

# ALTA / NSPS LAND TITLE SURVEY

Lot 2A, EXCEPT the East 81.81 feet, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, a subdivision in the Northeast Quarter of Section 10, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri

Title and Easement Information Furnished by:  
Coffelt Land Title, Inc., an agent for Alliant  
National Title Insurance Company  
401 S. Lexington Street P.O. Box 208  
Harrisonville Missouri 64701  
Title Commitment No: 18025183 rev 1  
Effective Date: July 16, 2018 at 8.00 A.M.

## PROPERTY DESCRIPTION AS FURNISHED

Lot 2A, MAGNOLIA PLACE AT CHARLESTON PARK, SECOND PLAT, LOTS 2A-3, a subdivision in Lee's Summit, Jackson County, Missouri, EXCEPT the East 81.81 feet thereof.

## SCHEDULE B EXCEPTIONS

- Public Utility Easement granted by the recorded plat over a portion of the premises described herein. (Applies, Plotted)
- Building Set-back Lines as shown by the recorded plat over a portion of the premises described herein. (Applies, Plotted)
- Building and use restrictions created by the instrument recorded 07/12/2011 as Document No. 2011E0064626 and corrected by the instrument recorded 07/12/2011 as Document No. 2011E0064743, as more fully described therein. (Applies, Easement Grants stated in document are Permanent Non-Exclusive, Blanket Easements that affect the subject property when Land is developed, Not Plotted)
- Terms and conditions of Homes Association Declaration recorded 07/12/2011 as Document No. 2011E0064626 and corrected by the instrument recorded 07/12/2011 as Document No. 2011E0064743, which provides, among other things, for annual assessments which shall be a lien against the premises herein described. NOTE: Any unpaid assessments of the aforementioned declaration are hereby excepted. (Applies, Not an Easement, Not Plotted)
- Electric line Easement granted to Missouri Public service, a division of UtiliCorp United Inc. as set forth in instrument filed 04/30/1993, under Document No. 19931182114 in Book 1-2384 at Page 1185, over a portion of the premises described herein. (Does Not Apply, North of the Subject Property, Not Plotted)
- Storm Drainage Easement granted to City of Lee's Summit as set forth in instrument filed 01/21/1994, under Document No. 19941247022 in Book 1-2507 at Page 487, over a portion of the premises described herein. (Does Not Apply, North of the Subject Property, Not Plotted)
- Water Line Easement granted to City of Lee's Summit as set forth in instrument filed 05/05/2000, under Document No. 20000002977, over a portion of the premises described herein. (Does Not Apply, Northwest of the Subject Property, Not Plotted)
- Terms and provisions of Development Agreement as set forth in instrument recorded 11/19/2015 as Document No. 2015E0104306. (Does Not Apply, Not an Easement, Not Plotted)
- Terms and provisions of Articles of Incorporation of Village Cooperative of Lee's Summit as set forth in instrument recorded 04/21/2015 as Document No. 2015E0033069. (Does Not Apply, Not an Easement, Not Plotted)

## SURVEYOR'S NOTES

- Basis of Bearings - Held the South Line of Lot 2A, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3 at N87°37'03"W, Missouri State Plane Grid System, NAD 83, West Zone.
  - According to National Flood Insurance Program, Flood Insurance Rate Map for Jackson County, Missouri, and incorporated areas. Panel 459 of 625, Map Number 2008000436G, with an Effective Date of January 20, 2017, the surveyed premises lies within Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
  - As Surveyed, the hereon shown property contains a total of 165,561 Sq. Ft. or 3.8008 Acres, more or less.
  - This survey meets or exceeds the Urban Property Accuracy Standard of Closure 1:20,000.
  - No Zoning Report was provided to Olsson Associates, however online searches suggest that the surveyed premises is Zoned CP-2 "Planned Community Commercial District".
- Restrictions:**  
Minimum Lot Area - 20,000 square feet.  
Minimum Lot Width - Major Street 100 feet.  
Minimum Lot Depth - No requirement noted.  
Maximum Lot Coverage - No requirement noted.  
Maximum Floor Area Ratio - 0.20 FAR.  
Maximum Building Height Limit - 40 feet (3 Stories).  
Front Yard Setbacks - 15 feet minimum Arterial, 0 feet other streets if Main Entry and any display windows face street otherwise, 15 feet (Amendment #3).  
Side Yard Setbacks - 10 feet minimum, 0 feet for interior lot lines.  
Rear Yard Setbacks - 20 feet minimum.
- Contours shown hereon are at 1' intervals. Vertical Datum - NAVD '88 Based on the continuously operating MDOOT GNSS Network.
  - The nearest intersecting street is SE Blue Parkway and SE Battery Drive at the Southwest corner of the subject property.
  - There are no marked parking spaces located on the surveyed premises.
  - There is NO evidence of recent and ongoing earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  - To the best of this Surveyor's knowledge, there are no proposed changes in street right of way lines. There is no evidence of recent street, sidewalk construction or repairs on or about the subject property.
  - To the best of this Surveyor's knowledge, we have included any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
  - There are no gaps, gores or overlaps between the subject property and adjacent properties and between the subject property and the direct access to public road.
  - The Water Line Easement shown on this survey recorded in Doc. No. 872329 in Book 1791 at Page 62 was not provided in the title work.

## UTILITIES NOTE:

Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not guarantee that the utilities shown are in the exact location indicated. Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri One-Call System.

Utilities were ordered to be located through Missouri One Call per One-Call Ticket #181101290. The companies listed on the ticket are: AT&T Distribution; City of Lee's Summit, City of Lee's Summit Sewer, City of Lee's Summit Storm Sewer, Google Fiber; Kansas City Power & Light, MNA Bluebird, Spire Missouri West and Time Warner Cable (Spectrum).

Private utilities were located by Echo GPR Services, 24564 Lackman Road, Paola, Kansas, 66071, Phone Number 913-879-2200.

## LEGEND

- |        |  |       |                                 |
|--------|--|-------|---------------------------------|
| ●      | SET 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED | ARCP  | ARCHED REINFORCED CONCRETE PIPE |
| ○      | FOUND 1/2" REBAR UNLESS OTHERWISE NOTED            | AT&T  | AMERICAN TELEPHONE & TELEGRAPH  |
| ⊕      | FIRE HYDRANT                                       | AT&TD | AT&T DISTRIBUTION               |
| ⊗      | WATER VALVE  | BMK   | BENCHMARK                       |
| ⊕      | SPRINKLER CONTROL VALVE                            | CMP   | CORRUGATED METAL PIPE           |
| ⊕      | TRANSFORMER  | CONC. | CONCRETE                        |
| ⊕      | ELECTRIC SECTIONALIZER                             | CP    | CONTROL POINT                   |
| ⊕      | TELEPHONE PEDESTAL                                 | CPP   | CORRUGATED PLASTIC PIPE         |
| ⊕      | TELEPHONE RISER                                    | CTL   | CONTROL                         |
| ⊕      | TELEPHONE VAULT                                    | ⊕     | FLOW LINE                       |
| GA     | GUY ANCHOR   | FES   | FLARED END SECTION              |
| PP     | POWER POLE   | FND   | FOUND                           |
| ⊕      | RIGHT-OF-WAY MARKER                                | FOC   | FIBER OPTIC CABLE               |
| ⊕      | FIBER OPTIC VAULT                                  | KCP&L | KANSAS CITY POWER & LIGHT       |
| —P—OH— | OVERHEAD POWER LINE                                | OA    | OLSSON ASSOCIATES               |
| —W—    | WATER LINE   | PTP   | PEDESTRIAN TRACTION PAD         |
| —IRR—  | SPRINKLER IRRIGATION LINE                          | PVC   | POLYVINYL CHLORIDE PIPE         |
| —G—    | GAS LINE   | R/W   | RIGHT-OF-WAY                    |
| —UG—   | UNDERGROUND POWER LINE                             | RSCP  | REBAR WITH CAP                  |
| —FOG—  | UNDERGROUND FIBER OPTIC LINE                       | RCF   | REINFORCED CONCRETE PIPE        |
| —SD—   | STORM SEWER LINE                                   | ROW   | RIGHT-OF-WAY                    |
| —SS—   | SANITARY SEWER LINE                                | TYP.  | TYPICAL                         |
| —TEL—  | UNDERGROUND TELEPHONE LINE                         | PTP   | PEDESTRIAN TRACTION PAD         |
| ★      |  | ★     | DENOTES OA BENCHMARK            |

## CERTIFICATION

To: Richard D. Link and Coffelt Land Title, Inc., an agent for Alliant National 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 2015 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, 6a, 6b, 8, 9, 11, 13, 16, 17, and 19 of Table A thereof.  
The fieldwork was completed on May 29, 2018.



Timothy Blair Wiswell, MO PLS No. 2009000067  
Olsson Associates LLC-366  
t.wiswell@olssonassociates.com

**OLSSON**  
ASSOCIATES

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REVISIONS

ALTA/NSPS Land Title Survey  
Lot 2A, EXCEPT the East 81.81 feet, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, a subdivision in the Northeast Quarter of Section 10, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

drawn by: TMW  
checked by: TBW  
approved by: TBW  
QA/QC by: TBW  
project no.: 018-0030  
drawing no.: V\_XALT\_80330.DWG  
date: 07/30/18

SHEET

1 of 1

DWG: F:\2018\0001-0500\018-0030\40-Design\Survey\SRV\Sheets\2240 SE Blue Parkway EAST Lee's Summit MOPL - Library\V\_XALT\_80330.DWG  
DATE: Aug 01, 2018 8:15am  
USER: valentine

Prepared For:  
Library District No 3  
15616 E US Hwy 24  
Independence MO  
64050-2057

Prepared By:  
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