

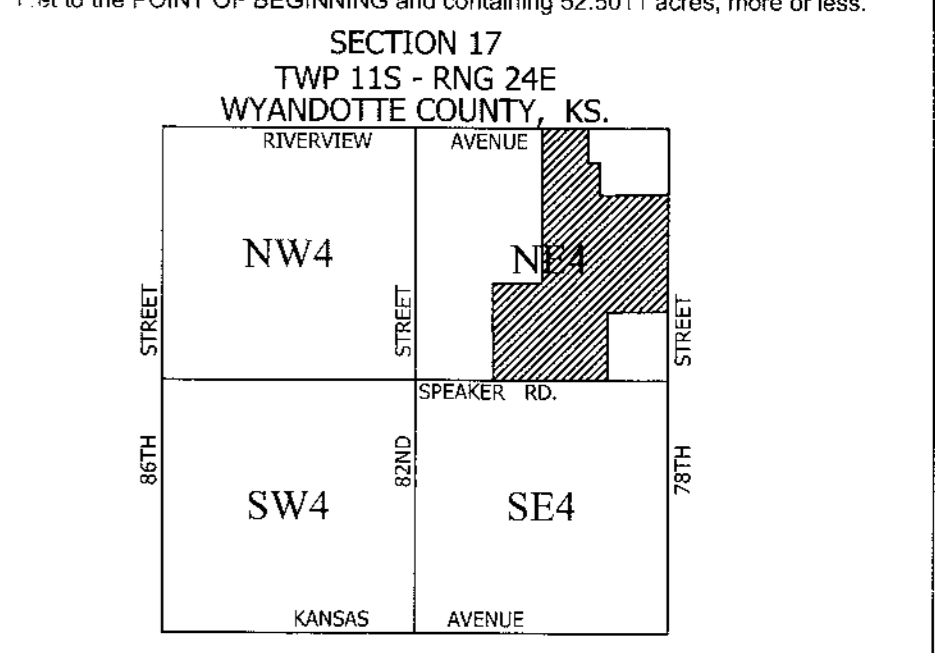
**R-1 SITE DATA:**  
 TOTAL AREA: 14.61 ACRES (636,411 SF)  
 50 TOTAL LOTS 65' x 120' MIN.  
 DENSITY: 3.42 LOTS/ACRE  
 SITE COVERAGE  
 BLDGS 100,450 sf  
 DRIVES 25,092 sf  
 PAVEMENT 79,822 sf  
 TOTAL 205,464 sf  
 OPEN SPACE  
 636,411 - 205,464sf = 430,947sf = 9.89ac = 67.7%

**RP-3 SITE DATA:**  
 TOTAL AREA: 52.50 ACRES (2,286,900 SF)  
 2 UNIT LOTS 22 = 44  
 3 UNIT LOTS 71 = 213  
 TOTAL 257  
 DENSITY: 4.90 UNITS/ACRE  
 SITE COVERAGE  
 BLDGS 454,020 sf  
 DRIVES 145,384 sf  
 PAVEMENT 144,500 sf  
 TOTAL 743,904 sf  
 OPEN SPACE  
 2,286,900 - 743,904 = 1,542,996 SF = 35.42 AC = 67.47%

**Legal Description:**  
 Part of Section 17, Township 11, N - A tract of land lying in the Northeast One-Quarter of Section 17, Township 11, N, Range 24, in the City of Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast One-Quarter; thence South 87 degrees 23 minutes 08 seconds West, along the North line of said Northeast One-Quarter, a distance of 392.39 feet to a point; thence South 02 degrees 05 minutes 55 seconds East a distance of 40.00 feet to a point on the south right-of-way line of Riverview Avenue as it now exists, said point being the POINT OF BEGINNING; thence continuing South 02 degrees 05 minutes 55 seconds East a distance of 433.22 feet to a point; thence South 87 degrees 30 minutes 00 seconds West a distance of 180.00 feet to a point; thence South 02 degrees 05 minutes 55 seconds East a distance of 22.06 feet to a point of curvature; thence easterly along a curve to the left having a radius of 200.00 feet, a central angle of 48 degrees 12 minutes 52 seconds and an arc length of 168.30 feet to a point; thence South 50 degrees 18 minutes 47 seconds East a distance of 177.82 feet to a point; thence South 46 degrees 11 minutes 21 seconds West a distance of 264.91 feet to a point; thence South 39 degrees 58 minutes 45 seconds West a distance of 177.82 feet to a point; thence South 46 degrees 11 minutes 21 seconds West a distance of 260.00 feet to a point; thence South 31 degrees 04 minutes 43 seconds West a distance of 59.96 feet to a point; thence North 00 degrees 57 minutes 30 seconds East a distance of 60.88 feet to a point; thence South 88 degrees 29 minutes 06 seconds West a distance of 7.89 feet to a point; thence North 01 degree 30 minutes 54 seconds West a distance of 53.82 feet to a point of curvature; thence Northerly along a curve to the right having a radius of 200.00 feet, a central angle of 02 degrees 46 minutes 22 seconds and an arc length of 9.69 feet to a point; thence North 88 degrees 46 minutes 29 seconds West a distance of 148.00 feet to a point; thence North 05 degrees 17 minutes 16 seconds East a distance of 99.37 feet to a point; thence North 25 degrees 43 minutes 06 seconds East a distance of 111.38 feet to a point; thence North 16 degrees 24 minutes 06 seconds West a distance of 94.93 feet to a point; thence North 16 degrees 42 minutes 05 seconds West a distance of 139.27 feet to a point; thence North 02 degrees 38 minutes 49 seconds West a distance of 40.91 feet to a point; thence North 87 degrees 21 minutes 11 seconds East a distance of 436.03 feet to a point; thence North 02 degrees 05 minutes 55 seconds West a distance of 1569.11 feet to a point on the South right-of-way line of Riverview Avenue as it now exists; thence North 87 degrees 23 minutes 08 seconds East, along said South line a distance of 327.01 feet to the POINT OF BEGINNING and containing 14.6139 acres, more or less.

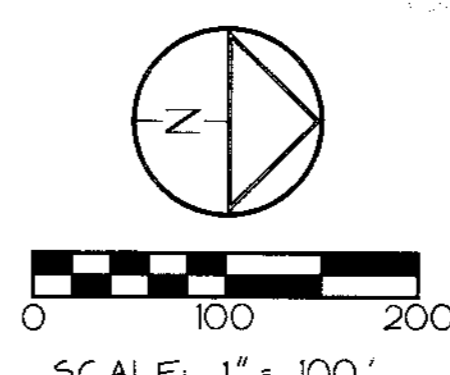
**Legal Description:**  
 Tract of land lying in the Northeast One-Quarter of Section 17, Township 11, Range 24, in the City of Kansas City, Wyandotte County, Kansas, being more particularly described as follows:  
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SECTION 17  
 TWP 11S - R24E  
 WYANDOTTE COUNTY, KS.  
 PRELIMINARY PLAT BOUNDARY SURVEY PROVIDED BY  
 RHODES SURVEYORS, INC.  
 RHODES SURVEYORS, INC.  
 2803 NEW JERSEY KANSAS CITY, KANSAS 66102  
 TEL: (913) 371-5300 FAX: (913) 371-2677

**NOTES:**  
 1. TRACT A,D,E,F,G,H ARE INTENDED AS COMMON OPEN SPACE AND MUST BE MAINTAINED BY THE HOMES OWNERS ASSOCIATION.  
 2. THERE IS NO KNOWN FEMA FLOODPLAIN ON THE SITE.

PREPARED FOR: STONY POINT DEVELOPMENT L.L.C.



**SCHL/GEL & ASSOCIATES, P.A.**  
 PLANNERS • ENGINEERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 1920 WEST 107TH STREET, LENEXA, KANSAS 66215  
 Phone: (913) 492-5158 • Fax: (913) 492-8400

DATE	9-1-05
DESIGN	DI
REV. 10-31-05	DRAWN BY 06/2 /06
REV. 3-21-06	PROJ. NO. 04-164

**STONY POINT  
 PRELIMINARY PLAT**

SHEET NO. 1 OF 2