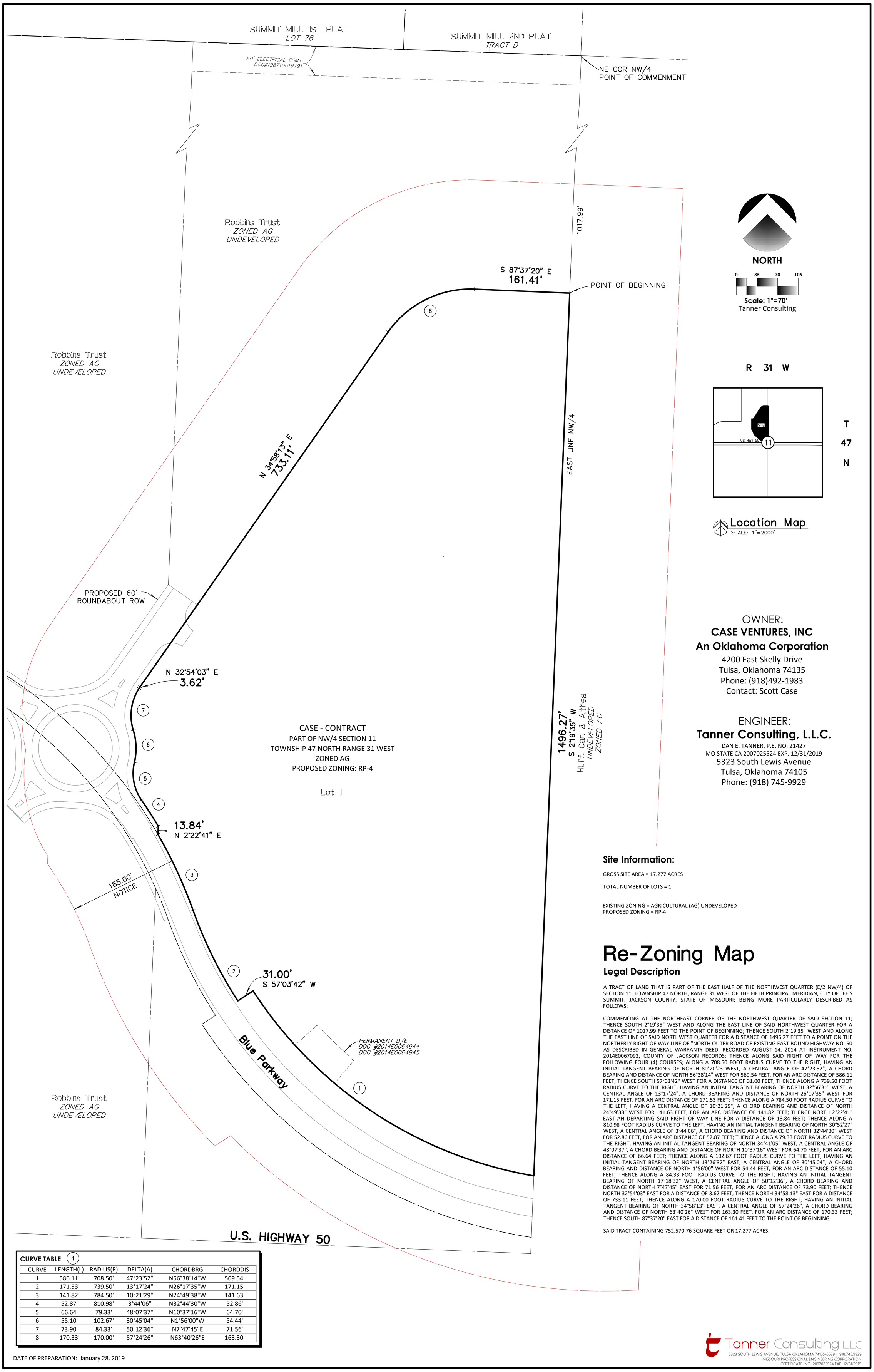

OWNER:
CASE VENTURES, INC
An Oklahoma Corporation
4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918)492-1983
Contact: Scott Case

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.E. NO. 21427
MO STATE CA 2007025524 EXP. 12/31/2019
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

CURVE TABLE (1)

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG	CHORDDIS
1	586.11'	708.50'	47°23'52"	N56°38'14"W	569.54'
2	171.53'	739.50'	13°17'24"	N26°17'35"W	171.15'
3	141.82'	784.50'	10°21'29"	N24°49'38"W	141.63'
4	52.87'	810.98'	3°44'06"	N32°44'30"W	52.86'
5	66.64'	79.33'	48°07'37"	N10°37'16"W	64.70'
6	55.10'	102.67'	30°45'04"	N1°56'00"W	54.44'
7	73.90'	84.33'	50°12'36"	N7°47'45"E	71.56'
8	170.33'	170.00'	57°24'26"	N63°40'26"E	163.30'

DATE OF PREPARATION: January 28, 2019

Site Information:

GROSS SITE AREA = 17.277 ACRES

TOTAL NUMBER OF LOTS = 1

EXISTING ZONING = AGRICULTURAL (AG) UNDEVELOPED
PROPOSED ZONING = RP-4

Re-Zoning Map

Legal Description

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 2°19'35" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1017.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 2°19'35" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1496.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "NORTH OUTER ROAD OF EXISTING EAST BOUND HIGHWAY NO. 50 AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED AUGUST 14, 2014 AT INSTRUMENT NO. 2014E0067092, COUNTY OF JACKSON RECORDS; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; ALONG A 708.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 80°20'23 WEST, A CENTRAL ANGLE OF 47°23'52", A CHORD BEARING AND DISTANCE OF NORTH 56°38'14" WEST FOR 569.54 FEET, FOR AN ARC DISTANCE OF 586.11 FEET; THENCE SOUTH 57°03'42" WEST FOR A DISTANCE OF 31.00 FEET; THENCE ALONG A 739.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°56'31" WEST, A CENTRAL ANGLE OF 13°17'24", A CHORD BEARING AND DISTANCE OF NORTH 26°17'35" WEST FOR 171.15 FEET, FOR AN ARC DISTANCE OF 171.53 FEET; THENCE ALONG A 784.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'29", A CHORD BEARING AND DISTANCE OF NORTH 24°49'38" WEST FOR 141.63 FEET, FOR AN ARC DISTANCE OF 141.82 FEET; THENCE NORTH 2°22'41" EAST AN DEPARTING SAID RIGHT OF WAY LINE FOR A DISTANCE OF 13.84 FEET; THENCE ALONG A 810.98 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 30°52'27" WEST, A CENTRAL ANGLE OF 3°44'06", A CHORD BEARING AND DISTANCE OF NORTH 32°44'30" WEST FOR 52.86 FEET, FOR AN ARC DISTANCE OF 52.87 FEET; THENCE ALONG A 79.33 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 34°41'05" WEST, A CENTRAL ANGLE OF 48°07'37", A CHORD BEARING AND DISTANCE OF NORTH 10°37'16" WEST FOR 64.70 FEET, FOR AN ARC DISTANCE OF 66.64 FEET; THENCE ALONG A 102.67 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 13°26'32" EAST, A CENTRAL ANGLE OF 30°45'04", A CHORD BEARING AND DISTANCE OF NORTH 1°56'00" WEST FOR 54.44 FEET, FOR AN ARC DISTANCE OF 55.10 FEET; THENCE ALONG A 84.33 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 17°18'32" WEST, A CENTRAL ANGLE OF 50°12'36", A CHORD BEARING AND DISTANCE OF NORTH 7°47'45" EAST FOR 71.56 FEET, FOR AN ARC DISTANCE OF 73.90 FEET; THENCE NORTH 32°54'03" EAST FOR A DISTANCE OF 3.62 FEET; THENCE NORTH 34°58'13" EAST FOR A DISTANCE OF 733.11 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 34°58'13" EAST, A CENTRAL ANGLE OF 57°24'26", A CHORD BEARING AND DISTANCE OF NORTH 63°40'26" WEST FOR 163.30 FEET, FOR AN ARC DISTANCE OF 170.33 FEET; THENCE SOUTH 87°37'20" EAST FOR A DISTANCE OF 161.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 752,570.76 SQUARE FEET OR 17.277 ACRES.

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929
MISSOURI PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE NO. 2007025524 EXP. 12/31/2019