



Table with 4 columns: SITE DATA, PHASE ONE, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, etc.

Table with 4 columns: SITE DATA, PHASE TWO, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, etc.

Table with 4 columns: SITE DATA, TOTAL, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, etc.

Table with 4 columns: BUILDING DATA, PHASE ONE, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, etc.

Table with 4 columns: BUILDING DATA, PHASE TWO, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, etc.

Table with 4 columns: BUILDING DATA, TOTAL, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, etc.

Table with 2 columns: STANDARD, PHASE ONE / PHASE TWO / TOTAL. Rows include 88-435 OTHER DEVELOPMENT STANDARDS, 88-408 Parkland Dedication, etc.

NOTES: 1. All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code. All UR Final Plans shall meet the overall intent of the Troost Corridor Overlay (TCO) regulations. All buildings fronting Troost Avenue shall comply with the following TCO Regulations: A. Architectural Materials, B. Façade Articulation and Composition, C. Transparency (commercial and mixed-use buildings only), D. Signage.

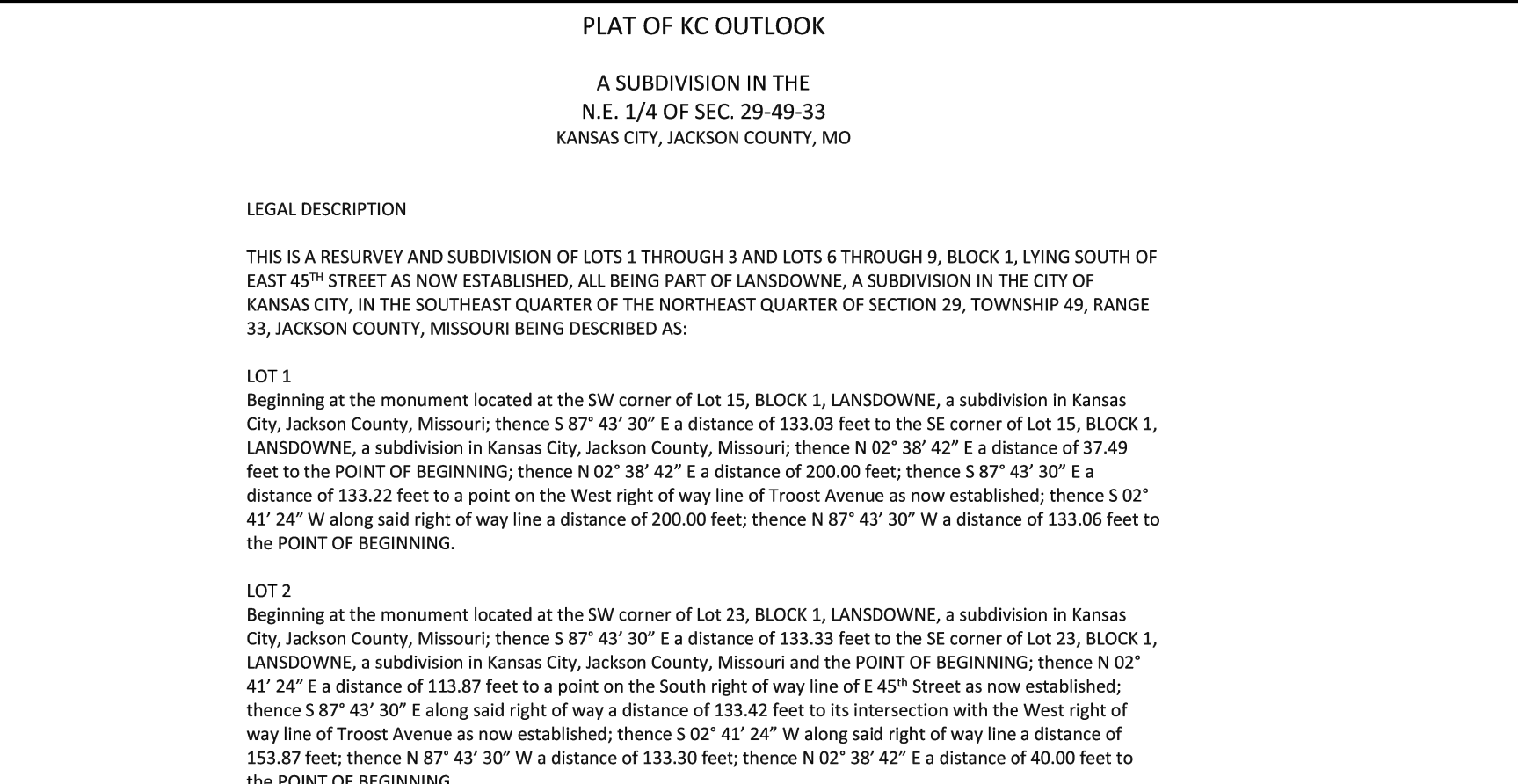


Table with 4 columns: PHASE ONE, PHASE TWO, TOTAL. Rows include 88-420 - PARKING, 88-420-04-M AFFORDABLE HOUSING. Columns include Vehicle Spaces, Bike Spaces, Alternatives Proposed?, Parking Vehicle Spaces Reductions Allowed/Requested, etc.

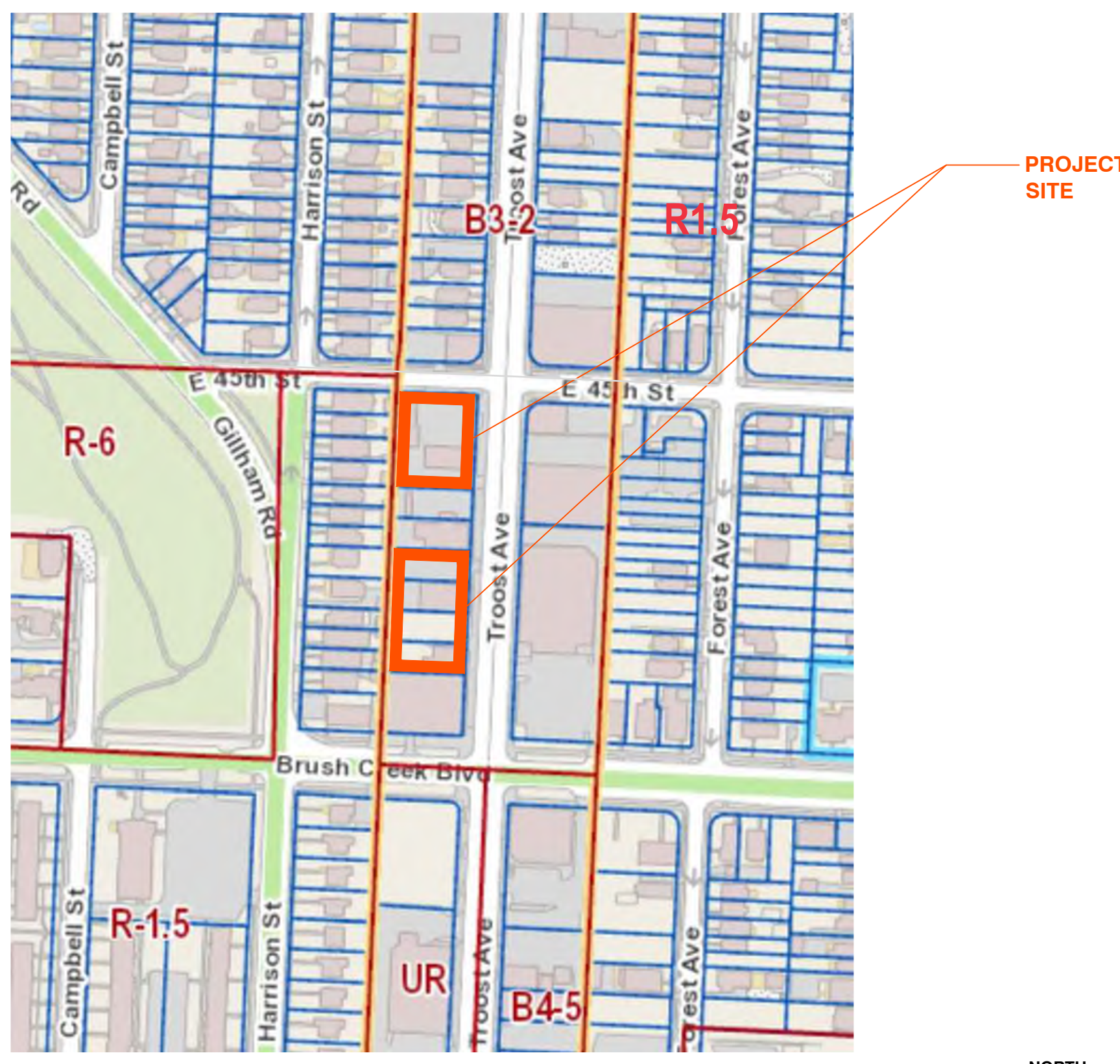
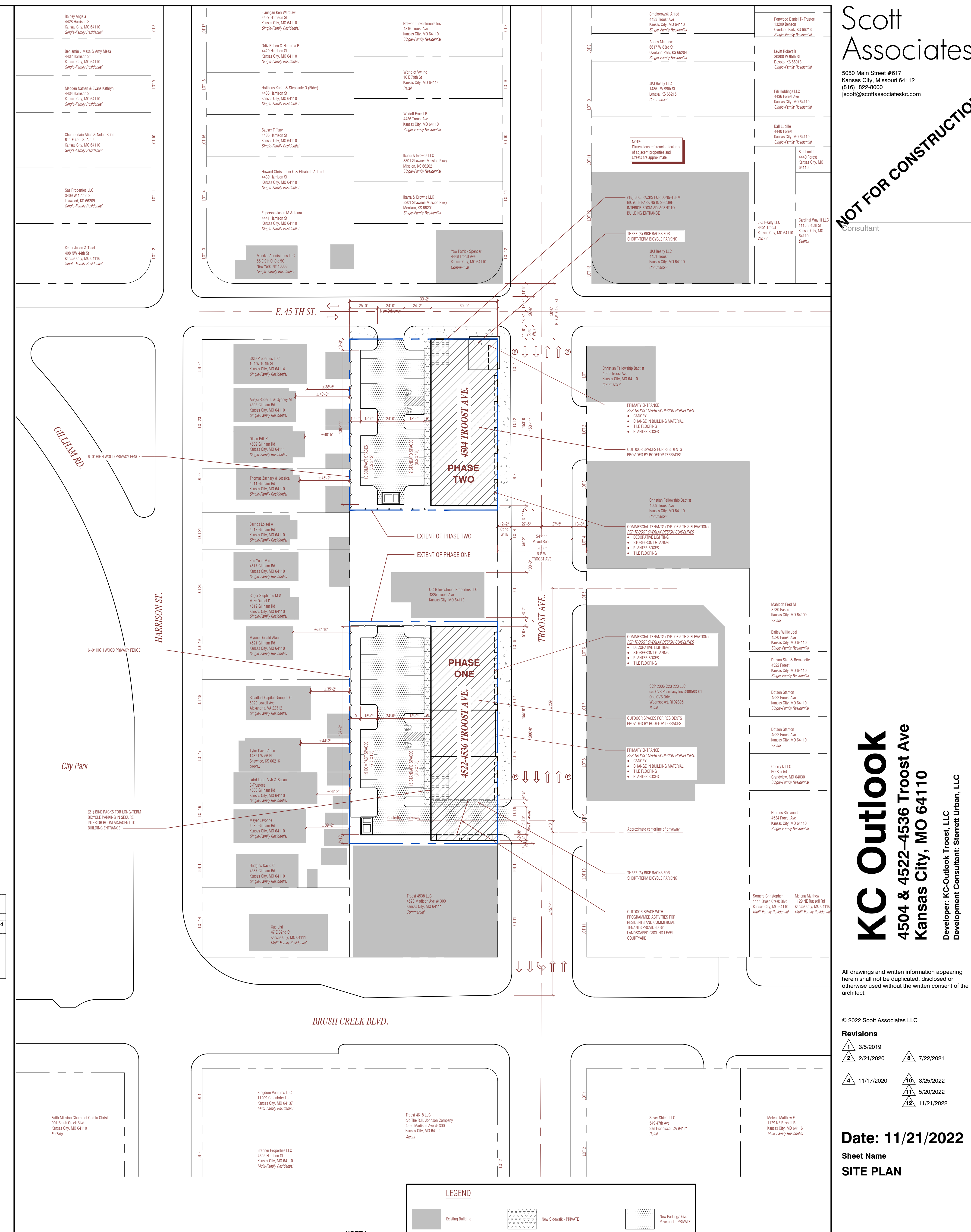


Table with 2 columns: STANDARD, PHASE ONE / PHASE TWO / TOTAL. Rows include 88-420 - ALTERNATIVE COMPLIANCE PARKING, 88-420-04-M AFFORDABLE HOUSING. Columns include Vehicle Spaces, Bike Spaces, Alternatives Proposed?, etc.



Scott Associates logo and contact information: 6050 Main Street #617, Kansas City, Missouri 64112, (816) 822-8000, jscott@scottassociateskc.com. NOT FOR CONSTRUCTION Consultant. KC Outlook 4504 & 4522-4536 Troost Ave, Kansas City, MO 64110. Developer: KC-Outlet Troost, LLC. Development Consultant: Stetter Urban, LLC. Revisions table with dates and descriptions. Date: 11/21/2022. Sheet Name: SITE PLAN.

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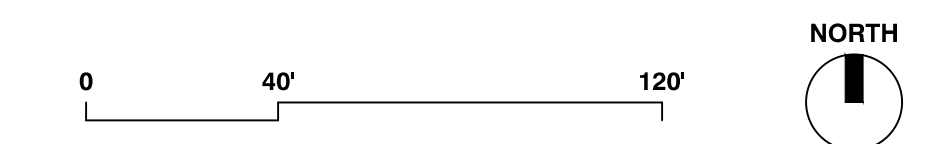
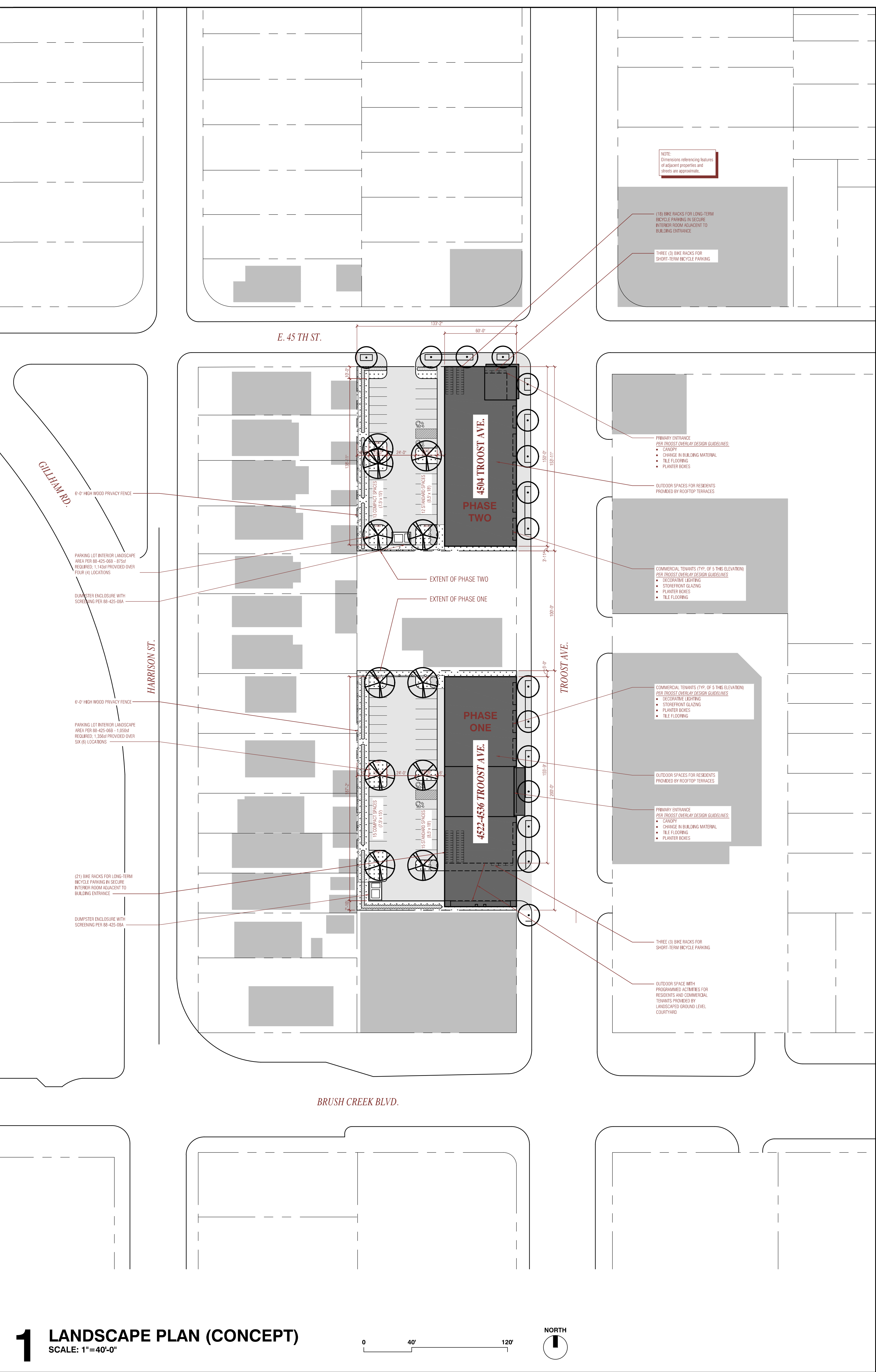
### KCMO Landscape Ordinance

Planting Type	Size Req'd	Qty Req'd	Qty Provided	Calculation	Proposed Design Intent Species
Street Trees	2.5" caliper	12	16	1 tree per 30 linear feet of street frontage	Shantung Maple (Acer truncatum)
Interior Landscaping of Vehicular Areas (Phase 1) - Trees	2.5" caliper	6	6	1 tree per 5 spaces	Ostrya virginiana (Eastern Hop Hornbeam)
Interior Landscaping of Vehicular Areas (Phase 2) - Trees	2.5" caliper	5	5	1 tree per 5 spaces	Ivory Silk Japanese Tree Lilac (Syringa reticulata Ivory Silk)
General Landscape	5 gal.	N/A	12	N/A	Oakleaf Hydrangea (Hydrangea quercifolia)
General Landscape	N/A	N/A		N/A	Japanese Forest Grass (Hakonechloa macra 'Aureola')

### Planting Legend

<b>Trees</b>	<b>Shrubs and Grasses</b>
Shantung Maple (Acer truncatum)	Oakleaf Hydrangea (Hydrangea quercifolia)
Ostrya virginiana (Eastern Hop Hornbeam)	Japanese Forest Grass (Hakonechloa macra 'Aureola')
Ivory Silk Japanese Tree Lilac (Syringa reticulata Ivory Silk)	Turf Grass

**2 LANDSCAPE PLAN NOTES**



**KC Outlook**  
4504 & 4522-4536 Troost Ave  
Kansas City, MO 64110  
Developer: KC-Outlook Troost, LLC  
Development Consultant: Sterrett Urban, LLC

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#### Revisions

1	3/5/2019	
2	2/21/2020	7/22/2021
3	11/17/2020	3/25/2022
4		5/20/2022

**Date: 5/20/2022**  
Sheet Name  
**LANDSCAPE PLAN (CONCEPT)**

11/22/2022 8:57:17 AM

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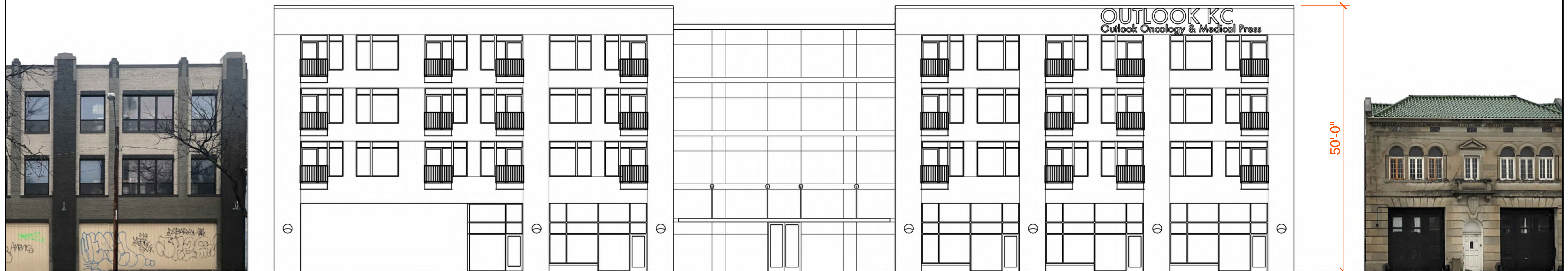
**South Building**  
Troost Ave. Elevation

Brick 1

Brick 2

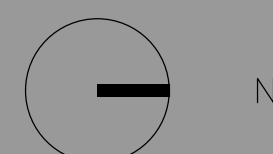
**Primary entrance**  
per Troost Overlay Design Guidelines

- Canopy
- Recessed wall
- Change in building material
- Tile flooring
- Planter boxes



**Troost Ave. Elevation**

0 4' 8' 16' 32'



**KC Outlook**  
4504 & 4522-4536 Troost Ave  
Kansas City, MO 64110

Developer: KC-Outlook Troost, LLC  
Development Consultant: Sterrett Urban, LLC

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**Revisions**

1	3/5/2019	
2	2/21/2020	7/22/2021
3	11/17/2020	
4	1/29/2021	11/21/2022

**Date: 11/21/2022**

Sheet Name  
**ELEVATIONS**

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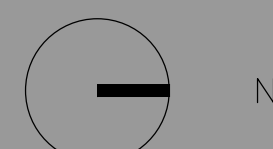
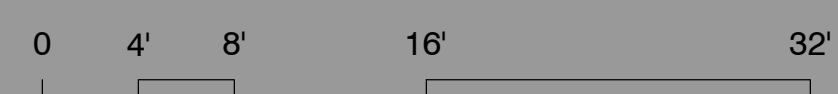


**North Building**  
Troost Ave. Elevation

- Brick 1
- Brick 2
- Commercial tenant entrances**  
*per Troost Overlay Design Guidelines*
  - Decorative lighting
  - Storefront glazing
  - Planter boxes
  - Tile flooring
- Primary entrance**  
*per Troost Overlay Design Guidelines*
  - Canopy
  - Recessed wall
  - Change in building material
  - Tile flooring
  - Planter boxes



**Troost Ave. Elevation**



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**Revisions**

2	2/21/2020	8	7/22/2021
4	11/17/2020		
10	1/29/2021	12	11/21/2022

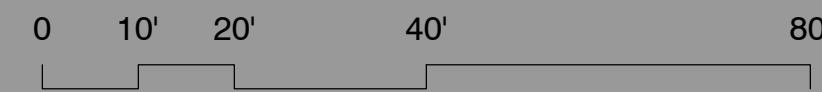
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Sheet Name  
**ELEVATIONS**

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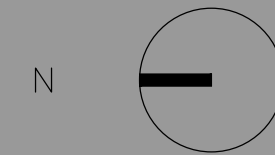
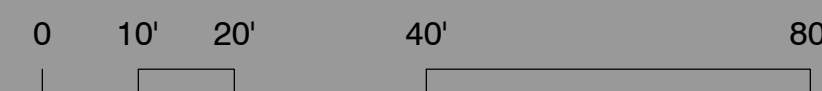
# North Elevation



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# West Elevation



**KC Outlook**  
4504 & 4522-4536 Troost Ave  
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Developer: KC-Outlook Troost, LLC  
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### Revisions

9 9/7/2021 (West Elevation)

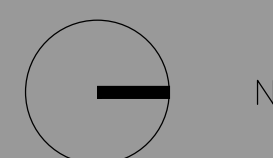
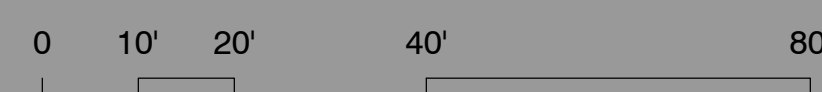
12 11/21/2022

**Date: 11/21/2022**

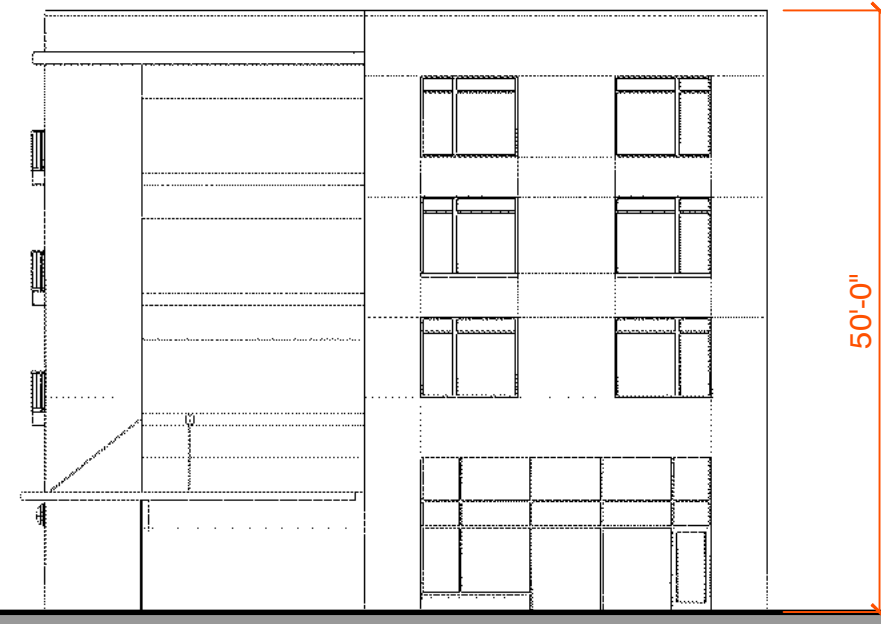
Sheet Name  
**ELEVATIONS**



# Troost Ave. Elevation



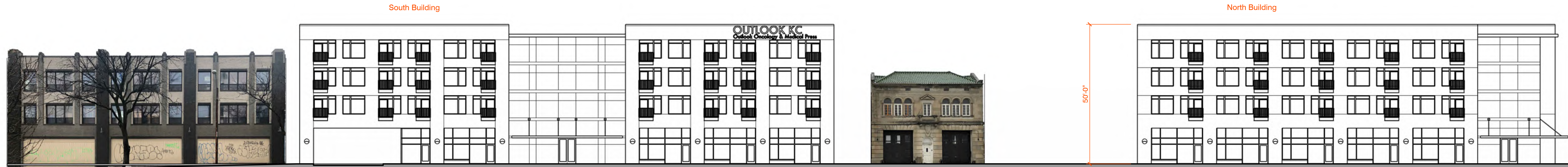
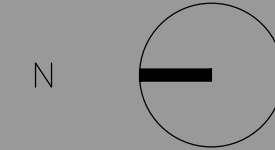
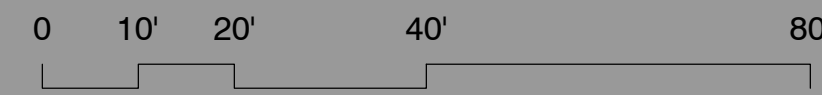
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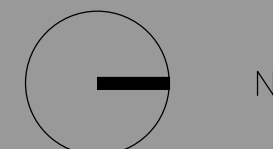
# North Elevation



# West Elevation



# Troost Ave. Elevation



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**KC Outlook**  
4504 & 4522-4536 Troost Ave  
Kansas City, MO 64110  
Developer: KC-Outlook Troost, LLC  
Development Consultant: Sterrett Urban, LLC

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12 11/21/2022

Date: 11/21/2022

Sheet Name  
ELEVATIONS

# 3-d

SITE DATA	PHASE ONE			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	26,632	26,632	No	
in acres	0.61	0.61	No	
c Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
d Net Land Area				
in square feet	26,632	26,632	No	
in acres	0.61	0.61	No	

SITE DATA	PHASE TWO			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	20,520	20,520	No	
in acres	0.47	0.47	No	
c Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
d Net Land Area				
in square feet	20,520	20,520	No	
in acres	0.47	0.47	No	

SITE DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	47,151	47,151 sf	No	
in acres	1.08	1.08 ac	No	
c Right-of-way Dedication				
in square feet	0	0 sf	No	
in acres	0	0 ac	No	
d Net Land Area				
in square feet	47,151	47,151 sf	No	
in acres	1.08	1.08 ac	No	

PLAT OF KC OUTLOOK

A SUBDIVISION IN THE N.E. 1/4 OF SEC. 29-49-33 KANSAS CITY, JACKSON COUNTY, MO

LEGAL DESCRIPTION

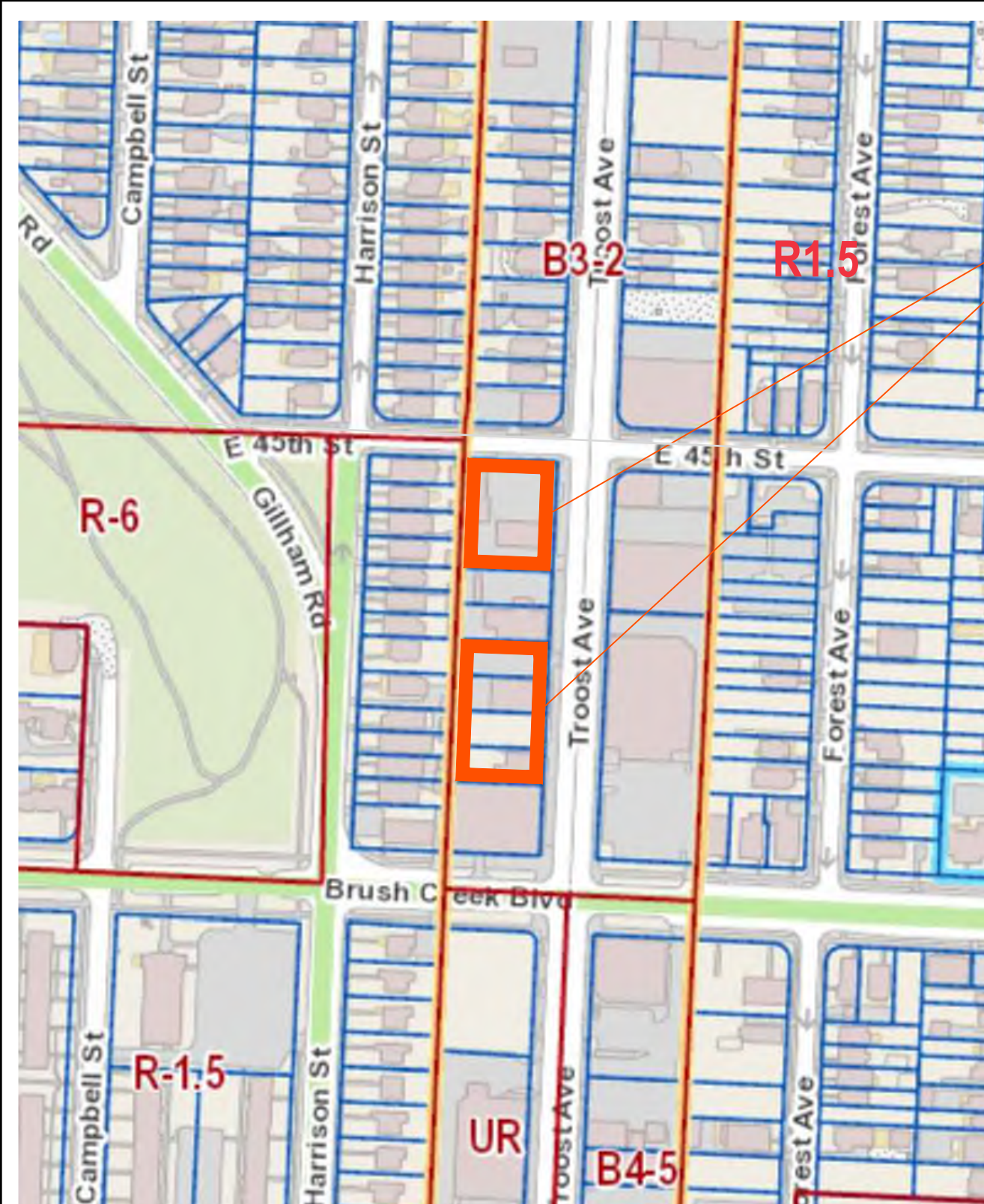
THIS IS A RESURVEY AND SUBDIVISION OF LOTS 1 THROUGH 3 AND LOTS 6 THROUGH 9, BLOCK 1, LYING SOUTH OF EAST 45TH STREET AS NOW ESTABLISHED, ALL BEING PART OF LANDSDOWNE, A SUBDIVISION IN THE CITY OF KANSAS CITY, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS:

LOT 1

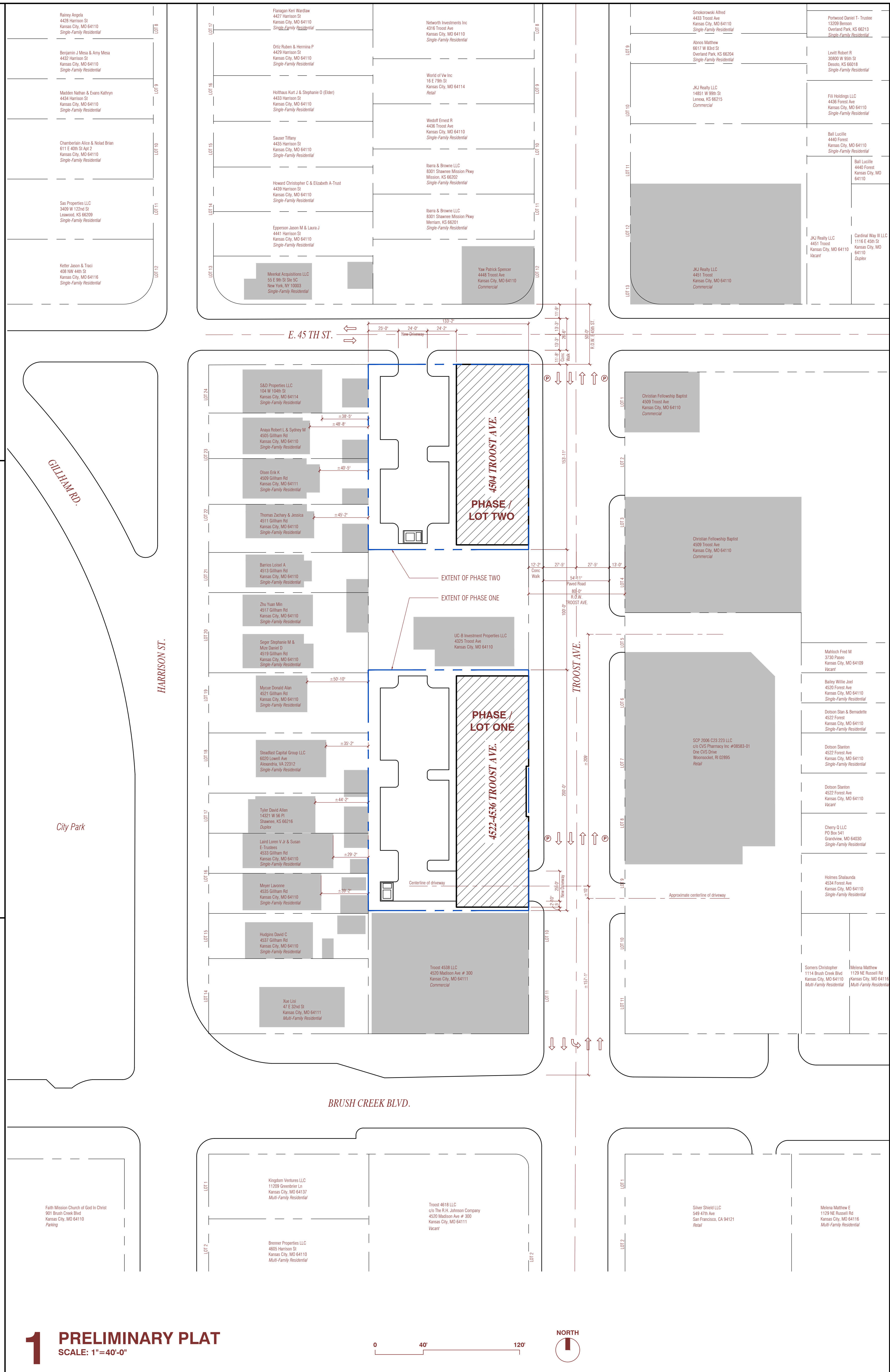
Beginning at the monument located at the SW corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.03 feet to the SE corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence N 02° 38' 42" E a distance of 37.49 feet to the POINT OF BEGINNING; thence N 02° 38' 42" E a distance of 200.00 feet; thence S 87° 43' 30" E a distance of 133.22 feet to a point on the West right of way line of Troost Avenue as now established; thence S 02° 41' 24" W along said right of way line a distance of 200.00 feet; thence N 87° 43' 30" W a distance of 133.06 feet to the POINT OF BEGINNING.

LOT 2

Beginning at the monument located at the SW corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.33 feet to the SE corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri and the POINT OF BEGINNING; thence N 02° 41' 24" E a distance of 133.87 feet to a point on the South right of way line of E 45th Street as now established; thence S 87° 43' 30" E along said right of way a distance of 133.42 feet to its intersection with the West right of way line of Troost Avenue as now established; thence S 02° 41' 24" W along said right of way line a distance of 153.87 feet; thence N 87° 43' 30" W a distance of 133.30 feet; thence N 02° 38' 42" E a distance of 40.00 feet to the POINT OF BEGINNING.



2 LOCATION MAP AND EXISTING ZONING SCALE: 1"=200'-0"



1 PRELIMINARY PLAT SCALE: 1"=40'-0"



NOT FOR CONSTRUCTION Consultant

KC Outlook 4504 & 4522-4536 Troost Ave Kansas City, MO 64110

Developer: KC-Outlook Troost, LLC Development Consultant: Sterrett Urban, LLC

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10	3/25/2022
11	5/20/2022
12	11/18/2022

Date: 11/21/2022

Sheet Name PRELIMINARY PLAT



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SITE DATA	PHASE ONE				
	Existing	Proposed	Deviation Requested?	Approved	
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 <sup>st</sup> flr) Restaurant(1 <sup>st</sup> flr) Retail Sales (1 <sup>st</sup> flr) Multifamily (2 <sup>nd</sup> -4 <sup>th</sup> flr)	No No No No	No No No No	
f Height above grade of buildings and structures	Unknown	50 feet	No	No	
Number of floors of each building	1	4	No	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 <sup>st</sup>	9,345	No	
		2 <sup>nd</sup>	11,528	No	
		3 <sup>rd</sup>	11,528	No	
		4 <sup>th</sup>	43,929	No	
Total gross building area (sq. ft.)	Unknown		No	No	
Residential Use Info	Multi-unit Building	Total DU/floor	N/A	15	No
		Total Dwelling Units (DU)	N/A	45	No

BUILDING DATA	PHASE ONE			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	NA	NA	No	
Height	Unknown	50	No	

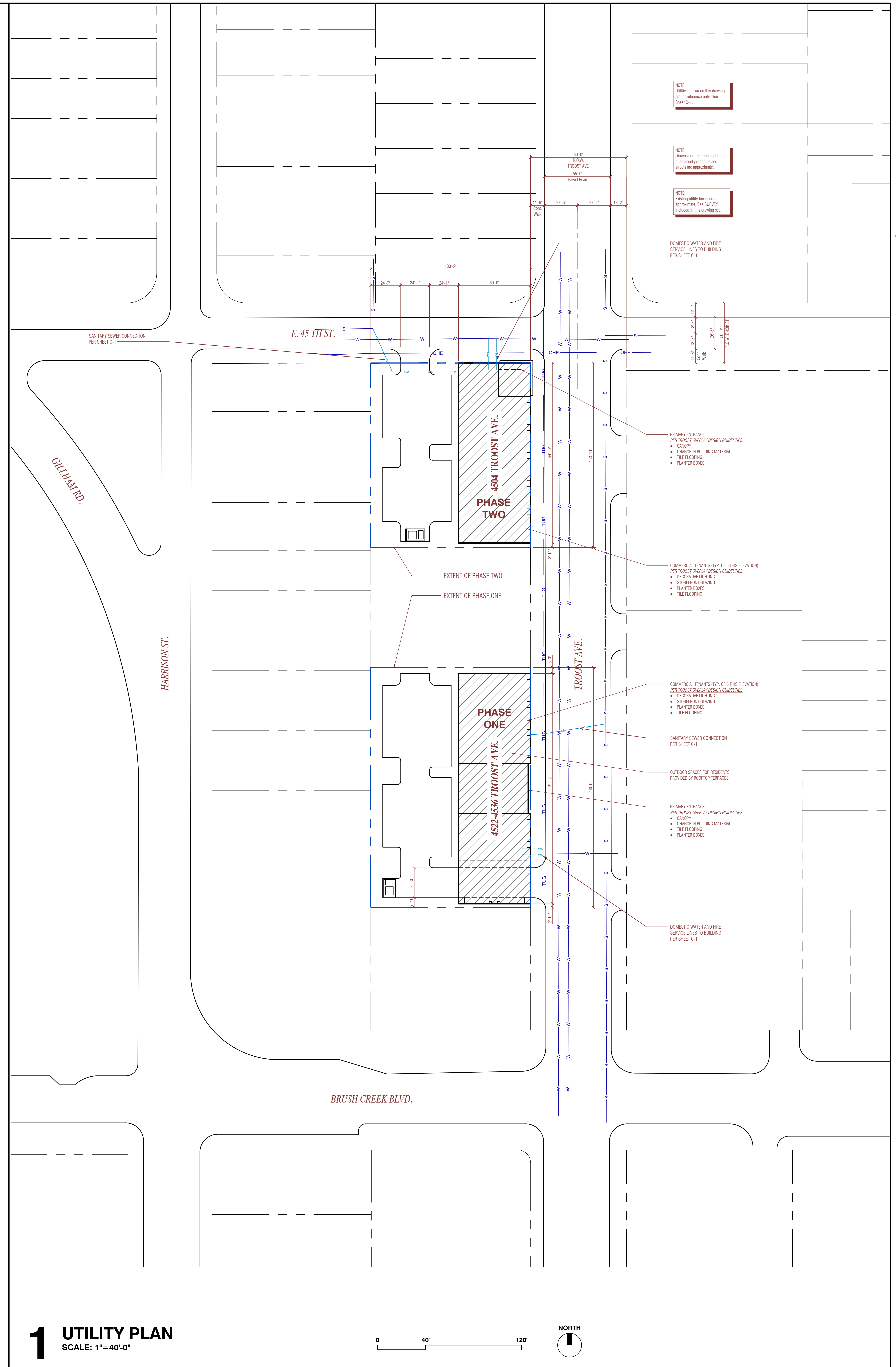
BUILDING DATA	PHASE TWO			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	4	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

BUILDING DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	4-28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

SITE DATA	PHASE TWO				
	Existing	Proposed	Deviation Requested?	Approved	
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 <sup>st</sup> flr) Restaurant(1 <sup>st</sup> flr) Retail Sales (1 <sup>st</sup> flr) Multifamily (2 <sup>nd</sup> -4 <sup>th</sup> flr)	No No No No	No No No No	
f Height above grade of buildings and structures	Unknown	50 feet	No	No	
Number of floors of each building	1	4	No	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 <sup>st</sup>	9,456	No	
		2 <sup>nd</sup>	9,456	No	
		3 <sup>rd</sup>	9,456	No	
		4 <sup>th</sup>	9,456	No	
Total gross building area (sq. ft.)	Unknown	37,824	No	No	
Residential Use Info	Multi-unit Building	Total DU/floor	N/A	12	No
		Total Dwelling Units (DU)	N/A	36	No

SITE DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved

e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 <sup>st</sup> flr) Restaurant(1 <sup>st</sup> flr) Retail Sales (1 <sup>st</sup> flr) Multifamily (2 <sup>nd</sup> -4 <sup>th</sup> flr)	No No No No	No No No No	
f Height above grade of buildings and structures	Unknown	50 feet	No	No	
Number of floors of each building	1	4	No	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 <sup>st</sup>	18,801 sf	No	
		2 <sup>nd</sup>	20,984 sf	No	
		3 <sup>rd</sup>	20,984 sf	No	
		4 <sup>th</sup>	20,984 sf	No	
Total gross building area (sq. ft.)	Unknown	81,753 sf	No	No	
Residential Use Info	Multi-unit Building	Total DU/floor	N/A	27	No
		Total Dwelling Units (DU)	N/A	81	No



**1 UTILITY PLAN**  
SCALE: 1"=40'-0"



**KC Outlook**  
4504 & 4522-4536 Troost Ave  
Kansas City, MO 64110  
Developer: KC-Outlook Troost, LLC  
Development Consultant: Sterrett Urban, LLC

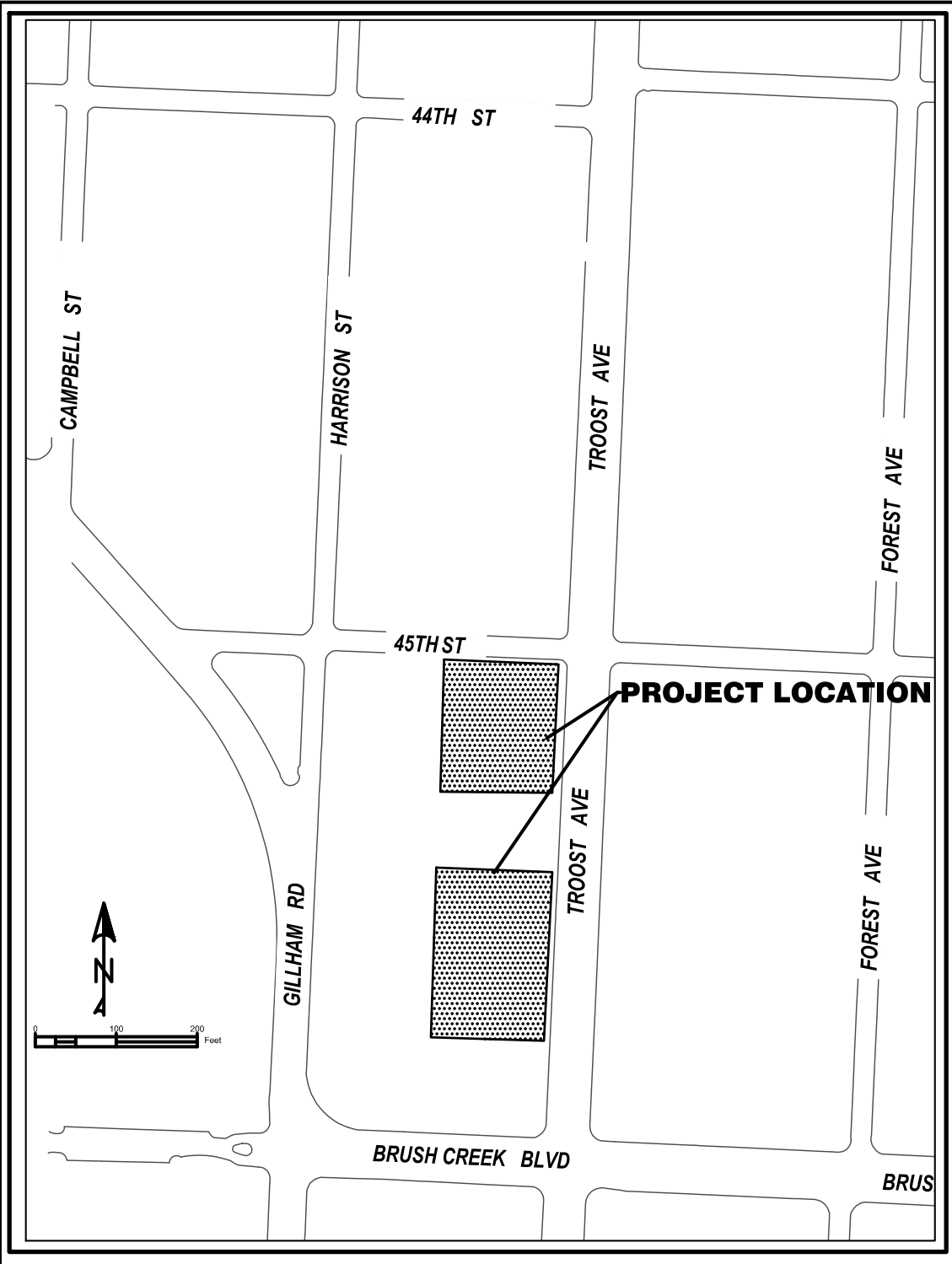
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10 3/25/2022  
12 11/21/2022

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Sheet Name  
**UTILITY PLAN**

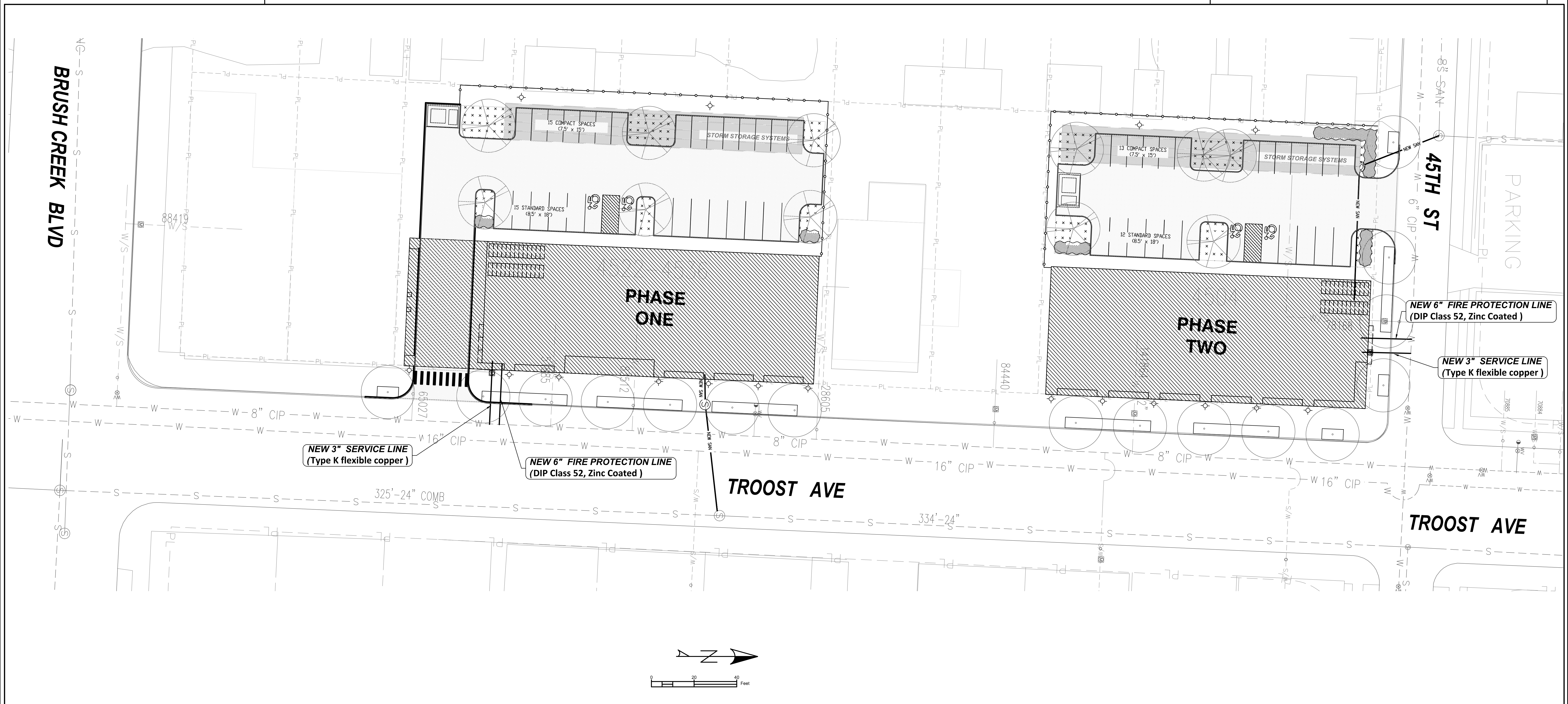
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Consultant  
**OPI**  
 CONSULTING ENGINEERS, INC.  
 CIVIL & STRUCTURAL ENGINEERS  
 1220 EAST 93RD STREET STE. 200  
 KANSAS CITY, MO 64110  
 Phone: (816) 822-7292 Fax: (816) 897-0426  
 www.opiconsultingengr.com



**LEGEND**

	New Building
	New Pavement
	New CG-1 Curb
	Water Service Connection
	Sanitary Service Connection
	Sanitary Sewer Manhole
	Storm Storage Systems
	Pedestrian Crossing Per MUTCD



**KC Outlook**  
 4504 & 4522-4536 Troost Ave  
 Kansas City, MO 64110  
 Developer - The KC Outlook Company  
 Development Consultant - Sterrett Urban

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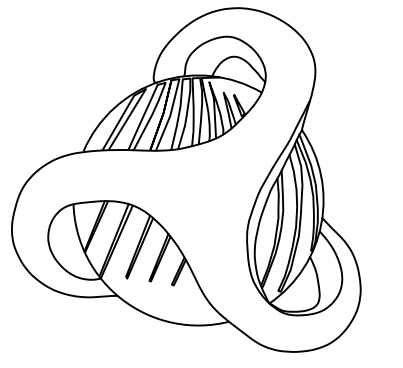
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 Revisions

Date: 1/20/2021  
 Sheet Name

**SITE PLAN**

**NOT FOR CONSTRUCTION**

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**CUSTOM ENGINEERING**  
MECHANICAL & ELECTRICAL ENGINEERING  
12760 EAST 40 HIGHWAY  
INDEPENDENCE, MISSOURI 64055  
(816) 355-1473  
WWW.CUSTOMENGR.COM  
MISSOURI CERTIFICATE OF AUTHORITY #000229

**KC Outlook**  
4504 & 4522-4536 Troost Ave  
Kansas City, MO 64110  
Developer - The KC Outlook Company  
Development Consultant - Sterrett Urban

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Date: 2/3/2021

Sheet Name  
**PHOTOMETRIC  
SITE PLAN**

**ES-1**

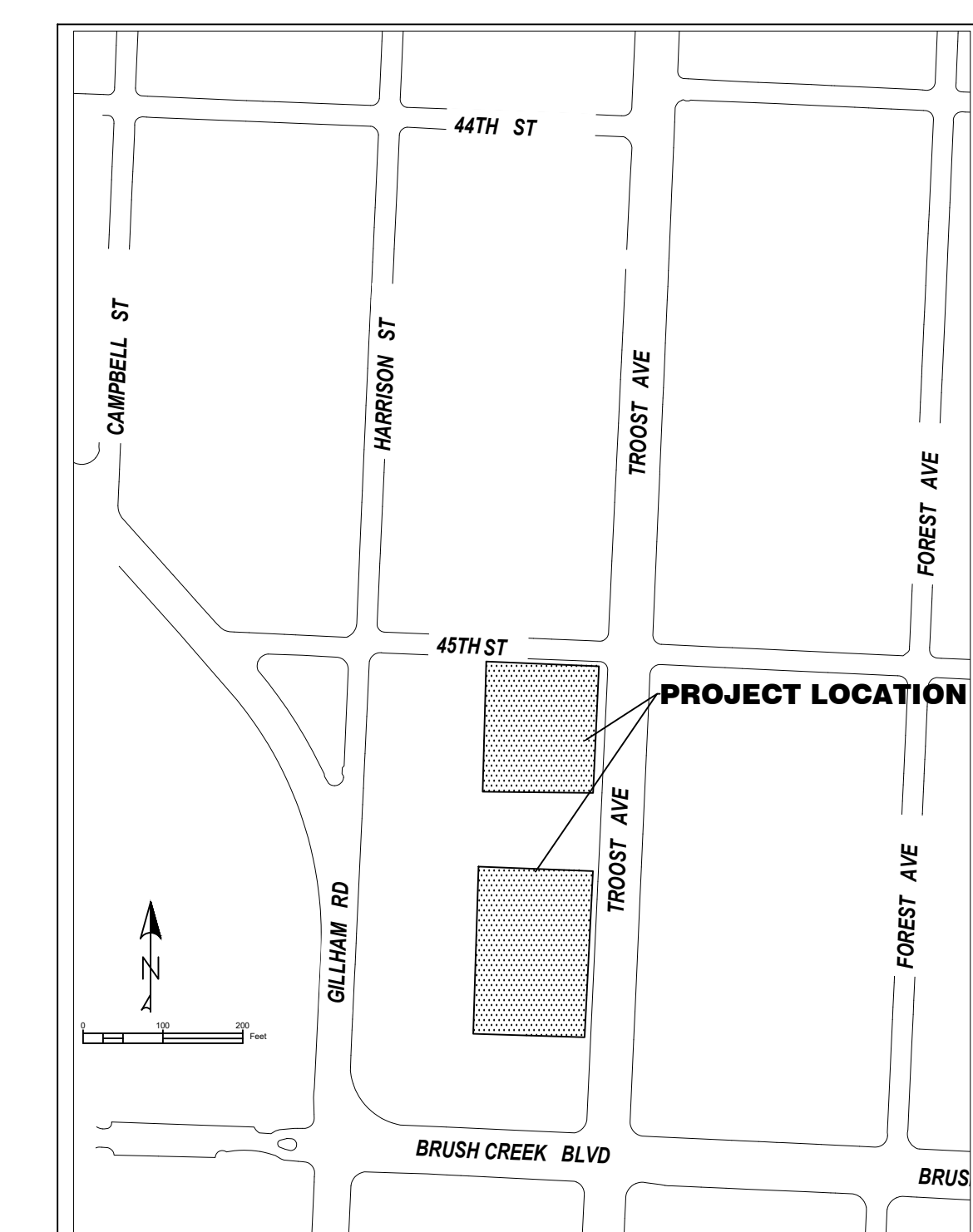


**LEGEND**

- New Building
- New Pavement
- New CG-1 Curb
- New Light Fixture and Pole  
(See Lighting Schedule)

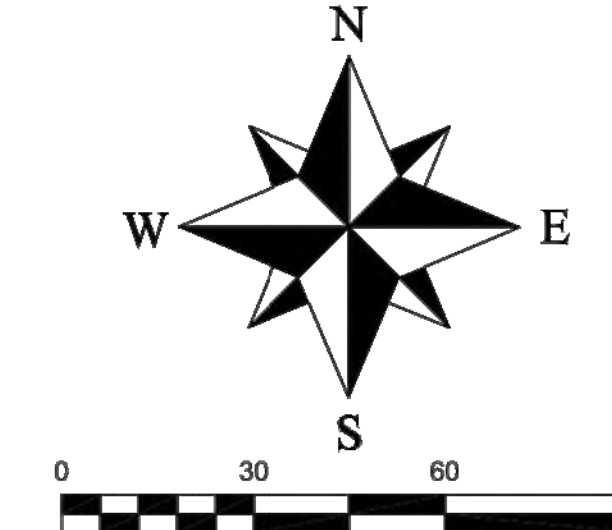
LIGHTING SCHEDULE												
MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
PL	CREE LIGHTING	OSQ-A-xx-3ME-T-40K-Ux-xxxxx CONFIGURED FROM OSQ-A-xx-3ME-U-40K-UL-xxxxx	3ME* TYPE III MEDIUM	120 / 277	1.83 / 0.81	215	26,583	40K	70	MDA SA 1400 - (2) sections of (8) LEDs in (2) rows of (4), (16) total.	POLE MOUNTED	CONFIGURED FROM OSQ Series Area Luminaire, Type III Medium, U Input Power Designator, 4000K
* OR EQUAL												

KC-OUTLOOKS PARKING LOT 4505		
Average	0.8	fc
Maximum	1.7	fc
Minimum	0.2	fc
Max/Min	8.5:1	fc
Average/Min	4.0:1	fc
KC-OUTLOOKS PARKING LOT 4522-4536		
Average	1.5	fc
Maximum	7.2	fc
Minimum	0.4	fc
Max/Min	18.0:1	fc
Average/Min	3.8:1	fc
KC-OUTLOOKS PROPERTY LINE 4505		
Average	0.1	fc
Maximum	0.5	fc
Minimum	0	fc
Max/Min	N/A	fc
Average/Min	N/A	fc
KC-OUTLOOKS PROPERTY LINE 4522-4536		
Average	0.5	fc
Maximum	2.5	fc
Minimum	0.0	fc
Max/Min	N/A	fc
Average/Min	N/A	fc
IES RECOMMENDATION		
	0.8	fc



# Certificate of Survey

4504, 4522, & 4536 Troost Avenue  
Kansas City, Jackson County, Missouri



## LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓛ Exception Document Location
- Existing Fence Line - Wood
- x-x-x-x- Existing Fence Line - Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Overhead Electric

## PROPERTY DESCRIPTION

A tract of land being Lots 1 - 3, Block 1, and Lot 6, Block 1, and Lot 7, Block 1, and Lot 8, Block 1, and Lot 9, Block 1, Lansdowne, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri.

## SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.  
(A). Final Plat Lansdowne.
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished.
- 4) Bearings shown hereon are based upon bearings from GPS Observation.
- 5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- 6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

## CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

Date: \_\_\_\_\_  
Matthew J. Schlicht, MO PLS 201200102  
Midwest Engineering Solutions, LLC. LS-2005008319-D

## REVISIONS

DATE	DESCRIPTION

4504, 4522, & 4536 Troost Avenue  
Lots 1-3, 6, & 9, Block 1, Lansdowne  
Kansas City, Jackson County, Missouri

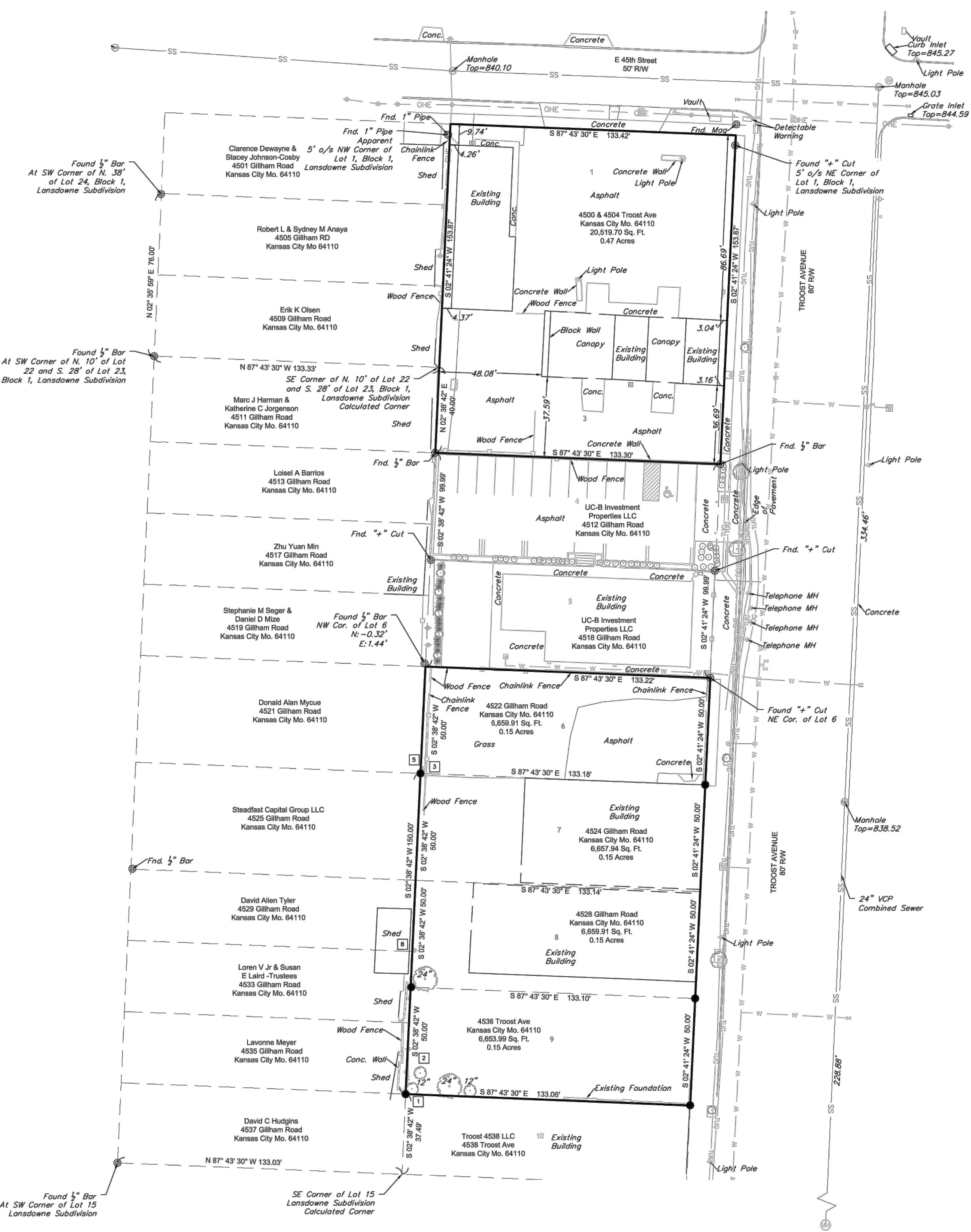
## Certificate of Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	49	33	Jackson	4504 Troost
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS, PE					January 10, 2020

PROFESSIONAL SEAL



50 SE 30TH STREET  
LEAS  
P.O. BOX 622-9888 F.R. 09523-9889



- Potential Encroachments [7]**
1. Concrete wall extends onto West side of property, 0.90 feet-Lot 9.
  2. Power pole and guy wires on West side of property-Lot 9.
  3. Wood fence extends onto adjacent property to South-Lot 6.
  4. Power pole on West side of property-Lot 8.
  5. Power pole on West side of property-Lot 6.