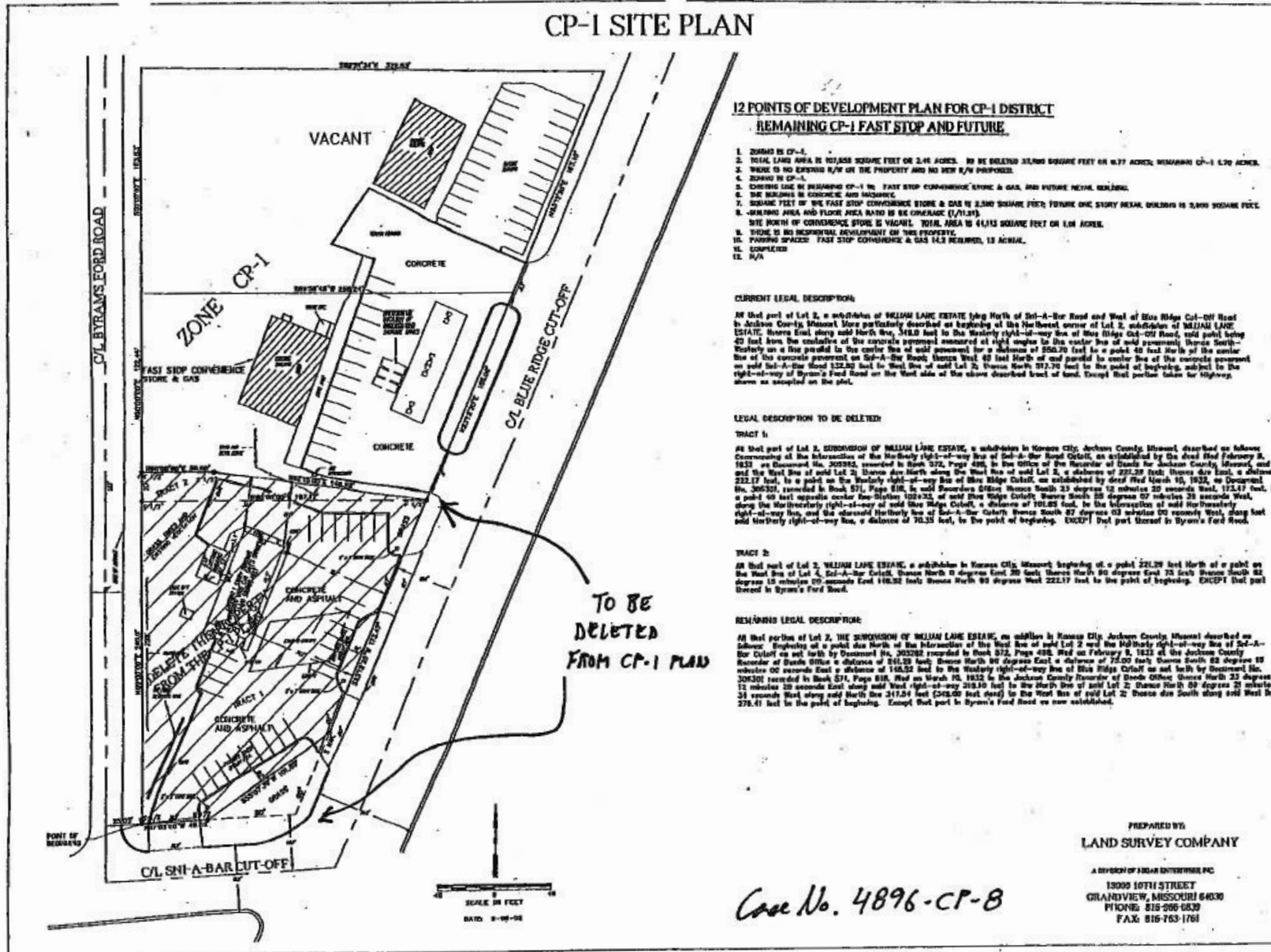


# CP-1 SITE PLAN



## 12 POINTS OF DEVELOPMENT PLAN FOR CP-1 DISTRICT REMAINING CP-1 FAST STOP AND FUTURE

1. ZONING IS CP-1.
2. TOTAL LAND AREA IS 107,858 SQUARE FEET OR 2.46 ACRES. TO BE DELETED 32,800 SQUARE FEET OR 0.77 ACRES, REMAINING CP-1 1.70 ACRES.
3. THERE IS NO EXISTING R/W ON THE PROPERTY AND NO NEW R/W PROPOSED.
4. ZONING IS CP-1.
5. EXISTING USE IS BUSINESS CP-1 IN FAST STOP CONVENIENCE STORE & GAS, AND FUTURE RETAIL, RESTAURANT.
6. THE BUILDINGS IS CONCRETE AND ASPHALT.
7. SQUARE FEET OF THE FAST STOP CONVENIENCE STORE & GAS IS 2,800 SQUARE FEET; FUTURE ONE STORY RETAIL BUILDING IS 2,000 SQUARE FEET.
8. BUILDING AREA AND FLOOR AREA RATIO IS 88 PERCENT (1/1.13).
9. SITE NORTH OF CONVENIENCE STORE IS VACANT. TOTAL AREA IS 41,113 SQUARE FEET OR 1.06 ACRES.
10. THERE IS NO IMPROVED DEVELOPMENT ON THIS PROPERTY.
11. FUTURE SPACES: FAST STOP CONVENIENCE & GAS IS REQUIRED, IS ACRES.
12. COMPLETED
13. N/A

### CURRENT LEGAL DESCRIPTION

AS that part of Lot 2, a subdivision of WILLIAM LANE ESTATE (being North of Sni-A-Bar Road and West of Blue Ridge Cut-Off Road in Jackson County, Missouri) more particularly described as beginning at the Northwest corner of Lot 2, subdivision of WILLIAM LANE ESTATE, thence East along said North line, 348.2 feet to the Westerly right-of-way line of Blue Ridge Cut-Off Road, said point being 20 feet from the centerline of the concrete pavement measured at right angles to the center line of said pavement; thence South-Westerly on a line parallel to the center line of said pavement for a distance of 568.70 feet to a point 40 feet North of the center line of the concrete pavement on Sni-A-Bar Road; thence West 40 feet North of and parallel to center line of the concrete pavement on said Sni-A-Bar Road 122.82 feet to West line of said Lot 2; thence North 232.70 feet to the point of beginning, subject to the right-of-way of Byron's Ford Road on the West side of the above described tract of land. Except that portion taken for highway, shown as accepted on the plat.

### LEGAL DESCRIPTION TO BE DELETED

#### TRACT 1:

AS that part of Lot 2, SUBDIVISION OF WILLIAM LANE ESTATE, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the intersection of the Westerly right-of-way line of Sni-A-Bar Road (which, as established by the deed filed February 3, 1923, as Document No. 302385, recorded in Book 572, Page 406, in the Office of the Recorder of Deeds for Jackson County, Missouri, and the West line of said Lot 2; thence due North along the West line of said Lot 2, a distance of 221.28 feet; thence due East, a distance of 222.17 feet, to a point on the Westerly right-of-way line of Blue Ridge Cut-Off, as established by deed filed March 10, 1923, as Document No. 305321, recorded in Book 571, Page 618, in said Recorder of Deeds; thence South 23 degrees 12 minutes 20 seconds East, 173.47 feet, to a point 40 feet opposite center line of Sni-A-Bar Road; thence South 23 degrees 07 minutes 20 seconds West, along the Westerly right-of-way of said Blue Ridge Cut-Off, a distance of 161.65 feet, to the intersection of said Westerly right-of-way line, and the easterly North line of Sni-A-Bar Road; thence South 87 degrees 03 minutes 03 seconds West, along said North line, a distance of 70.35 feet, to the point of beginning. EXCEPT that part thereof in Byron's Ford Road.

#### TRACT 2:

AS that part of Lot 2, WILLIAM LANE ESTATE, a subdivision in Kansas City, Missouri beginning at a point 221.28 feet North of a point on the West line of Lot 4, Sni-A-Bar Road, thence North 23 degrees East 20 feet; thence North 80 degrees East 70 feet; thence South 82 degrees 15 minutes 00 seconds East 118.32 feet; thence North 80 degrees West 222.17 feet to the point of beginning. EXCEPT that part thereof in Byron's Ford Road.

### REMAINING LEGAL DESCRIPTION

AS that portion of Lot 2, THE SUBDIVISION OF WILLIAM LANE ESTATE, as aforesaid in Kansas City, Jackson County, Missouri described as above. Beginning at a point due North of the intersection of the West line of said Lot 2 and the Westerly right-of-way line of Sni-A-Bar Road (which, as established by Document No. 302385 recorded in Book 572, Page 406, filed on February 3, 1923 in the Jackson County Recorder of Deeds Office) a distance of 241.28 feet; thence North 80 degrees East a distance of 75.00 feet; thence South 82 degrees 15 minutes 00 seconds East a distance of 145.32 feet to the Westerly right-of-way line of Blue Ridge Cut-Off as set forth by Document No. 305321 recorded in Book 571, Page 618, filed on March 10, 1923 in the Jackson County Recorder of Deeds Office; thence North 23 degrees 12 minutes 20 seconds East along said West right-of-way 218.40 feet to the North line of said Lot 2; thence North 80 degrees 20 minutes 20 seconds West along said North line 217.54 feet; thence East 124.28 feet to the West line of said Lot 2; thence due South along said West line 278.41 feet to the point of beginning. Except that part in Byron's Ford Road as now established.

TO BE DELETED FROM CP-1 PLAN

PREPARED BY:  
**LAND SURVEY COMPANY**  
A DIVISION OF S&B ENTERPRISES, P.C.  
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GRANDVIEW, MISSOURI 64030  
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FAX: 816-753-1761

Case No. 4896-CP-8

48% reduction

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# REZONING SITE PLAN

**DESCRIPTIONS:**

**TRACT 1:**

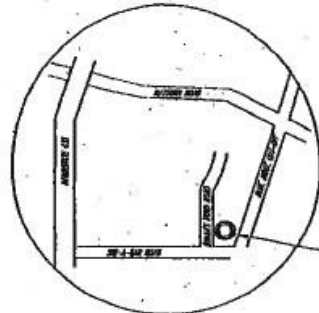
All that part of Lot 2, SUBDIVISION OF WILLIAM LANE ESTATE, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the intersection of the Northerly right-of-way line of Sals-A-Bar Road Cut-off, as established by deed filed February 9, 1932, as Document No. 305289, recorded in Book 572, page 488, in the Office of the Recorder of Deeds for Jackson County, Missouri, and the West line of said Lot 2; thence due North along the West line of said Lot 2, a distance of 221.28 feet; thence due East, a distance of 222.17 feet, to a point on the Westerly right-of-way line of Blue Ridge Cut-off, as established by deed filed March 10, 1932, as Document No. 306301, recorded in Book 571, Page 818, in said Recorder's Office; thence South 23 degrees 12 minutes 20 seconds West, 173.47 feet, to a point 40 feet opposite center line Station 162+33, of said Blue Ridge Cut-off; thence South 53 degrees 07 minutes 30 seconds West, along the Northerly right-of-way line of said Blue Ridge Cut-off, a distance of 101.85 feet, to the intersection of said Northerly right-of-way line, and the westerly Northerly line of Sals-A-Bar Cut-off; thence South 87 degrees 03 minutes 00 seconds West, along said Northerly right-of-way line, a distance of 70.35 feet, to the point of beginning. EXCEPT that part thereof in Byron's Ford Road.

**TRACT 2:**

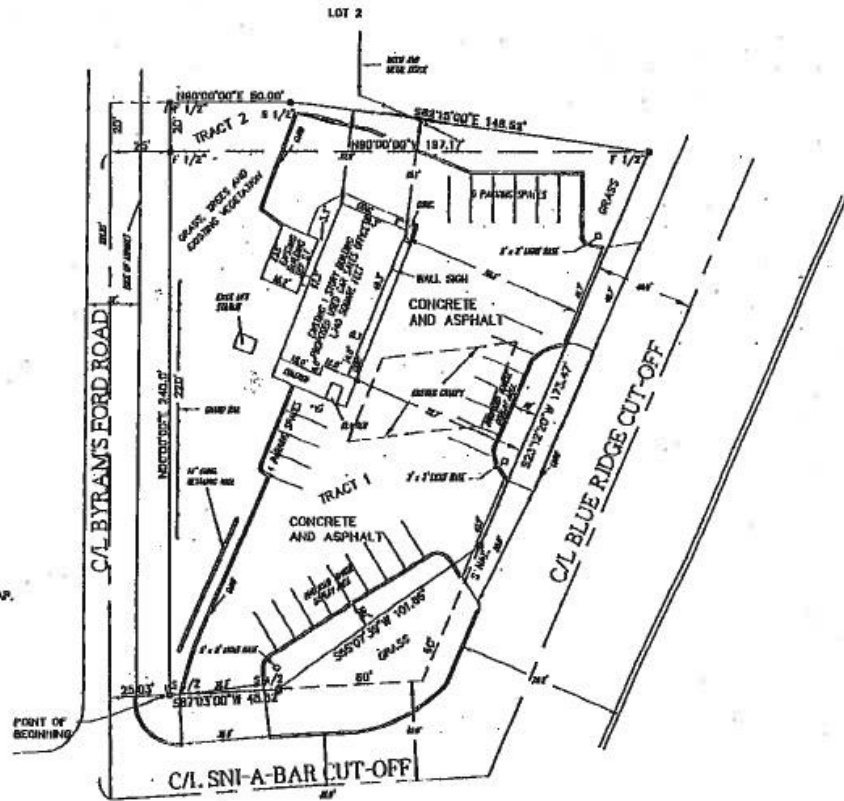
All that part of Lot 2, WILLIAM LANE ESTATE, a subdivision in Kansas City, Missouri beginning at a point 221.28 feet North of a point on the West line of Lot 4, Sals-A-Bar Cut-off, thence North 0 degrees East 20 feet; thence North 80 degrees East 75 feet; thence South 82 degrees 15 minutes 00 seconds East 148.82 feet; thence North 80 degrees West 222.17 to the point of beginning. EXCEPT that part thereof in Byron's Ford Road.

**12 POINTS OF DEVELOPMENT PLAN**

1. EXISTING ZONING IS CP-1, PROPOSED ZONING PD/C-2.
2. TOTAL LAND AREA IS 33,680 SQUARE FEET OR 0.77 ACRES.
3. THERE IS NO EXISTING R/W ON THE PROPERTY AND NO NEW R/W PROPOSED.
4. NET LAND AREA OR ACRES IS 33,580 SQUARE FEET OR 0.77 ACRES.
5. PROPOSED USE, A USED CAR LOT, WITH A SALES OFFICE BUILDING.
6. THE BUILDING IS A 1 STORY CONCRETE AND MASONRY BUILDING.
7. AREA OF THE EXISTING USED CAR SALES BUILDING IS 1,740 SQUARE FEET. AREA OF THE EXISTING STORAGE BUILDING IS 382 SQUARE FEET.
8. BUILDING AREA AND FLOOR AREA RATIO IS 8% COVERAGE (1/18.87), TOTAL SQUARE FEET IS 2,122 SQUARE FEET.
9. THERE IS NO RESIDENTIAL DEVELOPMENT ON THIS PROPERTY.
10. PARKING SPACES: 3 REQUIRED, (1/1000 S.F. GROSS FLOOR AREA PER 80-111) SITE HAS 10, INCLUDING 1 HANDICAP.
11. START: FALL 2022.
12. N/A



LOCATION MAP  
(NOT TO SCALE)



SCALE: 1" = 30'  
 DATE: 4-8-02  
 REV DATE: 7-18-02  
 JOB #: 02107  
 F-FOUND  
 S-SET  
 L-HANDICAP PARKING

PREPARED BY:  
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Case No. 4896-PD-10

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