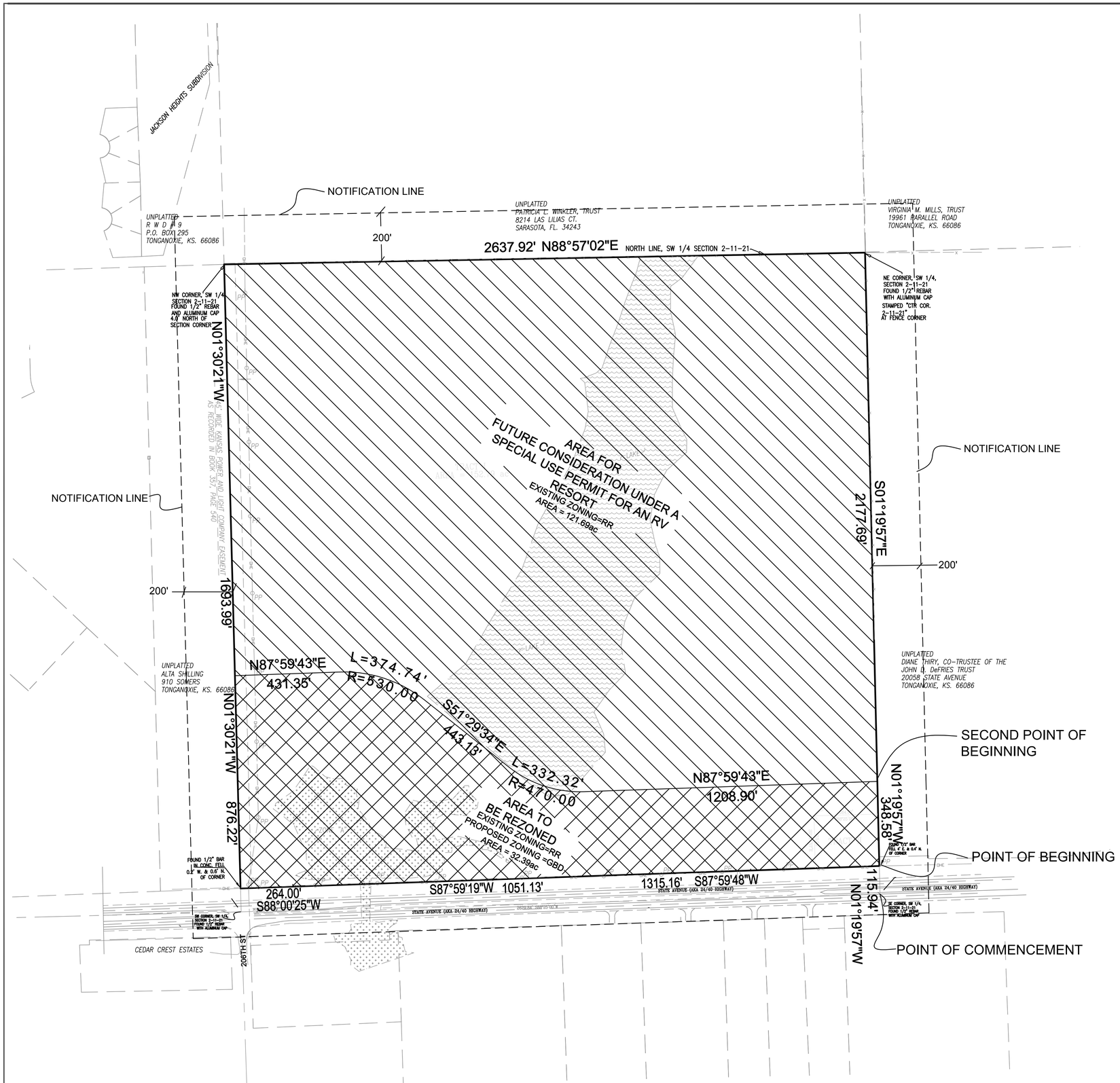
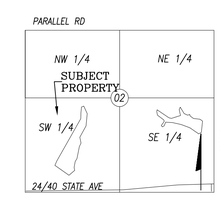


RV RESORT LEGAL:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M.,
THENCE NORTH 01°19'57" WEST, A DISTANCE OF 115.94 FEET TO THE NORTH ROW LINE OF STATE AVENUE BEING THE POINT OF BEGINNING;
THENCE ALONG SAID ROW LINE SOUTH 87°59'48" WEST, A DISTANCE OF 1315.16 FEET;
THENCE CONTINUING ALONG SAID ROW LINE SOUTH 87°59'19" WEST, A DISTANCE OF 1051.13 FEET;
THENCE CONTINUING ALONG SAID ROW LINE SOUTH 88°00'25" WEST, A DISTANCE OF 264.00 FEET;
THENCE LEAVING SAID ROW LINE AND FOLLOWING THE WEST LINE OF THE SOUTH WEST ¼ OF SECTION 2 TOWNSHIP 11 RANGE 21, NORTH 01°30'21" WEST, A DISTANCE OF 876.22 FEET;
THENCE NORTH 87°59'43" EAST, A DISTANCE OF 431.35 FEET;
THENCE ALONG A TANGENT CURVE TO THE RIGHT , HAVING A RADIUS OF 530.00 FEET, AND AN ARC LENGTH OF 374.74 FEET;
THENCE SOUTH 51°29'34" EAST, A DISTANCE OF 443.13 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT , HAVING A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 332.32 FEET;
THENCE NORTH 87°59'43" EAST, A DISTANCE OF 1208.90 FEET;
THENCE SOUTH 01°19'57" EAST, A DISTANCE OF 348.58 FEET;
TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 32.39 ACRES.

COMMERCIAL LEGAL:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M.,
THENCE NORTH 01°19'57" WEST, A DISTANCE OF 115.94 FEET TO THE NORTH ROW LINE OF STATE AVENUE
THENCE NORTH 01°19'57" WEST, A DISTANCE OF 348.58 FEET TO THE SECOND POINT OF BEGINNING;
THENCE SOUTH 87°59'43" WEST, A DISTANCE OF 1208.90 FEET;
THENCE ALONG A TANGENT CURVE TO THE RIGHT , HAVING A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 332.32 FEET;
THENCE NORTH 51°29'34" WEST, A DISTANCE OF 443.13 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT , HAVING A RADIUS OF 530.00 FEET, AND AN ARC LENGTH OF 374.74 FEET;
THENCE SOUTH 87°59'43" WEST, A DISTANCE OF 431.35 FEET;
THENCE ALONG THEWEST LINE OF THE SOUTH WEST ¼ OF SECTION 2 TOWNSHIP 11 RANGE 21, NORTH 01°30'21" WEST, A DISTANCE OF 1693.99 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTH WEST ¼ OF SECTION 2 TOWNSHIP 11 RANGE 21, NORTH 88°57'02" EAST, A DISTANCE OF 2637.92 FEET;
THENCE SOUTH 01°19'57" EAST, A DISTANCE OF 2177.69 FEET TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 121.69 ACRES.

200 0 200
1"=200



LOCATION MAP
SCALE=1"=2000'
SECTION 02
TOWNSHIP 11 RANGE 21

ROBERT A. WALQUIST
LICENSED
17823
11/8/16
KANSAS
PROFESSIONAL ENGINEER

REZONING PLAN

DATE	BY	REVISIONS
8-11-2016		PRELIMINARY PLAT INITIAL SUBMITTAL
11-8-2016		ADDED LEAGALS

CIVIL ENGINEER
Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

DESIGN CONSULTANT
RV PARK CONSULTING INC
812 Shoshone Drive
LaConner, WA 98257
(360) 466 - 3322
rvparkconsultant@gmail.com

CLIENT
KANSAS CITY RV RESORT LLC
7500 COLLEGE BLVD. SUITE 500
OVERLAND PARK, KANSAS 66210

REZONING PLAN
KANSAS CITY LAKE SIDE RV RESORT
TONGANOXIE, LEAVENWORTH COUNTY, KANSAS

JOB NO. E14-310
ISSUE DATE 8 - 9 - 2016
SHEET NO. C102