



February 2, 2021

Allison Vandever
2100 Central Street, Suite 31
Kansas City, MO 64108

RE: Interact Meeting at 5:00 PM, February 17th, 2021, Virtual Meeting
Project Leawood Aquatic Center: Legal Description of Property (Refer to Exhibit A)

Dear Citizen:

We have confirmed that you own property within 500' of the above referenced property. We have filed an application with the City of Leawood for a preliminary and final development/site plan for the Leawood Aquatic Center, which is located at 10601 Lee Blvd.

The development will consist of replacing the existing aquatic center bathhouse with a new, one-story, bathhouse structure at approximately 4800 SF of building area, located in the existing buildings footprint. Programming for this building is consistent with the existing bathhouse and will include concessions, admissions, showers and restrooms for both men and women, family changes spaces, pool support components such as a guard room, first aid and office, along with pool mechanical / electrical and storage functions, and will also include outdoor seating. This project also includes a new, one-story, multi-purpose space at approximately 2300 SF of building area, located southwest of the existing bathhouse and north of the existing parking lot. The program for this structure will include two park restrooms with access from the outside, and two rentable spaces with access to restrooms, storage and an outdoor patio with seating. Lastly, the project will include a new bike hub off of the bike path. This will include a small shelter, water bottle filling station and bike repair station, along with seating and water misting station.

In conformance with the City of Leawood's Interact Program, you are invited to an Interact meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting and sign in sheet will be filed with the City of Leawood Planning Department. Plans submitted for this project can be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS. Please contact Planning and Development prior to arrival as City Hall is currently closed to visitors.



The virtual interact meeting will be held at 5:00 p.m. on Wednesday, February 17th, via Go-To Meeting. The virtual meeting will be organized by SFS and can be accessed with the link and call-in number below:

Leawood Aquatic Center – Virtual Public Interact Meeting
Wed, Feb 17, 2021 5:00 PM

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/776120565>

You can also dial in using your phone.

United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 776-120-565

A public hearing before the Planning Commission will be held virtually on February 23rd at 6:00 p.m. The general public will have the opportunity to comment on the proposed development at this meeting. The meeting will be livestreamed on the City of Leawood's YouTube page. If you would like to participate please contact City Planner Grant Lang at glang@leawood.org or 913-663-9163.

If you have any questions or if you cannot attend the meeting, we can be contacted at 816-474-1397.

Sincerely,

Allison Vandever

SFS Architecture



February 2, 2021

**RE: Leawood City Park
Pool Renovation
Legal Description Park Boundary**

Exhibit A

All that part of Tract A, Leawood Greenway and Parks, a subdivision in and being part of the Southeast Quarter and Northeast Quarter of Section 10, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows: (The bases of bearing for the following real property description is the Kansas Regional Coordinate System, Zone 11, all bearings shown hereon reference the KRCS Zone 11) commencing at the southwest corner of the Southeast Quarter of said Section 10, thence North 00 degrees 01 minute 36 seconds East with the west line of the Southeast Quarter of said Section 10, a distance of 953.28 feet to a point on the southerly line of said Tract A, said point being the point of beginning; thence continuing North 00 degrees 01 minutes 36 seconds East, with the west line of the Southeast Quarter of said Section 10, a distance of 941.72 feet to a point on the northerly line of said Tract A and the southerly right-of-way line of Interstate 435; thence with the northerly line of said Tract A and the southerly right-of-way line of Interstate 435 on a curve to the left, said curve having a radius of 5879.58 feet, a central angle of 02 degrees 15 minutes and 08 seconds, with an initial tangent bearing of North 79 degrees 07 minutes 32 seconds East, an arc distance of 231.11 feet to a point on the westerly right-of-way line of Lee Boulevard; thence South 23 degrees 14 minutes 06 seconds East, continuing with the northerly line of said Tract A and with the westerly right-of-way line of Lee Boulevard, a distance of 454.70 feet; thence South 14 degrees 24 minutes 59 seconds East, continuing with northerly line of said Tract A the westerly right-of-way line of Lee Boulevard, a distance of 200.51 feet; thence North 89 degrees 57 minutes 16 seconds East, continuing with the northerly line of said Tract A, a distance of 51.62 feet, to a point on the easterly right-of-way line of Lee Boulevard; thence North 14 degrees 24 minutes 59 seconds West continuing with the northerly line of said Tract A and the with the easterly right-of-way line of Lee Boulevard, a distance of 213.32 feet; thence North 04 degrees 43 minutes 27 seconds West continuing with northerly line of said Tract A and the easterly right-of-way line of Lee Boulevard, a distance of 454.67 feet to a point on the southerly right-of-way line of Interstate 435; thence continuing with the northerly line of said Tract A and with the southerly right-of-way line of Interstate 435 on a curve to the left, said curve having a radius of 5879.58 feet, a central angle of 07 degrees 22 minutes and 53 seconds, with an initial tangent bearing of North 74 degrees 57 minutes 38 seconds East, an arc distance of 757.45 feet; thence North 67 degrees 34 minutes 46 seconds East continuing with the northerly line of said Tract A and the southerly right-of-way line of Interstate 435, a distance of 904.42 feet; thence North 73 degrees 16 minutes 42 seconds East,

continuing with the southerly right-of-way line of Interstate 435, and no longer with the northerly line of said Tract A, a distance of 301.50 feet; thence South 87 degrees 40 minutes 20 seconds East, continuing with the southerly right-of-way line of Interstate 435, a distance of 143.18 feet; thence North 31 degree 57 minutes 18 seconds East, continuing with the southerly right-of-way line of Interstate 435, a distance of 116.83 feet; thence North 84 degree 39 minutes 19 seconds East, continuing with the southerly right-of-way line of Interstate 435, a distance of 68.01 feet; thence South 24 degree 27 minutes 42 seconds West, continuing with the southerly right-of-way line of Interstate 435, a distance of 84.90 feet; thence South 75 degree 05 minutes 37 seconds East, continuing with the southerly right-of-way line of Interstate 435, a distance of 162.83 feet to a point on the easterly line of said Tract A, Leawood Greenway and Parks, said point also being on the east line of the Southeast Quarter of said Section 10; Thence South 00 degrees 02 minutes 27 seconds East with the easterly line of Tract A Leawood Greenway and Parks and the east line of the Southeast Quarter of said Section 10, and no longer with the southerly right-of-way line of Interstate 435, a distance of 30.00 feet; thence South 45 degrees 41 minutes 18 seconds West continuing with the easterly line of said Tract A, a distance of 327.25 feet;

thence South 00 degrees 01 minutes 36 seconds West continuing with the easterly line of said Tract A, a distance of 854.83 feet to the southeast corner of said Tract A; thence South 89 degrees 57 minutes 16 seconds West with the southerly line of said Tract A, a distance of 202.07 feet; (The remaining courses and distances are all with the southerly line of Tract A, Leawood Greenway and Parks;) thence South 14 degrees 10 minutes 49 seconds East, a distance of 54.29 feet; thence South 21 degrees 50 minutes 12 seconds West, a distance of 81.50 feet; thence South 37 degrees 53 minutes 09 seconds West, a distance of 125.76 feet; thence South 53 degrees 04 minutes 29 seconds West, a distance of 77.57 feet; thence South 71 degrees 50 minutes 30 seconds West, a distance of 40.83 feet; thence North 82 degrees 38 minutes 37 seconds West, a distance of 25.76 feet; thence South 81 degrees 46 minutes 39 seconds West, a distance of 125.05 feet; thence South 89 degrees 36 minutes 05 seconds West, a distance of 74.49 feet; thence South 74 degrees 47 minutes 07 seconds West, a distance of 46.56 feet; thence South 67 degrees 44 minutes 26 seconds West, a distance of 325.22 feet; thence South 76 degrees 41 minutes 52 seconds West, a distance of 75.54 feet; thence South 59 degrees 47 minutes 44 seconds West, a distance of 59.22 feet; thence South 60 degrees 04 minutes 46 seconds West, a distance of 83.32 feet; thence South 62 degrees 52 minutes 29 seconds West, a distance of 136.13 feet; thence South 69 degrees 48 minutes 51 seconds West, a distance of 310.21 feet; thence South 84 degrees 27 minutes 06 seconds West, a distance of 204.26 feet; thence North 79 degrees 52 minutes 36 seconds West, a distance of 51.15 feet; thence North 54 degrees 18 minutes 57 seconds West , a distance of 103.73 feet; thence North 34 degrees 46 minutes 27 seconds West, a distance of 81.99 feet; thence North 24 degrees 57 minutes 08 seconds West, a distance of 75.48 feet; thence North 33 degrees 05 minutes 15 seconds West, a distance of 100.67 feet; thence South 67 degrees 29 minutes 42 seconds West, a distance of 401.84 feet to the point of beginning. The above described tract contains 2,863,490 square feet, or 65.74 acres.

