEAM	B	ME	MECHANICAL EQUIPMENT	M			
BOT	BOTTOM	B	MECH	MECHANICAL	M			
BRG	BEARING	B	MEMB	MEMBRANE	M			
BSMT	BASEMENT	B	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING	M			
BTWN	BETWEEN	B	MFR	MANUFACTURER	M			
CAB	CABINET	C	MICRO	MICROWAVE	M			
CANT	CANTILEVER	C	MIN	MINIMUM	M			
CCD	CONSTRUCTION CHANGE DIRECTIVE	C	MIR	MIRROR	M			
CF	CUBIC FEET	C	MO	MASONRY OPENING	M			
CFM	CUBIC FEET PER MINUTE	C	MTD	MOUNTED	M			
CHAM	CHAMFER	C	MTL	METAL	M			
CIP	CAST IN PLACE	C	N.A.	NOT APPLICABLE	N			
CJ	CONTROL JOINT	C	N.S.F.	NET SQUARE FOOTAGE	N			
CL	CENTER LINE	C	NC	NON-COMBUSTIBLE	N			
CLG	CEILING	C	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	N			
CLO	CLOSET	C	NO.	NUMBER	N			
CLR	CLEAR	C	NOM	NOMINAL	N			
CM	CARBON MONOXIDE DETECTOR	C	NTS	NOT TO SCALE	N			
CMU	CONCRETE MASONRY UNIT	C	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	O			
CO	CASED OPENING	C	OH	OPPOSITE HAND	O			
COL	COLUMN	C	OHD	OVERHEAD	O			
CONC	CONCRETE	C	OPG	OPENING	O			
CONST	CONSTRUCTION	C	OPP	OPPOSITE	O			
CONT	CONTINUE / CONTINUOUS	C	P.T.	POST TENSION	P			
CONTR	CONTRACT / CONTRACTOR	C	PER	PERIMETER	P			
CORD	CORNDATE	C	PERF	PERFORATED	P			
CORR	CORRIDOR	C	PERP	PERPENDICULAR	P			
CRPT	CARPET	C	PL	PLATE LINE	P			
CSMT	CASEMENT	C	PLBG	PLUMBING	P			
CTOP	COUNTERTOP	C	PNLG	PANELING	P			
D	DRYER	D	PR	PAIR	P			
DBL	DOUBLE	D	PROP	PROPERTY	P			
DEMO	DEMOLITION	D	QT	QUARRY TILE	Q			
DEPT	DEPARTMENT	D	QTB	QUARRY TILE BASE	Q			
DH	DOUBLE HUNG	D	QTY	QUANTITY	Q			
DIA	DIAMETER	D	R	RADIUS	R			
DISP	DISPOSAL	D	RD	ROUND	R			
DN	DOWN	D	RD	ROOF DRAIN	R			
DP	DEEP	D	RE:	REFERENCE	R			
DR	DOOR	D	REC.	RECESSED	R			
DS	DOWNSPOUT	D	REF	REFRIGERATOR	R			
DTL	DETAIL	D	REINF	REINFORCE/ED-ING	R			
DW	DISHWASHER	D	REQD	REQUIRE / REQUIRED	R			
DWG	DRAWING	D	RH	ROBE HOOK	R			
EA	EACH	E	RM	ROOM	R			
EIFS	EXTERIOR INSUL AND FINISH SYSTEM	E	RO	ROUGH OPENING	R			
EJ	EXPANSION JOINT	E	RUBR	RUBBER	R			
ELECT	ELECTRICAL	E	S.M.	SHEET METAL	S			

INDEX OF DRAWINGS

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A0.02	ALTA SURVEY	A3.12	WALL SECTIONS	A7.44	ROOF DETAILS
		A3.13	WALL SECTIONS	A7.45	ROOF DETAILS
		A3.14	WALL SECTIONS	A7.46	CLUB ROOF DETAILS
CIVIL		A3.15	WALL SECTIONS	A7.47	CLUB ROOF DETAILS
C1.00	GENERAL NOTES	A3.16	WALL SECTIONS	A7.50	HJS DETAILS
C1.01	GENERAL LAYOUT - OVERALL	A3.17	WALL SECTIONS	A7.51	MATERIAL TRANSITION DETAILS
C1.02	GENERAL LAYOUT - NORTH				
C1.03	GENERAL LAYOUT - SOUTH	A3.18	WALL SECTIONS		
C2.00	GRADING PLAN - NORTH	A3.19	WALL SECTIONS		
C2.01	GRADING PLAN - SOUTH	A3.20	STAIR PLANS & SECTIONS	S0.01	GENERAL NOTES
C2.02	SPOT ELEVATION & WALL PLAN - NORTH	A3.21	STAIR PLANS & SECTIONS	S0.02	TYPICAL WOOD DETAILS & SCHEDULES
C2.03	SPOT ELEVATION & WALL PLAN - SOUTH	A3.23	STAIR/ELEV DETAILS	S0.03	WOOD SHEARWALL SCHEDULES & DETAILS
C2.04	LIMESTONE WALL & PEDESTRIAN BRIDGE DETAILS	A3.24	STAIR/ELEV DETAILS	S0.04	STEEL SCHEDULES
				S0.05	WOOD SHRINKAGE & MOVEMENT
C3.00	UTILITY PLAN - NORTH			S0.10	CONCRETE SCHEDULES
C3.01	UTILITY PLAN - SOUTH	A4.00	UNIT PLAN-STUDIO	S0.20	TYPICAL WOOD DETAILS
C3.02	FIRE PROTECTION PLAN	A4.01	UNIT PLAN-STUDIO ALT	S0.21	TYPICAL WOOD DETAILS
C4.00	DRAINAGE MAP	A4.02	UNIT PLAN-A1	S0.22	TYPICAL WOOD DETAILS
C4.01	STORM CALCS	A4.03	UNIT PLAN-A1 ALT 3	S1.00	STAIR 1 FRAMING PLANS
C4.02	STORM SEWER LINE 100	A4.04	UNIT PLAN-A1 TYPE A	S1.01	STAIR 2 FRAMING PLANS
C4.03	STORM SEWER LINE 400	A4.05	UNIT PLAN-A2	S1.10	WOOD STAIR FRAMING SECTIONS
C4.04	STORM SEWER LINE 500	A4.06	UNIT PLAN-B2	S1.20	BALCONY FRAMING PLANS
C4.05	STORM SEWER LINES 600 & 700	A4.07	UNIT PLAN-B2 ALT 1 & 2	S1.21	BALCONY FRAMING PLANS
C4.06	STORM SEWER LINES 800 & 1000	A4.08	UNIT PLAN-B2 TYPE A	S1.30	WOOD BALCONY FRAMING SECTIONS
C4.07	STORM DETAILS	A4.09	UNIT PLAN-B3	S2.00	LOWER LEVEL FOUNDATION PLAN
C4.08	STORM DETAILS	A4.10	UNIT PLAN-B4	S2.01	1ST FLOOR FRAMING & FOUNDATION PLAN
C4.09	STORM DETAILS	A4.11	UNIT PLAN-C1		
C5.00	PRE-CONSTRUCTION EROSION CONTROL PLAN	A4.12	UNIT PLAN-C1 TYPE A	S2.02	2ND FLOOR FRAMING PLAN
				S2.03	3RD FLOOR FRAMING PLAN
C5.01	EROSION CONTROL PLAN			S2.04	4TH FLOOR FRAMING PLAN
C5.02	POST-CONSTRUCTION EROSION CONTROL PLAN	A5.00	CLUB FOUNDATION PLAN	S2.05	ROOF FRAMING PLAN
		A5.01	CLUB BASEMENT PLAN	S2.06	SHEARWALL PLAN
C5.03	EROSION CONTROL DETAILS	A5.02	CLUB BASEMENT RCP	S2.10	CLUBHOUSE FOUNDATION PLAN
C5.04	EROSION CONTROL DETAILS	A5.03	CLUB 1ST FLOOR PLAN	S2.11	CLUBHOUSE 1ST FLOOR FRAMING PLAN
C5.05	OUTLET STRUCTURE	A5.04	CLUB 1ST FLOOR RCP	S2.12	CLUBHOUSE ROOF FRAMING PLAN
C6.00	SANITARY SEWER LINE A (PRIVATE)	A5.05	CLUB ROOF PLAN	S3.00	FOUNDATION SECTIONS
C6.01	SANITARY SEWER LINE A (PRIVATE)	A5.10	CLUB ELEVATION	S3.01	FOUNDATION SECTIONS
C6.02	SANITARY SEWER DETAILS	A5.11	CLUB ELEVATION	S3.02	FOUNDATION SECTIONS
C7.00	WATER LINE A	A5.20	CLUB WALL SECTIONS	S3.10	CONCRETE SECTIONS
C7.01	WATER LINE A	A5.21	CLUB WALL SECTIONS	S3.20	STEEL FRAMING SECTIONS
C7.02	WATER DETAILS	A5.22	CLUB WALL SECTIONS	S3.30	WOOD FLOOR FRAMING SECTIONS
C7.03	WATER DETAILS	A5.23	CLUB WALL SECTIONS	S3.31	WOOD FLOOR FRAMING SECTIONS
C8.00	GENERAL DETAILS	A5.24	CLUB WALL SECTIONS	S3.32	WOOD FLOOR FRAMING SECTIONS
		A5.25	CLUB WALL SECTIONS	S3.40	WOOD ROOF FRAMING SECTIONS
		A5.26	CLUB STAIR SECTIONS	S3.41	WOOD ROOF FRAMING SECTIONS
SITE AMENITY		A5.27	CLUB ELEVATOR SECTIONS	S3.42	CLUBHOUSE ROOF FRAMING SECTIONS
SP1.00	SITE AMENITY	A5.50	CLUB INTERIOR ELEVATIONS	S3.43	CLUBHOUSE ROOF FRAMING SECTIONS
SP1.01	SITE AMENITY	A5.51	CLUB INTERIOR ELEVATIONS	S4.00	DETACHED GARAGE PLANS & SECTIONS
SP1.02	SITE AMENITY	A5.51	CLUB INTERIOR ELEVATIONS	S4.01	CARPOR T PLANS & SECTIONS
SP1.03	SITE AMENITY	A5.52	CLUB INTERIOR ELEVATIONS	S4.02	TRASH ENCLOSURE PLANS & SECTIONS
SP1.04	SITE AMENITY	A5.53	CLUB INTERIOR ELEVATIONS		
		A5.60	GARAGE 1A - PLANS		
LANDSCAPE		A5.61	GARAGE 1A - ELEV		
L1.00	LANDSCAPE COVER	A5.62	GARAGE 4C - PLANS	MEP	
L1.01	OVERALL LANDSCAPE PLAN	A5.63	GARAGE 4C - ELEV	ME1.01	SYMBOLS LEGEND
L1.02	BUILDING A LANDSCAPE PLAN	A5.64	GARAGE 3C,4A,4B - PLANS	ME1.02	SITE PLAN - NORTH
L1.03	BUILDING B LANDSCAPE PLAN	A5.65	GARAGE 3C,4A,4B - ELEV	ME1.03	SITE PLAN - SOUTH
L1.04	BUILDING C LANDSCAPE PLAN	A5.66	GARAGE 3A,3B - PLANS	ME2.01	GARAGE / TRASH ENCLOSURES
L1.05	BUILDING D LANDSCAPE PLAN	A5.67	GARAGE 3A,3B - ELEV		
L1.06	CLUBHOUSE LANDSCAPE PLAN	A5.68	GARAGE 1B,1C,2A,2B,2C - PLANS	P1.10	LOWER LEVEL PLUMBING
L1.07	LAKE LANDSCAPE PLAN	A5.69	GARAGE 1B,1C,2A,2B,2C - ELEV	P1.11	1ST FLOOR PLUMBING
L1.08	MONUMENT SIGN LANDSCAPE PLAN	A5.70	GARAGE SECTIONS	P1.12	2ND FLOOR PLUMBING
L1.09	LANDSCAPE DETAILS	A5.71	GARAGE SECTIONS	P1.13	3RD FLOOR PLUMBING
L1.10	LANDSCAPE DETAILS	A5.90	CARPOR T	P1.14	4TH FLOOR PLUMBING
		A5.95	TRASH ENCLOSURES	P1.15	ROOF PLAN PLUMBING
				P1.16	CLUBHOUSE PLUMBING
ARCHITECTURE				P1.17	CLUBHOUSE PLUMBING
A0.10	CODE			P2.10	UNIT PLUMBING
A0.11	CODE	A6.00	DOOR SCHEDULE	P2.11	UNIT PLUMBING
A0.20	TYPE "A" UNIT ACCESSIBILITY INFO	A6.01	CLUB DOOR SCHEDULE	P2.12	UNIT PLUMBING
A0.21	TYPE "B" UNIT ACCESSIBILITY INFO	A6.10	WINDOW SCHEDULE	P3.01	PLUMBING RISER
A0.22	COMMON AREA ACCESSIBILITY INFO	A6.11	CLUB WINDOW SCHEDULE	P3.02	PLUMBING RISER
A0.30	RATED ASSEMBLIES	A6.12	CLUB WINDOW SCHEDULE	P3.03	PLUMBING RISER
A0.31	RATED ASSEMBLIES				
A0.32	RATED ASSEMBLIES				
		A7.10	FOUNDATION DETAILS		
		A7.11	CLUB FOUNDATION DETAILS		
A1.00	BASEMENT FOUNDATION PLAN	A7.20	BALCONY DETAILS	M1.10	LOWER LEVEL HVAC
A1.01	BASEMENT PLAN	A7.21	BALCONY DETAILS	M1.11	1ST FLOOR PLAN HVAC
A1.02	1st FLOOR SLAB PLAN	A7.22	BALCONY DETAILS	M1.12	2ND FLOOR PLAN HVAC
A1.03	1st FLOOR PLAN	A7.23	BALCONY DETAILS	M1.13	3RD FLOOR PLAN HVAC
A1.04	2nd FLOOR PLAN	A7.24	BALCONY DETAILS	M1.14	4TH FLOOR PLAN HVAC
A1.05	3rd FLOOR PLAN	A7.25	BALCONY DETAILS	M1.15	ROOF PLAN PLAN HVAC
A1.06	4th FLOOR PLAN	A7.30	EXTERIOR WALL DETAILS	M1.16	CLUBHOUSEPLAN HVAC
A1.07	ROOF PLAN	A7.31	CLUB EXTERIOR WALL DETAILS	M1.18	UNIT PLAN HVAC
		A7.40	ROOF DETAILS	M2.10	UNIT PLAN HVAC
		A7.41	ROOF DETAILS		
A2.00	EXTERIOR ELEVATIONS				

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**A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO**


DRAWING RELEASE LOG

△ REVISIONS:

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ROBBINS TRUST PARTNERS LLC

NW 1/4, SEC. 11 - TWP. 47 N. - RGE. 31 W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION: AS PROVIDED BY COFFELT LAND TITLE, INC.

TRACT I:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, NORTH 87 DEGREES 55 MINUTES 11 SECONDS WEST A DISTANCE OF 881.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 25 MINUTES 41 SECONDS WEST A DISTANCE OF 1179.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02 DEGREES 26 MINUTES 28 SECONDS WEST, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 32 SECONDS AND AN ARC LENGTH OF 62.28 FEET; THENCE SOUTH 20 DEGREES 17 MINUTES 01 SECONDS WEST A DISTANCE OF 70.61 FEET; THENCE NORTH 69 DEGREES 42 MINUTES 59 SECONDS WEST A DISTANCE OF 110.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 01 SECONDS AND AN ARC LENGTH OF 94.71 FEET; THENCE SOUTH 85 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 219.85 FEET TO A POINT OF THE WEST LINE OF THE EAST ONE HALF OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF ASBURY PARK, A SUBDIVISION IN JACKSON COUNTY RECORDED AS DOCUMENT NUMBER 19970012968; THENCE ALONG SAID WEST LINE OF THE EAST ONE HALF AND THE EAST LINE OF SAID ASBURY PARK AND THE NORTHERLY EXTENSION THEREOF, NORTH 02 DEGREES 26 MINUTES 28 SECONDS EAST A DISTANCE OF 1250.38 FEET TO THE NORTHWEST CORNER OF THE SAID EAST ONE HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 11; THENCE ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER, SOUTH 87 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 434.36 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT II:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER, THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 107.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 15 MINUTES 51 SECONDS AND AN ARC LENGTH OF 299.83 FEET; THENCE SOUTH 34 DEGREES 59 MINUTES 47 SECONDS WEST A DISTANCE OF 398.40 FEET; THENCE NORTH 54 DEGREES 59 MINUTES 26 SECONDS WEST A DISTANCE OF 111.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 287.60 FEET, A CENTRAL ANGLE OF 14 DEGREES 14 MINUTES 24 SECONDS AND AN ARC LENGTH OF 61.44 FEET; THENCE NORTH 69 DEGREES 42 MINUTES 59 SECONDS WEST A DISTANCE OF 201.56 FEET; THENCE NORTH 20 DEGREES 17 MINUTES 01 SECONDS EAST A DISTANCE OF 70.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 32 SECONDS AND AN ARC LENGTH OF 62.28 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST A DISTANCE OF 1179.56 FEET TO A POINT OF THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 881.87 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT III:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 1580.17 FEET TO THE CENTERLINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014E0064945 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES, NORTH 80 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 6.24 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 41 MINUTES 14 SECONDS AND AN ARC LENGTH OF 807.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 19 DEGREES 39 MINUTES 36 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 21 MINUTES 13 SECONDS AND AN ARC LENGTH OF 337.19 FEET; THENCE NORTH 34 DEGREES 59 MINUTES 47 SECONDS EAST A DISTANCE OF 826.35 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 15 MINUTES 51 SECONDS AND AN ARC LENGTH OF 299.83 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 107.67 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT IV:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 1580.17 FEET TO THE CENTERLINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014E0064945 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES, NORTH 80 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 6.24 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 41 MINUTES 14 SECONDS AND AN ARC LENGTH OF 807.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 19 DEGREES 39 MINUTES 36 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 21 MINUTES 13 SECONDS AND AN ARC LENGTH OF 337.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 45 DEGREES 49 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 25 MINUTES 30 SECONDS AND AN ARC LENGTH OF 564.23 FEET TO A POINT OF THE WEST LINE OF THE EAST ONE HALF OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF ASBURY PARK, A SUBDIVISION IN JACKSON COUNTY RECORDED AS DOCUMENT NUMBER 19970012968; THENCE ALONG SAID WEST LINE OF THE EAST ONE HALF AND THE EAST LINE OF SAID ASBURY PARK, NORTH 02 DEGREES 26 MINUTES 28 SECONDS EAST A DISTANCE OF 364.16 FEET; THENCE, NORTH 85 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 219.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42 DEGREES 34 MINUTES 58 SECONDS, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 01 SECONDS AND AN ARC LENGTH OF 94.71 FEET; THENCE, SOUTH 69 DEGREES 42 MINUTES 59 SECONDS EAST A DISTANCE OF 311.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67 DEGREES 13 MINUTES 50 SECONDS EAST A RADIUS OF 287.60 FEET, A CENTRAL ANGLE OF 12 DEGREES 14 MINUTES 24 SECONDS AND AN ARC LENGTH OF 61.44 FEET; THENCE, SOUTH 54 DEGREES 59 MINUTES 26 SECONDS EAST A DISTANCE OF 111.55 FEET; THENCE, SOUTH 34 DEGREES 59 MINUTES 47 SECONDS WEST A DISTANCE OF 427.94 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

ALTANSPS TABLE A NOTES:

- MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
- PER THE JACKSON COUNTY ONLINE GIS THE PHYSICAL ADDRESS OF THE SUBJECT TRACT HAS NOT BEEN ASSIGNED AT THE TIME OF SURVEY.
- ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C04416, MAP REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C04450, MAP REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C04376, MAP REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C04396, MAP REVISED JANUARY 20, 2017 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.
- TRACT I CONTAINS A TOTAL OF 544,977 SQUARE FEET OR 12.51 ACRES MORE OR LESS.
TRACT II CONTAINS A TOTAL OF 1,069,428 SQUARE FEET OR 24.55 ACRES MORE OR LESS.
TRACT III CONTAINS A TOTAL OF 792,501 SQUARE FEET OR 18.19 ACRES MORE OR LESS.
TRACT IV CONTAINS A TOTAL OF 254,185 SQUARE FEET OR 5.84 ACRES MORE OR LESS.
FOR A COMBINED TOTAL OF 2,661,091 SQUARE FEET OR 61.09 ACRES MORE OR LESS.

6A. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT DATED JULY 12, 2022 THE CITY OF LEE'S SUMMIT, MISSOURI. THE SUBJECT PROPERTY IS CURRENTLY ZONED PLANNED SINGLE FAMILY RESIDENTIAL "RP-1" FOR TRACT 1, PLANNED APARTMENT RESIDENTIAL "RP-4" FOR TRACTS 2 AND 3 AND PLANNED COMMERCIAL "CP-2" FOR TRACT 4.

6B. SEE ZONING TABLE AND DRAWING FOR SETBACK INFORMATION.

7. THERE WERE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE WERE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

NOTE: THIS SURVEY MAKES NO CLAIMS THAT THE QUANTITY, SIZE OR DIMENSIONS OF ANY PARKING STALLS ON THIS PROPERTY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION'S REQUIREMENTS.

11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 221821225. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

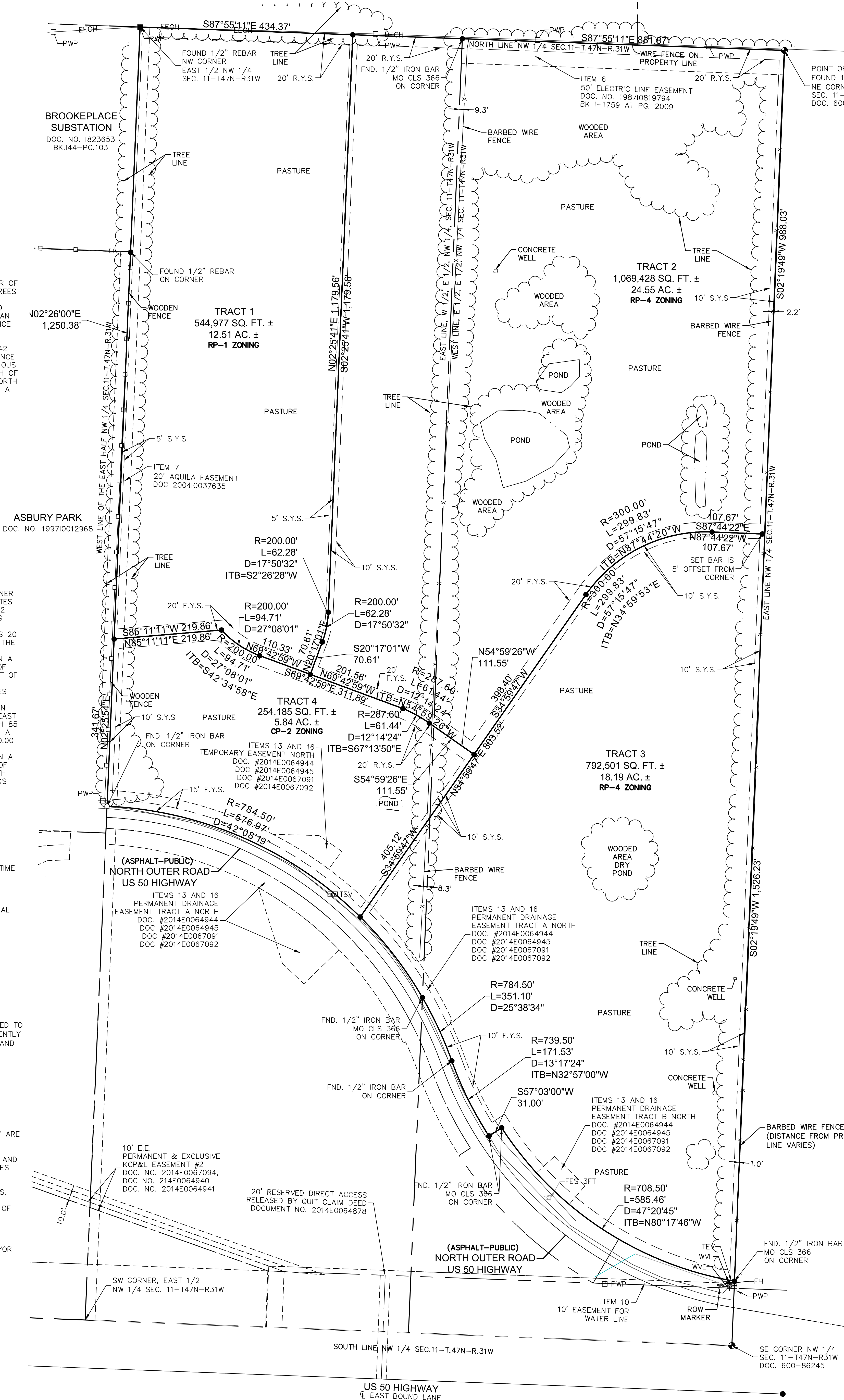
16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS OF THE TIME OF SURVEY ON THE SUBJECT PROPERTY.

17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

18. THE PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT TRACT.

SURVEY PREPARED FOR:

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082



TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 6 - ELECTRIC LINE EASEMENT GRANTED TO UTILICORP UNITED INC. AS SET FORTH IN INSTRUMENT FILED 12/31/1987, UNDER DOCUMENT NO. 19870819794 IN BOOK 1-1759 AT PAGE 2009, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACTS I AND II)
-AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 7 - ELECTRIC AND COMMUNICATION LINE EASEMENT GRANTED TO UTILICORP UNITED INC. AS SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT NO. 20040037635, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACT I AND TRACT IV)
-AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 8 - RIGHT OF WAY GRANTED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 216792 IN BOOK 444 AT PAGE 47 AND THE INSTRUMENT RECORDED 0528/1964 AS DOCUMENT NO. 19640836571 IN BOOK 1692 AT PAGE 514. (AS TO TRACTS III AND IV)
-THIS ITEM DESCRIBES THE RIGHT-OF-WAY FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 9 - LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO U. S. ROUTE 50 CONVEYED BY THE INSTRUMENT RECORDED 05/28/1964 AS DOCUMENT NO. 19640836571 IN BOOK 1692 AT PAGE 514 AND BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0064878. (AS TO TRACTS III AND IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 10 - WATER LINE EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT OF JACKSON COUNTY, MISSOURI, NO. 14. AS SET FORTH IN INSTRUMENT FILED 10/25/1965, UNDER DOCUMENT NO. 19650872330 IN BOOK 1791 AT PAGE 64, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACT III)
-DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 11 - LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS AS SHOWN BY THE INSTRUMENT RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064936 AND THE INSTRUMENT RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064937 AND THE INSTRUMENT RECORDED 08/14/2014 AS DOCUMENT NO. 2014E0067093, AND THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0064938 AND DOCUMENT NO. 2014E0064939. (AS TO TRACTS III AND IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 12 - TERMS AND PROVISIONS OF THE EASEMENTS CONTAINED IN THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064940, AND DOCUMENT NO. 2014E0064941. (AS TO TRACTS III AND IV)
-DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 13 - TERMS AND PROVISIONS OF THE EASEMENTS CONTAINED IN THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064944 AND DOCUMENT NO. 2014E0064945. (AS TO TRACTS III AND IV)
-AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 14 - TERMS AND PROVISIONS OF THE QUIT CLAIM DEED FOR ENTRANCE RELINQUISHMENT IN LIMITED ACCESS RIGHT OF WAY RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064878. (AS TO TRACTS III AND IV)
-DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 15 - EASEMENTS AS CONTAINED IN THE WARRANTY DEEDS FILED AS DOCUMENT NO. 2014E0064940, AND 2014E0064941, AND 2014E0064942, AND 2014E0064943, AND 2014E0067094. (AS TO TRACTS III AND IV)
-DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 16 - EASEMENTS GRANTED TO THE STATE OF MISSOURI AS SHOWN IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0067091 AND AS DOCUMENT NO. 2014E0067092.
-AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 17 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO HIGHWAY NOW KNOWN AS ROUTE 50 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED RECORDED AS DOCUMENT NO. 19980061280 IN BOOK 1-3249 AT PAGE 1685. (AS TO TRACT IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 18 - TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN RESERVE AT BLACKWELL, LLC, BLACKWELL 55 LLC, RESIDENCES AT BLACKWELL, LLC, AND ONE TWENTY LLC AS ASSIGNEES OF GRIFFIN RILEY INVESTMENTS, LLC AND ROBBINS TRUST PARTNERS, LLC AND FORT HAYS STATE UNIVERSITY FOUNDATION, FILED 05/20/2022 AS DOCUMENT NO. 2022E0048413.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 19 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO HIGHWAY NOW KNOWN AS ROUTE 50 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED RECORDED AS DOCUMENT NO. 19980061280 IN BOOK 1-3249 AT PAGE 1685. (AS TO TRACT IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 20 - TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN RESERVE AT BLACKWELL, LLC, BLACKWELL 55 LLC, RESIDENCES AT BLACKWELL, LLC, AND ONE TWENTY LLC AS ASSIGNEES OF GRIFFIN RILEY INVESTMENTS, LLC AND ROBBINS TRUST PARTNERS, LLC AND FORT HAYS STATE UNIVERSITY FOUNDATION, FILED 05/20/2022 AS DOCUMENT NO. 2022E0048413.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 21 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO HIGHWAY NOW KNOWN AS ROUTE 50 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED RECORDED AS DOCUMENT NO. 19980061280 IN BOOK 1-3249 AT PAGE 1685. (AS TO TRACT IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 22 - TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN RESERVE AT BLACKWELL, LLC, BLACKWELL 55 LLC, RESIDENCES AT BLACKWELL, LLC, AND ONE TWENTY LLC AS ASSIGNEES OF GRIFFIN RILEY INVESTMENTS, LLC AND ROBBINS TRUST PARTNERS, LLC AND FORT HAYS STATE UNIVERSITY FOUNDATION, FILED 05/20/2022 AS DOCUMENT NO. 2022E0048413.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 23 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO HIGHWAY NOW KNOWN AS ROUTE 50 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED RECORDED AS DOCUMENT NO. 19980061280 IN BOOK 1-3249 AT PAGE 1685. (AS TO TRACT IV)
-THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 24 - TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN RESERVE AT BLACKWELL, LLC, BLACKWELL 55 LLC, RESIDENCES AT BLACKWELL, LLC, AND ONE TWENTY LLC AS ASSIGNEES OF GRIFFIN RILEY INVESTMENTS, LLC AND ROBBINS TRUST PARTNERS, LLC AND FORT HAYS STATE UNIVERSITY FOUNDATION, FILED 05/20/2022 AS DOCUMENT NO. 2022E0048413.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

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