

PRELIMINARY PLAT

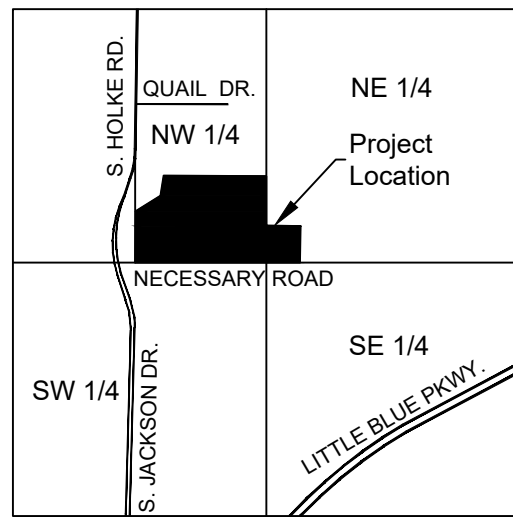
"LITTLE BLUE ESTATES"

LOTS 1 THRU 89, TRACTS A & B

ALL THAT PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$,
SECTION 9, TOWNSHIP 49 NORTH, RANGE 31 WEST,
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

SHEET INDEX

1. TITLE SHEET
2. PRELIMINARY PLAT SHEET
3. EXISTING CONDITIONS SHEET



LOCATION MAP
SECTION 9-T49N-R31W
Scale 1" = 2000'

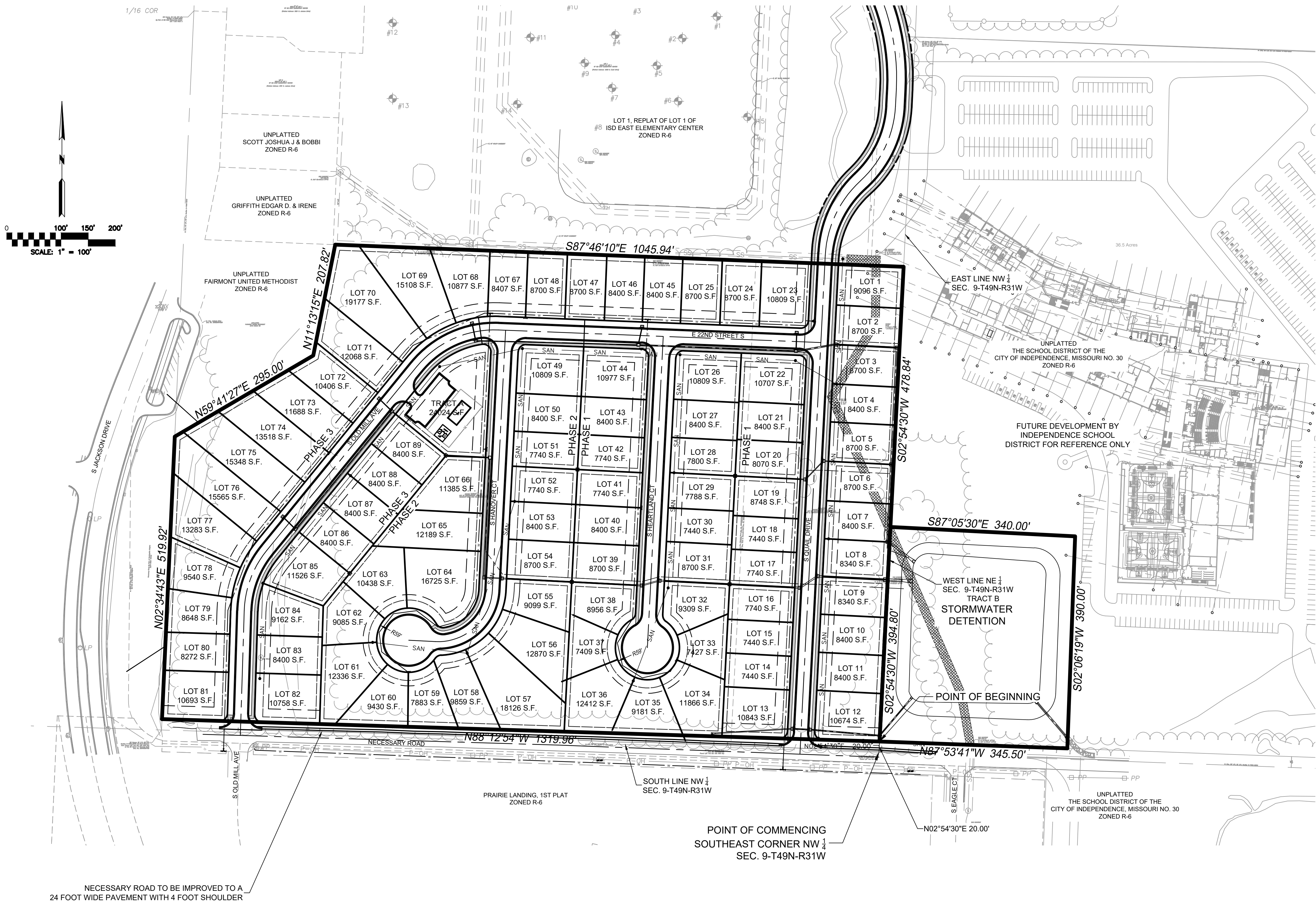
LEGAL DESCRIPTION:

All that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter in Section 9, Township 49 North, Range 31 West in the City of Independence, Jackson County, Missouri, more particularly described as follows:

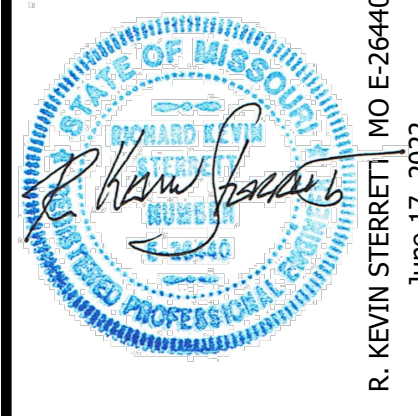
COMMENCING at the Southeast Corner of the Northwest Quarter of said Section 9; thence North 02 degrees 54 minutes 30 seconds East, a distance of 20.00 feet to the North right-of-way line of Necessary Road, as now established and the POINT OF BEGINNING; thence North 88 degrees 12 minutes 54 seconds West, along the South line of said Northwest Quarter and the North right-of-way line of Necessary Road, as now established, a distance of 1255.90 feet; thence North 33 degrees 00 minutes 48 seconds East, a distance of 110.07 feet to the East right-of-way line of said Necessary Road; thence North 02 degrees 34 minutes 43 seconds East, along said East right-of-way line, a distance of 429.52 feet; thence North 59 degrees 41 minutes 27 seconds East, a distance of 295.00 feet; thence North 11 degrees 13 minutes 15 seconds East, a distance of 207.82 feet, to the South line of LOT 1, REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER; thence South 87 degrees 46 minutes 10 seconds East, along said South line of LOT 1, a distance of 1045.94 feet, to the East line of said Northwest Quarter; thence South 02 degrees 54 minutes 30 seconds West, along said East line of the Northwest Quarter, a distance of 478.84 feet; thence South 87 degrees 05 minutes 30 seconds East, a distance of 340.00 feet; thence South 02 degrees 06 minutes 19 seconds West, a distance of 390.00 feet, to the South line of the Northeast Quarter of said Section 9; thence North 87 degrees 53 minutes 41 seconds West, along the South line of said Northeast Quarter, a distance of 345.50 feet, to the POINT OF BEGINNING. Containing 1,219,870.1 sq. ft. or 28.004 acres total.

NOTES:

1. Tracts "A and B" are intended for open space and shall be owned and maintained by the Little Blue Estates Home Owners' Association.
2. Lots 1 through 46 will be constructed in the First Phase.
Lots 47 through 67 will be constructed in the Second Phase.
Lots 68 through 89 will be constructed in the Third Phase.
3. Developer will construct infrastructure as needed to support the phasing shown on this plan. This would include items such as storm sewer, water distribution, and sanitary sewer. These items will be shown and detailed on the construction plans.
4. According to the FEMA Flood Insurance Rate Map Number 29095C0304G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. Base flood elevations determined.
5. Maintenance of each lot will be provided by the individual lot owner.



NO.	BY	DATE	REVISION
1	SW	06/17/22	REV CITY'S COMMENTS
2	SW	06/17/22	REV CITY'S COMMENTS
3	SW	06/17/22	REV CITY'S COMMENTS
4	SW	06/17/22	REV CITY'S COMMENTS
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97	SW	06/17/22	REV CITY'S COMMENTS
98	SW	06/17/22	REV CITY'S COMMENTS
99	SW	06/17/22	REV CITY'S COMMENTS
100	SW	06/17/22	REV CITY'S COMMENTS



ig CONSULT
Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 201905467
June 17, 2022

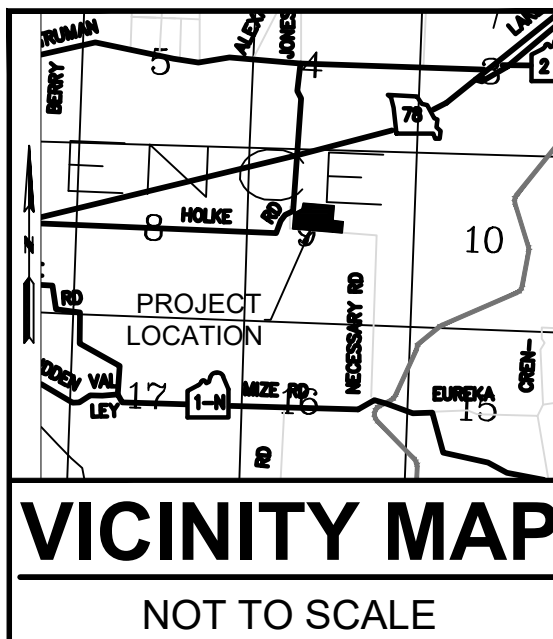
PRELIMINARY PLAT
TITLE SHEET

LITTLE BLUE ESTATES
LOTS 1 THRU 89, TRACTS A, B, & C
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

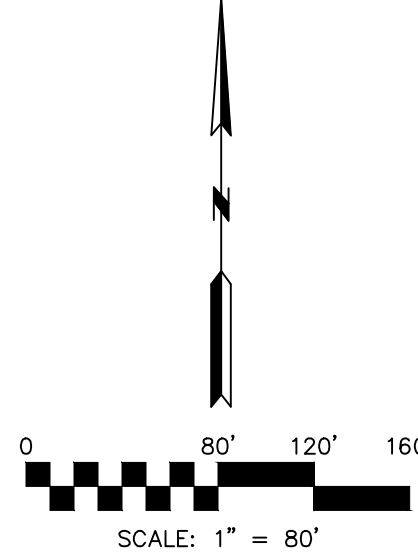
X-REF. NO.	21-021 Base
DRAWING NO.	21-021 Preliminary Plat
DATE	March 28, 2022
JOB NO.	21-021
SHEET	3
OF	

DEVELOPER
D & D DEVELOPMENT
100 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MO 64064
(816) 223-7159
CONTACT - KEVIN STALLINGS

ENGINEER
Hg CONSULT, INC.
CONTACT - KEVIN STERRETT
(816) 703-7098

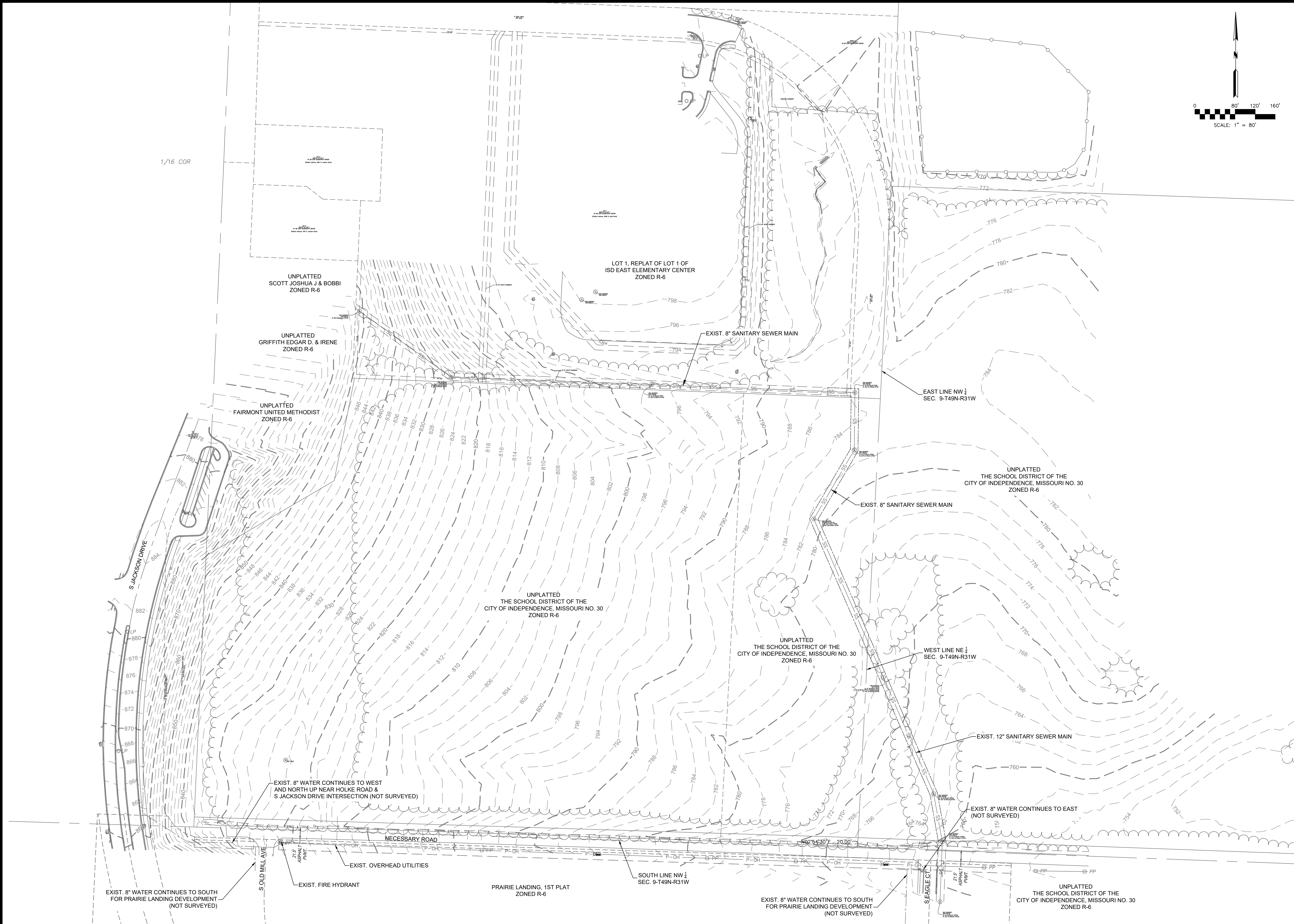


VICINITY MAP
NOT TO SCALE



The developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall become the responsibility of the individual lot owner at such time as the lot owner takes possession of the lot.

X-REF NO. 21-021 Base	
DRAWING NO. 21-021 Preliminary Plat	
DATE March 28, 2022	
JOB NO. 21-021	
2	SHEET OF
	3



PRELIMINARY PLAT

EXISTING CONDITIONS

LITTLE BLUE ESTATES

LOTS 1 THRU 89, TRACTS A, B, & C

CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF. NO.
21-021 Base

DRAWING NO.
21-021 Preliminary Plat

DATE
March 28, 2022

JOB NO.
21-021

3

SHEET
OF

3

8

consult

Inc

engineers

planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 201905467

R. KEVIN STERRETT | MO E-26440
June 17, 2022

DATE	REVISION	NO.	BY	CHK/APP.
06/17/22	PEP CITY'S COMMENTS	2	SPW	RKS
02/20/22	PEP CITY'S COMMENTS	1	SPW	RKS
04/01/22	SUBMITTED TO CITY OF INDEPENDENCE			

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