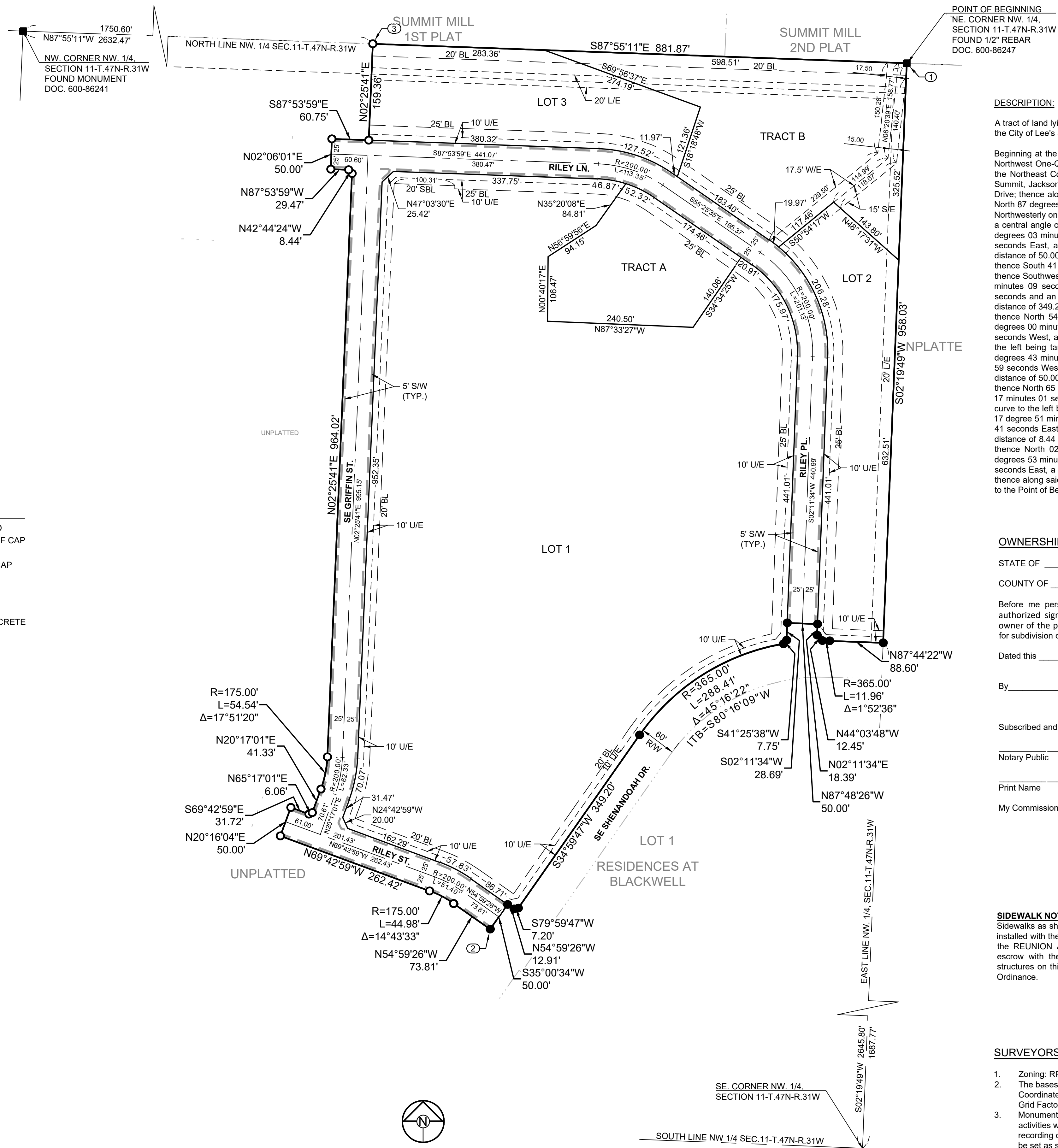


FINAL PLAT OF
REUNION AT BLACKWELL
LOTS 1 THRU 3 AND TRACTS A AND B
PART OF THE NW 1/4 OF SEC. 11, T47-R31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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 Avenue 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 Northerly 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 28 seconds West, a distance of 10.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 28.69 feet; thence North 01 degree 52 minutes 36 seconds West, a distance of 11.96 feet; thence South 44 degrees 03 minutes 48 seconds East, a distance of 12.45 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 18.39 feet; thence South 87 degrees 48 minutes 28 seconds West, a distance of 10.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 28.69 feet; thence South 01 degree 52 minutes 36 seconds East, a distance of 11.96 feet; thence Southwesterly along a curve to the left having an initial tangent bearing of South 08 degrees 16 minutes 09 seconds West, a distance 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 Northwesterly on a curve to the left being tangent to the previous course having a radius of 175.00 feet, a central angle of 17 degrees 51 minutes 20 seconds and an arc length of 54.98 feet; thence North 02 degrees 25 minutes 41 seconds East, a distance of 964.02 feet; thence North 44 degrees 44 minutes 24 seconds West, a distance of 8.84 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 _____)
)ss
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 _____, 202__

By Jake Loveless

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

Notary Public

Print Name _____

My Commission Expires:_____

SIDEWALK NOTE:

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:

1. Zoning: RP-4
2. 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.
3. 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.
4. FLOOD HAZARD: Subdivided 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.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

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



Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE	2-17-2023
DRAWN BY	MBH
CHECKED BY	SCH

FINAL PLAT OF REUNION AT BLACKWELL

SHEET NO. 1

Map showing the project location in the NW 1/4 of the SE 1/4 of the T1 section. The project location is highlighted in the NW 1/4. The map includes labels for Blackwell Rd., Blue Parkway, Hwy 50, and the project location. A north arrow is shown in the bottom left corner.


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 27' ALUMINUM CAP W/ /
 MO LS20022008859
 ON 24" LONG 5/8" BAR IN CONCRETE
 (#) - LOT NUMERICAL ADDRESS
 BL or B.L. - BUILDING LINE
 SBL - SIDE BUILDING LINE
 ROW or R/W - RIGHT-OF-WAY
 U/E - UTILITY EASEMENT
 L/E - LANDSCAPE EASEMENT
 S/E - SANITARY EASEMENT
 W/E - 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

