

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

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:

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 canal, electricity, telephone, cable television, or for any other necessary public utility or services, any or all of them, upon, over, or under the areas outlined or designated upon this plat as "Utility Easements" (UE) or within any street or other public area owned by the public use of this plat. Grantor, on behalf of himself and his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.18, 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.

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 unless specific application is made and approved by the city engineer.

There are no Oil or Gas Wells identified within the Plat Boundary per the Missouri Department of Natural Resources "Geostrat" Online Mapping database on the date of preparation of this plat.

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".

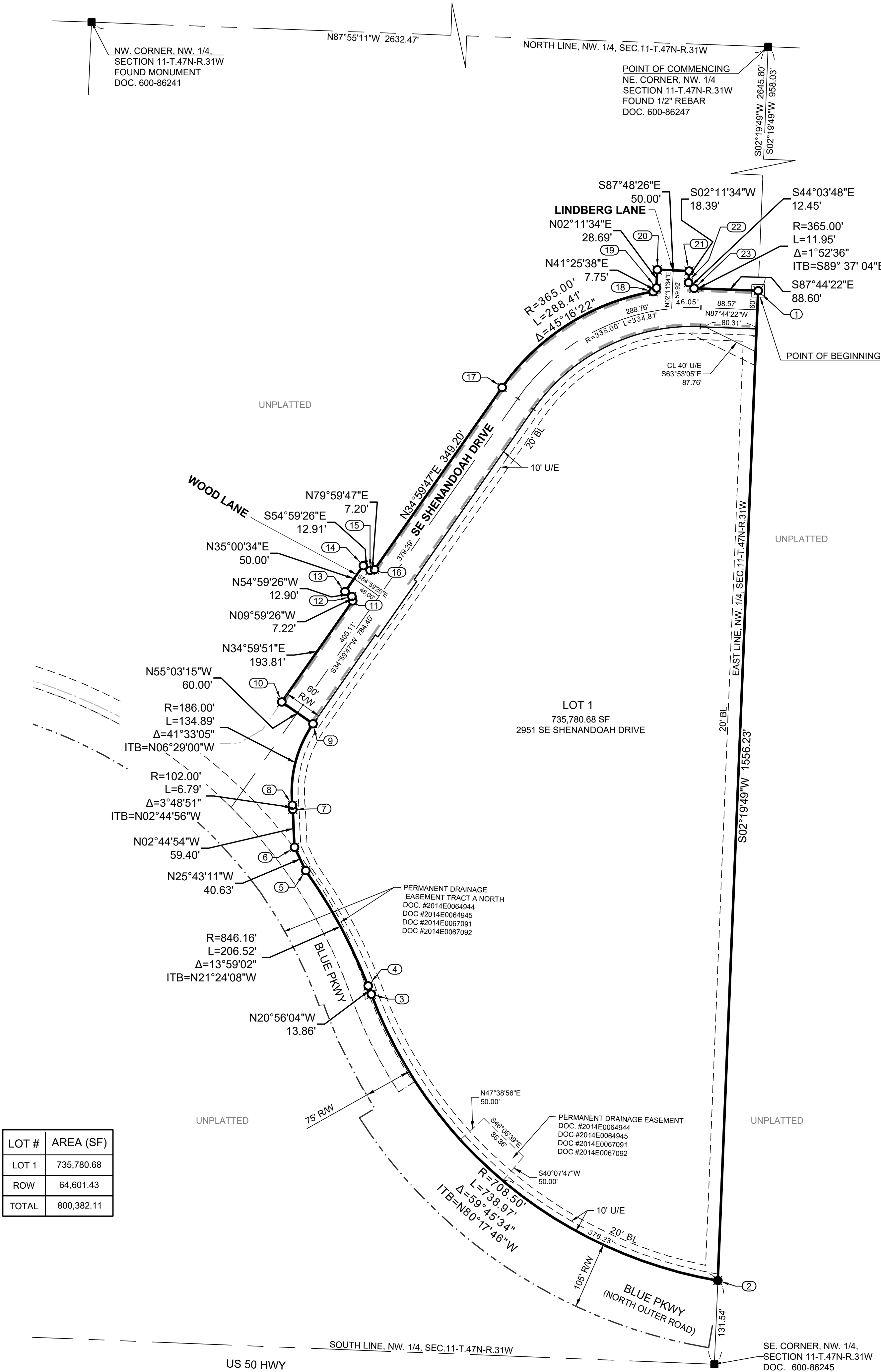
This is to certify that the within plat of "RESIDENCES AT BLACKWELL" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 20____ by Ordinance No. _____.

William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
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Cynda Rader - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
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Ryan A, Elam, P.E. - Director of Development Services	Jackson County Assessor Office	Date
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LOT #	AREA (SF)
LOT 1	735,780.68
ROW	64,601.43
TOTAL	800,382.11



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



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



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Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 01/29/2024	FINAL PLAT OF RESIDENCES AT BLACKWELL
DRAWN BY MBH	
CHECKED BY SCH	
PROJ. NO. 22-102	
	SHEET NO. 1