

SITE PLAN DEPICTS A PROPOSED 74 ROOM HOTEL STRUCTURE, WITH PARKING ON THE LOWER LEVEL OF THE STRUCTURE

PROJECT BENCH MARK
BM 1-NW CORNER CURB INLET NORTH SIDE ENTRANCE TO MCDONALDS. ELEV. 814.98

LEGAL DESCRIPTION

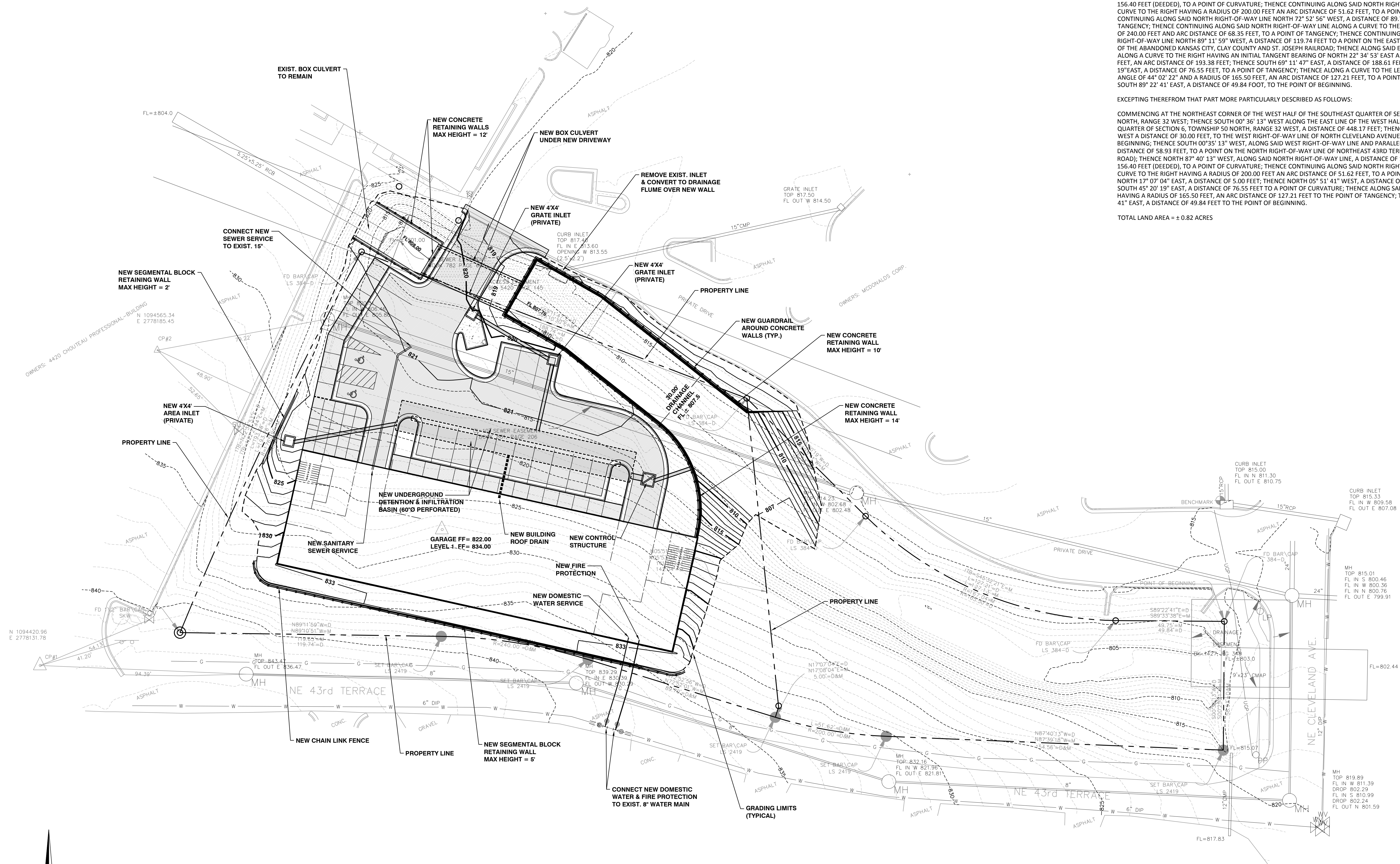
ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST; THENCE SOUTH 00° 36' 13" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, A DISTANCE OF 448.17 FEET; THENCE NORTH 89° 23' 47" WEST A DISTANCE OF 30.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NORTH CLEVELAND AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 00° 36' 13" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL TO SAID EAST LINE A DISTANCE OF 58.93 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 43RD TERRACE (FORMERLY SPRING ROAD); THENCE NORTH 87° 40' 13" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 154.56 FEET (MEASURED) 156.40 FEET (DEEDED), TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AN ARC DISTANCE OF 51.62 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72° 52' 56" WEST, A DISTANCE OF 89.70 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND ARC DISTANCE OF 68.35 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89° 11' 59" WEST, A DISTANCE OF 119.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 22° 34' 53" EAST AND A RADIUS OF 1380.08 FEET, AN ARC DISTANCE OF 193.38 FEET; THENCE SOUTH 69° 11' 47" EAST, A DISTANCE OF 188.61 FEET; THENCE SOUTH 45° 20' 19" EAST, A DISTANCE OF 76.55 FEET, TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 44° 02' 22" AND A RADIUS OF 165.50 FEET, AN ARC DISTANCE OF 127.21 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 89° 22' 41" EAST, A DISTANCE OF 49.84 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

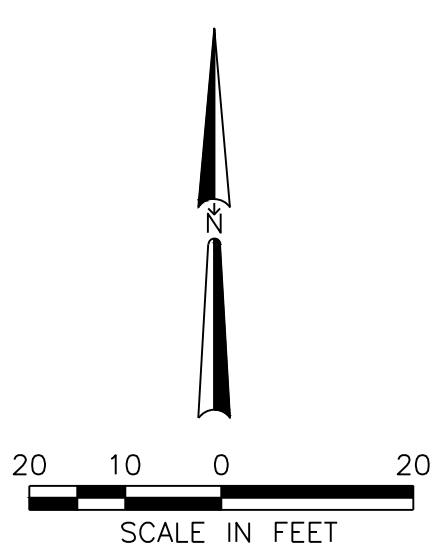
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TOTAL LAND AREA = ± 0.82 ACRES



CHOUTEAU CROSSINGS - WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

CONCEPTUAL PLAN FOR:



PREPARED BY :
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 913-451-1818
 Fax 913-451-7599

GRADING & UTILITY PLAN