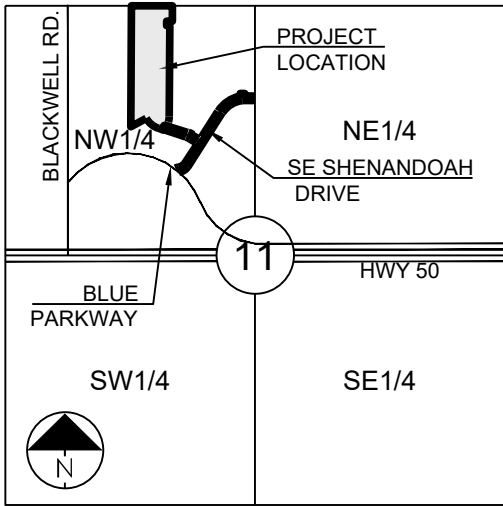
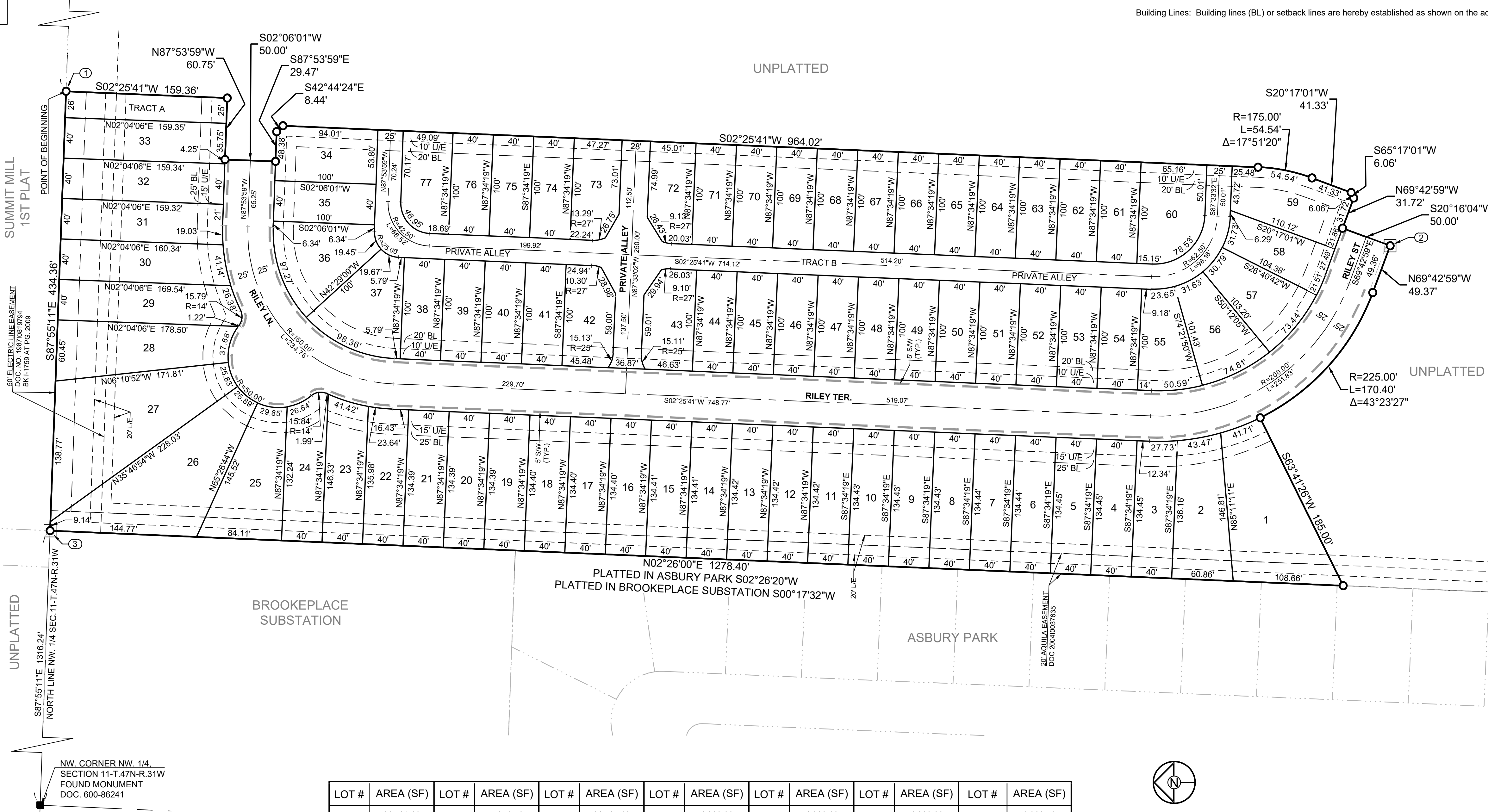


FINAL PLAT OF
BLACKWELL RESERVE
LOTS 1 THRU 77 AND TRACTS A AND B
PART OF THE NW 1/4 OF SEC. 11, T47-R31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 11-47-31
LOCATION MAP
SCALE 1" = 2000'



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	998496.79	2841441.76
2	997188.93	2841289.22
3	998512.56	2841007.69

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

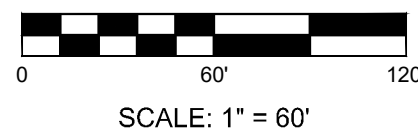
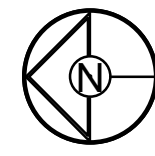
PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR IN CONCRETE
- LOT NUMERICAL ADDRESS
- BUILDING LINE
- RIGHT-OF-WAY
- UTILITY EASEMENT
- LANDSCAPE EASEMENT
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- 5' SIDEWALK

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	11,721.89	14	5,376.56	27	14,585.13	40	4,000.00	53	4,000.00	66	4,000.00	TRACT A	4,063.59
2	7,284.84	15	5,376.41	28	8,247.36	41	4,000.00	54	4,000.00	67	4,000.00	TRACT B	31,993.30
3	5,393.91	16	5,376.26	29	7,085.34	42	4,752.04	55	4,896.75	68	4,000.00		
4	5,378.04	17	5,376.11	30	6,564.62	43	4,852.39	56	5,446.37	69	4,000.00		
5	5,377.89	18	5,375.97	31	6,379.24	44	4,000.00	57	5,411.58	70	4,000.00		
6	5,377.74	19	5,375.82	32	6,373.25	45	4,000.00	58	4,568.62	71	4,000.00		
7	5,377.60	20	5,375.67	33	6,373.81	46	4,000.00	59	6,410.85	72	4,285.07		
8	5,377.45	21	5,375.52	34	5,390.71	47	4,000.00	60	5,978.42	73	4,527.13		
9	5,377.30	22	5,387.88	35	4,000.00	48	4,000.00	61	4,000.00	74	4,000.00		
10	5,377.15	23	5,612.46	36	6,470.73	49	4,000.00	62	4,000.00	75	4,000.00		
11	5,377.00	24	5,647.72	37	6,480.97	50	4,000.00	63	4,000.00	76	4,000.00		
12	5,376.85	25	7,563.30	38	4,000.00	51	4,000.00	64	4,000.00	77	4,690.31		
13	5,376.71	26	13,466.59	39	4,000.00	52	4,000.00	65	4,000.00	R/W	71,360.26		

SURVEYORS NOTES:

- Zoning: RP-1
- A modification to the minimum lot width was granted by Ord. 9292 to allow for a 40' wide lot.
- The bases of bearing and coordinates are based 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.



SCALE: 1" = 60'

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

REV. 5.8.2023



DATE 05-05-23
DRAWN BY MBH
CHECKED BY SCH

FINAL PLAT OF
BLACKWELL RESERVE

SHEET NO. 1

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 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 159.36 feet; thence North 87 degrees 53 minutes 59 seconds West, a distance of 60.75 feet; thence South 02 degrees 06 minutes 01 second West, a distance of 50.00 feet; thence South 87 degrees 53 minutes 59 seconds East, a distance of 29.47 feet; thence South 42 degrees 44 minutes 24 seconds East, a distance of 8.44 feet; thence South 02 degrees 25 minutes 41 seconds West, a distance of 964.02 feet to a point of curvature; thence Southwesterly on a curve to the right 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 54.54 feet; thence South 20 degrees 17 minutes 01 second West, a distance of 41.33 feet; Thence South 65 degrees 17 minutes 01 second West, a distance of 6.06 feet; thence North 69 degrees 42 minutes 59 seconds West, a distance of 31.72 feet; thence South 20 degrees 16 minutes 04 seconds West, a distance of 50.00 feet; thence North 69 degrees 42 minutes 59 seconds West, a distance of 49.37 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 225.00 feet, a central angle of 43 degrees 23 minutes 27 seconds and an arc length of 170.40 feet; thence South 63 degrees 41 minutes 26 seconds West, a distance of 185.00 feet to a point on the East line of ASBURY PARK, in the said City of Lee's Summit; thence North 02 degrees 26 minutes 00 seconds East, (PLATTED ASBURY PARK South 02 degrees 26 minutes 20 seconds West) and (PLATTED BROOKEPLACE SUBSTATION South 00 degrees 17 minutes 32 seconds West), a distance of 1278.40 feet to a point on the North line of the said Northwest One-Quarter; 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 and containing 11.848 acres more or less.

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 "BLACKWELL RESERVE".

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.

Tract A is a Common Area to be owned and maintained by the Homeowners Association.

Tract B is to be a private alleyway to be owned and maintained by the Homeowners Association.

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown on the master drainage plan for Blackwell Reserve 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.

OIL & GAS WELL NOTE:
There are no Oil or Gas Wells identified within the Plat Boundary per the Missouri Department of National Resources "Geostat" Online Mapping database on the date of preparation of this plat.

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".

SIDEWALK NOTE:
Sidewalks as shown on the BLACKWELL RESERVE Plat shall either be installed with the construction of the public street infrastructure as shown on the BLACKWELL RESERVE 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.

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 ____ day of _____, 202__

Notary Public

Print Name

My Commission Expires:

This is to certify that the within plat of "BLACKWELL RESERVE" 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

Cynda Rader - Planning Commission Sec.

Date

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

Date

Joshua Johnson, AICP - Director of Development Services

Jackson County Assessor Office

Date