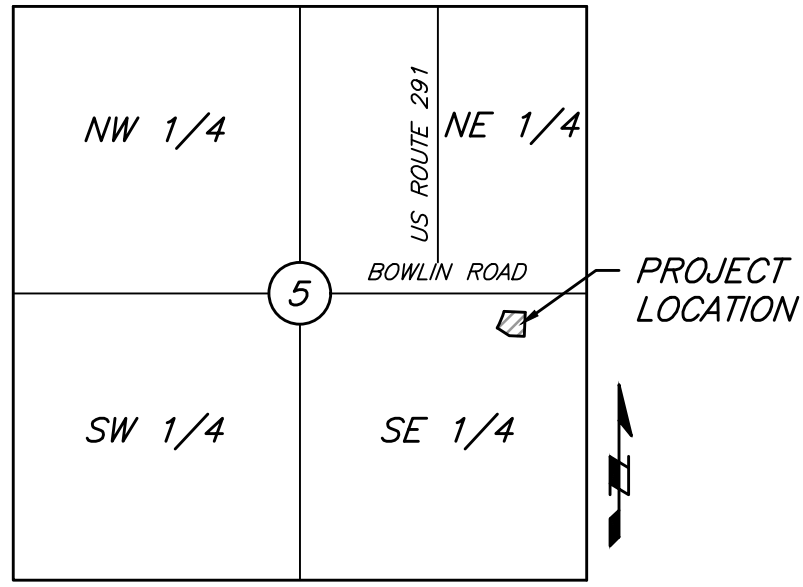
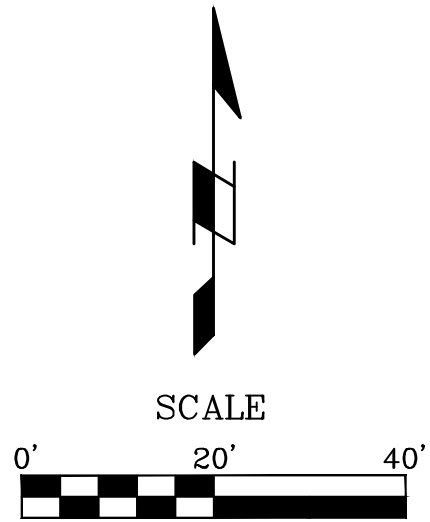


ALTA/NSPS LAND TITLE SURVEY
LOT 6-A; EXECUTIVE LAKES CENTER, LOTS 6-A and 8-B
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

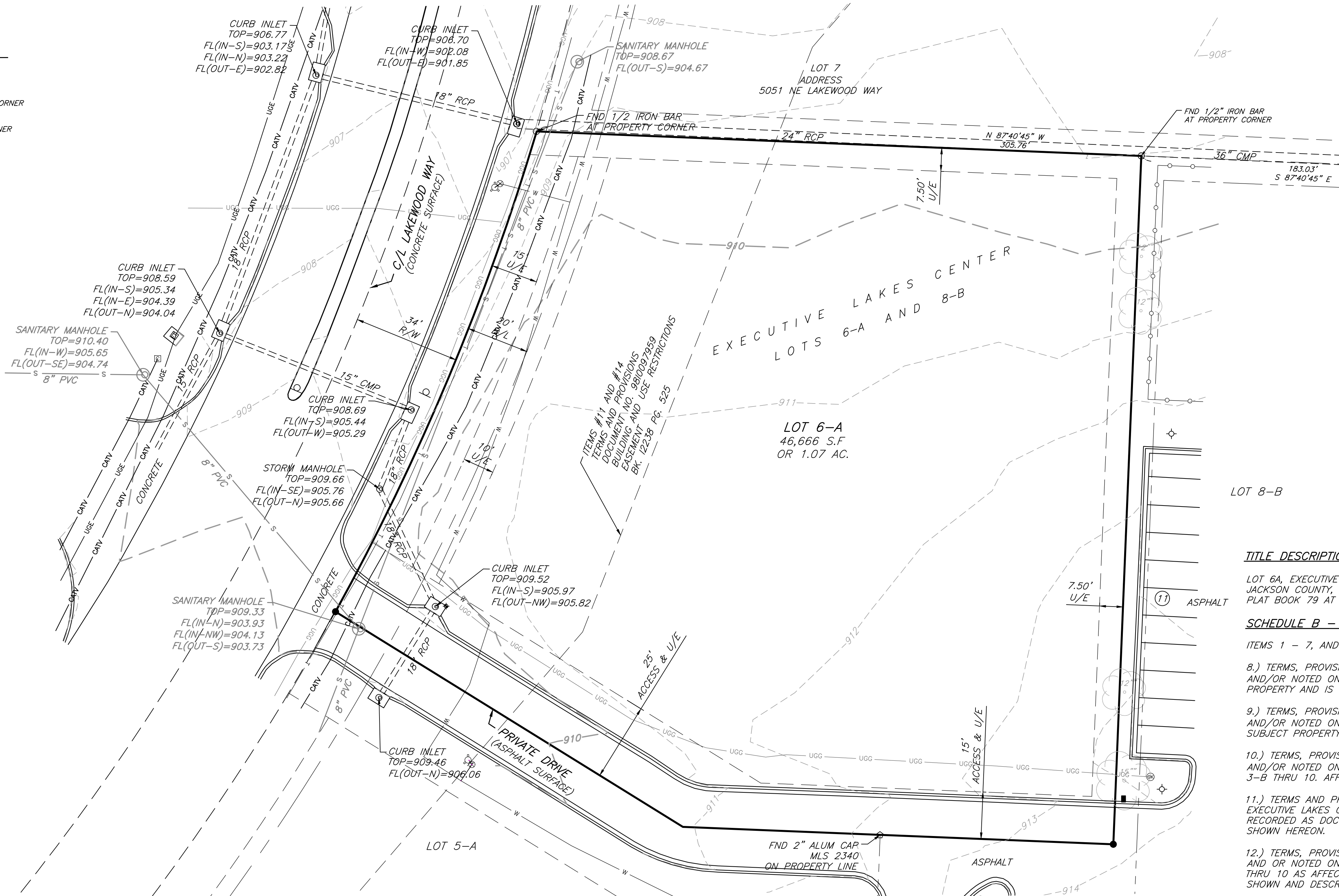


CLIENT:
GLMV
9229 Ward Parkway
Kansas City, Mo 64114

PROPERTY ADDRESS:
5031 NE Lakewood Way
Lee's Summit, Mo 64064

PROPERTY DESCRIPTION:
All of Lot 6-A, EXECUTIVE LAKES CENTER
Lots 6-A and 8-B, a subdivision in the
SE 1/4 of Section 5- T 48 N - R 31
W, Lee's Summit, Jackson County,
Missouri

LEGEND	
	- BENCHMARK
	- MONUMENT FOUND AS NOTED
	- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
	- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
(P)	- PLATTED DISTANCE
(M)	- MEASURED DISTANCE
B/L	- BUILDING SETBACK LINE
U/E	- UTILITY EASEMENT
	- EXISTING TREE
	- LIGHT POLE
	- WATER METER
	- WATER VALVE
	- FIRE HYDRANT
	- ELECTRIC TRANSFORMER
	- CABLE TRANSFORMER
	- GAS PIPELINE MARKER
	- SANITARY MANHOLE
	- STORM MANHOLE
	- MAILBOX
	- SIGN AS NOTED
	- PARKING STALL
	- CHAIN LINK FENCE
S	- SANITARY SEWER LINE



GENERAL SURVEY NOTES:

- 1.) The plat of EXECUTIVE LAKES CENTER is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) The plat of EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 3.) Title Report No. MJ116323 dated November 24, 2020 at 8:00 AM was provided by First American Title Insurance Company.
- 4.) Bearings used on this survey are based on the Missouri State Plane coordinate system from GPS observation.
- 5.) 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) 29095C0313G, effective January 20, 2017.
- 6.) There are NO parking stalls identified on Subject Property at the time of this survey.
- 7.) Under Ground Utilities are shown as located by Missouri one call ticket No. 211930316 dated July 12, 2021
- 8.) There were no Wetland Delineations marked, at the time of survey.
- 9.) This Property is Zoned CP-2, Planned Community Commercial.
- 10.) There was no evidence of Earth moving work, building construction, or building additions observed in the process of conducting the fieldwork

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 5.5.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.

SURVEY CONTROL POINTS

Point #	Northing	Easting	Elevation	Description
2	1034478.67	2829553.65	944.23	JA-29
11	1032758.54	2830285.01	912.19	2" ALUM CAP MLS 234D
15	1032831.68	2830146.43	909.59	SQUARE CUT

BENCHMARKS:

STATION JA-29: Alum Disk Located about 5.5 miles North of Lee's Summit and between I-470 and the East outer Road of North Bound ramp #14

ELEVATION = 944.23

TITLE DESCRIPTION:

LOT 6A, EXECUTIVE LAKES CENTER LOTS 6A AND 8B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; FILED IN PLAT BOOK 79 AT PAGE 65.

SCHEDULE B - PART II NOTES:

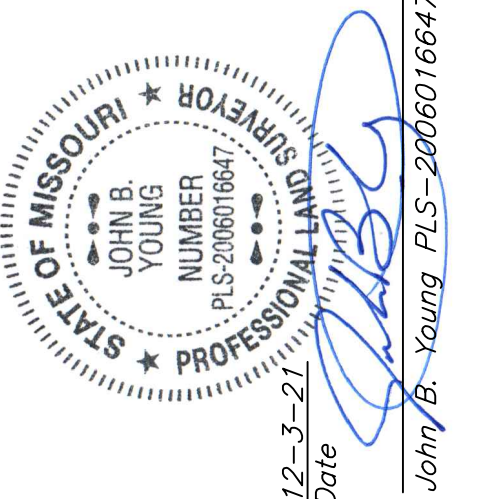
ITEMS 1 - 7, AND 17 - 20 ARE NON SURVEY RELATED ITEMS.

- 8.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE
- 9.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER. AFFECTS SUBJECT PROPERTY, NO DOCUMENT PROVIDED.
- 10.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-A & 3-B THRU 10. AFFECTS SUBJECT PROPERTY.
- 11.) TERMS AND PROVISIONS OF ORDINANCE NO. 4703 ACCEPTING FINAL PLAT OF EXECUTIVE LAKES CENTER, LOTS 3-B & 4 THRU 10 AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 9810097959. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 12.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 AS AFFECTED BY ORDINANCE NO. 4925 VACATING AN UTILITY EASEMENT AS SHOWN AND DESCRIBED THEREIN. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 13.) THE EFFECTS, IF ANY, OF THE TERMS AND PROVISIONS OF THE UTILITY EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 97-14003 IN 12952 AT PAGE 1654. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 14.) BUILDING AND USE RESTRICTIONS CREATED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 198126317 IN BOOK 13177 AT PAGE 329, AND 1103647 IN BOOK 12238 AT PAGE 525. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON, AND AMENDED BY DOCUMENT NO. 98190271 IN BOOK 13310 AT PAGE 1665, AND AS AFFECTED BY DECLARATION OF ANNEXATION RECORDED AS DOCUMENT NO. 200010010475. DOES NOT AFFECT THE SUBJECT PROPERTY. AND AMENDED BY DOCUMENT NO. 200026140. DOES NOT AFFECT THE SUBJECT PROPERTY. A VIOLATION OF WHICH WOULD NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. NOTE, THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
- 15.) TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND LAKEWOOD DEVELOPMENT, L.P. AND FOUR BAR COMPANY, G.P. FILED JANUARY 13, 1999 AS DOCUMENT NO. 9913356. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- 16.) TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION AND LAKEWOOD DEVELOPMENT, L.P. AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 200010029662. DOES NOT AFFECT THE SUBJECT PROPERTY.

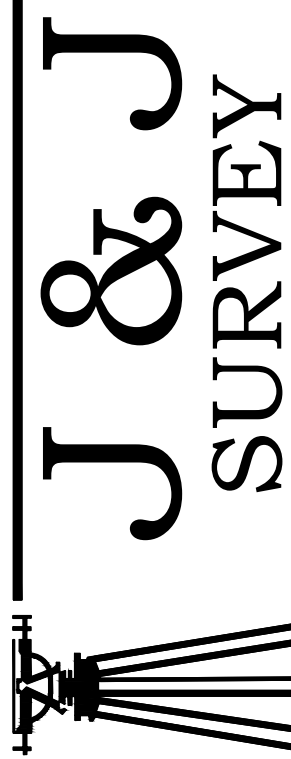
CERTIFICATION:

To: First American Title Insurance Company, and
Bahman Tehrani, D.D.S P.C., dba Lakewood Dental
Center, and Jaleh Nikfarjam, his wife.

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, 7, 8, 9, 11, 13 and 15 of Table A thereof. The field work was completed on the 12th day of July, 2021.



Location: S:\21.071 - Lee's Summit, Fire Stations\DRAWINGS\5031 NE LAKEWOOD WAY\21.071-12-3-21\21.071-ALTA 12-3-21 (C.dwg)-Dec. 07, 2021-1:26pm



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 941-1017 • FAX (816) 941-1018

1	2	3	4	INITIAL SUBMITTAL	07-30-21
				REVISED DWG	08-26-21
				REVISED PER COMMENTS	12-3-21
				REVISED PER COMMENTS	12-07-21