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:

POINT OF BEGINNING NE. CORNER NW. 1/4, **SECTION 11-T.47N-R.31W**

FOUND 1/2" REBAR

DOC. 600-86247

SUMMIT MILL 2ND PLAT

32.5' S/E

143.64'

LOT 2

651 SE.

LINDBERG LN.

CL 20' D/E

-S00°22'31"E

TRACT B

575 SE. 5th Ter.

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 Northwest 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 MISSOURI

COUNTY OF JACKSON

Before me personally appeared being by me sworn did say that he is an authorized signatory for City of Lee's Summit, Missouri 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 _____ , 2024

Subscribed and sworn to before me this this ____ day of _____

Notary Public

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:

- Grid Factor of 0.9998986.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the
- 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 "REUNION 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.

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association - please identify which is applicable} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

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.

Tracts A and B are Detention Areas 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 Reunion 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.

OIL & GAS WELL NOTE

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

This is to certify that the within plat of "REUNION 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.

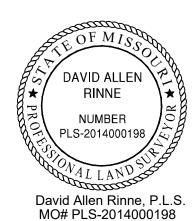
William A. Baird, - Mayor Trisha Fowler Arcuri - City Clerk

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

PROJ. NO. 22-097

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



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

SHEET NO. 1

DATE 01/12/2024 FINAL PLAT OF REUNION AT BLACKWELL DRAWN BY MBH CHECKED BY SCH

143,170.14 R/W TRACT A 49,762.72 TRACT B 105,216.41

5' S/W -LOT 1 2950 SE. Shenandoah Dr. R=365.00' R=175.00' -L=11.96' L=54.54'-Δ=1°52'36" Δ=17°51'20" N44°03'48"W N20°17'01"E 7.75' 12.45' 41.33' N02°11'34"E S02°11'34"W 18.39' N65°17'01"E 10' U/E —/ 28.69' 6.06' N87°48'26"W 50.00' S69°42'59"E N24°42'59"W 31.72' N20°16'04"E 50.00'

N54°59'26"W

S35°00'34"W

/12.91'

50.00'

RESIDENCES AT BLACKWELL

SUMMIT MILL 1ST PLAT

S87°55'11"E 881.87'

TRACT A

LOT 1

SE. CORNER NW. 1/4,

SECTION 11-T.47N-R.31W

570 SE. 5th Ter.

N87°33'27"W

50' ELECTRIC LINE EASEMENT

25' BL

BK I-1759 AT PG. 2009

N47°03'30"E

N87°55'11"W 2632.47'

NW. CORNER NW. 1/4, SECTION 11-T.47N-R.31W FOUND MONUMENT

DOC. 600-86241

NORTH LINE NW. 1/4 SEC.11-T.47N-R.31W

N02°06'01"E

N87°53'59"W

N42°44'24"W

UNPLATTED

LOT # | AREA (SF)

626,819.32

82,966.10

77,004.92

LOT 1

LOT 2

LOT 3

R=175.00'

Δ=14°43'33"

UNPLATTED

L=44.98'-

N54°59'26"W

73.81'

50.00'

29.47'

S87°53'59"E

SCALE: 1" = 100'

BLUE

SW1/4

LEGEND:

PERMANENT MONUMENTS

BL or B.L. - BUILDING LINE

ROW or R/W - RIGHT-OF-WAY

0

D/E

L/E

W/E

SE1/4

SECTION 11-47-31

LOCATION MAP

SCALE 1" = 2000'

FOUND MONUMENT AS NOTED

UNLESS OTHERWISE NOTED

SET 2" ALUMINUM CAP W/

LOT NUMERICAL ADDRESS

- SIDE BUILDING LINE

UTILITY EASEMENT

DRAINAGE EASEMENT

SANITARY EASEMENT

---- EXISTING LOT AND R/W LINES

— · – · — EXISTING PLAT LINES

— — 5' SIDEWALK

WATERLINE EASEMENT

LANDSCAPE EASEMENT

SET 1/2" REBAR W/LS-8859-F CAP

FOUND 1/2" REBAR W/LS-8859-F CAP

ON 24" LONG 5/8" BAR IN CONCRETE

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 998464.77 2842323.06 997034.80 | 2841635.55 998496.79 | 2841441.76

Zoning: RP-4

The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a

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