

**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:

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 Northernly right-of-way line of NE Shenandoah Drive; thence along the Northernly 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 28.69 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 248.47 feet; thence South 42 degrees 16 minutes 09 seconds West, a distance of 7.75 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 28.69 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 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 North 02 degrees 25 minutes 41 seconds East, a distance of 964.02 feet; thence North 42 degrees 42 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 seconds East, a distance of 50.00 feet; thence North 87 degrees 53 minutes 59 seconds East, a distance of 60.75 feet to the Point of Beginning and containing 24.906 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 "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.

Sanitary Sewer Easement: 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 as "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 Natural Resources "Geostrat" Online Mapping database on the date of preparation of this plat.

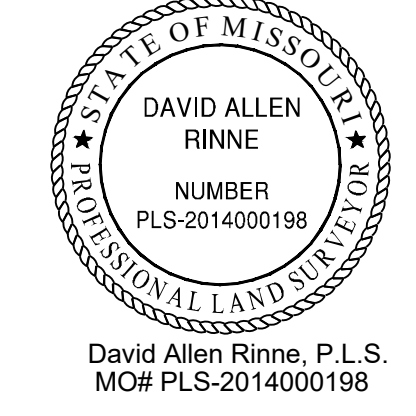
SIGHT DISTANCE NOTE:
No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the 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	Date	Trisha Fowler Arcuri - City Clerk	Date
Cyndia 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

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



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



DATE 11/22/2024
DRAWN BY MBH
CHECKED BY SCH
PROJ. NO. 22-097

**FINAL PLAT OF
REUNION AT BLACKWELL**

SHEET NO. 1

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
)ss.
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 ___ day of _____, 2024

Notary Public _____

Print Name _____

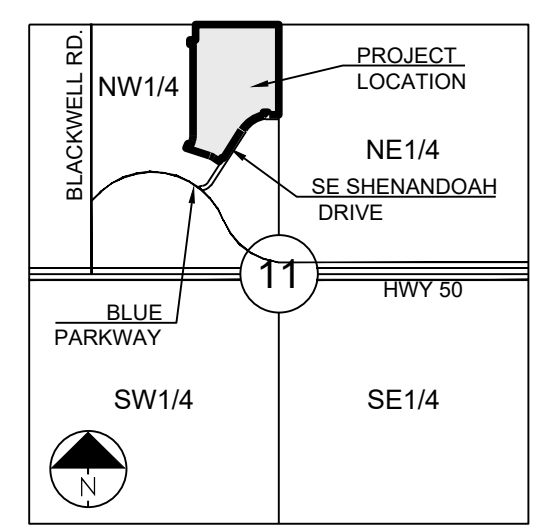
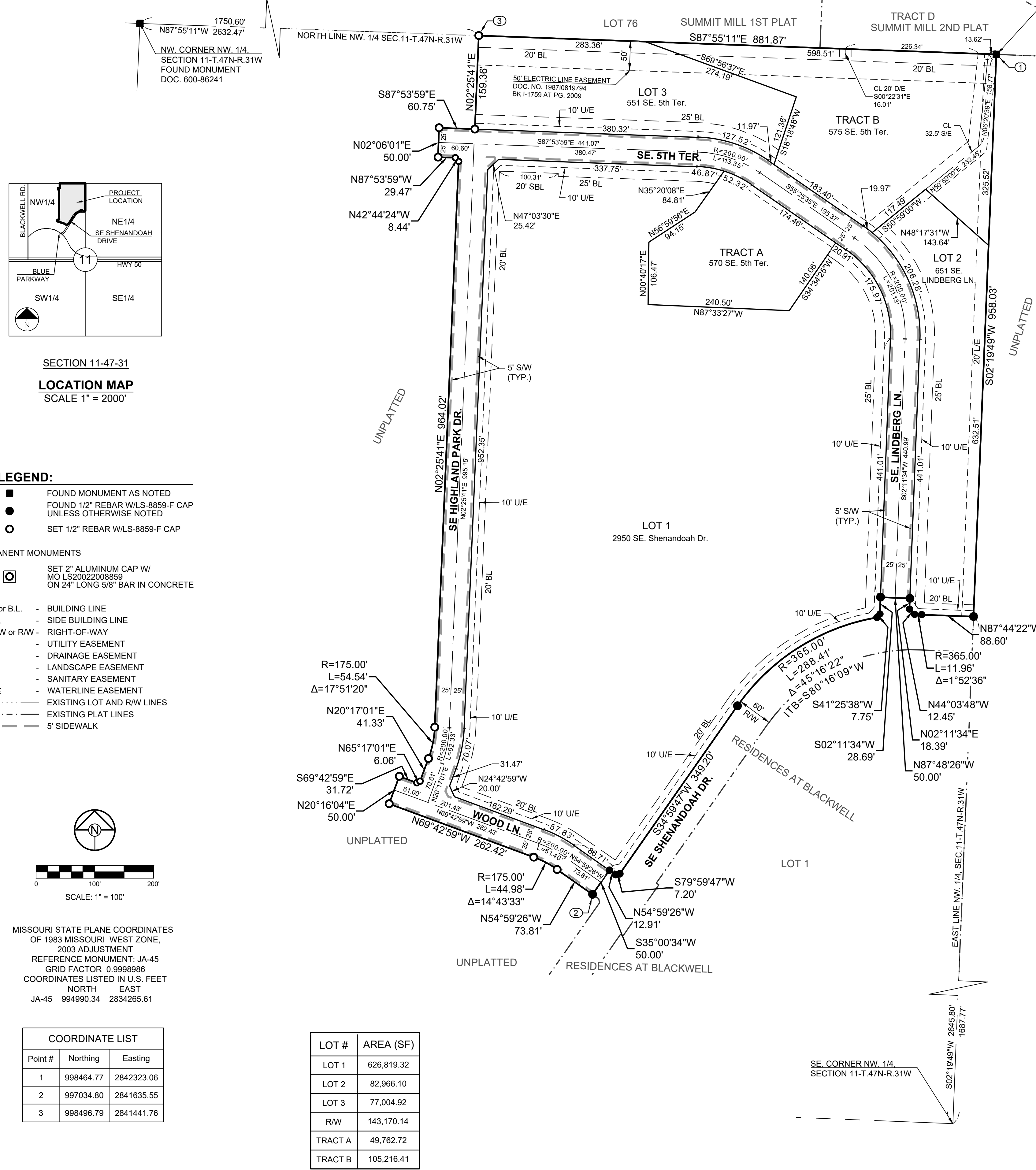
My Commission Expires: _____

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:

- 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.

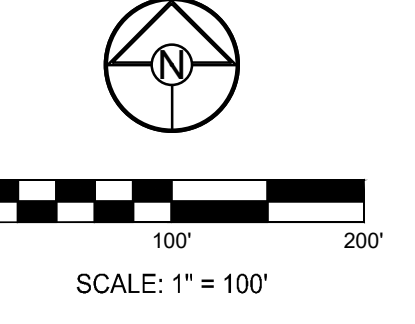


SECTION 11-47-31
LOCATION MAP
SCALE 1" = 2000'

- 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

- BL or B.L. - BUILDING LINE
- SBL - SIDE BUILDING LINE
- ROW or R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- L/E - LANDSCAPE EASEMENT
- S/E - SANITARY EASEMENT
- W/E - WATERLINE EASEMENT
- - - - - EXISTING LOT AND R/W LINES
- - - - - EXISTING PLAT LINES
- - - - - 5' SIDEWALK



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

Point #	Northing	Eastng
1	998464.77	2842323.06
2	997034.80	2841635.55
3	998496.79	2841441.76

LOT #	AREA (SF)
LOT 1	626,819.32
LOT 2	82,966.10
LOT 3	77,004.92
R/W	143,170.14
TRACT A	49,762.72
TRACT B	105,216.41