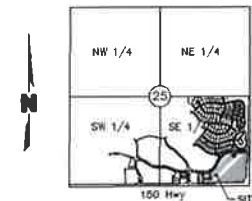


OLSSON, MO CLS 368
JASON S. ROUDEBUSH, MO. PLS 2002014092
DATE: JUNE 21, 2021
JROUDEBUSH@OLSSON.COM

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT AS NOTED
○ SET	SET BAR/CAP ON CORNER
⊙ SCR	SECTION CORNER
GENERAL	
ACU	AIR CONDITIONING UNIT
BSH	BUSH
CTR	CONIFEROUS TREE
DRN	DRAIN GRATE
DTN	DECIDUOUS TREE
FLP	FLAG POLE
GDP	GUARD POST
GUY	GUY WIRE
SGN	SIGN
TSV	TRAFFIC SIGNAL VAULT
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
C/L	CENTERLINE
E.E.	POWER/ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

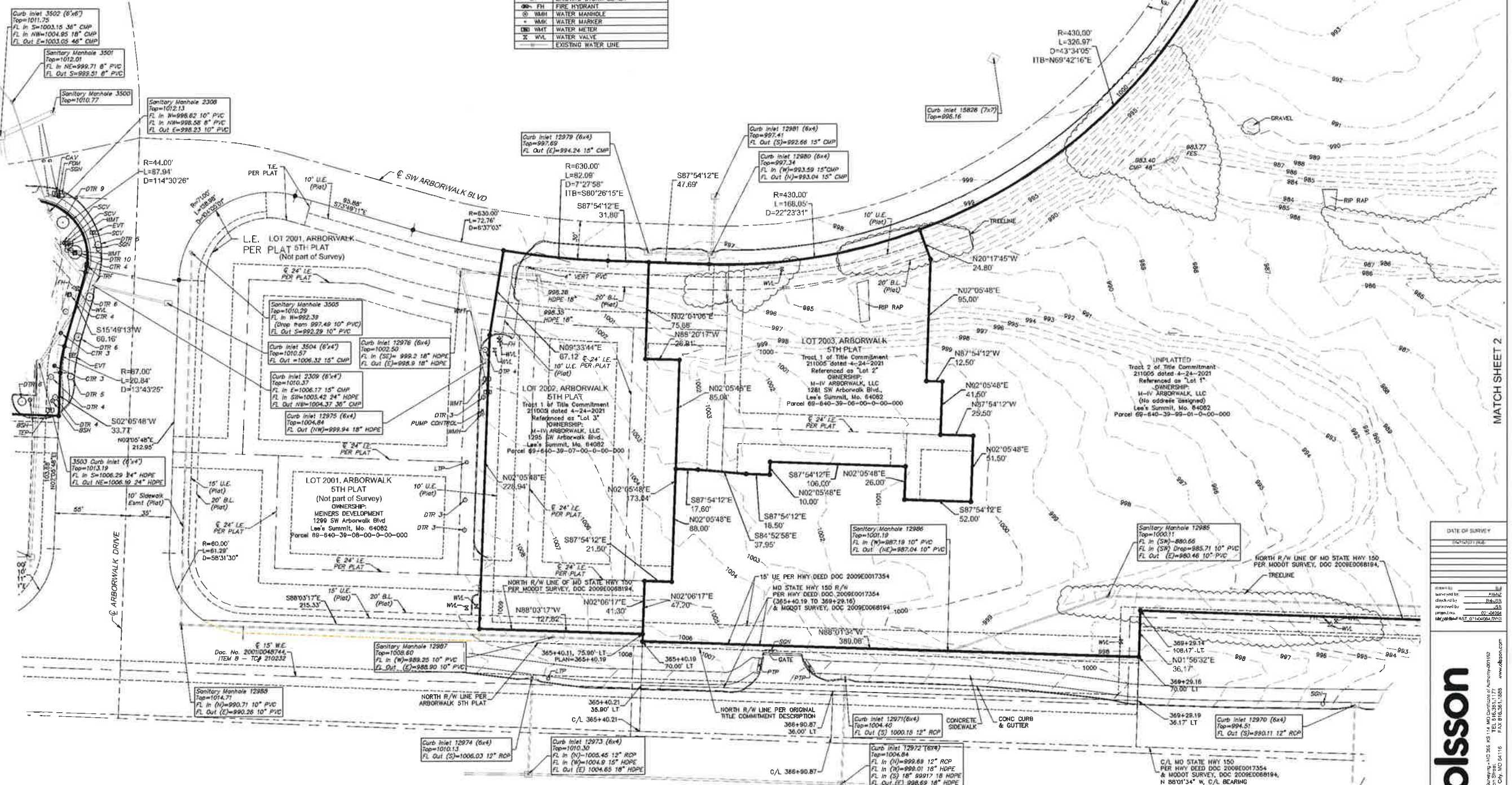
UTILITIES	
ⓐ	GAR GAS RISER
ⓐ	GMI GAS MANHOLE
ⓐ	GAK GAS KNOCK
ⓐ	GAT GAS TAP
ⓐ	GRG GAS REGULATOR
ⓧ	GVL GAS VALVE
—	EXISTING NATURAL GAS LINE
ⓓ	TEP TELEPHONE FEEDSTAP
ⓓ	TEL TELEPHONE RISER
ⓓ	TEV TELEPHONE VAULT
ⓓ	TMI TELEPHONE MANHOLE
ⓓ	TEO TELEPHONE LINE, OVERHEAD
ⓓ	TEL TELEPHONE LINE, UNDERGROUND
ⓐ	LTP LIGHT TAP
ⓐ	PPW POWER POLE
ⓐ	TRF ELECTRIC TRANSFORMER
ⓓ	ERB ELECTRIC BOX
ⓓ	ELR ELECTRIC RISER
ⓐ	ELM ELECTRIC MANHOLE
ⓓ	EMT ELECTRIC METER
ⓓ	EVT ELECTRIC VAULT
ⓐ	YD YARD LIGHT
ⓐ	EXO EXISTING POWER/ELECTRIC LINE, OVERHEAD
ⓐ	EXU EXISTING POWER/ELECTRIC LINE, UNDERGROUND
ⓐ	SCS SEWER CLEANOUT
ⓐ	SSMH SANITARY MANHOLE
ⓐ	SSS EXISTING SANITARY SEWER
ⓐ	SSMH STORM SEWER MANHOLE
ⓐ	SES FLAGGED END SECTION EXISTING STORM SEWER
ⓐ	FH FIRE HYDRANT
ⓐ	MMH WATER MANHOLE
ⓐ	MW WATER WALKER
ⓐ	WM WATER METER
ⓐ	WV WATER VALVE
—	EXISTING WATER LINE



Sec. 25, Twp. 47 N., Rge. 32 W.
(Not to Scale)



ALTA/NSPS LAND TITLE SURVEY
PART OF SE 1/4, SECTION 25 - T47N - R33W
INCLUDING LOT 2002 & 2003,
ARBORWALK - 5TH PLAT,
LOTS 2001 THRU 2003 IN
LEE'S SUMMIT, JACKSON CO., MISSOURI



MATCH SHEET 2

[illegible]

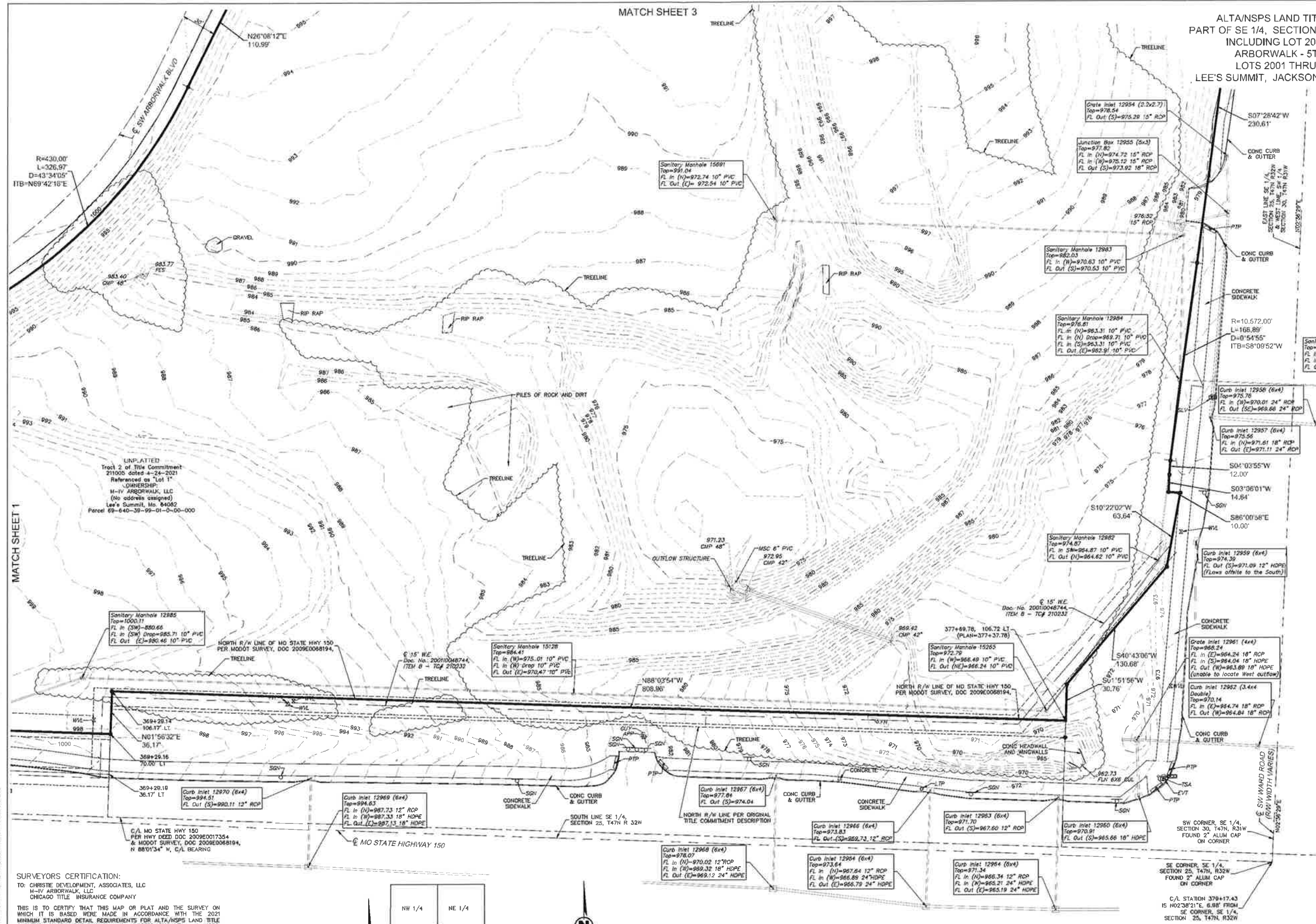
olsson

Olsson • Land Surveying • MO 366 KS 114 MO Certificate of Authority-001592
1301 Burlington Street
TEL 816.381.1177
North Kansas City, MO 64116 FAX 816.381.1888 www.olsson.com

SHEET
1 of 4

Miller/Commerce

ALTANSPS LAND TITLE SURVEY
PART OF SE 1/4, SECTION 25 - T47N - R33W
INCLUDING LOT 2002 & 2003,
ARBORWALK - 5TH PLAT,
LOTS 2001 THRU 2003 IN
LEE'S SUMMIT, JACKSON CO., MISSOURI

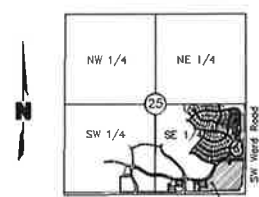


SURVEYORS CERTIFICATION:
TO: CHRISTIE DEVELOPMENT, ASSOCIATES, LLC
M-IV ARBORWALK, LLC
CHICAGO TITLE INSURANCE COMPANY

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, 6(a), 6(b), 8, 11(c), 13, 14, 16, 17 AND 19 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2021.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO. PLS 2002014082
DATE: JUNE 21, 2021
JROUDEBUSH@OLSSON.COM



Sec. 25, Twp. 47 N., Rge. 32 W.
(Not to Scale)

SURVEY PREPARED FOR:
CHRISTIE DEVELOPMENT ASSOCIATES, LLC
7217 W 110TH STREET
OVERLAND PARK, KANSAS 66210
ATTN: AMY ENGLISH

DATE OF SURVEY _____
 COUNTY _____
 TOWNSHIP _____
 SECTION _____
 GREEN BY _____
 SURVEYED BY _____
 CHECKED BY _____
 APPROVED BY _____
 PROJECT NO. _____
 JOB NO. _____

olsson

Chasen - Land Surveying - MD 368 MS 114 MD Certificate of Authority-001592
1301 Burlington Street
North Kansas City MO 64116
TEL 816.351.1177 FAX 816.351.1888 www.chason.com

SHEET
2 of 4

ALTA/NSPS LAND TITLE SURVEY
PART OF SE 1/4, SECTION 25 - T47N - R33W
INCLUDING LOT 2002 & 2003,
ARBORWALK - 5TH PLAT,
LOTS 2001 THRU 2003 IN
LEE'S SUMMIT, JACKSON CO., MISSOURI

PROPERTY DESCRIPTION:

TITLE COMMITMENT NO. 211005

PROPERTY DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE NO. 211005, DATED APRIL 23, 2021 AT 08:00 AM.

TRACT 1:

LOT 2002 AND LOT 2003, ARBORWALK - 5TH PLAT, LOTS 2001 THRU 2003, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2003, ARBORWALK - 5TH PLAT, LOTS 2001-2003, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND AN ARC DISTANCE OF 326.97 FEET; THENCE NORTH 26 DEGREES 08 MINUTES 12 SECONDS EAST 110 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND AN ARC DISTANCE OF 434.50 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 129.34 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 54 SECONDS EAST 82.45 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 16 SECONDS EAST 50.00 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 44 SECONDS EAST 57.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 109.86 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 08 SECONDS EAST 265.66 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, A RADIUS OF 40.00 FEET; AN ARC DISTANCE OF 80.52 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10,437.02 FEET, AN ARC DISTANCE OF 215.03 FEET; THENCE SOUTH 07 DEGREES 26 MINUTES 42 SECONDS WEST 230.61 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 10,572.00, AN ARC DISTANCE OF 168.89 FEET; THENCE SOUTH 04 DEGREES 03 MINUTES 58 SECONDS WEST 12.00 FEET; THENCE SOUTH 03 DEGREES 06 MINUTES 01 SECONDS WEST 14.64 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 58 SECONDS EAST 10.00 FEET; THENCE SOUTH 10 DEGREES 22 MINUTES 02 SECONDS WEST 63.64 FEET; THENCE SOUTH 40 DEGREES 43 MINUTES 06 SECONDS WEST 130.88 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 56 SECONDS WEST 45.00 DEGREES; THENCE NORTH 86 DEGREES 08 MINUTES 04 SECONDS WEST 808.65 FEET; THENCE SOUTH 02 DEGREES 06 MINUTES 17 SECONDS WEST 25.71 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 43 SECONDS WEST 369.36 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 17 SECONDS EAST 51.07 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST 21.50 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 88.00 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST 17.50 FEET; THENCE SOUTH 84 DEGREES 52 MINUTES 59 SECONDS EAST 37.95 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST 18.50 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 10.00 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST 108.00 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 48 SECONDS WEST 26.00 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST 32.00; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 51.50 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 12 SECONDS WEST 25.50 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 41.50 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 12 SECONDS WEST 12.50 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 95.00; THENCE NORTH 20 DEGREES 17 MINUTES 45 SECONDS WEST 24.80 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS TABLE A NOTES:

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

2. PROPERTY INFORMATION FOR EACH TRACT INCLUDING PHYSICAL ADDRESSES OF THE SUBJECT TRACT ACCORDING TO THE ON-LINE JACKSON COUNTY GIS MAP ARE AS FOLLOWS"

TRACT 1: (LOT 2002)

PARCEL: 69-640-39-07-00-0-00-000
OWNERSHIP: M-IV ARBORWALK, LLC
ADDRESS: 1295 SW ARBORWALK BLVD, LEE'S SUMMIT, MISSOURI 64082
CLIENT REFERENCE NUMBER: LOT 3

TRACT 1 (LOT 2003)

PARCEL: 69-640-39-08-00-0-00-000
OWNERSHIP: M-IV ARBORWALK, LLC
ADDRESS: 1281 SW ARBORWALK BLVD, LEE'S SUMMIT, MISSOURI 64082
CLIENT REFERENCE NUMBER: LOT 2

TRACT 2:

PARCEL: 69-640-39-89-01-0-00-000
OWNERSHIP: M-IV ARBORWALK, LLC
ADDRESS: NO ADDRESS ASSIGNED, LEE'S SUMMIT, MISSOURI 64082
CLIENT REFERENCE NUMBER: LOT 1

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29085C0531G AND 29085C0531G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ALL OF THE SUBJECT PROPERTY THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING).

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE, NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE.

4. THE SURVEYED SUBJECT PROPERTY CONTAINS A TOTAL OF 892,822. SQUARE FEET OR 20.492 ACRES MORE OR LESS. THE AREA BREAKDOWN PER TRACT IS AS FOLLOWS:

TRACT 1: (LOT 2002)
AREA: 40,276 SQUARE FEET OR 0.925 ACRES ±

TRACT 1: (LOT 2003)
AREA: 37,069 SQUARE FEET OR 0.851 ACRES ±

TOTAL TRACT 1
AREA: 77,345 SQUARE FEET OR 1.776 ACRES ±

TRACT 2:
AREA: 815,277 SQUARE FEET OR 18.716 ACRES ±

6(a) and 6(b). A ZONING REPORT/ZONING LETTER WAS NOT PROVIDED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY AND THE INFORMATION HAS BEEN TAKEN FROM THE ON-LINE JACKSON COUNTY, MISSOURI GIS WEBSITE.

TRACT 1 (LOT 2002) LAND USE CODE - 2101 UNIMPROVED COMMERCIAL LAND

TRACT 1 (LOT 2003) LAND USE CODE - 2101 UNIMPROVED COMMERCIAL LAND

TRACT 2: LAND USE CODE - 2101 UNIMPROVED COMMERCIAL LAND

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THE VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY ARE AS FOLLOWS:

TRACT 1 (LOT 2002): NO VISIBLE PAINTED PARKING STALLS

TRACT 1 (LOT 2003): NO VISIBLE PAINTED PARKING STALLS

TRACT 2: NO VISIBLE PAINTED PARKING STALLS

NOTE: THIS SURVEY MAKES NO CLAIMS THAT THE QUANTITY, SIZE OR DIMENSIONS OF ANY PARKING STALLS ON THIS PROPERTY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION'S REQUIREMENTS.

11(a). THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBERS: 211234481 AND 211234487. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE JACKSON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

20. PROFESSIONAL LIABILITY INSURANCE TO BE OBTAINED BY THE SURVEYOR CAN BE REQUESTED TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT NOTES AS TAKEN FROM SCHEDULE B, PART II OF THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE FILE NO. 211005, DATED APRIL 23, 2021 AT 8:00 AM.

ITEM 1-7. THESE ITEMS ARE GENERAL EXCEPTION NOTES AND THERE IS NOTHING TO PLOT OR SHOW ON THE SURVEY.

ITEM 8. BOUNDARIES, STREETS, GRADES, SET BACK LINES, EASEMENTS, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS; CROSS PARKING AGREEMENT; DEDICATIONS, INCLUDING BUT NOT LIMITED TO SIDEWALK DEDICATIONS; SHOWN AND OR NOTED ON THE PLAT OF ARBORWALK, - 5TH PLAT, RECORDED JUNE 1, 2005 AS DOCUMENT NO. 20050045420.

ALL EASEMENTS AND BUILDING SETBACK LINE PER ARBORWALK, - 5TH PLAT, RECORDED JUNE 1, 2005 AS DOCUMENT NO. 20050045420 THAT CROSS THE SUBJECT PROPERTY HAVE BEEN SHOWN AND LABELED HEREIN.

ITEM 9. TERMS AND PROVISIONS OF THE RESTRICTIONS, RECORDED JUNE 1, 2005 AS DOCUMENT NO. 20050045421, TOGETHER WITH THE TERMS AND PROVISIONS OF THE ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS, RECORDED AUGUST 18, 2014 AS DOCUMENT NO. 2014E008B343; BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

DOCUMENT NO. 20050045421 IS A 38 PAGE DECLARANT OF COVENANTS AND DOCUMENT NO. 2014E008B343 IS AN ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS THAT INCLUDES THE SUBJECT PROPERTY, HOWEVER, THERE IS NOTHING THAT CAN BE PLOTTED OR SHOWN HEREIN.

ITEM 10. BOUNDARIES, EASEMENTS AND FEATURES SHOWN BY THE SURVEY RECORDED JULY 9, 2009 AS DOCUMENT NO. 2009E006B194.

DOCUMENT NO. 2009E006B194 IS A SURVEY OF MISSOURI STATE HIGHWAY PLANS THAT DEFINES THE LIMITS OF ADDITIONAL RIGHT OF WAY FOR MISSOURI STATE HIGHWAY NO. 150 AS SHOWN AND LABELED HEREIN.

ITEM 11-13. THESE ITEMS ARE GENERAL EXCEPTION NOTES AND THERE IS NOTHING TO PLOT OR SHOW ON THE SURVEY.

NOTE: THE WATER LINE EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, RECORDED JUNE 25, 2001 AS DOCUMENT NO. 20010046744 WAS NOT NOTED IN THIS TITLE COMMITMENT. HOWEVER, DOCUMENT NO. 20010046744 IS A 15 FEET WIDE WATER LINE EASEMENT THAT CROSSES PART OF THE PROPERTY SITUATED AS SHOWN AND LABELED HEREIN.

SURVEYOR'S CERTIFICATION:
TO: CHRISTIE DEVELOPMENT, ASSOCIATES, LLC
M-IV ARBORWALK, LLC
CHICAGO TITLE INSURANCE COMPANY

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, 6(a), 6(b), 8, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2021.



OLSSON, MO CLS 368
JASON S. ROUDEBUSH, MO. PLS 2002014092
DATE: JUNE 21, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
ENCLOSURE

DRAWN BY: JLR
CHECKED BY: JLR
APPROVED BY: JLR
DATE: 6/21/21
BY: JLR
FOR: CHRISTIE DEVELOPMENT, ASSOCIATES, LLC

olsson

Olsson, Land Surveyors, MO CLS 368
1301 Huntington Street
North Kansas City, MO 64116
TEL: 816.381.1177
FAX: 816.381.1888
www.olsson.com

SHEET
4 of 4

USER: mofland

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