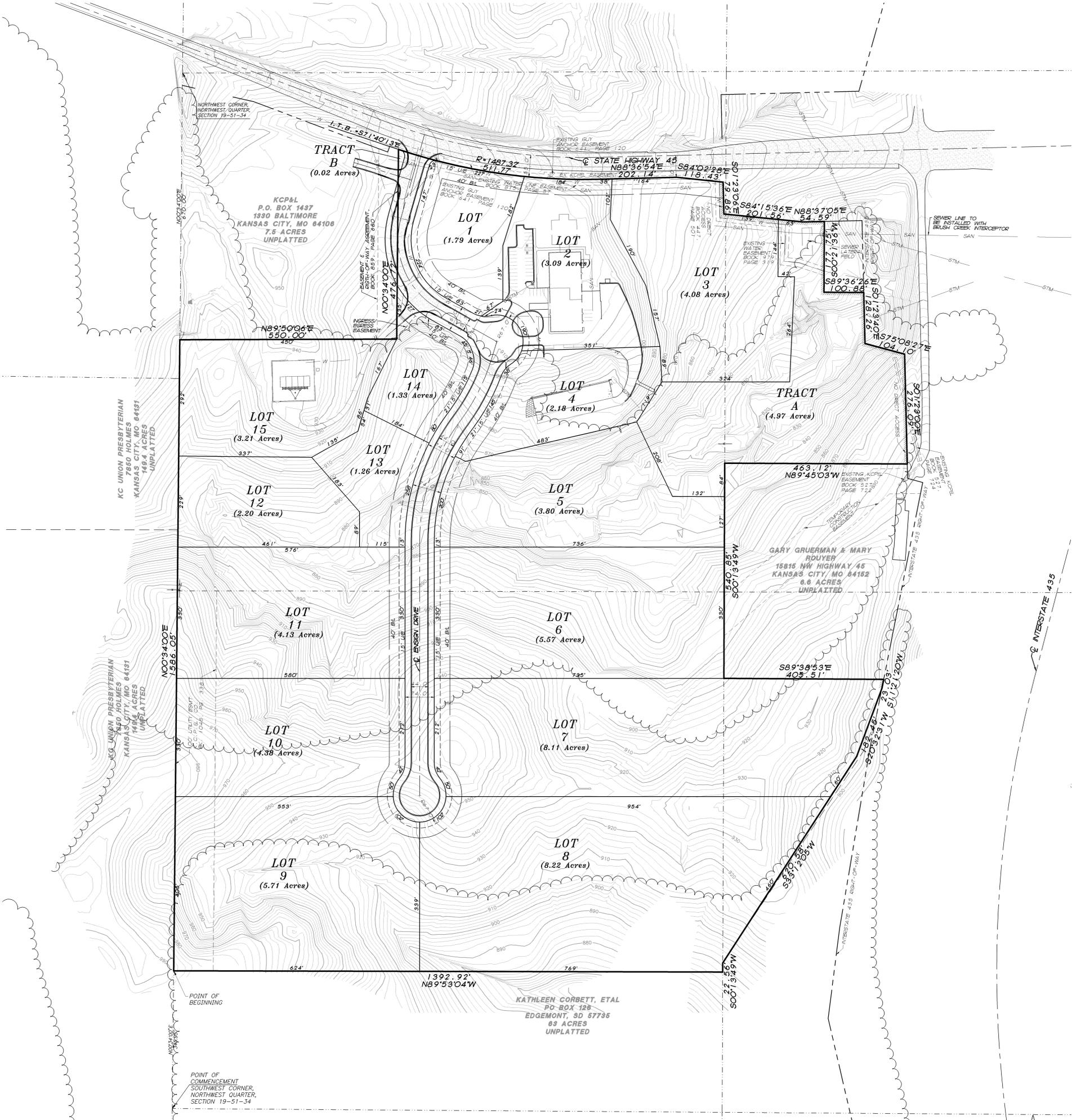
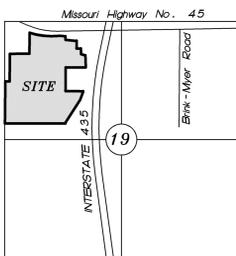


Preliminary Plan VERTICAL VENTURES III BUSINESS PARK

A Proposed Industrial Development in Parkville, Platte County, Missouri



Legal Description
All that part of the Northwest Quarter of Section 19, Township 51, Range 34, Platte County, Missouri, being described as follows: Commencing at the Southwest corner of said Northwest Quarter, thence North 00 degrees 34 minutes 00 seconds East, along the West line of said Northwest Quarter, a distance of 345.95 feet to the Point of Beginning of the tract of land herein to be described, thence continuing along the West line of said Northwest Quarter, North 00 degrees 34 minutes 00 seconds East, a distance of 1565.00 feet, thence North 89 degrees 50 minutes 06 seconds East, a distance of 550.00 feet, thence North 00 degrees 34 minutes 00 seconds East, 550.00 feet Easterly and parallel to the West line of said Northwest Quarter, a distance of 476.72 feet to the Southerly Right-of-Way line of State Highway 45, thence Easterly, along the Southerly Right-of-Way line of said State Highway 45, along a curve to the left, having an initial tangent bearing of South 71 degrees 40 minutes 13 seconds East, a radius of 1487.32 feet, an arc distance of 511.77 feet, thence continuing along the Southerly Right-of-Way line of said State Highway 45, South 84 degrees 02 minutes 28 seconds East, a distance of 202.14 feet, thence continuing along the Southerly Right-of-Way line of said State Highway 45, South 84 degrees 02 minutes 28 seconds East, a distance of 201.56 feet, thence continuing along the Westerly Right-of-Way line of said Interstate 435, thence South 01 degrees 23 minutes 06 seconds East, a distance of 54.59 feet, thence South 00 degrees 21 minutes 36 seconds West, a distance of 177.75 feet, thence South 89 degrees 36 minutes 26 seconds East, a distance of 100.88 feet to a point on the Westerly Right-of-Way line of said Interstate 435, thence South 01 degrees 23 minutes 40 seconds East, along the Westerly Right-of-Way line of said Interstate 435, a distance of 125.26 feet, thence continuing along the Westerly Right-of-Way line of said Interstate 435, South 75 degrees 08 minutes 27 seconds East, a distance of 104.10 feet, thence continuing along the Westerly Right-of-Way line of said Interstate 435, South 01 degrees 23 minutes 00 seconds East, a distance of 276.09 feet, thence North 89 degrees 45 minutes 03 seconds West, a distance of 463.12 feet, thence South 00 degrees 13 minutes 49 seconds West, a distance of 540.85 feet, thence South 89 degrees 38 minutes 53 seconds East, a distance of 405.51 feet to the Westerly Right-of-Way line of said Interstate 435, thence South 11 degrees 20 minutes 20 seconds West, along the Westerly Right-of-Way line of said Interstate 435, a distance of 23.03 feet, thence South 20 degrees 32 minutes 31 seconds West, a distance of 182.45 feet, thence South 33 degrees 12 minutes 05 seconds West, a distance of 620.58 feet to a point on the West line of the East half of said Northwest Quarter, also being the East line of the West half of said Northwest Quarter, thence South 00 degrees 13 minutes 49 seconds West, along the West line of the East half of said Northwest Quarter, also being the East line of the West half of said Northwest Quarter, a distance of 22.56 feet, thence South 89 degrees 53 minutes 04 seconds West, a distance of 1392.92 feet to the Point of Beginning. Said tract contains 66.05 Acres, more or less.



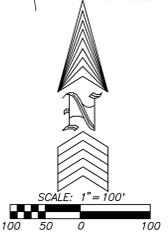
SECTION 19-51-34
Location Map

DEVELOPMENT DATA

NO. OF LOTS	GROSS ACRES	ROW AC.	DETENTION POS AC	LOT ACREAGE
15	66.05	3.21	4.99	57.85

- General Notes:**
- Existing Zoning = I-1 & R-1 per City zoning Map.
 - Proposed Zoning = I-1 & R-1 per County Zoning
 - Proposed Land use = Industrial Park
 - Contour Interval = 2'
 - Contours shown are proposed.
 - Per FRM Map No. 290475 O155 A, dated December 18, 1979, this tract of land does not lie within a regulatory floodplain.

LEGEND:
 BL - Building Line
 U/E - Utility Easement
 W - Existing Water line
 SAN - Existing Sanitary Line (Unless otherwise Noted)
 STM - Existing Storm Sewer Line



VERTICAL VENTURES III, BUSINESS PARK Preliminary Plan

Prepared For:
VERTICAL VENTURES III
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Date: June 2, 2006 Job No: 45290