

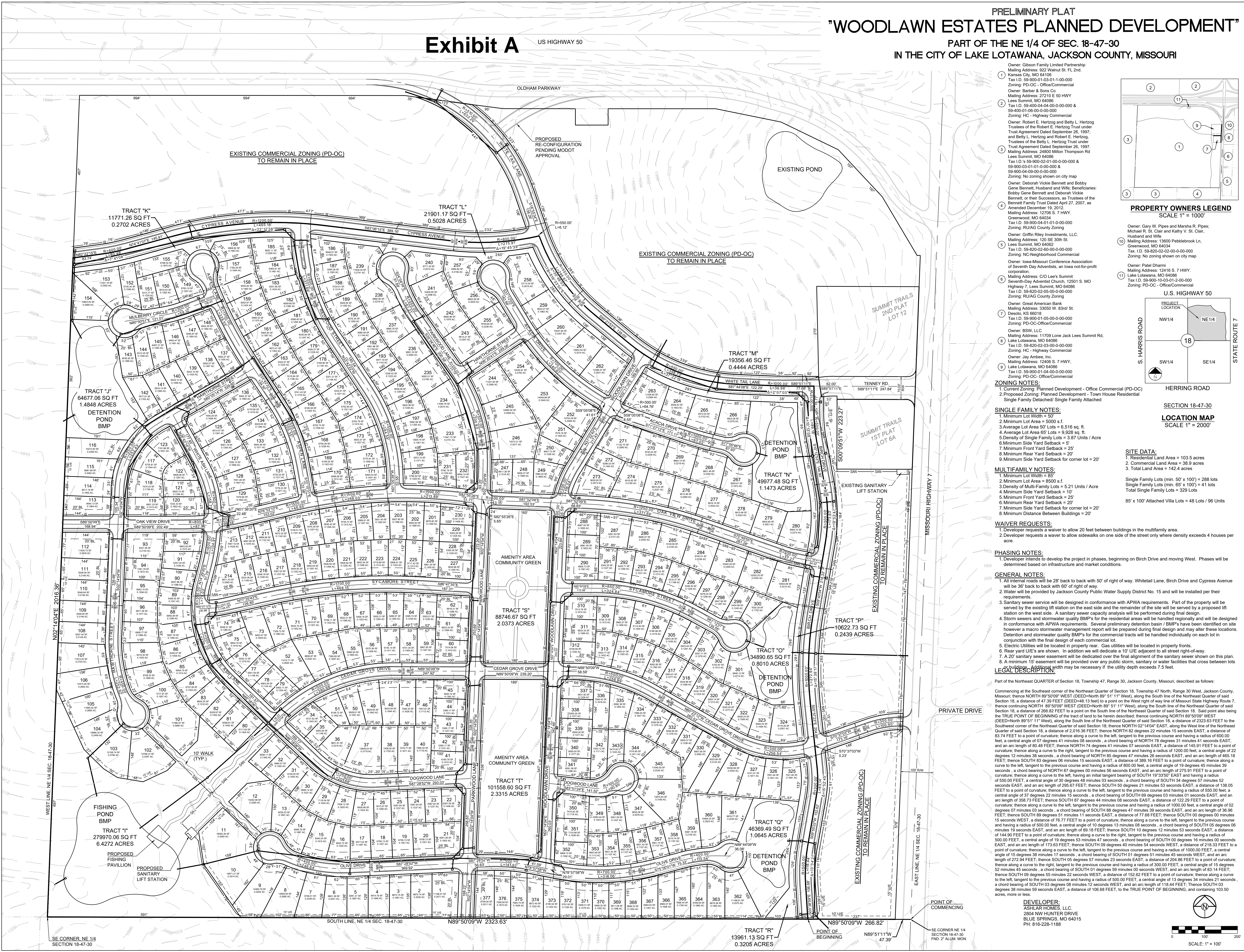
Exhibit A

US HIGHWAY 50

"WOODLAWN ESTATES PLANNED DEVELOPMENT"

PART OF THE NE 1/4 OF SEC. 18-47-30
IN THE CITY OF LAKE LOTAWANA, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT

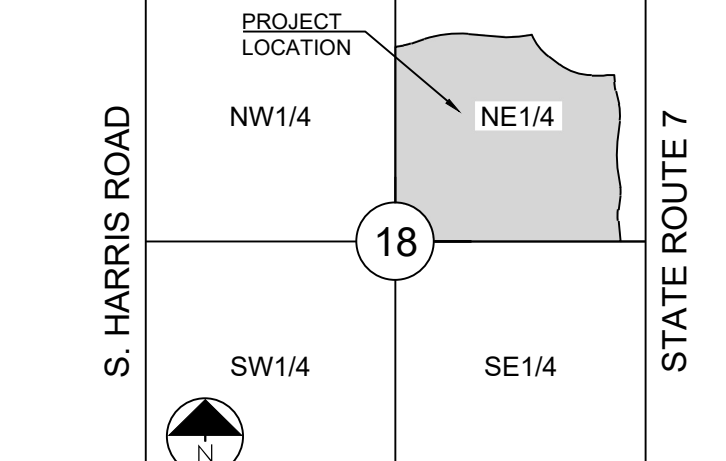


- Owner: Gibson Family Limited Partnership
Mailing Address: 922 Walnut St. Fl. 2nd
Kansas City, MO 64106
Tax ID: 59-900-01-03-01-1-00-000
Zoning: PD-OC - Office/Commercial
- Owner: Barber & Sons Co
Mailing Address: 2710 E. 60 HWY
Lees Summit, MO 64086
Tax ID: 59-400-04-04-00-0-00-000 &
59-400-04-04-00-00-00-000
Zoning: HC - Highway Commercial
- Owner: Robert E. Hertzog and Betty L. Hertzog
Trustees of the Robert E. Hertzog Trust under
Trust Agreement Dated September 26, 1997,
and Betty L. Hertzog and Robert E. Hertzog,
Trustees of the Betty L. Hertzog Trust under
Trust Agreement Dated September 26, 1997,
Lees Summit, MO 64086
Tax ID: 59-900-02-01-00-0-00-000 &
59-900-03-01-01-0-00-000 &
59-900-04-09-00-0-00-000
Zoning: R-UJAG County Zoning
- Owner: Deborah Vickie Bennett and Bobby
Gene Bennett, Husband and Wife, Beneficiaries:
Bobby Gene Bennett and Deborah Vickie
Bennett, or their Successors, as Trustees of the
Bennett Family Trust Dated April 27, 2007, as
Amended December 18, 2012
Mailing Address: 12706 S. 7 HWY,
Greenwood, MO 64034
Tax ID: 59-900-04-01-01-0-00-000
Zoning: R-UJAG County Zoning
- Owner: Griffin Riley Investments, LLC
Mailing Address: 120 SE 30th St.
Lees Summit, MO 64086
Tax ID: 59-900-04-01-01-00-00-000
Zoning: NC-Neighborhood Commercial
- Owner: Iowa-Missouri Conference Association
of Seventh Day Adventists, an Iowa not-for-profit
corporation.
Mailing Address: C/O Lee's Summit
Seventh Day Adventist Church, 12501 S. MO
Highway 7, Lees Summit, MO 64086
Tax ID: 59-820-02-05-00-0-00-000
Zoning: R-UJAG County Zoning
- Owner: Great American Bank
Mailing Address: 33050 W. 83rd St.
Des Moines, IA 50319
Tax ID: 59-900-01-05-00-0-00-000
Zoning: PD-OC/Office/Commercial
- Owner: BSW, LLC
Mailing Address: 11709 Lona Jack Lees Summit Rd,
Lake Lotawana, MO 64086
Tax ID: 59-820-03-00-0-00-000
Zoning: HC - Highway Commercial
- Owner: Jay Ambers, Inc.
Mailing Address: 12406 S. 7 HWY,
Lake Lotawana, MO 64086
Tax ID: 59-900-04-01-00-0-00-000
Zoning: PD-OC - Office/Commercial

PROPERTY OWNERS LEGEND SCALE 1" = 1000'

- Owner: Gary W. Pipes and Marsha R. Pipes,
Michael R. St. Clair and Kathy V. St. Clair,
Husband and Wife
Mailing Address: 13800 Pebblebrook Ln,
Greenwood, MO 64034
Tax ID: 59-820-02-02-00-00-00-000
Zoning: No zoning shown on city map
- Owner: Patei Dharmi
Mailing Address: 12416 S. 7 HWY,
Lake Lotawana, MO 64086
Tax ID: 59-900-10-03-01-2-00-000
Zoning: PD-OC - Office/Commercial

U.S. HIGHWAY 50 SECTION 18-47-30 LOCATION MAP SCALE 1" = 2000'



- ZONING NOTES:**
1. Current Zoning: Planned Development - Office Commercial (PD-OC)
 2. Proposed Zoning: Planned Development - Townhouse Residential Single Family Detached/Single Family Attached
- SINGLE FAMILY NOTES:**
1. Minimum Lot Width = 50'
 2. Minimum Lot Area = 5000 s.f.
 3. Average Lot Area 50' Lots = 6,516 sq. ft.
 4. Average Lot Area 65' Lots = 9,328 sq. ft.
 5. Density of Single Family Lots = 3.87 Units / Acre
 6. Minimum Side Yard Setback = 5'
 7. Minimum Front Yard Setback = 25'
 8. Minimum Rear Yard Setback = 30'
 9. Minimum Side Yard Setback for corner lot = 20'

- MULTIFAMILY NOTES:**
1. Minimum Lot Width = 50'
 2. Minimum Lot Area = 8500 s.f.
 3. Density of Multi-Family Lots = 5.21 Units / Acre
 4. Minimum Side Yard Setback = 10'
 5. Minimum Front Yard Setback = 20'
 6. Minimum Rear Yard Setback = 20'
 7. Minimum Side Yard Setback for corner lot = 20'
 8. Minimum Distance Between Buildings = 10'
- WAIVER REQUESTS:**
1. Developer requests a waiver to allow 20 feet between buildings in the multifamily area.
 2. Developer requests a waiver to allow sidewalks on one side of the street only where density exceeds 4 houses per acre.

- PHASING NOTES:**
1. Developer intends to develop the project in phases, beginning on Birch Drive and moving West. Phases will be determined based on infrastructure and market conditions.

- GENERAL NOTES:**
1. All internal roads will be 28' back to back with 50' of right of way. Whitetail Lane, Birch Drive and Cypress Avenue will be 36' back to back with 60' of right of way.
 2. Water will be provided by Jackson County Public Water Supply District No. 15 and will be installed per their requirements.
 3. Sanitary sewer service will be designed in conformance with APWA requirements. Part of the property will be served by the existing lift station on the east side and the remainder will be served by a proposed lift station on the west side. A sanitary sewer capacity analysis will be performed during final design.
 4. Storm sewers and stormwater quality BMPs for the residential areas will be handled regionally and will be designed in conformance with APWA requirements. Several preliminary detention basins (BMPs) have been identified on site however a macro stormwater management report will be prepared during final design and may alter these locations. Detention and stormwater quality BMPs for the commercial tracts will be handled individually on each lot in conjunction with the final design of each commercial lot.
 5. Electric Utilities will be located in property rear. Gas utilities will be located in property front.
 6. Rear yard UJE's are shown. In addition we will dedicate a 10' UJE adjacent to east right-of-way.
 7. A 20' sanitary sewer easement will be dedicated over the final alignment of the sanitary sewer shown on this plan.
 8. A minimum 15' easement will be provided over any public storm, sanitary or water facilities that cross between lots or buildings. Additional width may be necessary if the utility depth exceeds 7.5 feet.

LEGAL DESCRIPTION:

Part of the Northeast QUARTER of Section 18, Township 47, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 18, Township 47 North, Range 30 West, Jackson County, Missouri; thence NORTH 89°50'09" WEST (DEED-North 89° 51' 11" West), along the South line of the Northeast Quarter of said Section 18, a distance of 47.39 FEET (DEED-48.13 feet) to a point on the West right of way line of Missouri State Highway Route 7, thence continuing NORTH 89°50'09" WEST (DEED-North 89° 51' 11" West), along the South line of the Northeast Quarter of said Section 18, a distance of 266.82 FEET to a point on the South line of the Northeast Quarter of said Section 18. Said point also being the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence continuing NORTH 89°50'09" WEST (DEED-North 89° 51' 11" West), along the South line of the Northeast Quarter of said Section 18, a distance of 233.63 FEET to the Southwest corner of the Northeast Quarter of said Section 18; thence NORTH 02°14'04" EAST, along the West line of the Northeast Quarter of said Section 18, a distance of 2,016.36 FEET; thence NORTH 82°22'15" EAST, a distance of 83.74 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 600.00 feet, a central angle of 07 degrees 41 minutes 08 seconds, a chord bearing of NORTH 78 degrees 41 minutes 28 seconds EAST, and an arc length of 80.48 FEET; thence NORTH 74 degrees 41 minutes 07 seconds EAST, a distance of 145.91 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 1200.00 feet, a central angle of 22 degrees 12 minutes 38 seconds, a chord bearing of NORTH 85 degrees 47 minutes 26 seconds EAST, and an arc length of 465.18 FEET; thence SOUTH 85 degrees 06 minutes 15 seconds EAST, a distance of 389.1 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 800.00 feet, a central angle of 19 degrees 05 minutes 39 seconds, a chord bearing of NORTH 87 degrees 00 minutes 56 seconds EAST, and an arc length of 275.91 FEET to a point of curvature; thence along a curve to the left, having an initial tangent bearing of SOUTH 19° 33' 50" EAST and having a radius of 650.00 FEET, a central angle of 30 degrees 45 minutes 07 seconds, a chord bearing of SOUTH 34 degrees 57 minutes 52 seconds EAST, and an arc length of 295.67 FEET; thence SOUTH 50 degrees 21 minutes 53 seconds EAST, a distance of 138.05 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 550.00 feet, a central angle of 07 degrees 37 minutes 07 seconds, a chord bearing of SOUTH 09 degrees 03 minutes 07 seconds EAST, and an arc length of 358.73 FEET; thence SOUTH 87 degrees 44 minutes 08 seconds EAST, a distance of 122.29 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 1000.00 feet, a central angle of 02 degrees 07 minutes 07 seconds, a chord bearing of SOUTH 88 degrees 47 minutes 09 seconds EAST, and an arc length of 56.36 FEET; thence SOUTH 89 degrees 51 minutes 11 seconds EAST, a distance of 77.68 FEET; thence SOUTH 00 degrees 00 minutes 15 seconds WEST, a distance of 76.77 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 144.90 FEET to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 500.00 FEET, a central angle of 15 degrees 00 minutes 45 seconds WEST, and an arc length of 63.1 FEET; thence SOUTH 09 degrees 55 minutes 22 seconds WEST, a distance of 204.86 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 1000.00 FEET, a central angle of 15 degrees 00 minutes 45 seconds WEST, and an arc length of 63.1 FEET; thence SOUTH 09 degrees 55 minutes 22 seconds WEST, a distance of 152.62 FEET to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 500.00 FEET, a central angle of 13 degrees 34 minutes 21 seconds, a chord bearing of SOUTH 03 degrees 02 seconds WEST, and an arc length of 118.44 FEET; thence SOUTH 03 degrees 38 minutes 59 seconds EAST, a distance of 106.68 FEET, to the TRUE POINT OF BEGINNING, and containing 103.50 acres, more or less.

DEVELOPER:
ASPILAR HOMES, LLC
2804 NW HUNTER DRIVE
BLUE SPRINGS, MO 64015
PH: 816-228-1188

SCHLAGEL & ASSOCIATES, P.A.
Engineers, Planners, Surveyors, Landscape Architects
14920 West 107th Street, Lenexa, Kansas 66215
(913) 492-5188 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certification of Authority #1000000001
#1000000001 / #1000000001 / #1000000001

**WOODLAWN ESTATES
PLANNED DEVELOPMENT**
LAKE LOTAWANA, JACKSON COUNTY, MISSOURI

REVISION DATE	DESCRIPTION	BY

DRAWN BY: ACP
CHECKED BY: DDF
DATE PREPARED: 11-22-19
PROJECT NUMBER: 19-199

PRELIMINARY PLAT

SHEET 1