FINAL PLAT OF

REUNION AT BLACKWELL LOTS 1 THRU 3 AND TRACTS A AND B

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

DEDICATIONS:

hereby so dedicated.

RESTRICTIONS:

SIGHT DISTANCE NOTE:

20____ by Ordinance No.

William A. Baird, - Mayor

Cynda Rader - Planning Commission Sec. Date

Joshua Johnson, AICP - Director of Development Services

The undersigned owners of the property described herein have caused the same to be subdivided in the

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are

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

Building Lines: Building lines (BL) or setback lines are hereby established as shown on the accompanying

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

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots unless

The construction of sidewalks adjacent to tracts and unplatted areas shall be the responsibility of the Developer

There are no Oil or Gas Wells identified within the Plat Boundary per the Missouri Department of National

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

Lines 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street,

This is to certify that the within plat of "REUNION AT BLACKWELL" was submitted to and duly approved by the

Tracts A and B are Detention Areas to be owned and maintained by the Homeowners Association.

Resources "Geostrat" Online Mapping database on the date of preparation of this plat.

from their point of intersection and any other areas designated as "Site Triangle".

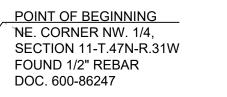
Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _

specific application is made and approved by the city engineer.

to construct, during the construction of the streets.

plat and no building or portion thereof shall be constructed between this line and the street right of way line.

manner shown on this plat and the property shall hereafter be known as "REUNION AT BLACKWELL".



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:

Beginning 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 Northeast Corner of the Final Plat of Residences at Blackwell, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point being on Northerly right-of-way line of NE Shenandoah Drive; thence along the Northerly line of said Residences at Blackwell for the following twelve courses North 87 degrees 44 minutes 22 seconds West, a distance of 88.60 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course having a radius of 365.00 feet, a central angle of 01 degree 52 minutes 36 seconds and an arc length of 11.96 feet; thence North 44 degrees 03 minutes 48 seconds West, a distance 12.45 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 18.39 feet; thence North 87 degrees 48 minutes 26 seconds West, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 28.69 feet; thence South 41 degrees 25 minutes 38 seconds West, a distance of 7.75 feet to a point of curvature; thence Southwesterly along a curve to the left having an initial tangent bearing of South 80 degrees 16 minutes 09 seconds West, a radius of 365.00 feet, a central angle of 45 degrees 16 minutes 22 seconds and an arc length of 288.41 feet; thence South 34 degrees 59 minutes 47 seconds West, a distance of 349.20 feet; thence South 79 degrees 59 minutes 47 seconds West, a distance of 7.20 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.91 feet; thence South 35 degrees 00 minutes 34 seconds West, a distance of 50.00 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 73.81 feet to a point of curvature; thence Northwesterly along a curve to the left being tangent to the previous course having a radius of 175.00 feet, a central angle of 14 degrees 43 minutes 33 seconds and an arc length of 44.98 feet; thence North 69 degrees 42 minutes 59 seconds West, a distance of 262.42 feet; thence North 20 degrees 16 minutes 04 seconds East, a distance of 50.00 feet; thence South 69 degrees 42 minutes 59 seconds East, a distance of 31.72 feet; thence North 65 degrees 17 minutes 01 second East, a distance of 6.06 feet; thence North 20 degrees 17 minutes 01 second East, a distance of 41.33 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course having a radius of 175.00 feet, a central angle of 17 degree 51 minutes 20 seconds and an arc length of 54.54 feet; thence North 02 degrees 25 minutes 41 seconds East, a distance of 964.02 feet; thence North 42 degrees 44 minutes 24 seconds West, a distance of 8.44 feet; thence North 87 degrees 53 minutes 59 seconds West, a distance of 29.47 feet; thence North 02 degrees 06 minutes 01 second East, a distance of 50.00 feet; thence South 87 degrees 53 minutes 59 seconds East, a distance of 60.75 feet; thence North 02 degrees 25 minutes 41 seconds East, a distance of 159.36 feet to a point on the North line of the said Northeast One-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 and containing 24.906 acres more or less.

OWNERSHIP AFFIDAVIT

STATE OF COUNTY OF

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

Subscribed and sworn to before me this this day of , 202___

Notary Public

88.60'

R=365.00'

Δ=1°52'36"

N44°03'48"W

12.45'

N87°48'26"W

18.39'

N02°11'34"E

└L=11.96'

Print Name

My Commission Expires:_

SIDEWALK NOTE:

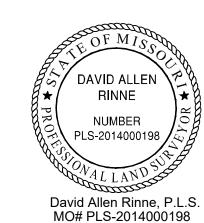
Sidewalks as shown on the REUNION AT BLACKWELL Plat shall either be installed with the construction of the public street infrastructure as shown on the REUNION AT BLACKWELL Plat, or developer shall deposit a cash escrow with the City prior to the issuance of any building permits for structures on this 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.

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.



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



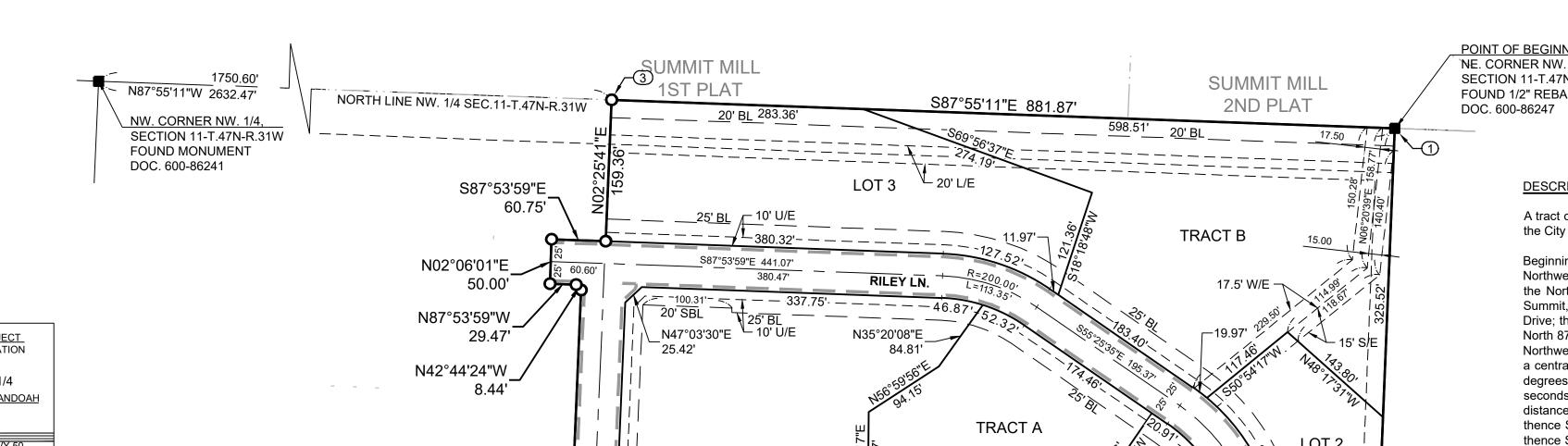
Trisha Fowler Arcuri - City Clerk

Jackson County Assessor Office

George M. Binger, III, P.E. - City Engineer Date

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 2-17-	-2023	FINAL PLAT OF			
DRAWN BY	MBH	REUNION AT BLACKWEL			
CHECKED BY	SCH				



SECTION 11-47-31

SE1/4

BLUE

SW1/4

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/

ON 24" LONG 5/8" BAR IN CONCRETE

- LOT NUMERICAL ADDRESS BUILDING LINE BL or B.L. - SIDE BUILDING LINE

ROW or R/W - RIGHT-OF-WAY - UTILITY EASEMENT

LANDSCAPE EASEMENT

SANITARY EASEMENT

- WATERLINE EASEMENT ---- EXISTING LOT AND R/W LINES

—— · — · — EXISTING PLAT LINES — — 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	998464.77	2842323.06		
	2	997034.80	2841635.55		
	3	998496.79	2841441.76		
,					

	LOT#	AREA (SF)		
	LOT 1	626,819.32		
	LOT 2	82,975.57		
	LOT 3	77,004.92		
	R/W	143,170.14		
	TRACT A	49,762.72		
	TRACT B	105,206.94		



R=175.00'

Δ=17°51'20"

S69°42'59"E

31.72'

50.00'

L=54.54'-

N20°17'01"E

41.33'

N65°17'01"E

6.06'

UNPLATTED

N24°42'59"W

R=175.00'

Δ=14°43'33"

L=44.98'-

N54°59'26"W

73.81'

SCALE: 1" = 100'

SE. CORNER NW. 1/4, SECTION 11-T.47N-R.31W SOUTH LINE NW 1/4 SEC.11-T.47N-R.31W

LOT 1

RESIDENCES AT

BLACKWELL

N87°33'27"W

LOT 1

S79°59'47"W

N54°59'26"W

7.20'

/12.91'

50.00'

^\$35°00'34"W

5' S/W -

(TYP.)

7.75'

28.69'

S02°11'34"W

CHECKED BY SCH REV. 5.5.2023 | PROJ. NO. 22-097

SHEET NO. 1