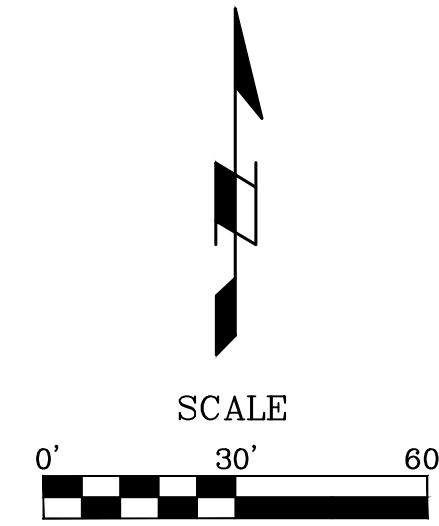


# ALTA/NSPS LAND TITLE SURVEY

## NW 1/4, SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST

### CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



#### LEGEND

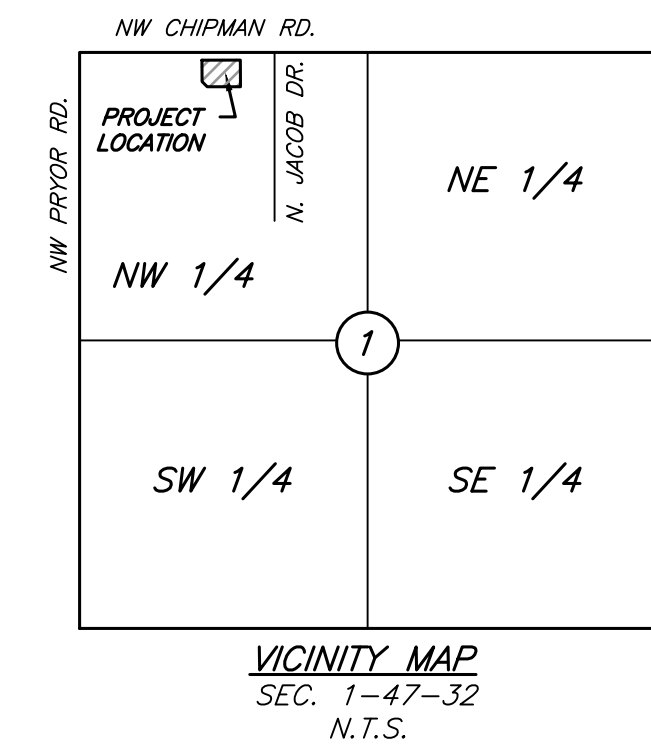
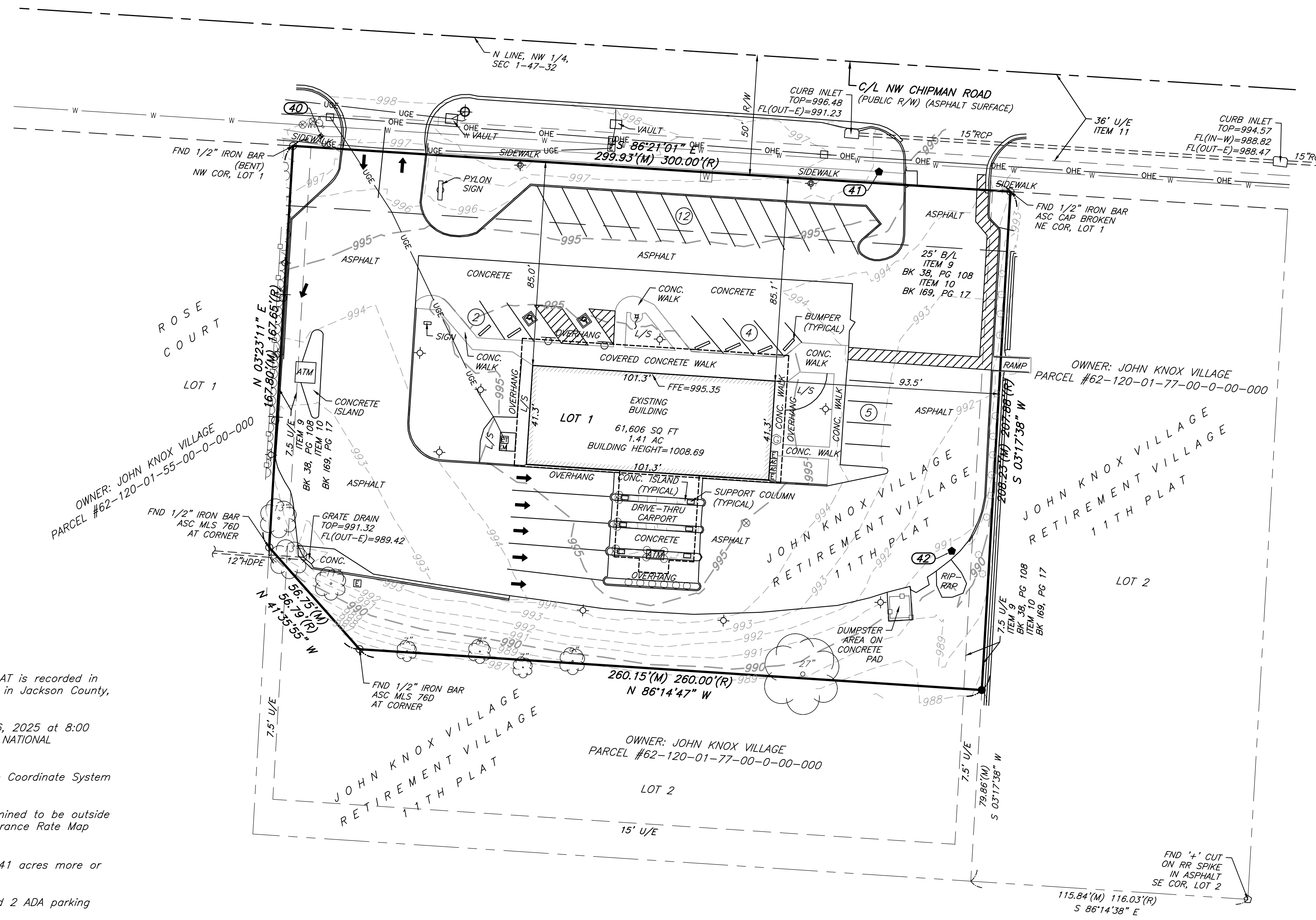
- ⊕ - BENCHMARK
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- B/L - BUILDING SETBACK LINE
- C/L - CENTER LINE
- L/S - LANDSCAPED AREA
- R/W - RIGHT OF WAY
- U/E - UTILITY EASEMENT
- ⊙ - EXISTING TREE
- ⊙ - EXISTING BUSH
- ⊙ - GAS METER
- ⊙ - FLAG POLE
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - TRAFFIC SIGNAL POLE
- ⊙ - ELECTRIC PEDESTAL
- EM - ELECTRIC METER
- ET - ELECTRIC TRANSFORMER
- AC - AIR CONDITIONING UNIT
- ⊙ - BOLLARD
- ⊙ - PARKING STALL
- ⊙ - ADA STALL
- ⊙ - SIGN AS NOTED
- - WOOD FENCE
- OHE - OVERHEAD ELECTRIC
- UGE - UNDERGROUND ELECTRIC
- - TREE LINE
- - UNDERGROUND WATER

#### GENERAL SURVEY NOTES:

- 1.) The plat of JOHN KNOX RETIREMENT VILLAGE - 11TH PLAT is recorded in Plat Book 169 at Page 17 in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) Title Commitment # NCS-1272384-CLE, dated August 6, 2025 at 8:00 AM provided by FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES was provided by client.
- 3.) Basis of bearings is established by Missouri State Plane Coordinate System by GPS observations.
- 4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C04166, effective January 20, 2017.
- 5.) The subject property contains 61,606 square feet or 1.41 acres more or less.
- 6.) The subject property has 23 standard parking stalls and 2 ADA parking stalls.
- 7.) Utility locations are shown as marked by Missouri One Call Ticket #252332463, dated 09/05/25.
- 10.) No party walls observed on site.
- 16.) No evidence of recent earth movement .....
- 17.) No proposed changes in street right-of-way lines provided. No evidence of recent street or sidewalk construction or repairs observed in the process conducting the fieldwork.
- 18.) No apparent offsite easements pertaining to this property.

#### UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



#### TITLE DESCRIPTION:

LOT 1, JOHN KNOX RETIREMENT VILLAGE - 11TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

#### SCHEDULE B - PART II NOTES:

Items 1-2, 5-8 and 14-16 are non-survey related items.

3. Encroachments, overlaps, boundary disputes, shortage in area, or any other matters which would be disclosed by an accurate survey and inspection of the premises. Affects subject property, blanket in nature.
4. Easements or claims of easements not shown by the public records. Undetermined.
9. Easements, restrictions and setback lines as per plat, recorded as/in Document No. 1980I0432121, Plat Book 38, Page 108. Affects subject property and is shown hereon.
10. Easements, restrictions and setback lines as per plat, recorded as/in Document No. 2001I0020879, Plat Book 69, Page 17. Affects subject property and is shown hereon.
11. An Easement to Missouri Public Service Company recorded December 1, 1960 in Document No. 1960I0759376, in Book 1488, Page 585. Shown hereon, does not affect subject property.
12. Easements reserved in the Special Warranty Deed filed December 21, 2000 as Document No. 2000I0084459. Does not affect subject property.
13. Declaration of Easements, Covenants and Restrictions, recorded December 21, 2000, as Document No. 2000I0084460, as amended by the instrument recorded July 12, 2002, as Document No. 2002I0058483, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42USC 3604(c) or any similar state statute or local ordinance. Affects subject property, no longer in effect (temporary construction easement).

**CLIENT:**  
Allegro Civil Engineers  
Project Contact: Brian Emrich  
Email: bemrich@allegroeng.com

**PROPERTY LOCATION:**  
1801 NW Chipman Road  
Lee's Summit, Missouri 64081

SURVEY CONTROL POINTS				
Point #	Northing	Eastings	Elevation	Description
1	1008949.13	2823205.62	1034.78	JA-43
40	1004732.72	2814576.74	997.46	SET '+' CUT
41	1004717.71	2814809.55	995.76	SET '+' CUT
42	1004559.53	2814839.92	990.84	SET MAG NAIL

#### BENCHMARK:

JA-43: KC Metro aluminum GRS disk set in concrete and flush with the ground. The station is about 0.5 miles south of the I-470 intersection with Douglas Road and near the intersection with NW Victoria Street. It is about 230 feet north of the intersection of Douglas Road and NW Victoria Street; 32.5 feet west of the back of curb on Douglas Road; 25.2 feet southwest of a nail and shiner in a power pole and 2 feet east of a carsonite witness post.

ELEVATION = 1034.78

CERTIFICATION:

To First American Title Insurance Company National Commercial Services and CharterBank Lee's Summit, a Missouri banking corporation:  
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, 7a, 7b, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on the 27th day of August, 2025.

DRAFT - NOT APPROVED

J & J SURVEY LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154  
PHONE (816) 741-1017 • FAX (816) 741-1018

09-23-25 INITIAL SUBMITTAL