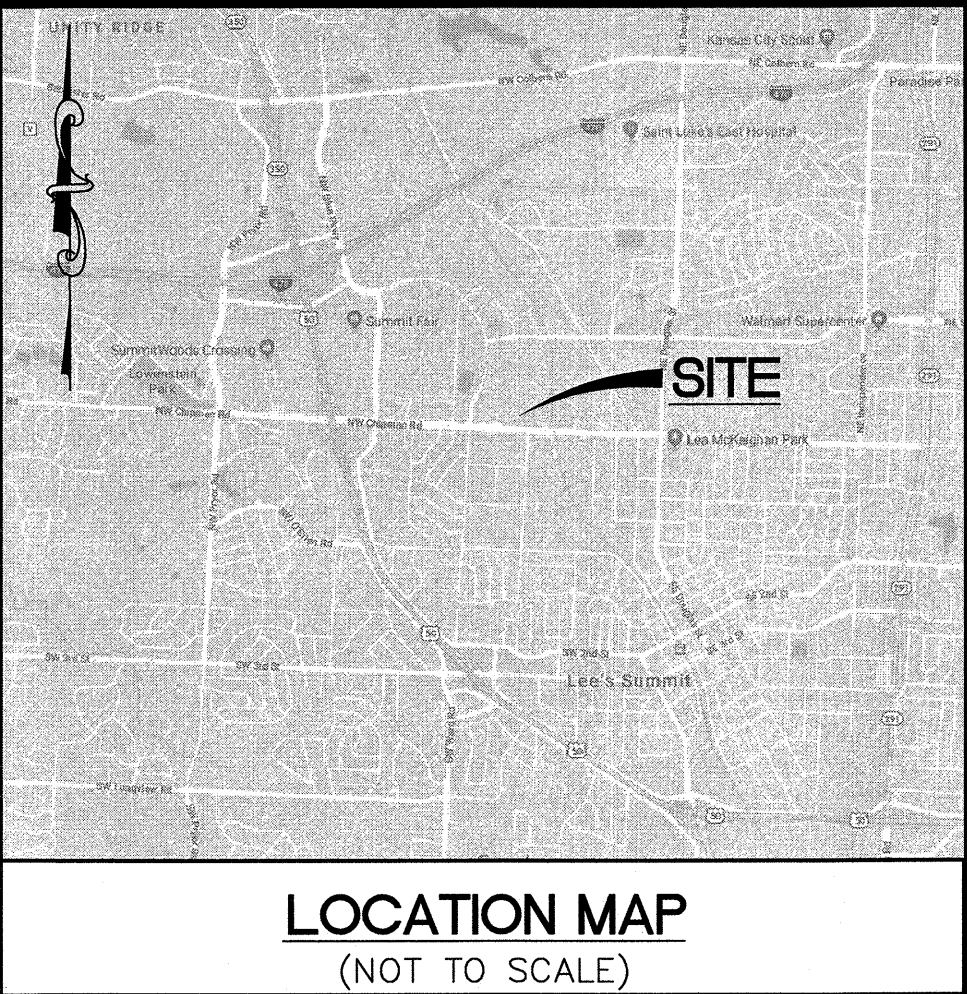
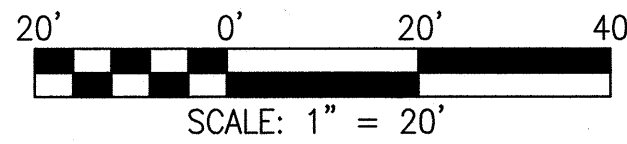
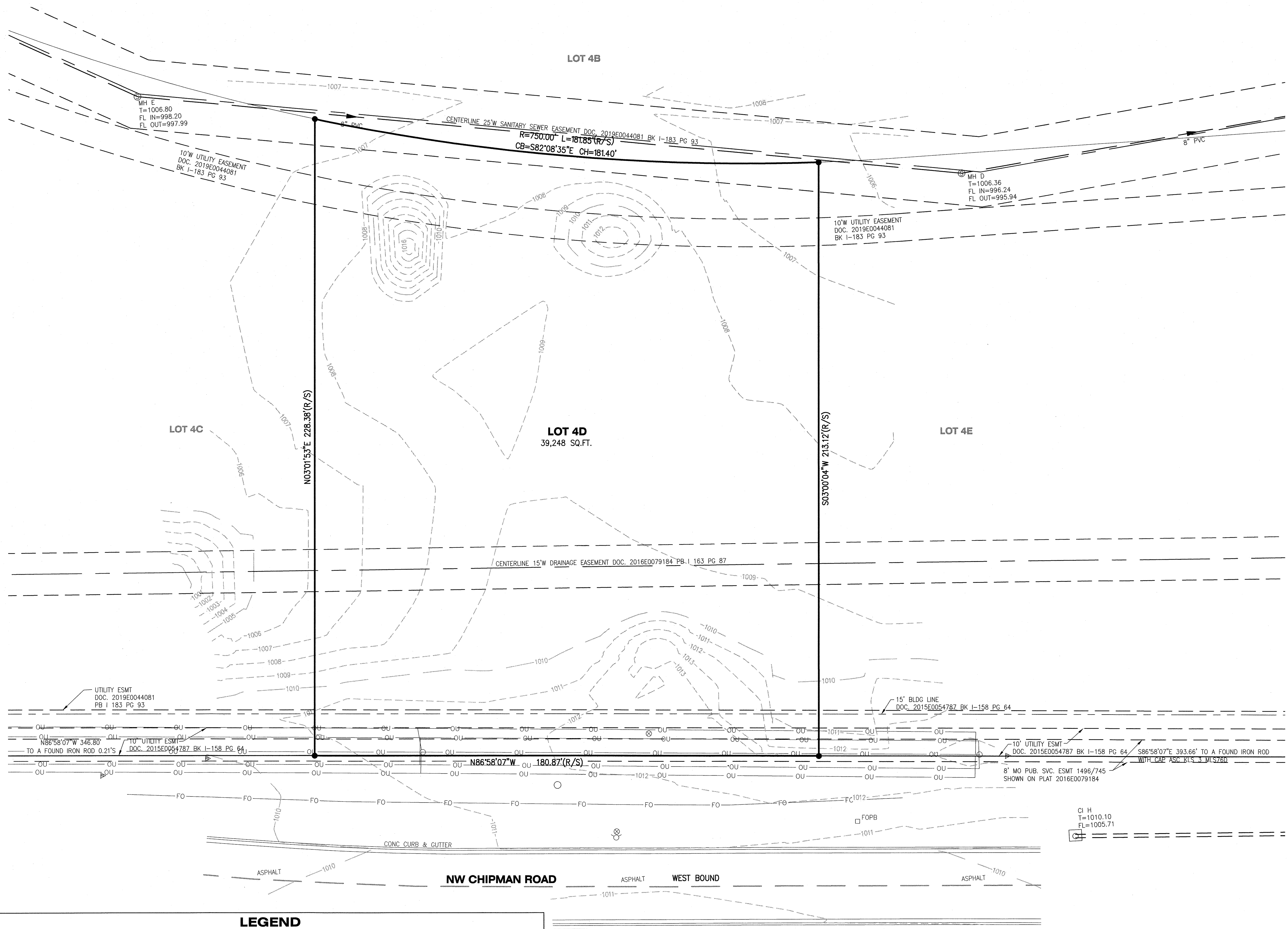


ALTA/NSPS LAND TITLE SURVEY
LOT 4D OF SUMMIT ORCHARD, LOTS 4A-4E
SOUTHWEST 1/4 SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. BASIS OF BEARING: SUMMIT ORCHARD, LOTS 44-4E, ACCORDING TO PLAT BOOK 183 PAGE 93-95 OF THE JACKSON COUNTY RECORDS.
3. TOTAL AREA OF BOUNDARY = 39,248 SQUARE FEET OR 0.901 ACRES
4. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS.
5. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE "C". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD MAP PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 417 OF 625, MAP NUMBER 290950C417G, EFFECTIVE DATE OF JANUARY 20, 2017.
6. UTILITIES SHOWN ARE FROM AVAILABLE RECORD MAPS AND VISIBLE (ABOVE GROUND) FIELD LOCATIONS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE, OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYORS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY UTILITIES LOCATIONS IN THE FIELD.
7. PROJECT BENCHMARK: X 205 - DISK LOCATED 0.6 MILE SOUTH ALONG THE MISSOURI PACIFIC RAILROAD FROM THE STATION AT LITTLE CHAUT. 19.1171 OF THE WEST END OF THE MAIN TRUNK, SET IN THE TOP OF THE WEST END OF THE NORTHWEST ABUTMENT OF AN OVERPASS OVER U.S. HIGHWAY 50. NAVD88 ELEVATION = 1046.10
8. SITE BENCHMARK: FLOOD CROSS AT THE ORIGINAL INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NW DONOVAN ROAD, 65 FEET WIDE, WITH THE EAST RIGHT OF WAY LINE OF NW WARD ROAD, 120 FEET WIDE. NAVD88 ELEVATION = 1005.41
9. NO BUILDING ON SITE.
ADDRESS PER PLAT: 440 NW CHIPMAN ROAD
PARCEL ID: 52-900-03-65

SURVEYOR'S CERTIFICATION

TO: LION'S CHOICE
TOWNSEND SUMMIT, LLC
FIRST AMERICAN 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 2016 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(a), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 25, 2019.

COLE & ASSOCIATES, INC. LS-266D
PROJECT NO. 18-0136

THOMAS A. REYNOLDS, PLS
(TREYNOLDS@COLESTL.COM)

LAND DESCRIPTION (PER TITLE)

LOT 4D, SUMMIT ORCHARD, LOTS 4A-4E, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FILE NO: NCS-972042-STLO
EFFECTIVE DATE: JULY 12, 2019

SCHEDULE B – SECTION II

ITEMS 1-8 AND 20 STANDARD EXCEPTIONS PER TITLE POLICY NOT PLOTTABLE OR WITH INFORMATION THAT CAN NOT BE SHOWN HEREON

- ITEM 9. EASEMENTS, RESTRICTION AND SETBACK LINES AS PER PLAT, SUMMIT ORCHARD, LOTS 4A-4E, RECORDED IN PLAT BOOK 183, PAGE 83; SUMMIT ORCHARD-FIRST PLAT, LOTS 1-4 & TRACT A, RECORDED IN PLAT BOOK 183, PAGE 87; SUMMIT INNOVATION CENTER AND PLAT, LOTS 1-4, RECORDED IN PLAT BOOK 160, PAGE 1; SUMMIT INNOVATION CENTER-FIRST PLAT, RECORDED IN PLAT BOOK 156, PAGE 64; SUMMIT FARM, LOTS 11A & 11B, RECORDED IN PLAT BOOK 138, PAGE 1 AND SUMMIT FARM, SECOND PLAT LOTS 8, 10-14, AND TRACT C, RECORDED IN PLAT BOOK 122, PAGE 1. AS SHOWN HEREON.
- ITEM 10. TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANT AND GRANT OF ACCESS, EXCEPT THAT PART PERTAINING TO THE USE RESTRICTIONS UNDER THE RESTRICTIVE COVENANT, DATED APRIL 24, 2007, BY AND BETWEEN TOWNSEND SUMMIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MISSOURI DEVELOPMENT DEPARTMENT FILED SEPTEMBER 8, 2016, AS DOCUMENT NO. 2016E0083148, SURVEYED TRACT IS PART OF THE DESCRIPTION IN EXHIBIT "A", RESTRICTIVE COVENANT AND GRANT OF ACCESS NOT PLOTTABLE.
- ITEM 11. TERMS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN THE CERTIFICATE OF COMPLETION DATED JULY 11, 2007, FROM THE DEPARTMENT OF NATURAL RESOURCES, STATE OF MISSOURI, RECORDED AUGUST 8, 2007, AS DOCUMENT NO. 2007E0104283. NOT OF A SURVEY NATURE.
- ITEM 12. TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT DATED SEPTEMBER 6, 2016, AND APPROVED BY CITY ORDINANCE NUMBER 7885, AS EVIDENCED BY THE MEMORANDUM DEVELOPMENT AGREEMENT BETWEEN TOWNSEND SUMMIT, LLC AND THE CITY OF LEE'S SUMMIT, MISSOURI FOR SUMMIT ORCHARD DEVELOPMENT FILED SEPTEMBER 8, 2016, AS DOCUMENT NO. 2016E0083148. SURVEYED TRACT IS PART OF THE DESCRIPTION IN EXHIBIT "A", AGREEMENT NOT PLOTTABLE.
- ITEM 13. RIGHT OF WAY AGREEMENT GRANTED TO THE GAS SERVICE COMPANY, RECORDED JUNE 23, 1970, AS DOCUMENT NO. I-62891, IN BOOK 188, PAGE 1869. NOT SHOWN, RELEASE OF RIGHT OF WAY PER 000_2008E011404.
- PARTIAL RELEASE OF RIGHT OF WAY AGREEMENT RECORDED OCTOBER 21, 2008, AS DOCUMENT NO. 2008E0111404. NOT SHOWN.
- ASSIGNMENT OF EASEMENTS AND RIGHTS-OF-WAY TO LACLEDE GAS COMPANY, RECORDED SEPTEMBER 3, 2013, AS DOCUMENT NO. 2013E0093218. SURVEYED TRACT NOT PART OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 33 EAST.
- ITEM 14. EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, RECORDED FEBRUARY 7, 1961, AS DOCUMENT NO. 762400, IN BOOK 1496, PAGE 745. AS SHOWN HEREON.
- ITEM 15. TAX INCENTIVE FINANCING CONTRACT BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND RED LSE, INC. RECORDED FEBRUARY 11, 2005, AS DOCUMENT NO. 2015E001829. SURVEYED TRACT IS NOT PART OF THE DESCRIPTION IN EXHIBITS.
- ITEM 16. DEVELOPMENT AGREEMENT BETWEEN TOWNSEND SUMMIT, LLC, AND THE CITY OF LEE'S SUMMIT, MISSOURI FOR THE SUMMIT INNOVATION CENTER DEVELOPMENT, RECORDED DECEMBER 1, 2015, AS DOCUMENT NO. 2015E00107543. SURVEYED TRACT IS NOT PART OF THE LAND SHOWN IN EXHIBITS.
- ITEM 17. MEMORANDUM OF DEVELOPMENT AGREEMENT BETWEEN TOWNSEND SUMMIT, LLC AND THE CITY OF LEE'S SUMMIT, MISSOURI FOR THE SUMMIT ORCHARD DEVELOPMENT, RECORDED SEPTEMBER 8, 2016, AS DOCUMENT NO. 2016E0083148. SURVEYED TRACT IS PART OF THE DESCRIPTION IN EXHIBIT "A", AGREEMENT NOT PLOTTABLE.
- ITEM 18. ACCESS EASEMENT AGREEMENT BETWEEN TOWNSEND SUMMIT, LLC AND SUMMIT ORCHARDS COMMUNITY IMPROVEMENT DISTRICT, RECORDED JULY 11, 2019, AS DOCUMENT NO. 2019E0052997. SURVEYED TRACT IS PART OF THE DESCRIPTION IN EXHIBIT "A", ACCESS EASEMENT NOT PLOTTABLE DESCRIBED. NOTE: NO EVIDENCE OF IMPROVED PAYMENT FOR ACCESS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 19. MEMORANDUM OF SUMMIT ORCHARDS CO-OPERATIVE AGREEMENT, BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI, SUMMIT ORCHARD COMMUNITY IMPROVEMENT DISTRICT AND TOWNSEND SUMMIT, LLC, RECORDED JULY 8, 2019, AS DOCUMENT NO. 2019E0051682. SURVEYED TRACT IS PART OF THE DESCRIPTION IN EXHIBIT "A", AGREEMENT NOT PLOTTABLE.

LEGEND			
BENCHMARK FOUND IRON PIPE FOUND IRON ROD FOUND CROSS FOUND ANCHOR FOUND RIGHT OF WAY MARKER SET IRON ROD "COLE LS-2660" TREE STUMP BUSH TREE SCB SPRINKLER CONTROL BOX W FIRE HYDRANT WATER VALVE WATER METER FCI WATER FAUCET MONITORING WELL BOREHOLE	BOLLARD UTILITY POLE (L=LIGHT T=TRANSFORMER) GUY WIRE CURB INLET GRATED INLET STORM MANHOLE AREA INLET GRATE MANHOLE FLARED END SECTION DRAINAGE PIPE DS DOWN SPOUT SANITARY MANHOLE CLEANOUT UNKNOWN MANHOLE YARD DRAIN HANDICAP STRIPING PARKING STALLS CABLE SPLICE BOX	COMMUNICATION MANHOLE COMMUNICATION SPLICE BOX FIBER OPTIC SIGN GAS METER GAS VALVE GDS GAS DRIP SIGN DOUBLE POST SIGN MAILBOX LIGHT STANDARD YARD LIGHT ELECTRIC METER ELECTRIC BOX ELECTRIC MANHOLE ELECTRIC TRANSFORMER ELECTRIC OUTLET AIR CONDITIONING UNIT	XXX PULL BOX (EPB=ELECTRIC FOPB=FIBEROPTIC TSPB=TRAFFIC TPB=COMMUNICATION) TRAFFIC SIGNAL POLE TRAFFIC MANHOLE TRAFFIC CONTROL BOX PM PARKING METER GCB GATE CONTROL BOX
			STORM SEWER WATER LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (OVERHEAD) OVERHEAD UTILITY GAS LINE (UNDERGROUND) TELEPHONE LINE (UNDERGROUND) FIBER OPTIC LINE (UNDERGROUND) SANITARY SEWER FENCE LINE TRAFFIC LIGHTS

