



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

BUILDINGS 2,3,4 SAME AREA SUMMARY

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	2
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

GRAND TOTAL: 67
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

PROJECT TEAM

OWNER:
GRIFFIN RILEY PROPERTY GROUP
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CONTACT: DAN FOSTER

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, 64083
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 N1/2 1/4 1/4 E 754.55' N 233.50' TO PT N1/2 1/4 1/4 E ALG N1/2 TO NW CR S 1/2 NE1/4 NW1/4 S 313.50' E 474.84' TO PT 644.54' W E1/2 S 1/2 NE1/4 NW1/4 S 348.36' W 474.81' TO SE CR NW1/4 NW1/4 WALG SIL 1/4 1/4 1287.35' TO POB EX 1.656 AC EX 6.92 AC EX 3.83 AC & EX 1.10 AC & EX 3.66 AC 2.173 ACS MIL SHC 500

ZONING:
ZONING DESIGNATION: PUDMR

VICINITY MAP



GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, CODES AND AMENDMENTS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.
- THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
- DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS. IF DIMENSIONS APPEAR TO BE INSUFFICIENT OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENTS OF ALL SPECIFIED ITEMS AND WORK IS REQUIRED.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. HOWEVER, WHERE A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS OCCURS, WHICHEVER IS OF GREATER VALUE AND/OR QUANTITY WILL TAKE PRECEDENT. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR AND EACH SUBCONTRACTOR SHALL INSTALL ALL THEIR MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS TO MEET PRODUCT WARRANTY REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR AFFIRMATIVELY REPRESENTS THAT THEY ARE SKILLED AND EXPERIENCED IN THE PERFORMANCE OF WORK AS REQUIRED BY THIS PROJECT AND IN THE USE AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AGREES THAT IT SHALL BE CONCLUSIVELY PRESUMED THAT THE CONTRACTOR HAS EXERCISED HIS AFOREMENTIONED SKILL AND EXPERIENCE AND HAS FOUND THE DRAWINGS AND SPECIFICATIONS SUFFICIENT AND FREE FROM AMBIGUITIES, ERRORS, DISCREPANCIES, AND OMISSIONS FOR THE PURPOSE OF DETERMINING ITS CONTRACT FOR THE PERFORMANCE OF THE WORK IN CONFORMITY WITH THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY AND ARE RESPONSIBLE FOR ALL WORK PERTAINING TO THEIR TRADE REGARDLESS OF DRAWING OR SECTION OF SPECIFICATIONS IT IS WRITTEN OR DEPICTED IN. ALL COSTS SUBMITTED AND WORK PERFORMED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS WHETHER FULLY DEFINED BY THE DRAWINGS AND SPECIFICATIONS OR NOT. ANY DISCREPANCY AND/OR UNCERTAINTY SHOULD BE VERIFIED WITH THE ARCHITECT.
- IN NO CASE SHALL ANY CONTRACTOR PROCEED WITH WORK IN UNCERTAINTY.
- IF THE CONTRACTOR OR THE OWNER SELECTS OR SUBSTITUTES ANY ASSEMBLY, SYSTEM, PRODUCT, MATERIAL, OR DESIGN FOR THE PROJECT WITHOUT OR AGAINST THE ARCHITECT'S APPROVAL, THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THAT DECISION BY THE CONTRACTOR OR OWNER OR FOR THE PERFORMANCE OF SUCH ITEMS, AND THE ARCHITECT SHALL NOT BE REQUIRED TO ISSUE ANY OPINION OR CERTIFICATE WITH RESPECT TO SUCH ITEMS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF WORK BETWEEN ALL TRADES AND WILL IDENTIFY ALL BLOCKING, SURFACE PREPARATION AND SIMILAR ITEMS THAT ARE NECESSARILY PROVIDED BY ONE TRADE TO FACILITATE THE WORK OF ANY OTHER. ALL TRADES WILL BE REQUIRED TO REPORT ANY DEFICIENCIES ON THE PROJECT WHICH WOULD LEAD TO AN INCOMPLETE OR POOR-QUALITY FINISHED PRODUCT.
- EACH TRADE SHALL EXAMINE ALL SUBSURFACES AND WORK OF OTHERS THAT AFFECT THEIR INDIVIDUAL SCOPE OF WORK. REPORT IN WRITING, TO THE GENERAL CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS, EXCEPT FOR UNFORESEEN EXISTING CONDITIONS, WHICH MAY PROVE DETRIMENTAL TO THE WORK. FAILURE TO OBSERVE THIS INJUNCTION WILL CONSTITUTE A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY AND MAKE THIS CONTRACTOR RESPONSIBLE FOR ANY CORRECTION ARCHITECT MAY REQUIRE. COMMENCEMENT OF WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUBSURFACES.
- CONTRACT DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE CONSTRUCTED SIMILAR TO PARTS THAT ARE DETAILED, WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. WHENEVER THE CONTRACT DOCUMENTS REASONABLY IMPLY MATERIALS OR INSTALLATION AS NECESSARY TO PRODUCE THE INTENDED RESULTS, BUT DO NOT FULLY DETAIL OR SPECIFY SUCH MATERIALS, THE CONTRACTOR SHALL PROVIDE THE MATERIALS AND LABOR REQUIRED FOR INSTALLATION NONETHELESS.
- CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.
- DESIGN INTENT INCLUDES CONCEALING ALL PIPES, CONDUITS, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS AND CHASES, U.N.O.
- THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- DIMENSIONS NOTED AS "FIELD VERIFY" SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.
- PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT" (NIC), "FURNISHED BY OTHERS" (FBO) OR EXISTING.

PERMIT SET



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

DRAWING RELEASE LOG
• 3.24.2023 - PERMIT SUBMITTAL
• 4.5.2023 - ADD. #1

REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.

A0.00

~~EXTERIOR ELEVATIONS~~

A1.00	BASEMENT FOUNDATION PLAN
A1.01	BASEMENT PLAN
A1.02	1st FLOOR SLAB PLAN
A1.03	1st FLOOR PLAN
A1.04	2nd FLOOR PLAN
A1.05	3rd FLOOR PLAN
A1.06	4th FLOOR PLAN
A1.07	ROOF PLAN

A7.10	FOUNDATION DETAILS
A7.11	CLUB FOUNDATION DETAILS
A7.20	BALCONY DETAILS
A7.21	BALCONY DETAILS
A7.22	BALCONY DETAILS
A7.23	BALCONY DETAILS
A7.24	BALCONY DETAILS
A7.25	BALCONY DETAILS
A7.30	EXTERIOR WALL DETAILS
A7.31	EXTERIOR WALL DETAILS
A7.32	CLUB EXTERIOR WALL DETAILS

M1.10	LOWER LEVEL HVAC
M1.11	1ST FLOOR PLAN HVAC

T1.10	LOWER LEVEL TELECOM
T1.11	1ST FLOOR TELECOM
T1.12	2ND FLOOR TELECOM
T1.13	3RD FLOOR TELECOM
T1.14	4TH FLOOR TELECOM
T1.15	CLUBHOUSE TELECOM
T2.10	DETAILS
T2.11	DETAILS

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

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.

A0.01

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 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 12 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 59 MINUTES 26 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.

- 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.
- SEE ZONING TABLE AND DRAWING FOR SETBACK INFORMATION.
- THERE WERE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
- 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.

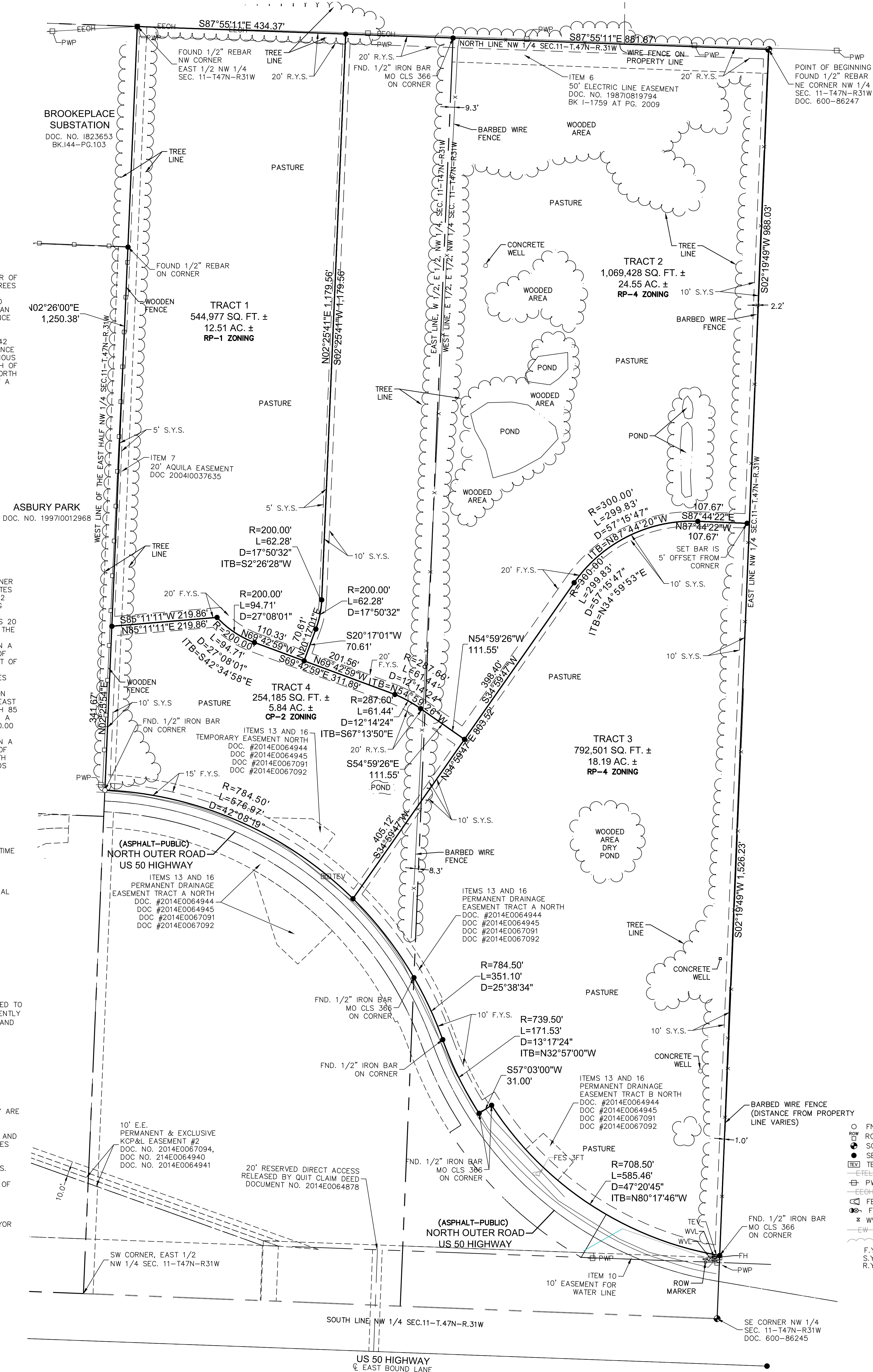
11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 221821225. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN 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.

- 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.
- 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.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCE THIS SURVEY WAS TAKEN FROM THE INFORMATIONAL TITLE REPORT, ISSUED BY COFFELT LAND TITLE, INC. COMMITMENT NO. 22058410 HAVING A DATE OF JULY 06, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT OBTAINED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE FROM GPS OBSERVATIONS USING THE MODOT VRS NETWORK.

ZONING:

ACCORDING TO THE DEVELOPMENT SERVICES STAFF REPORT BY THE CITY OF LEE'S SUMMIT, MISSOURI ON SEPTEMBER 23, 2021, THE EXISTING ZONING DESIGNATION IS PLANNED SINGLE FAMILY RESIDENTIAL "RP-1", PLANNED APARTMENT RESIDENTIAL "RP-4" AND PLANNED COMMERCIAL "CP-2".

PROPERTY SPECIFICATIONS:

- MIN. FRONT SETBACK
- 20' FOR BUILDINGS AND 25' FOR GARAGES IN RP-1 ZONING.
 - 20' FOR TOWNHOMES AND APARTMENTS IN RP-4 ZONING.
 - 25' FOR GARAGES IN RP-4 ZONING
 - 15' FOR RETAIL BUILDINGS IN CP-2 ZONING .

- MIN. SIDE SETBACK
- 5' FOR RP-1 ZONING.
 - 10' FOR RP-4 AND CP-2 ZONING .

- MIN. REAR SETBACK
- 20' FOR RP-1, RP-4, AND CP-2 ZONING.

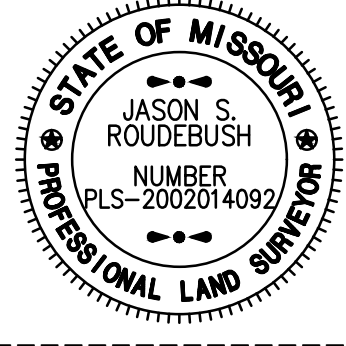
LEGEND

- FND FOUND MONUMENT
- ROW ROW MARKER
- SCR SECTION CORNER
- SET SET 1/2" REBAR W/ CLS 366 CAP
- TEV TELEPHONE VAULT
- EX EXISTING TELEPHONE LINE, UNDERGROUND
- EP POWER POLE
- FE EXISTING POWER/ELECTRIC LINE, OVERHEAD
- FES FLARED END SECTION
- FH FIRE HYDRANT
- WVL WATER VALVE
- EW EXISTING WATER LINE
- EX EXISTING TREELINE
- F.Y.S FRONT YARD SETBACK
- S.Y.S SIDE YARD SETBACK
- R.Y.S REAR YARD SETBACK

SURVEYORS CERTIFICATION:

TO: GRIFFIN RILEY PROPERTY GROUP, ROBBINS TRUST PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY, RESERVE AT BLACKWELL 55, LLC, BLACKWELL 55, LLC, RESIDENCES AT BLACKWELL, LLC, ONE TWENTY, LLC, SIMMONS BANK COFFELT LAND TITLE, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 11A, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS ORIGINALLY COMPLETED ON JULY 21, 2022.



OLSSON, MO CLS 366
JASON S. ROUBUSH, MO. PLS 2002014092
JULY 22, 2022
JROUBUSH@OLSSON.COM

olsson

SHEET
1 of 1