

FINAL PLAT OF
RESIDENCES AT BLACKWELL

PART OF THE NW 1/4 OF SEC. 11,T47-R31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:

A tract of land lying in the Northwest One-Quarter of Section 11, 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 said Northwest One-Quarter; thence along the East line of said Northwest One-Quarter, South 02 degrees 19 minutes 49 seconds West, a distance of 958.03 feet to the Point of Beginning; thence continuing along the East line of said Northwest One-Quarter South 02 degrees 19 minutes 49 seconds West, a distance of 1556.23 to a point of curvature on the Northerly right-of-way line 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 on said Northerly right-of-way line the following four courses, Northwestery on a curve to the right having an initial tangent bearing of North 80 degrees 17 minutes 46 seconds West, a radius of 708.50 feet, a central angle of 47 degrees 20 minutes 45 seconds and an arc length of 585.46 feet; thence South 57 degrees 03 minutes 00 seconds West, a distance of 31.00 feet to a point of curvature; thence Northwestery on a curve to the right having an initial tangent bearing of North 32 degrees 57 minutes 00 seconds West, a radius of 739.50 feet, a central angle of 13 degrees 17 minutes 24 seconds and an arc length of 171.53 feet to a point of reverse curvature; thence Northwestery on a curve to the left having an initial tangent bearing of North 19 degrees 39 minutes 36 seconds West, a radius of 784.50 feet, a central angle of 35 degrees 14 minutes 40 seconds and an arc distance of 482.57 feet; thence North 34 degrees 40 minutes 19 seconds East, a distance of 11.17 feet to a point of curvature; thence Northeastery on a curve to the left having an initial tangent bearing of South 55 degrees 19 minutes 41 seconds East, a radius of 80.00 feet, a central angle of 46 degrees 21 minutes 02 seconds and an arc length of 64.72 feet to a point of reverse curvature; thence Northeastery on a curve to the right having an initial tangent bearing of North 78 degrees 19 minutes 17 seconds East, a radius of 102.00 feet, a central angle of 09 degrees 04 minutes 20 seconds and an arc length of 16.15 feet to a point of reverse curvature; thence Northeastery on a curve to the left having an initial tangent bearing of North 87 degrees 23 minutes 37 seconds East, a radius of 80.00 feet, a central angle of 52 degrees 23 minutes 50 seconds and an arc length of 73.16 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 253.31 feet; thence North 09 degrees 59 minutes 26 seconds West, a distance of 7.22 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.90 feet; thence North 35 degrees 00 minutes 34 seconds East, a distance of 50.00 feet; thence South 54 degrees 59 minutes 26 seconds East, a distance of 12.91 feet; thence North 79 degrees 59 minutes 47 seconds East, a distance of 7.20 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 368.30 feet to a point of curvature; thence Northeastery on a curve to the right being tangent to the previous course having a radius of 330.00 feet, a central angle of 47 degrees 24 minutes 19 seconds and an arc length of 273.04 feet; thence North 41 degrees 21 minutes 11 seconds East, a distance of 7.40 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 25.86 feet; thence South 87 degrees 48 minutes 26 seconds East, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 18.97 feet; thence South 87 degrees 44 minutes 22 seconds East, a distance of 101.72 feet; thence South 42 degrees 46 minutes 24 seconds East, a distance of 11.07 feet; thence South 87 degrees 44 minutes 22 seconds East, a distance of 101.72 feet to the Point of Beginning and containing 19.18 acres more or less.

OWNERSHIP AFFIDAVIT:

STATE OF _____)
COUNTY OF _____) ss.

Before me personally appeared Jake Loveless, who being by me sworn did say that he is an authorized signatory for Residence at Blackwell LLC, a Missouri limited liability company and owner of the property identified on this plat, and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ____ day of _____, 202__

By _____
Jake Loveless

Subscribed and sworn to before me this this ____ day of _____, 202__

Notary Public _____

Print Name _____

My Commission Expires: _____

SIDEWALK NOTE:

Sidewalks as shown on the RESIDENCES AT BLACKWELL Plat shall either be installed with the construction of the public street infrastructure as shown on the RESIDENCES AT BLACKWELL Plat, or developer shall deposit a cash escrow with the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance.

SURVEYORS NOTES:

- Zoning: RP-4
- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9998986.
- 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. Curbs are notched at the prolongation of each interior lot line.
- FLOOD NOTE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRM map no. 29095C0439G & 29095C0445G, revised January 20, 2017.

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 "RESIDENCES AT BLACKWELL".

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 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 television, 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, 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 easement 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 of 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 "RESIDENCES AT BLACKWELL", unless specific application is made and approved by the city engineer.

The construction of sidewalks adjacent to tracts and unplatted areas shall be the responsibility of the Developer to construct, during the construction of the streets.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

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".

This is to certify that the within plat of "RESIDENCES AT BLACKWELL" 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

Cyndia Rader - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

Ryan A. Elam, P.E. - Director of Development Services Jackson County Assessor Office Date

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 06-21-2022 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.



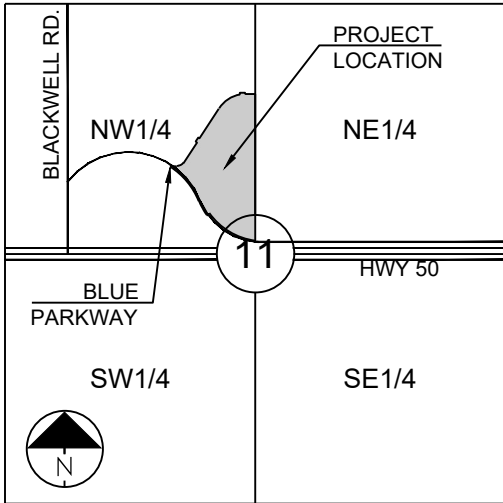
David Allen Rinne, P.L.S.
MO# PLS-201400198

OWNER/DEVELOPER:
RESIDENCE AT BLACKWELL LLC
GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082



14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 11-25-2022
DRAWN BY MBH
CHECKED BY SCH
PROJ. NO. 22-102
FINAL PLAT OF
RESIDENCES AT BLACKWELL
SHEET NO. 1



SECTION 11-47-31

LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP

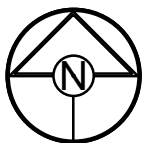
PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS2002200859 ON 24" LONG 5/8" BAR IN CONCRETE
- (#) LOT NUMERICAL ADDRESS
- BL or B.L. BUILDING LINE
- ROW or R/W RIGHT-OF-WAY
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- U/E UTILITY EASEMENT
- 5' SIDEWALK

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-45
GRID FACTOR 0.9998986
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-45 994990.34 2834265.61

COORDINATE LIST		
Point #	Northing	Easting
1	997507.5412	2842284.1019
2	995952.5982	2842220.8225
3	996265.6016	2841745.7111
4	996248.7404	2841719.6976
5	996401.2146	2841644.4904
6	996780.1001	2841356.1284
7	996789.2858	2841362.4822
8	996776.7357	2841424.1861
9	996778.7418	2841440.1946
10	996812.7771	2841502.0917
11	997020.2896	2841647.3739
12	997027.3962	2841646.1220
13	997034.7996	2841635.5526
14	997075.7525	2841664.2382
15	997068.3484	2841674.8085
16	997069.5985	2841681.8957
17	997371.3091	2841893.1270
18	997509.1488	2842119.8245
19	997514.7031	2842124.7132
20	997540.5487	2842125.7028
21	997538.6357	2842175.6662
22	997519.6814	2842174.9405
23	997511.5533	2842182.4601

LOT #	AREA (SF)
LOT 1	737,614.30
R/W	97,868.40



0 100' 200'
SCALE: 1" = 100'