

SECTION 11-47-31

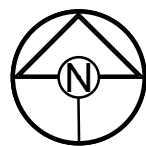
LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/ CLS 366 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
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- UTILITY EASEMENT
- 5' SIDEWALK

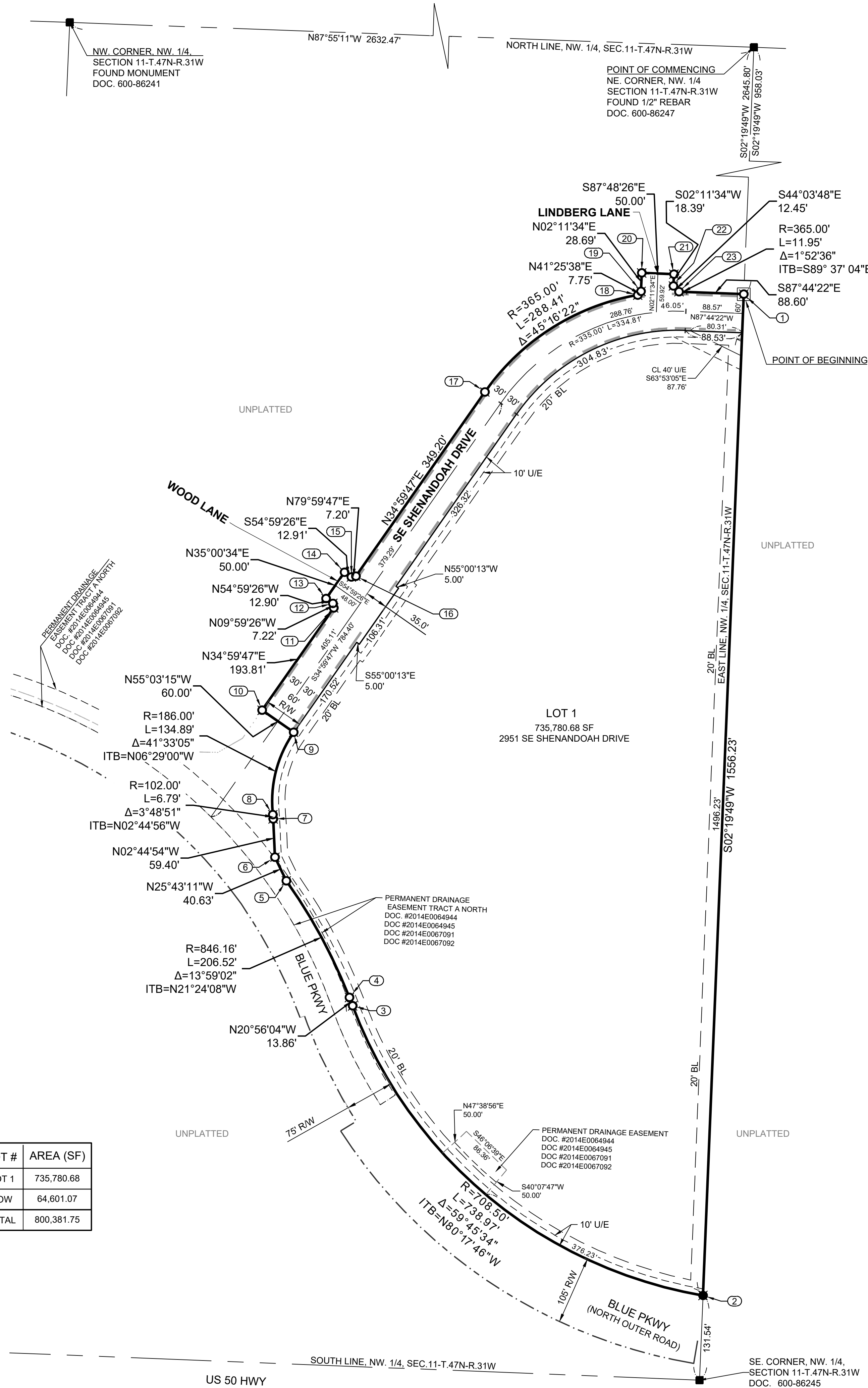


0 100' 200'
SCALE: 1" = 100'

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	997507.5412	2842284.1019
2	995952.5982	2842220.8225
3	996402.4163	2841676.7711
4	996415.3614	2841671.8189
5	996596.5843	2841573.8564
6	996633.1849	2841556.2262
7	996692.5206	2841553.3777
8	996699.2870	2841552.8267
9	996827.2004	2841585.2237
10	996861.4723	2841536.1794
11	997020.2896	2841647.3739
12	997027.3962	2841646.1220
13	997034.7996	2841635.5526
14	997075.7525	2841664.2382
15	997068.3484	2841674.8085
16	997069.5985	2841681.8957
17	997355.6564	2841882.1684
18	997506.0685	2842119.4800
19	997511.8762	2842124.6050
20	997540.5487	2842125.7028
21	997538.6357	2842175.6662
22	997520.2545	2842174.9624
23	997511.3114	2842183.6178

LOT #	AREA (SF)
LOT 1	735,780.68
ROW	64,601.07
TOTAL	800,381.75



FINAL PLAT OF RESIDENCES AT BLACKWELL

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:

Commencing 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 Point of Beginning; thence continuing along the East line of said Northwest One-Quarter South 02 degrees 19 minutes 49 seconds West, a distance of 1556.23 to a point on the Northerly right-of-way line of North Outer Road of existing East Bound Route 50 as described in General Warranty Deed, Instrument Number 2014E0064945 recorded in the Jackson County Recorder of Deeds; thence on said Northerly right-of-way line Northwesterly along a curve to the right having an initial tangent bearing of North 80 degrees 17 minutes 46 seconds West with a radius of 708.50 feet, a central angle of 59 degrees 45 minutes 34 seconds and an arc length of 738.97 feet; thence North 20 degrees 56 minutes 04 seconds West, a distance of 13.86 feet; thence Northwesterly along a curve to the left having an initial tangent bearing of North 21 degrees 24 minutes 08 seconds West with a radius of 846.16 feet, a central angle of 13 degrees 59 minutes 02 seconds and an arc length of 206.52 feet; thence North 25 degrees 43 minutes 11 seconds West, a distance of 40.63 feet; thence North 02 degrees 44 minutes 56 seconds West, a distance of 59.40 feet; thence Northwesterly along a curve to the left having an initial tangent bearing of North 02 degrees 44 minutes 56 seconds West with a radius of 102.00 feet, a central angle of 03 degrees 48 minutes 51 seconds and an arc length of 6.79 feet; thence Northeasterly along a curve to the right having an initial tangent bearing of North 06 degrees 29 minutes 00 seconds West with a radius of 186.00 feet, a central angle of 41 degrees 33 minutes 05 seconds and an arc length of 134.89 feet; thence North 55 degrees 03 minutes 15 seconds West, a distance of 60.00 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 193.81 feet; thence North 09 degrees 59 minutes 26 seconds West, a distance of 7.22 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.90 feet; thence North 35 degrees 00 minutes 34 seconds East, a distance of 50.00 feet; thence South 54 degrees 59 minutes 26 seconds East, a distance of 12.91 feet; thence North 79 degrees 59 minutes 47 seconds East, a distance of 7.20 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 349.20 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course having 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 North 41 degrees 25 minutes 38 seconds East, a distance of 7.75 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 28.69 feet; thence South 87 degrees 48 minutes 26 seconds East, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 18.39 feet; thence South 44 degrees 03 minutes 48 seconds West, a distance of 12.45 feet; thence North 21 degrees 24 minutes 08 seconds West with a radius of 846.16 feet, a central angle of 13 degrees 59 minutes 02 seconds and an arc length of 206.52 feet; thence North 25 degrees 43 minutes 11 seconds West, a distance of 40.63 feet; thence North 02 degrees 44 minutes 56 seconds West, a distance of 59.40 feet; thence Northwesterly along a curve to the left having an initial tangent bearing of North 02 degrees 44 minutes 56 seconds West with a radius of 102.00 feet, a central angle of 03 degrees 48 minutes 51 seconds and an arc length of 6.79 feet; thence Northeasterly along a curve to the right having an initial tangent bearing of North 06 degrees 29 minutes 00 seconds West with a radius of 186.00 feet, a central angle of 41 degrees 33 minutes 05 seconds and an arc length of 134.89 feet; thence North 55 degrees 03 minutes 15 seconds West, a distance of 60.00 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 193.81 feet; thence North 09 degrees 59 minutes 26 seconds West, a distance of 7.22 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.90 feet; thence North 35 degrees 00 minutes 34 seconds East, a distance of 50.00 feet; 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thence South 87 degrees 48 minutes 26 seconds East, a distance of 88.60 feet to the Point of Beginning and containing 18.37 acres more or less.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

Before me personally appeared _____ who 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

By _____

Subscribed and sworn to before me this ____ day of _____, 2024

Notary Public _____

Print Name _____

My Commission Expires: _____

SIDEWALK NOTE:

Sidewalks as shown on the RESIDENCES AT BLACKWELL Plat shall either be installed with the construction of the public street infrastructure as shown on the RESIDENCES 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.

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 "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 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.

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.

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 "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

Cynda Rader - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

Joshua Johnson - Director of Development Services Date Jackson County Assessor Office Date



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

DEVELOPER:

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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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	11/22/2024	FINAL PLAT OF RESIDENCES AT BLACKWELL	
DRAWN BY	MBH		
CHECKED BY	SCH		
PROJ. NO.	22-102	SHEET NO. 1	