

ALTA/NSPS LAND TITLE SURVEY

NE 1/4, SEC. 20, T-49-S, R-32-W
INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP
CITY OF INDEPENDENCE, MISSOURI

TITLE COMMITMENT:
ASSURED QUALITY TITLE COMPANY FOR FIRST ASSURED QUALITY TITLE COMPANY
COMMITMENT NO. M1010708
COMMITMENT DATE: FEBRUARY 3, 2021 AT 08:00 AM

TITLE COMMITMENT SCHEDULE A DESCRIPTION:
ALL THAT PART OF LOTS 63 AND 65, LYING NORTH OF U.S. HIGHWAY 40, ASHLAND ROAD, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI

TABLE "A" NOTES:
TABLE A ITEMS NOT ADDRESSED BELOW ARE ADDRESSED ON THE FACE OF THE SURVEY OR UNDER OTHER HEADINGS ON THIS OR OTHER SHEETS.

1. ALL MONUMENTS FOUND OR PLACED AS SHOWN HEREON.
2. ADDRESS: 1221 US 40 HWY, INDEPENDENCE MO, 64035
3. GROSS LAND AREA: 26,032.50 SQ. FT. / 0.59 ACRES
4. EXTERIOR DIMENSIONS OF EXISTING BUILDING IS SHOWN HEREON.
5. THE FOLLOWING SHOWN HEREON.
6. THERE ARE NO DESIGNATED PARKING AREAS LOCATED ON SURVEYED
7. THERE ARE NO DESIGNATED PARKING AREAS LOCATED ON SURVEYED
8. NAMES OF ADDING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.

SCHEDULE B - SECTION II ITEMS:
PER PARAGRAPHS B.2.0 OF THE MINIMUM STANDARDS DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EASEMENTS AND OTHER INTERESTS IN THE TITLE INTERESTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SUMMARIZED BELOW. THE SURVEYOR'S NOTES ARE IN REGARD TO THE LEGAL DESCRIPTION OF THE EASEMENT ONLY AND DO NOT RELY UPON EITHER THE LEGAL DESCRIPTION OR THE LEGAL DESCRIPTION, WHETHER EITHER NOT MATTERS OF SURVEY OR DO NOT CONTAIN A LEGAL DESCRIPTION.

EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY FOR THE INSTRUMENT FILED UNDER 131,194, AS DOCUMENT NO. 102020 IN BOOK 016 AT PAGE 111, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY SET FORTH IN INSTRUMENT FILED FEBRUARY 22, 1977, AS INSTRUMENT NO. 1-272346, BY OR THE NORTH 4 FEET OF LOTS 63 AND 65, ASHLAND ROAD. (LES WITHIN THE SURVEY PROPERTY, AND ITS LOCATION IS SHOWN)

POTENTIAL ENCROACHMENTS:
THE FOLLOWING FOR THIS SURVEY ARE LISTED AS FOLLOWS:

1. ASSAULT MARKS AS ACROSS THE EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.
2. LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.
3. 1/2" x 2" REBAR W/3/8" ZIR CAP SET
4. PLATTED
5. RIGHT-OF-WAY MARKER FOUND
6. CALCULATED
7. ELECTRIC METER
8. IRIDIUM ANCHOR
9. GAS METER
10. GATE POST
11. SIGN
12. TELEPHONE PEDESTAL
13. UTILITY POLE
14. WATER METER
15. FENCE-CHAIN LINK
16. FENCE-WOOD
17. GAS LINE
18. POWERLINE - AIR
19. WATER LINE
20. BACK OF CURB TO BACK OF CURB
21. RIGHT OF WAY
22. CORRUGATED METAL PIPE
23. POTENTIAL ENCROACHMENT IDENTIFIER
24. SCHEDULE B IDENTIFIER

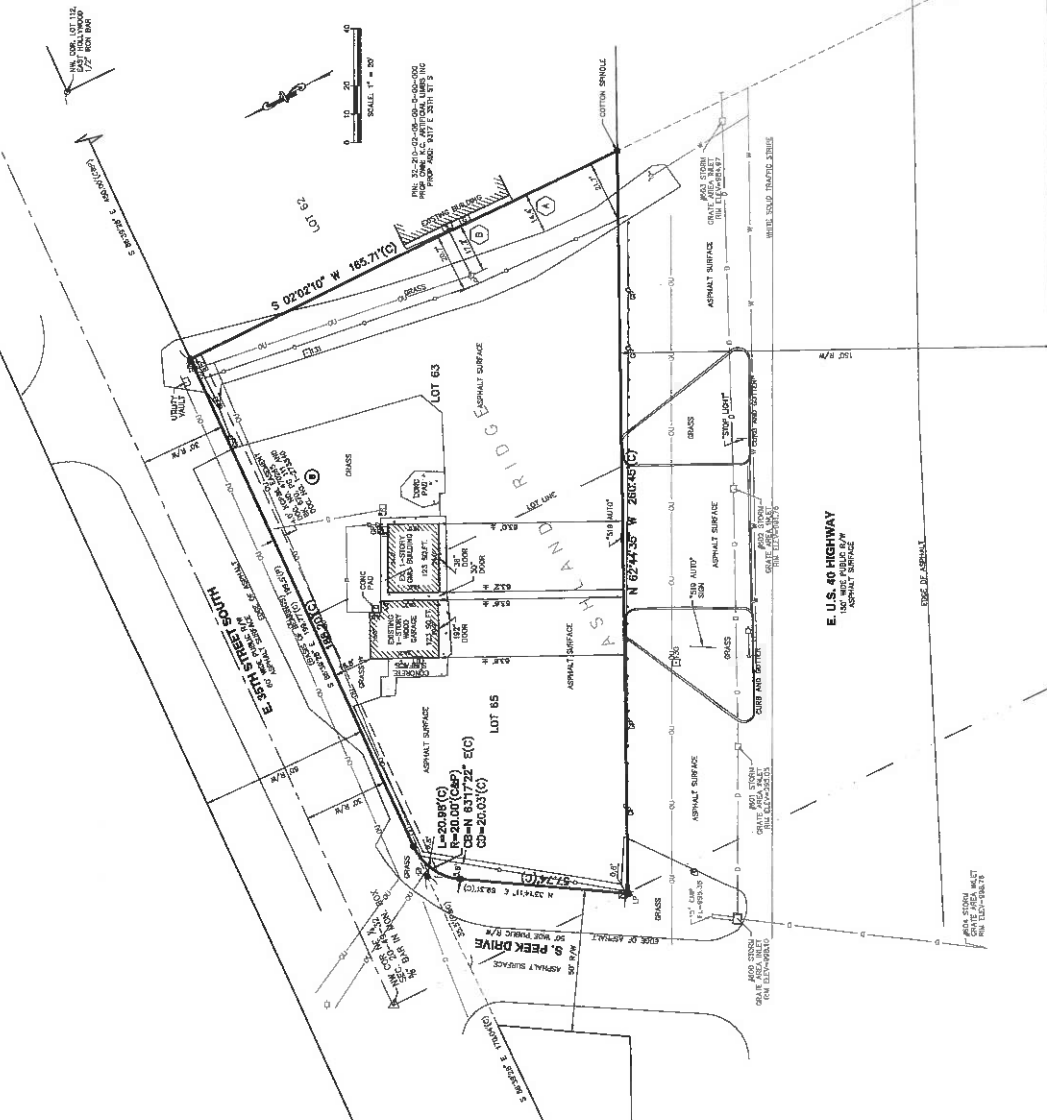
BLOOD STATEMENT:
FLOOD HAZARD DATA, SOON HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN THE DATA PROVIDED TO THE SURVEYOR. THE SURVEYOR'S NOTES ON THE "RATE MAP", THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SHOWN PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP 2805502629N, EFFECTIVE ON 07/28/2017

SURVEYOR CERTIFICATION:
I, JAMES ENTERPRISE, LLC, MISSOURI FAMILY PARTNERSHIP, L.P., A MISSOURI LIMITED PARTNERSHIP; ASSURED QUALITY TITLE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, AS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(C), 8, 9, AND 13 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2021.

DATE OF PLAN OR MAP: APRIL 21, 2021.

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FIRM OF THIS DOCUMENT AND ALL OF ITS CONTENTS.)



UNDERSTANDING THE USE OF THIS INFORMATION FROM THE SURVEYOR'S LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF THE SURVEYOR'S LISTED HEREON TO DEVELOP A VIEW OF THE SURVEYED PROPERTY. THE SURVEYOR'S LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF THE SURVEYOR'S LISTED HEREON TO DEVELOP A VIEW OF THE SURVEYED PROPERTY. THE SURVEYOR'S LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF THE SURVEYOR'S LISTED HEREON TO DEVELOP A VIEW OF THE SURVEYED PROPERTY.

FOR REVIEW

MISSOURI STATE BOARD OF SURVEYORS

ICV KAW VALLEY ENGINEERING

JAMES ENTERPRISE, LLC
1221 US 40 HWY
INDEPENDENCE, MO 64035

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