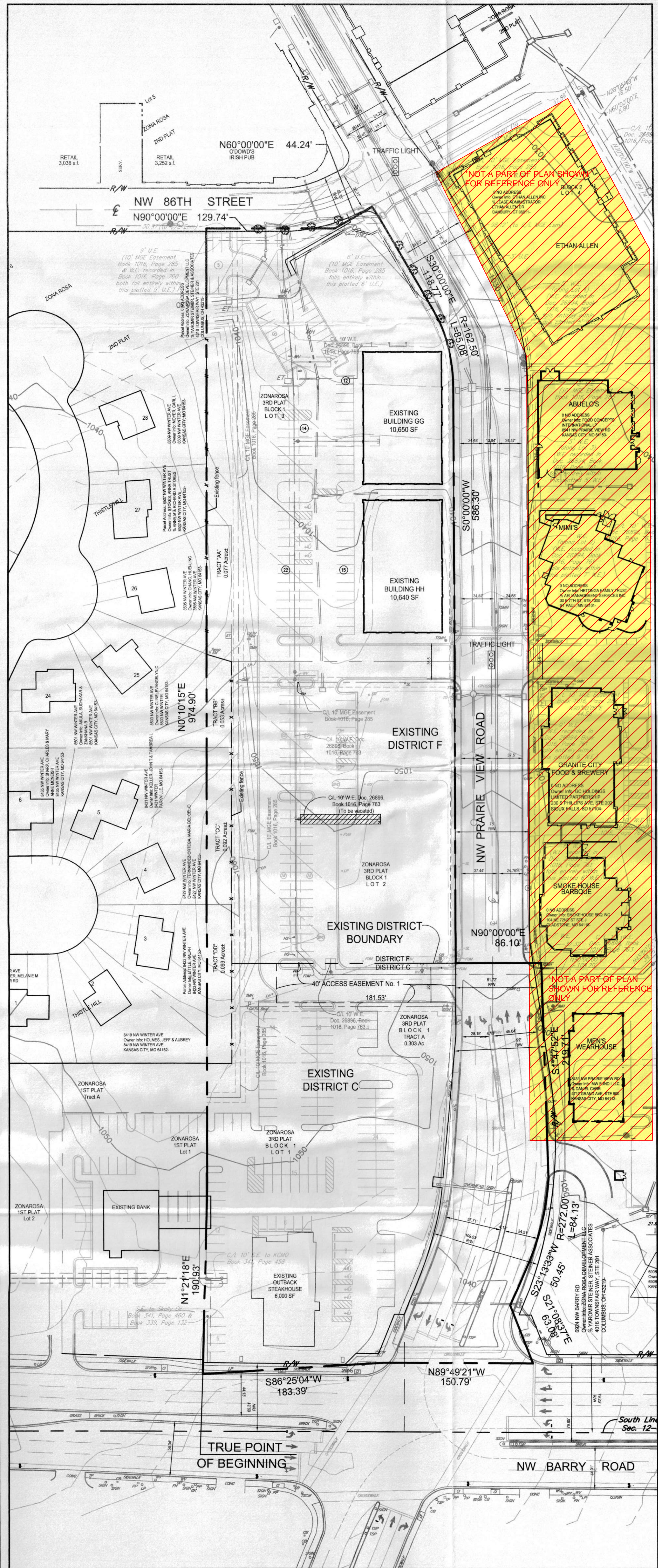


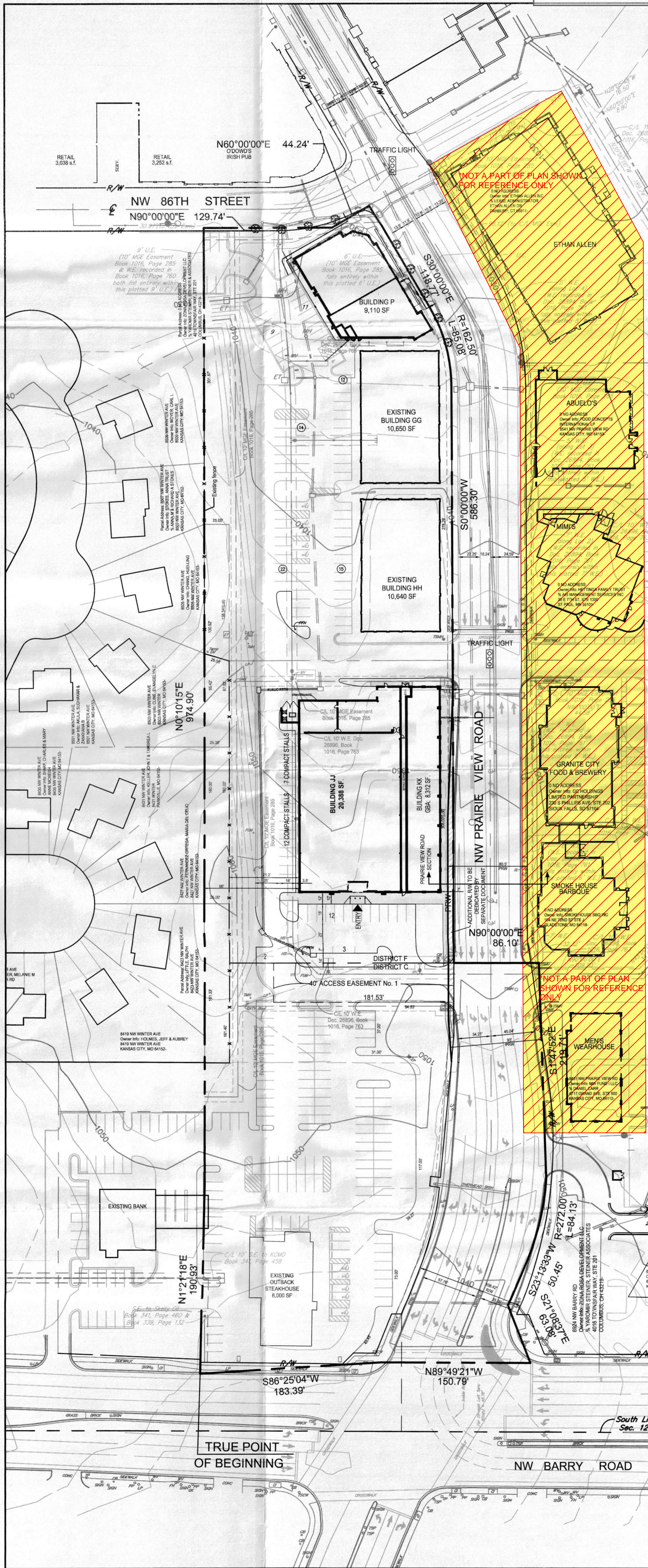
LEGAL DESCRIPTION: except as excluded below

A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West, including all of Lots 1, 2 and 3 and all of Tracts A, AA, BB, CC and DD, Block 1, Zona Rosa 3rd Plat, a subdivision of land, all being in Kansas City, Platte County, Missouri described as follows: Beginning at the Southeast corner of Lot 1, Block 1, Zona Rosa 1st Plat, a subdivision of land in said Kansas City; thence North 01°21'18" East along the Eastern line of said Lot 1, Zona Rosa 3rd Plat, 190.93 feet; thence North 0°10'15" East along the Western line of said Lot 1, said Tract DD, said Tract CC, said Tract BB, said Lot 3, and the Northern extension thereof, 974.90 feet; thence North 90°00'00" East, 129.74 feet; thence North 60°00'00" East, 44.24 feet to the Northern extension of the Eastern line of said Lot 3, said line also being the Northern extension of the Western right of way line of NW Prairie View Road as established by the plat of Zona Rosa 2nd Plat, a subdivision of land in said Kansas City; thence South 30°00'00" East along said Northern extension line and along said Western right of way line and said Eastern lot line, 118.77 feet; thence Southerly along said Western right-of-way line and along the Eastern line of said Lot 3 and said Lot 2, 586.30 feet to the Southeast corner of said Lot 2; thence North 90°00'00" East, 86.10 feet; thence South 1°47'52" East, 219.71 feet; thence Southerly along a curve to the right having an initial bearing of South 3°59'59" West, with a radius of 272.00 feet, a central angle of 17°43'19" and an arc distance of 94.13 feet; thence South 23°13'33" West, 50.45 feet; thence South 21°05'37" East, 63.05 feet; thence North 89°49'21" West, 150.79 feet; thence South 86°25'04" West, 183.39 feet to the Point of Beginning. Tract Contains 7.37 acres, more or less.



Existing Conditions Plan Amendment District CF 1

Scale: 1" = 50' - 0"



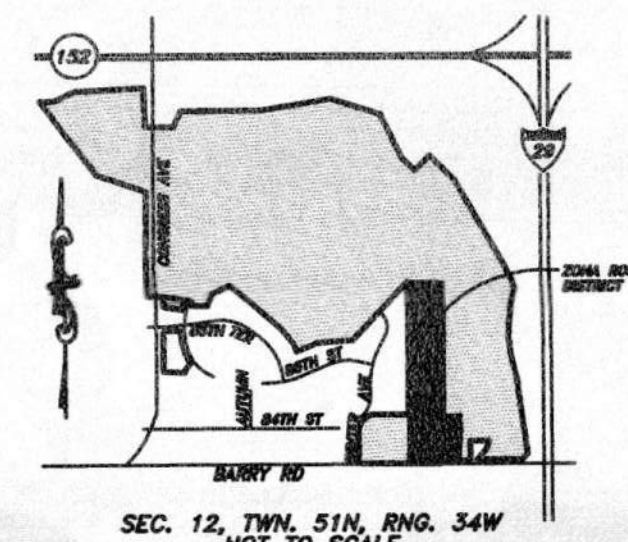
Proposed Conditions Plan Amendment District CF 2

Scale: 1" = 50' - 0"



City Plan Commission
Recommends Approval without Conditions
of Case No. **CD-CPC-2025-00108** on **9/17/2025**
Sara Gabriel
Sara Gabriel, FICP
Secretary of the City Plan Commission

ZONA ROSA AMENDED DEVELOPMENT PLAN DISTRICT C/F ZONING DISTRICT GP-3/4 Sec. 12 Twp. 51, Rge 34 Kansas City, Platte County, Missouri



Vicinity Map 3

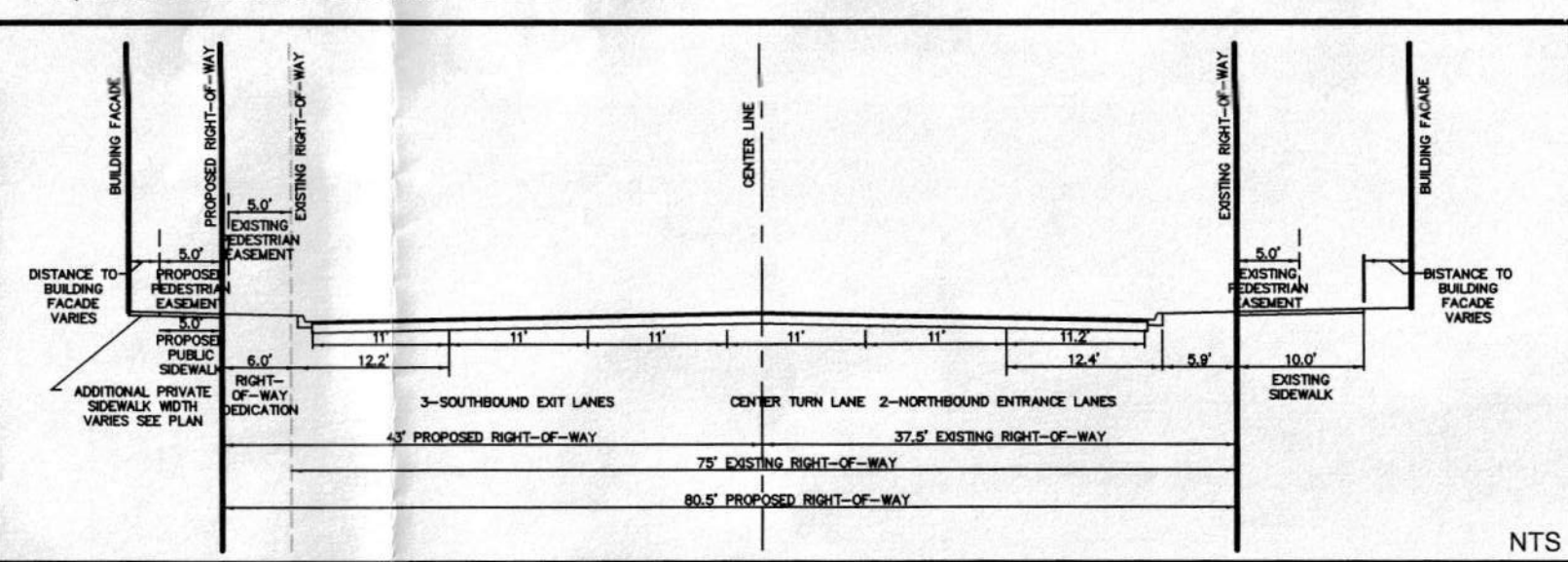
Scale: N.T.S.

GENERAL NOTES

- Plan scale is 1"=50'.
- Meters and bounds are as shown on drawing. Legal description is as described on plan.
- Plan Boundary Lines are shown as thus:
Existing _____
Proposed _____
- Lot Lines are shown as thus:
Existing _____
Proposed _____
- Right-of-way are indicated as thus:
Existing _____
Proposed _____
- Topography is shown as thus:
Existing _____
Proposed _____
- Existing and proposed curbs are shown as thus:
Existing to be removed _____
Proposed _____
- Section lines are shown as thus:
Existing _____
Proposed _____
- General configuration of lots, tracts, and roads are as indicated on plan.
- Easements for private utilities are not indicated and are subject to private utility company requirements.
- Existing conditions and utilities indicated on plan.
- No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Land coverage is as indicated in Site Development Chart - District C/F.
- Utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
- Adjacent property owners per Kansas City GIS Data obtained on 3-30-07.
- Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
- There is no floodplain within the District C/F Boundary per FEMA Floodplain Map, Panel # 290173 0040 B.
- Lighting, landscaping, and signage will be indicated on the final plan.
- Approved retail/office space may be converted to residential uses without amending the development plan.
- Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.
- Charitable, copy and digital equipment displays are prohibited.
- Wall signage on facades of buildings will be provided to identify tenants.
- Each proposed building is to have similar quality or compatible materials on all of its faces.

UTILITY LEGEND:

Existing storm sewer	ESTM	Proposed Fire Hydrant	CH
Proposed storm sewer	ESTM	Proposed Water Meter	WM
Existing sanitary sewer	ESM	Existing electric line	ELEC
Proposed sanitary sewer	PSAN	Proposed electric line	ELEC
Existing water mains	EW	Existing Utility Easement	EUE
Proposed water mains	PW	Proposed Easement	PE
Proposed/Reconstructed Sidewalks			



PRAIRIE VIEW ROAD SECTION

SITE DEVELOPMENT CHART-DISTRICT C/F

2	Total Land Area:	320,902 SF	7.37 Ac
3	Land Area for Existing and Proposed RW:	Existing 43,194 SF	0.99 Ac
4	Adjusted Total Land Area:	320,902 SF	7.37 Ac
		43,194 SF	0.99 Ac
		1,813 SF	0.04 Ac
		276,095 SF	6.34 Ac
			Gross Land Area
			Existing Right of Way
			Proposed Right of Way
			Net Land Area

6	Building Areas:		
	District G	Bldg	Building Area
		TOTAL Buildings P, GG, HH, JJ, KK, OUTBACK	65,027 SF
		Building P	9,037 SF
		Building HH	10,860 SF
		Building JJ	10,860 SF
		Building KK	8,312 SF
		OUTBACK	6,000 SF
		Building Coverage	65,027 SF

7	Building Heights:		
	All buildings are 1 story.		
8	Floor Area Ratio:		
	65,027 SF / 276,095 SF = .236		
	Building Coverage Ratio:		
	65,027 SF / 276,095 SF = .236		
	Gross and Net Density of Residential Development:		
	N/A		

10	Required Parking Spaces:		
	Bldgs:	Use	Required:
	P, GG, HH, JJ, KK	Retail	57,037 SF
	HH, OUTBACK	Restaurant	7,990 SF
			1.0 per 400 SF
			1.0 per 75 SF
			143
			107
	Parking Spaces Provided		
	All District C/F Parking Areas		Provided:
			250
	Note:		All uses must meet parking requirements.

- Phase and Completion Dates: Buildings GG & HH are completed. Construction of building P will commence spring 2007, Construction of building JJ & KK will commence spring/summer 2007. Building construction should be completed by fall 2008.
- Changes to the plan consist of the following: 1. Combining Districts C & F into one district. 2. Increasing P by 507 SF. 3. Reducing KK by 6,488 SF. 4. Increasing JJ by 5,588 SF. 5. Reducing KK & JJ to single story buildings. 6. Additional right-of-way dedication. 7. Reconfiguring the parking lot at buildings JJ & KK.



1-29 at Barry Road
Kansas City, Missouri

Final Plan Prepared By:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-1393 FAX

Developer:
Steiner + Associates
8640 N Dixon
Kansas City, MO 64153

Architect:
Gould Evans Goodman Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Civil Engineer:
TranSystems Inc.
2400 Pershing Rd. Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

PERMITTED USES
All uses allowed in B3, except as follows:

PROHIBITED USES
In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP	PUBLIC/CIVIC
Club, Lodge, or Fraternal Organization	
Day Care (As Listed)	
• Home based (1-3)	
• Family (up to 10)	
• Group (up to 20)	
Park/Recreation (As Listed)	
• Home Association Amenities	
Religious Assembly	
Safety Service (As Listed)	
• Fire station	
• Ambulance service	
Utilities and Services (As Listed)	
• Basic minor	
COMMERCIAL	
Adult Business	
• Adult media store	
• Adult motion picture theater	
Sex shop	
Animal Service (As Listed)	
• Sals	
Building Maintenance Service	
Business Support Service (As Listed)	
• Day labor employment agency	
Financial Services (As Listed)	
• Pawn shop	
• Short-term loan establishment	
Funeral and Intermment Service	
• Cemetery/columbarium/mausoleum	
• Cremating	
• Undertaking	
Gasoline and Fuel Sales	
Lodging (As Listed)	
• Recreational vehicle park	
Mobile Vendor Park	
Vehicle Sales and Service (As Listed)	
• Heavy equipment sales/rental	
• Light equipment sales/rental (outdoor)	
• Motor vehicle repair, limited	
• Motor vehicle repair, general	
• Vehicle storage/lotting	
AGRICULTURE	
Agriculture, Animal	
Agriculture, Crop	
Property Not Included in Amendment	

*The property hatched below is not part of this amended plan shown for reference only. Please refer to Approved Plan 120553-CD-7 and Ordinance No. 07178



APPLICANT/OWNER/
DEVELOPER:
ZONA ROSA DEVELOPMENT, L.L.C.
8640 N. Dixon
Kansas City, MO 64153
816 741 5900

SHEET 1 OF 1

Project no: 06378
Date: City Submittal: 3-30-07
Planning Commission
(Case # 12650-C/F-6) Approval: 5-15-07
Revised Plan per Planning Commission: 5-17-07

AMENDED DEVELOPMENT PLAN-DISTRICT C/F C/F-100

LEGAL DESCRIPTION: except as excluded below

District G: A tract of land located in the Northeast Quarter of Section 12, Township 51, Range 34, in Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southeast corner of Lot 29, Thistle Hill, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof, thence North 00° 10' 15" East on the East line of said Lot 29, a distance of 110.95 feet; thence North 90° 00' 00" East a distance of 129.74 feet; thence North 60° 00' 00" East a distance of 44.06 feet to the point of beginning of the tract of land to be described; thence North 30° 00' 00" West a distance of 48.00 feet; thence North 60° 00' 00" East a distance of 64.50 feet; thence North 30° 00' 00" West a distance of 645.00 feet; thence North 60° 00' 00" East a distance of 232.72 feet; thence North 29° 13' 15" West a distance of 40.63 feet to a point on the west right-of-way line of Interstate 29; thence North 45° 15' 59" East on said west right-of-way line a distance of 144.61 feet; thence South 44° 48' 56" East continuing on said west right-of-way line a distance of 231.39 feet; thence South 29° 56' 47" East continuing on a curve to the left having an initial tangent bearing of South 17°13'03" West with a radius of 990.00 feet and an arc length of 90.80 feet; thence South 90°00'00" West a distance of 219.00 feet; thence South 16°39'43" West a distance of 60.53 feet; thence South 90°00'00" West a distance of 136.68 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 05°45'36" West, with a radius of 237.50 feet and an arc length of 100.48 feet; thence North 30°00'00" West a distance of 109.27 feet; thence North 37°29'49" West a distance of 9.58 feet; thence South 60°00'00" West a distance of 73.92 feet to the Point of Beginning. Contains 428,862 square feet or 9.845 acres more or less.

ROAD SECTIONS 3

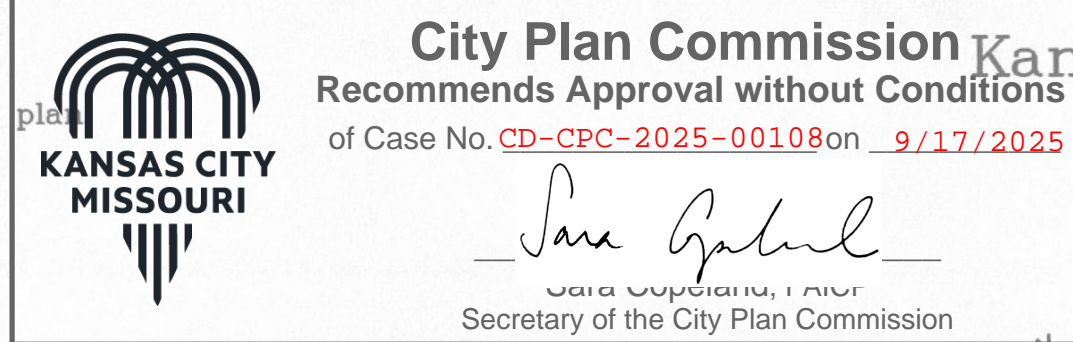
Scale: N.T.S.

GENERAL NOTES

- Plan scale is 1"=40'.
- Metes and bounds are as shown on drawing. Legal description is as described on plan.
- Plan Boundary Lines are shown as thus:
- Lot Lines are shown as thus:
- Right-of-way are indicated as thus:
- Topography is shown as thus:
- Existing and proposed curbs are shown as thus:
- Section lines are shown as thus:
- General configuration of lots, tracts, and roads are as indicated on plan.
- Easements for private utilities are not indicated and are subject to private utility company requirements.
- Existing conditions and utilities indicated on plan.
- No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Land coverage is as indicated in Development Chart.
- Proposed contours, grades, and utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
- Adjacent property owners per Kansas City GIS Data obtained on 11-13-06.
- Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
- There is no floodplain within the District G Boundary per FEMA Floodplain map, Panel # 290173 0040 B.
- Lighting will be indicated on the final plan.
- Approved retail/office space may be converted to residential uses without amending the development plan.
- Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.

UTILITY LEGEND:

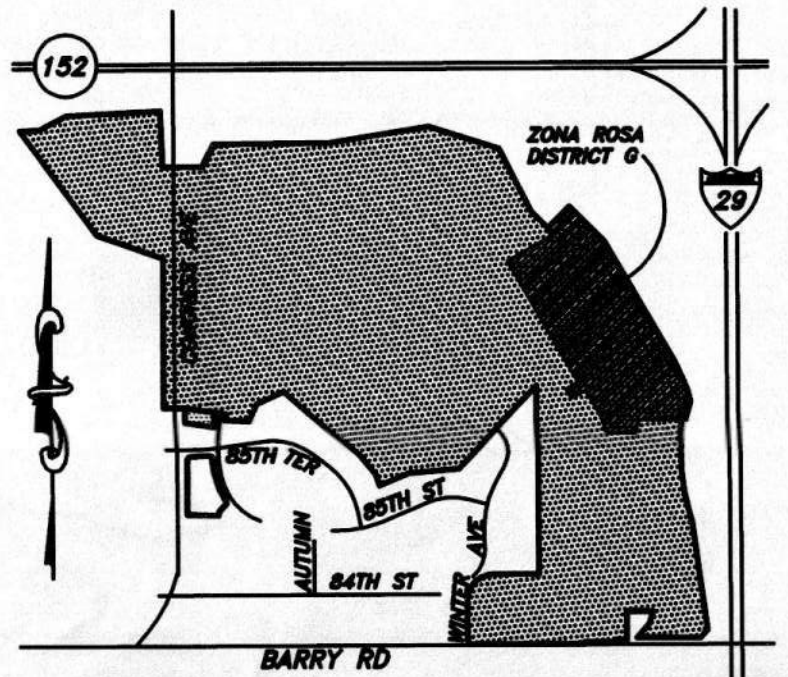
- Existing storm sewer
- Proposed storm sewer
- Existing sanitary sewer
- Proposed sanitary sewer
- Existing water mains
- Proposed water mains
- Proposed Fire Hydrant
- Proposed Water Meter
- Existing electric line
- Proposed electric line
- Existing Utility Easement
- Proposed Easement



ZONA ROSA
AMENDED
DEVELOPMENT PLAN
DISTRICT GP-3/4

Sec. 12 Twp. 51, Rge 34

Kansas City, Platte County, Missouri



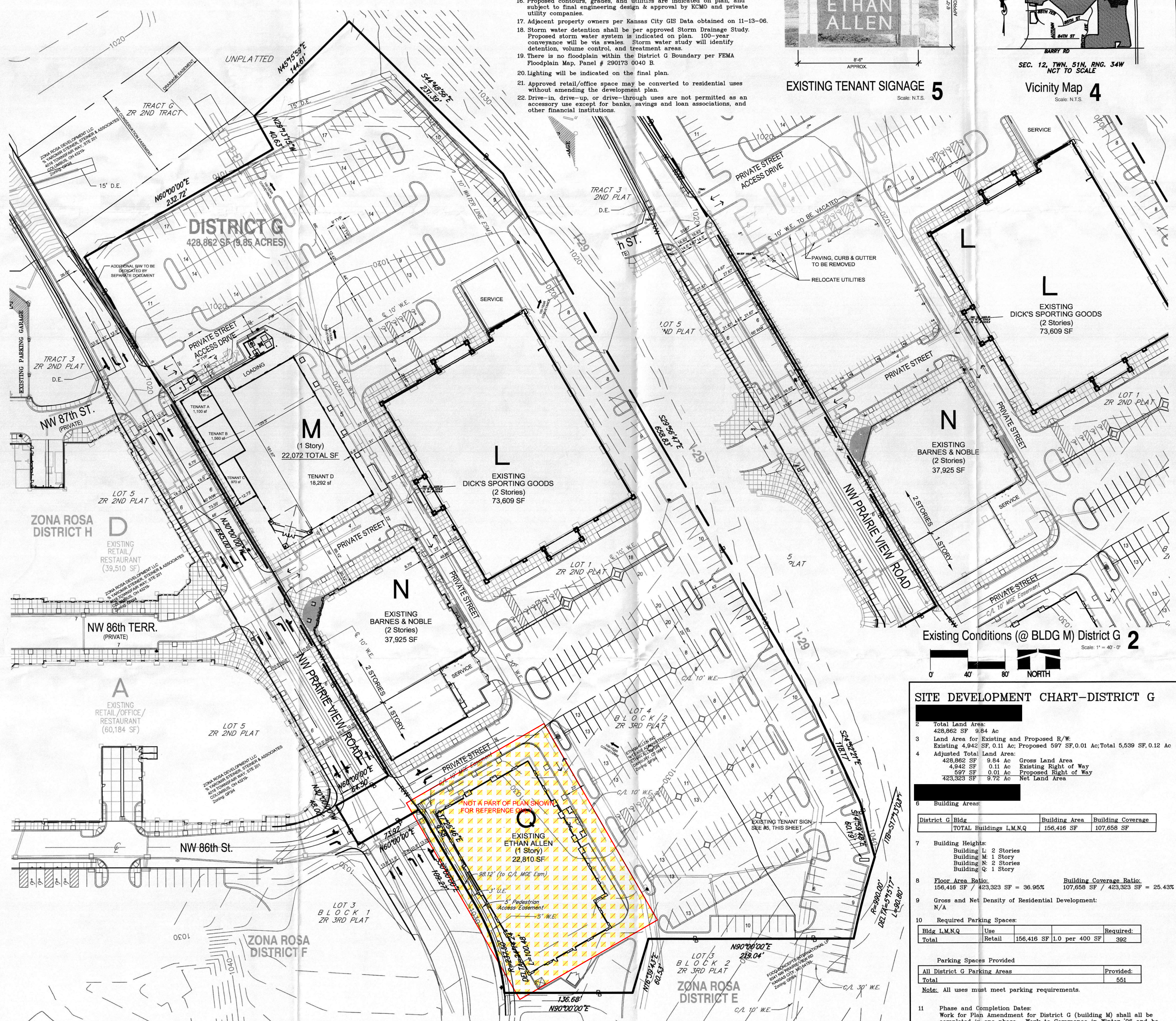
SEC. 12, TWP. 51N, RNG. 34W
NCT TO SCALE

Vicinity Map 4

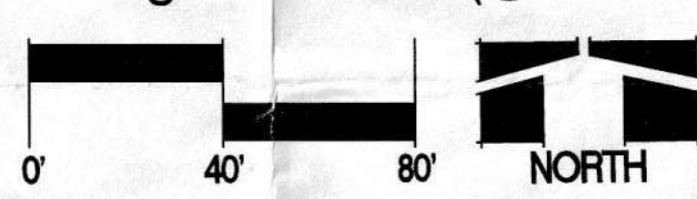
Scale: N.T.S.

EXISTING TENANT SIGNAGE 5

Scale: N.T.S.



Existing Conditions (@ BLDG M) District G 2



SITE DEVELOPMENT CHART-DISTRICT G

2	Total Land Area:	428,862 SF 9.84 Ac
3	Land Area for Existing and Proposed R/W:	Existing 4,942 SF, 0.11 Ac; Proposed 597 SF, 0.01 Ac; Total 5,539 SF, 0.12 Ac
4	Adjusted Total Land Area:	428,862 SF 9.84 Ac Gross Land Area
		4,942 SF 0.11 Ac Existing Right of Way
		597 SF 0.01 Ac Proposed Right of Way
		423,323 SF 9.72 Ac Net Land Area

District G Bldg	Building Area	Building Coverage
TOTAL Buildings L,M,N,Q	156,416 SF	107,656 SF

7	Building Heights:	Building L: 2 Stories Building M: 1 Story Building N: 2 Stories Building Q: 1 Story
8	Floor Area Ratio:	156,416 SF / 423,323 SF = 36.95%
	Building Coverage Ratio:	107,656 SF / 423,323 SF = 25.43%
9	Gross and Net Density of Residential Development:	N/A

Bldg L,M,N,Q	Use	Required:
Total	Retail	156,416 SF 1.0 per 400 SF 392

All District G Parking Areas	Provided:
Total	551

Note: All uses must meet parking requirements.

- Phase and Completion Dates: Work for Plan Amendment for District G (building M) shall all be completed in one phase. Work to Commence in Winter '06 and be completed in Fall '07.
- Changes to the plan consist of increasing Building M from 14,983 SF to 22,072 SF, reconfiguring the parking lot immediately north of building M, and reconfiguration of NW Prairie View Road lanes.

Proposed Conditions Plan Amendment District G 1

Scale: 1" = 40' - 0"

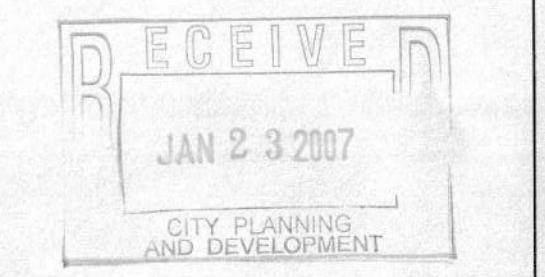
Gould

Evans

Goodman

Associates, LC

©2002 Gould Evans Goodman Associates L.C.
4041 Mill Street
Kansas City, MO 64111
Tel: 816 931-6655
Fax: 816 931-9640
internet: www.geaf.com



ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Plan Amendment Prepared by:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Developer:
Steiner + Associates
10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5800
(816) 891-9964 FAX

Architect:
Gould Evans Goodman
Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

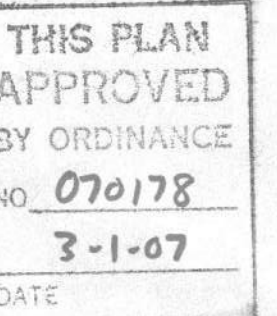
Civil Engineer:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Civil / Traffic / Structural Engineer:
TransSystems Inc.
2400 Pershing Rd. Suite 400
Kansas City, MO 64108
(816) 329-9600
(816) 329-9602 FAX

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Charles Myers
CHAIRMAN
Virginia Walsh
ASSISTANT SECRETARY
DATE: 1-16-07

12-651-6P-7

STEINER



APPLICANT/OWNER:
ZONA ROSA DEVELOPMENT, L.L.C.
4016 TOWNSFAIR LANE
SUITE 201
COLUMBUS, OH 43219
PHONE 614 414 7300

SHEET 1 OF 1

Project no: 06282
Date: City Submittal: 12-1-06
Planning Commission: 1-16-07
(2006 #12051-CP-7) Approval: 1-16-07
Revised Plan per Planning Commission: 1-22-07

AMENDED
DEVELOPMENT
PLAN-DISTRICT G

A-100-G



City Plan Commission
Recommends Approval without Conditions
of Case No. CD-CPC-2025-00109 on 9/17/2025
Sam Gabriel
Secretary of the City Plan Commission

THIN THE CREEK AREA AS SHOWN,
E DETAIL IS PROVIDED FOR IN AES, INC.
CREEK RESTORATION DRAWINGS

Gould

Evans

Goodman

Associates, LC

© 2002 Gould Evans Goodman Associates L.C.
4041 Mill Street
Kansas City, MO 64111
Tel: 816 931 9655
Fax: 816 931 9640
internet: www.geaf.com

A GSA Affiliate
Lawrence, KS
Kansas City, MO
Tempe, AZ
Phoenix, AZ
San Antonio, TX
Salt Lake City, UT

ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Developer:
Steiner + Associates
10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5900
(816) 891-9954 FAX

Architect:
Gould Evans Goodman
Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Concept Architect:
Development Design
Group Inc.
7 Saint Paul Street
Baltimore, MD 21202
(410) 962-0505
(410) 783-0816 FAX

Civil / Traffic / Structural Engineer:
TranSystems Inc.
2400 Pershing Rd, Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

MEP Engineer:
Henderson Engineers
Inc.
8325 Lenexa Drive, Suite 400
Lenexa, KS 66214
(913) 307-5300
(913) 307-5400 FAX

STEINER

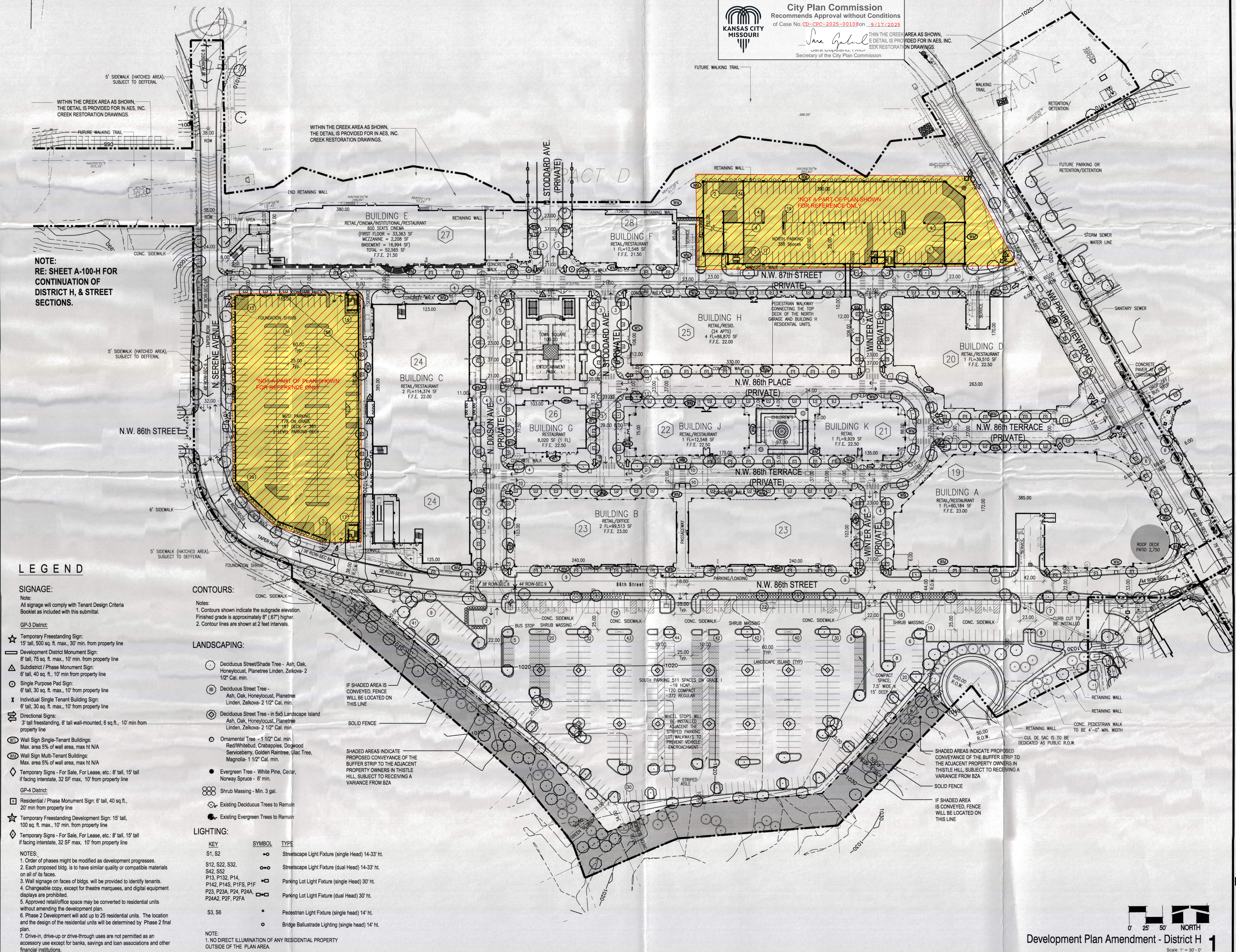
REVISION	DATE
Original Approved Plan 12/20/2001	
Amended Plan 2/13/2003	
Final Plan (Bldgs. A,B,D,F,H,J,K) Approved 3/19/2003	
Final Plan (North Parking Garage) Approved - 8/2/2003	
Final Plan (Bldgs. C,H) Approved 7/15/2003	
Final Plan (West Parking Garage) Approved - 8/19/2003	
Final Plan (Bldg. G) Approved - 10/21/2003	
Final Plan (Parks) Approved - 1/20/2004	
Final Plan (Bldg. E) Approved - 3/2/2004	
Final Plan (Bldg. E) - 12/28/2004	
Revised District H Amendment - 2/8/2005	

Project no: 0201-3260
Date: July 3, 2002
Sheet: 2 of 2

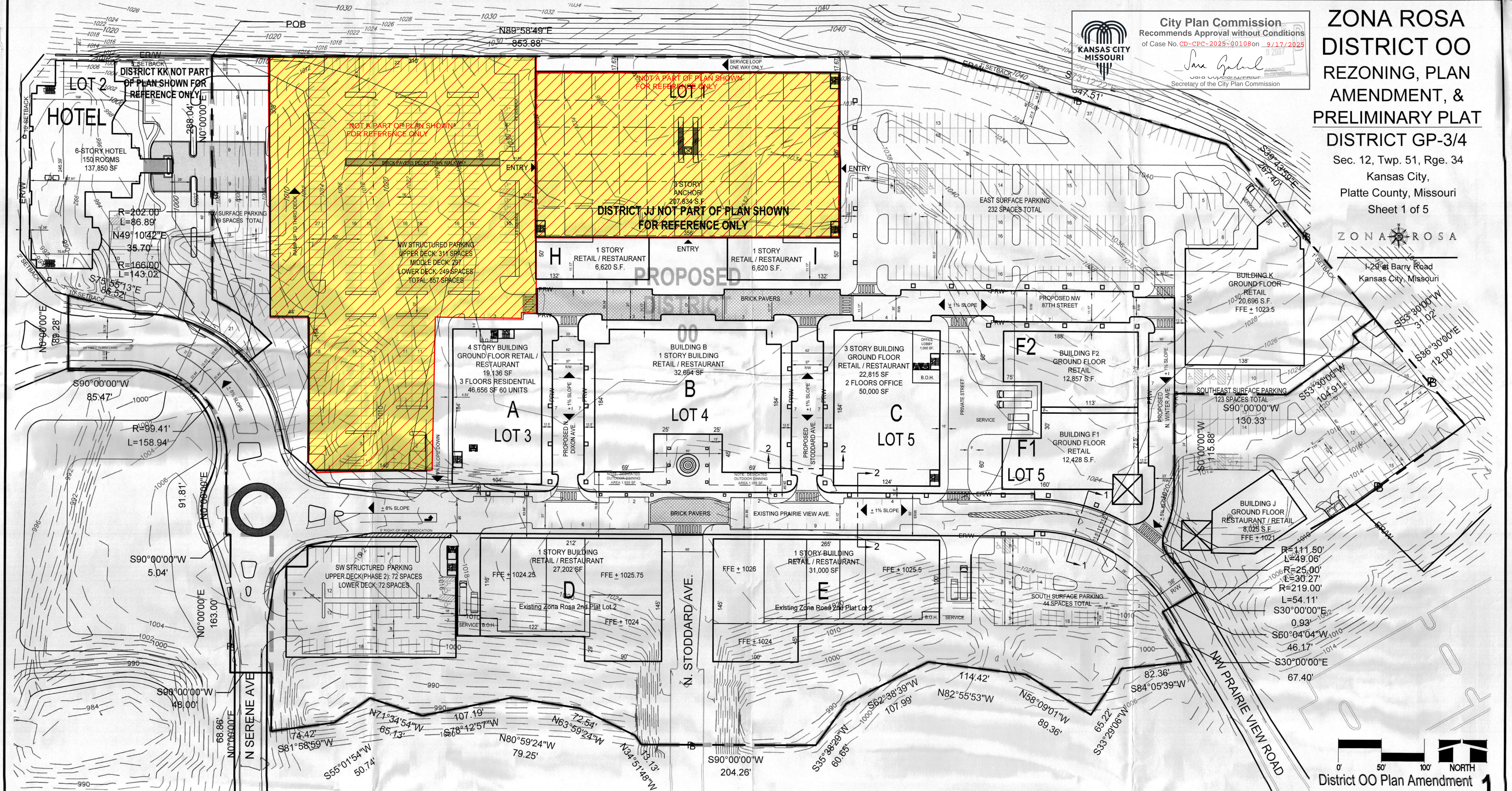
DEVELOPMENT
PLAN AMENDMENT
DISTRICT H

A101-H

Development Plan Amendment



Development Plan Amendment - District H
Scale: 1" = 50' - 0"



GENERAL NOTES:

- Drawing scale is 1"=50'.
- Existing zoning: GP-3/4 & GP-5.
Proposed zoning: GP-3/4.
- Land area, building coverage, right-of-way, phasing, construction dates are as indicated in Development Data.
- Metes and bounds are as shown on drawing. Legal description is as described on plan.
- The phasing designations identified on the plan are based on anticipated market demand.
- Points of Ingress and Egress are shown as thus:
- Setbacks are as indicated on plan.
- Layout as indicated on plan.
- No flood plain exists within plan boundary per FEMA Flood plain Map, Panel #290173 0040 B.
- Storm water detention and treatment areas per separate exhibit.
- Street improvements are indicated on Sheet 2.
- Easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated and are subject to design by individual companies.
- No building height restriction.
- Buildings shall have the same facade material on all sides of the building; provided however, the facade material on a building does not have to be the same material as any other building in the development. Trash enclosures will be constructed with the same material as the buildings.
- All rooftop mechanical equipment to be screened from adjacent property and streets.
- Final plan to include final details on signage, building elevations, and lighting.
- Signage will be allowed per Section 4.1 (J) (2) of Kansas City, Missouri Zoning Ordinance.
- Buildings F1, F2, & K may be used for temporary parking, see Temporary Parking Exhibit, this sheet.
- Temporary parking may occur on F1, F2, J, & K as indicated on plan.

PARKING REQUIREMENTS:

Offices:

- Medical offices:
5 stalls per practicing doctor, but not less than one per each 500 SF of gross floor area
- Offices other than medical:
1 stall per each 1,000 SF of gross floor area

Dwellings or Apartments:

- Not less than 1 stall per each dwelling or apartment unit

For Motels or Hotels:

- 1 stall per each guest room or suite up to 20 rooms
- 1 stall per each 4 guest rooms or suites in excess of 20 but not exceeding 40 rooms
- 1 stall per each 6 guest rooms or suites in excess of 40 rooms

LEGEND:

1. Plan Boundary Lines are shown as thus: Existing	
2. Lot Lines are shown as thus: Existing Proposed	
3. Right-of-way are indicated as thus: Existing Proposed	
4. Topography is shown as thus: Existing Proposed	
5. Existing and proposed curbs are shown as thus: Existing Proposed	
6. Section lines are shown as thus: Setbacks are indicated as thus: Sidewalks are indicated as thus:	
7. Setbacks are indicated as thus: Sidewalks are indicated as thus:	
9. Proposed Buildings are shown thus:	
10. Phasing is indicated as thus:	

SITE DEVELOPMENT DATA: GROUND FLOOR

BUILDING / LEVEL	RETAIL	OFFICE	RESTAURANT	RESIDENTIAL	RESIDENT UNITS	RIGHT-OF-WAY DEDICATION
A	19,136			46,656	60	
B	17,664					
C	22,815	50,000	15,000			
D	27,202					
E	31,000					
F1	6,857		6,000			
F2	12,428					
H	6,620					
J	6,620		8,025			
K	20,696					
PRW DEDICATION						1.09 Ac
ERW DEDICATION						2.06 Ac
TOTALS:	172,238 S.F.	50,000 S.F.	29,025 S.F.			3.15 Ac

LEGAL DESCRIPTION: except as excluded above

ZONA ROSA PHASE II
Rezoning - Plan Amendment Planning Legislation
Lutjen No. 05284
April 25, 2008 (Revised May 3, 2008) (Revised November 16, 2008) (Revised December 21, 2008) (Revised January 8, 2009)

District OO Description:
A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence North 89°58'49" East along the North line of said Northeast Quarter, 380.57 feet to the True Point of Beginning of the tract of land to be herein described; said point being on the Southerly right of way line of Missouri State Highway No. 152 as now established; thence North 89°58'49" East along the North line of said Northeast Quarter, and along said Southerly right of way line, 853.88 feet; thence South 73°12'22" East along said Southerly right of way line, 347.51 feet; thence South 39°43'59" East along said Southerly right of way line, 287.40 feet; thence South 53°30'00" East, 31.02 feet; thence South 36°30'00" East, 12.00 feet; thence South 53°30'00" West, 104.91 feet; thence South 90°00'00" West, 130.33 feet; thence South 0°00'00" West, 115.88 feet; thence Southerly, along a curve to the right, tangent to the last described course, with a radius of 111.50 feet, a central angle of 25°12'36" and an arc distance of 49.06 feet; thence Southerly, along a curve to the left, tangent to the last described course, with a radius of 25.00 feet, a central angle of 69°21'58" and an arc distance of 38.27 feet to a point on the Northerly right of way line of NW Prairie View Road, as now established; thence Southerly along a curve to the right, having an initial tangent bearing of South 44°09'22" East with a radius of 219.00 feet, a central angle of 14°09'23" and an arc distance of 54.11 feet; thence South 30°00'00" East, along said Northerly right of way line, 0.93 feet; thence South 60°04'04" West, 46.17 feet; thence South 30°00'00" East, 67.40 feet to a point on the Southerly line of said Southerly Tract line, 82.36 feet; thence South 33°29'05" West, 79.25 feet; thence South 78°12'57" West, 107.99 feet; thence North 62°58'53" West, 114.42 feet; thence South 62°58'53" West, 107.99 feet; thence South 35°38'29" West, 60.55 feet; thence South 78°12'57" West, 107.19 feet; thence North 71°34'54" West, 65.13 feet; thence South 55°01'54" West, 50.74 feet; thence North 81°58'59" West, 74.42 feet; thence North 0°00'00" East, departing said Southerly tract line, 68.88 feet; thence North 0°00'00" East, 48.00 feet; thence North 0°00'00" East, 163.00 feet; thence North 0°00'00" East, 5.04 feet; thence North 0°00'00" East, 91.81 feet; thence North 0°00'00" East, along a curve to the left, having an initial tangent bearing of North 1°36'10" East, with a radius of 99.41 feet, a central angle of 91°36'10" and an arc distance of 158.94 feet; thence North 0°00'00" West, 85.47 feet; thence North 0°00'00" East, 89.36 feet; thence North 0°00'00" East, 89.36 feet to a point on the Northerly right of way line of said NW Prairie View Road as now established; thence South 75°51'13" East, along said Northerly right of way line, 86.52 feet; thence Easterly along said Northerly right of way line along a curve to the right having an initial tangent bearing of North 90°00'00" East, with a radius of 166.00 feet, a central angle of 49°21'51" and an arc distance of 143.02 feet; thence North 49°10'42" East, 35.70 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 40°49'18" West, a radius of 202.00 feet, a central angle of 24°38'41" and an arc distance of 86.89 feet; thence North 0°00'00" East, 288.04 feet to the Point of Beginning. Containing a gross area of 20.75 acres, more or less.

Except District JJ as described as follows:
A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence North 89°58'49" East along the North line of said Northeast Quarter, 380.57 feet to the True Point of Beginning of the tract of land to be herein described; thence North 89°58'49" East, 370.82 feet; thence North 0°00'00" East, 59.50 feet; thence North 90°00'00" East, 6.58 feet; thence South 0°00'00" West, 47.33 feet; thence South 0°00'00" West, 6.58 feet; thence South 0°00'00" West, 90.33 feet; thence South 0°00'00" West, 154.33 feet; thence South 0°00'00" West, 10.36 feet; thence South 0°00'00" West, 47.33 feet; thence North 0°00'00" East, 10.36 feet; thence South 0°00'00" West, 154.33 feet; thence North 0°00'00" East, 90.33 feet; thence North 0°00'00" East, 6.58 feet; thence North 0°00'00" East, 34.67 feet; thence North 0°00'00" East, 26.27 feet; thence North 0°00'00" West, 33.63 feet; thence North 0°00'00" East, 33.63 feet; thence North 0°00'00" East, 39.69 feet; thence North 20°00'00" East, 27.36 feet; thence North 0°00'00" West, 10.53 feet; thence North 0°00'00" East, 9.52 feet to the Point of Beginning. Containing 1.69 acres, more or less.

District OO containing a net area of 19.06 acres, more or less.

THIS PLAN APPROVED BY ORDINANCE NO. 061417 DATE 1-11-07

LUTJEN

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