

N87°55'11"W 2632.47'

UNPLATTED

N35°00'34"E

N54°59'26"W

N34°59'47"E

R=186.00' L=134.89'

Δ=41°33'05"

ITB=N06°29'00"W

R=102.00'

Δ=3°48'51"

N02°44'54"W

ITB=N02°44'56"W

LOT # | AREA (SF)

TOTAL 800,381.75

735,780.68

64,601.07

LOT 1

ROW

L=6.79'

59.40'

N25°43'11"W

40.63'

R=846.16'

L=206.52'

N20°56'04"V

Δ=13°59'02"

UNPLATTED

US 50 HWY

ITB=N21°24'08"W

193.81'

S55°00'13"E

PERMANENT DRAINAGE EASEMENT TRACT A NORTH

N47°38'56"E

DOC. #2014E0064944 DOC #2014E0064945 DOC #2014E0067091 DOC #2014E0067092

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

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

POINT OF COMMENCING

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

CL 40' U/E S63°53'05"E —

S02°11'34"W

S44°03'48"E

R=365.00'

L=11.95'

Δ=1°52'36"

S87°44'22"E

POINT OF BEGINNING

UNPLATTED

UNPLATTED

SE. CORNER, NW. 1/4,

DOC. 600-86245

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

ITB=S89° 37' 04"E

12.45'

NE. CORNER, NW. 1/4

FOUND 1/2" REBAR

DOC. 600-86247

S87°48'26"E

LINDBERG LANE -

28.69'

LOT 1

735,780.68 SF

2951 SE SHENANDOAH DRIVE

PERMANENT DRAINAGE EASEMENT

DOC. #2014E0064944

DOC #2014E0064945

DOC #2014E0067091

DOC #2014E0067092

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/

ON 24" LONG 5/8" BAR IN CONCRETE

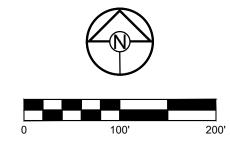
BL - BUILDING LINE

R/W - RIGHT-OF-WAY

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

U/E - UTILITY EASEMENT
- 5' SIDEWALK



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 |
|                 |             |              |

# 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 54 second 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; 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 East, a distance of 12.45 feet to a point of curvature; thence Southeasterly on a curve to the right having an initial tangent bearing of South 89 degrees 37 minutes 04 seconds East, a radius of 365.00 feet, a central angle of 01 degree 52 minutes 36 seconds and an arc length of 11.95 feet; thence South 87 degrees 44 minutes 22 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

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 this \_\_\_\_ day of \_\_\_\_\_\_, 202

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:

- 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.
- 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 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:

20\_\_\_\_ by Ordinance No.

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 \_\_\_\_\_\_,

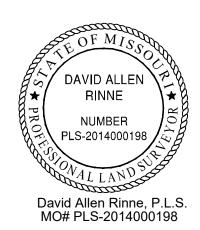
William A. Baird, - Mayor Date Trisha Fowler Arcuri - City Clerk

Joshua Johnson - Director of Development Services

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

\_\_\_\_\_\_\_

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.





Jackson County Assessor Office

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
DRAWN BY MBH
CHECKED BY SCH

PROJ. NO. 22-102

FINAL PLAT OF RESIDENCES AT BLACKWELL

SHEET NO. 1

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