

**DESCRIPTION:**

**TRACT I:**  
 The South 150 feet of the East 150 feet of the North 300 feet of the South 902 feet of the East 880 feet of the West One Half of the Northeast Quarter of Section 5, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 5, Township 47, Range 31; thence South 89 Degrees, 22 Minutes, 09 Seconds East along the South line of the West One Half of said Quarter Section, a distance of 1321.26 feet to the Southeast corner of said West One Half; thence North 00 Degrees, 40 Minutes, 00 Seconds East along the East line of said West One Half, a distance of 602.00 feet to the point of beginning; thence North 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet; thence North 00 Degrees, 40 Minutes, 00 Seconds East, parallel with the East line of said West One Half, a distance of 150.00 feet; thence South 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet to a point on the East line of said West One Half; thence South 00 Degrees, 40 Minutes, 00 Seconds West along said East line, a distance of 150.00 feet to the point of beginning.

**TRACT II:**  
 Commencing at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 5, Township 47, Range 31, Lee's Summit, Jackson County, Missouri; thence along the West line of said 1/2 of 1/4 Section North 2 Degrees, 33 Minutes, 49 Seconds East 602 feet to the true point of beginning of this tract; thence along said West line North 2 Degrees, 33 Minutes, 49 Seconds East 478.79 feet; thence South 88 Degrees, 27 Minutes, 48 Seconds East 152.53 feet to a point on the West line of the Right-of-Way of M-291; thence along said Right-of-Way line as follows: South 16 Degrees, 32 Minutes, 36 Seconds West 73.03 feet to a point 135 feet opposite center line Station 117+00; thence South 11 Degrees, 23 Minutes, 57 Seconds West 200 feet to a point 135 feet opposite center line Station 119+00; thence South 1 Degree, 11 Minutes, 44 Seconds West 101.61 feet to a point 117 feet opposite center line Station 120+00; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 50 feet; thence South 64 Degrees, 21 Minutes, 40 Seconds West 66.40 feet to a point 170 feet opposite center line Station 120+90; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 31.03 feet; thence leaving said Right-of-Way North 87 Degrees, 26 Minutes, 43 Seconds West 35.61 feet to the true point of beginning.

**LEGEND**

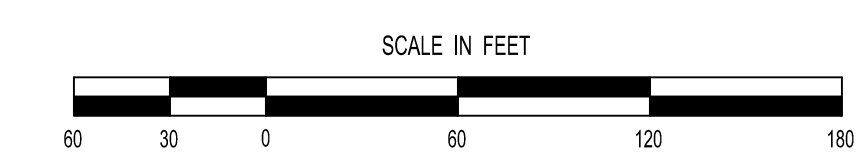
- EXISTING RP-2 (TWO-FAMILY RESIDENTIAL DISTRICT)  
PROPOSED CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)
- EXISTING CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)
- EXISTING PO (PLANNED MIXED USE DISTRICT)
- EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
- EXISTING RP-2 (TWO-FAMILY RESIDENTIAL DISTRICT)
- EXISTING RP-4 (APARTMENT RESIDENTIAL DISTRICT)

**SITE TABLE DATA**

EXISTING ZONING	RP-2
PROPOSED ZONING	CP-2



Not For Construction  
**ZONING EXHIBIT**



REVISION	BY

**HIGH TIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST., SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidelc.com

*B. Guin*  
 SIGNATURE  
 SEPTEMBER 8, 2023  
 DATE

PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI

FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

DRAWN	KRG
CHECKED	RCG
ISSUED DATE	09/08/23
ISSUED FOR REVIEW	
PROJECT NO.	22-218
FILE	22-218 EX Rezoning Exhibit

SHEET  
**ZONE-EX**