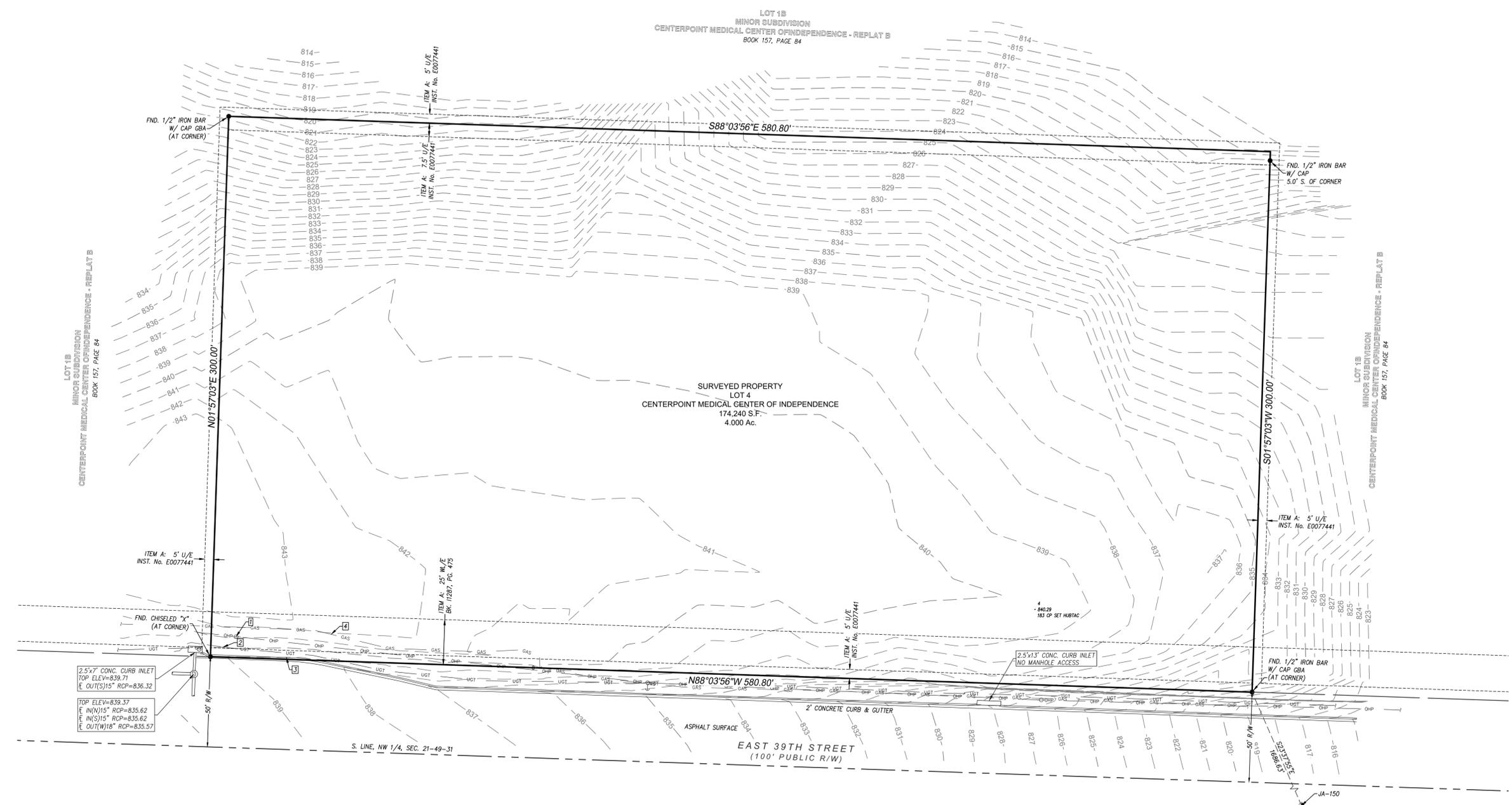


- LEGEND:**
- FOUND MONUMENT AS NOTED
  - ⊕ BENCH MARK
  - A/E ACCESS EASEMENT
  - B/L BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - G/E GAS LINE EASEMENT
  - SS/E SANITARY SEWER EASEMENT
  - U/E UTILITY EASEMENT
  - W/E WATERLINE EASEMENT
  - R/W RIGHT-OF-WAY
  - ⊖ GUY ANCHOR
  - ⊕ POWER POLE
  - ⊕ GAS LINE MARKER
  - ⊕ STORM MANHOLE
  - ⊕ OHP OVERHEAD POWER
  - ⊕ GAS GAS LINE
  - ⊕ UGT UNDERGROUND TELEPHONE



LOT 1B  
MINOR SUBDIVISION  
CENTERPOINT MEDICAL CENTER OF INDEPENDENCE - REPLAT B  
BOOK 157, PAGE 84

LOT 1B  
MINOR SUBDIVISION  
CENTERPOINT MEDICAL CENTER OF INDEPENDENCE - REPLAT B  
BOOK 157, PAGE 84

LOT 1B  
MINOR SUBDIVISION  
CENTERPOINT MEDICAL CENTER OF INDEPENDENCE - REPLAT B  
BOOK 157, PAGE 84

SURVEYED PROPERTY  
LOT 4  
CENTERPOINT MEDICAL CENTER OF INDEPENDENCE  
174,240 S.F.  
4.000 Ac.

2.5'x7' CONC. CURB INLET  
TOP ELEV.=839.71  
E OUT(S)15" RCP=836.32

TOP ELEV.=839.37  
E IN(N)15" RCP=835.62  
E IN(S)15" RCP=835.62  
E OUT(W)18" RCP=835.57

2.5'x13' CONC. CURB INLET  
(NO MANHOLE ACCESS)



ALPHA TITLE GUARANTY, INC.  
File No. 0221133818  
Effective Date: November 12th, 2021 at 8:00 AM  
Schedule 'A'

Being all of Tract A, all of Tract B and all of Lot 4, CENTERPOINT MEDICAL CENTER OF INDEPENDENCE, a subdivision in Independence, Jackson County, Missouri, according to the Final Plat of CENTERPOINT MEDICAL CENTER OF INDEPENDENCE, recorded on June 12, 2007 as Document No. 2007E007441.

**Schedule 'B' - Section II Exceptions:**

- A. Building setback lines and easements as shown on recorded plat, recorded as Document No. 2007E007441, in Plat Book 1 07, Page 68 and the Replat recorded as Document No. 2015E0082599 in Plat Book 157, Page 84. (Affects the Subject Property, Plotted Hereon)
- B. Terms and Provisions of the Easement granted to City of Independence, Missouri, recorded as Document No. 2016E0018597, as described therein. (Does Not Affect the Subject Property, Not Plotted)

**Statement of Potential Encroachments:**

1. Electrical lines and appurtenances lie within the surveyed property without the benefit of a provided easement.
2. Telephone lines and appurtenances lie within the surveyed property without the benefit of a provided easement.
3. Public Street lies within the surveyed property without benefit of a provided easement.
4. Gas line and appurtenances lie within the surveyed property without the benefit of a provided easement.

**Notes:**

1. Basis of Bearings: Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "JA-150", 2003 Adjustment (N: 319281.220, E: 863782.026) of the Missouri Geographic Reference System, as developed from GPS observations, with a Grid factor of 0.9999120.
2. Vertical Datum: Based on North American Vertical Datum of 1988 (NAVD88), 2003 Adjustment and tied to Control Monument "JA-150" with an elevation of 766.07 feet, as developed from GPS observations.
3. All bearings and distances shown on this survey are measured unless otherwise noted.
4. Floodplain Note (Table A item #3): According to the F.E.M.A. Flood Insurance Rate Maps Number 29095C0311G and 29095C0312G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
5. Current Zoning (Table A item #6): No zoning report or letter provided.
6. No buildings observed on the subject property.
7. Parking on-site (Table A item #9): No designated parking stalls on site.
8. This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A item #16)
9. Utilities shown on this survey are located per above ground appurtenances and utility marking company locates. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines.
10. Reference source of the surveyed property is the plat of CENTERPOINT MEDICAL CENTER OF INDEPENDENCE, Instrument No. E0077441, Bk. 107, Pg. 68 of the records of Jackson County, Missouri.
11. Tracts A and B of CENTERPOINT MEDICAL CENTER OF INDEPENDENCE were not included in this survey.

**Certification:**

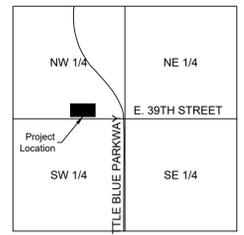
To: City of Independence Missouri:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(b)(1), 8, 9, 11(b), and 16 of Table A thereof. The field work was completed November 16, 2021.

I further certify that this ALTA survey is based upon an actual field survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Date of Plat or Map:



Jed A.M. Baughman, Missouri PL-2014020708  
RIC MO CLS-2011003572  
jbaughman@ric-consult.com



**LOCATION MAP**  
SECTION 21-49-31  
Scale 1" = 2000'

**ALTA/NSPS LAND TITLE SURVEY**  
LOT 4, CENTERPOINT MEDICAL CENTER OF INDEPENDENCE A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

Prepared For:  
Mike Winckler, P.E.  
City Engineer  
City of Independence, Missouri  
111 E Maple  
Independence, MO 64050

NO.	BY	DATE	REVISION

**Renaissance Infrastructure Consulting**  
132 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ric-consult.com

Map 00: 2025-01-08am: E:\RIC\Design\2021\02-10233\Drawings\Survey\21-49-31\TA-02.dwg