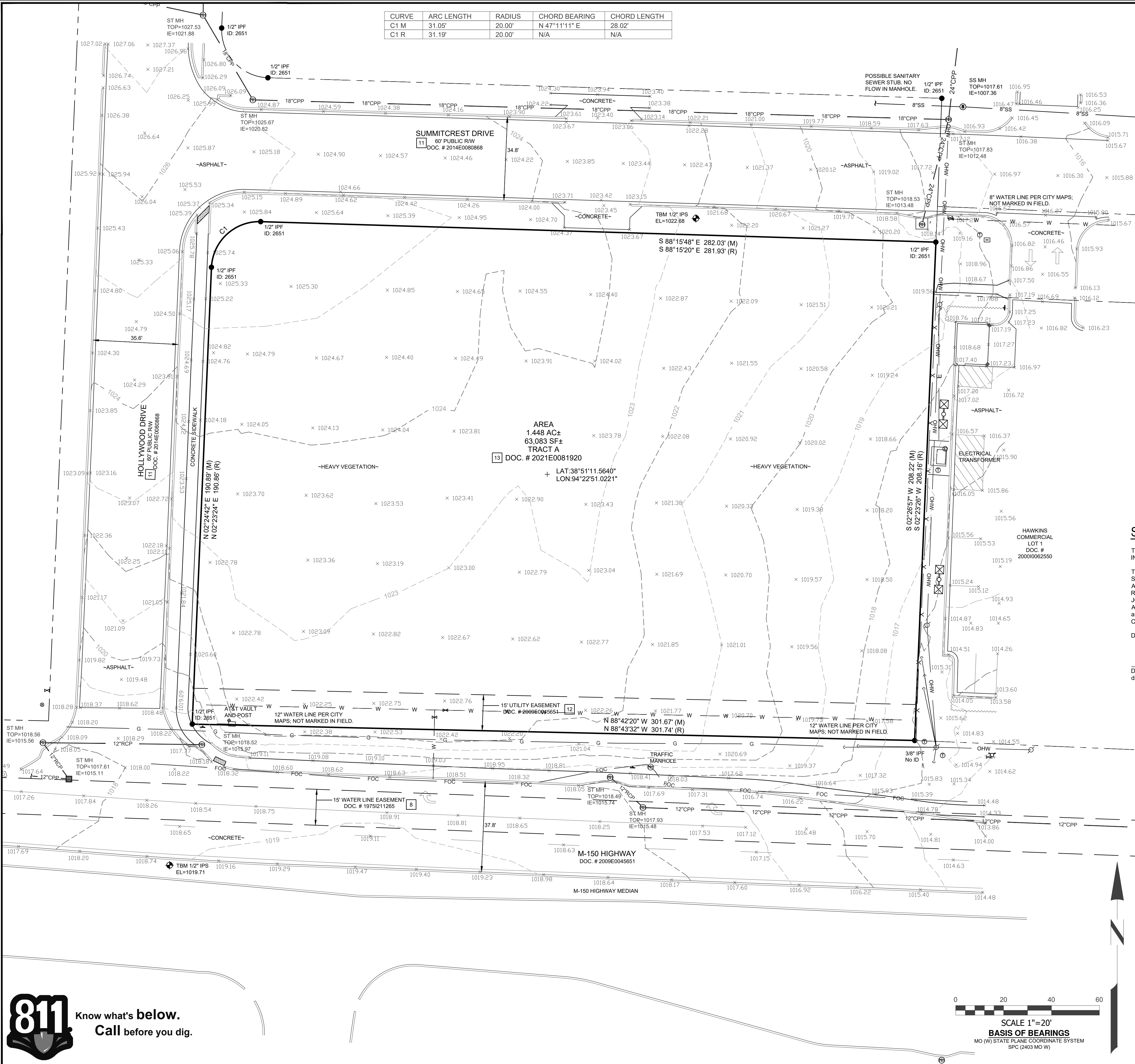




| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|---------------|--------------|
| C1 M  | 31.05'     | 20.00' | N 47°11'11" E | 28.02'       |
| C1 R  | 31.19'     | 20.00' | N/A           | N/A          |

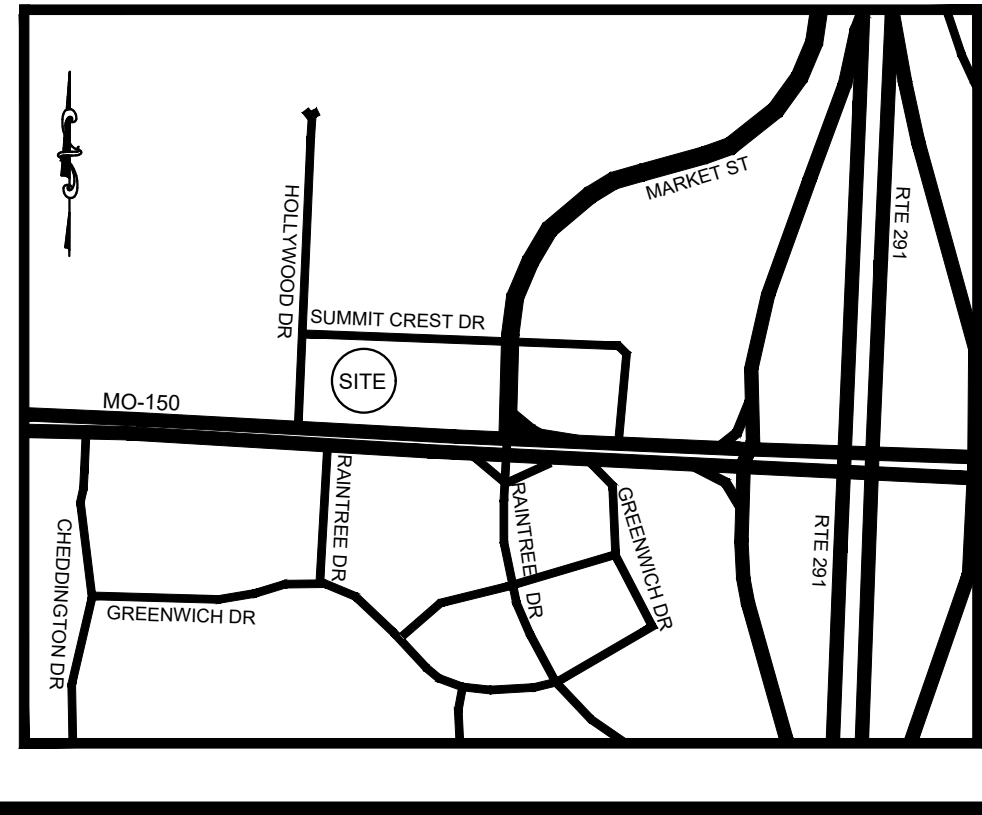
**SITE ADDRESS:**

204 SW MISSOURI 150 HIGHWAY,  
LEES SUMMIT, MO 64081

**PARKING:**

REGULAR: 0  
HANDICAPPED: 0  
TOTAL: 0

**SITE MAP**



**NOTES  
CORRESPONDING TO  
SCHEDULE B-II:**

CHICAGO TITLE INSURANCE COMPANY  
EFFECTIVE DATE: NOVEMBER 17, 2021 AT 8:00 A.M.  
FILE NO.: KCC213072

ITEMS 1-7 AND 14-15, ARE STANDARD EXCEPTIONS  
AND/OR NOT SURVEYING RELATED AND ARE SUBJECT  
TO THESE EXCEPTIONS.

8. Water Line Easement by the instrument recorded as  
Document No. 1975121265 in Book 1596 at Page 173. DOES  
NOT AFFECT.

9. Sewer Line Easement by the instrument recorded as  
Document No. 19881875029 in Book 11850 at Page 1774.  
AFFECTS, NOT POTTABLE.

10. Temporary Easement for Highway Purposes by the  
instrument recorded as Document No. 19881015602 in Book  
13155 at Page 270. DOES NOT AFFECT.

11. Right of way granted to the City of Lee's Summit by the  
instrument recorded as Document No. 2014E008068. DOES  
NOT AFFECT.

12. Easements set forth in Warranty Deed recorded as  
Document No. 2009E0045651. AFFECTS, AS SHOWN  
HEREON.

13. Matters shown and set forth on Certificate of Survey  
recorded July 27, 2021 as Document No. 2014E0081920.  
AFFECTS, NO EASEMENT SHOWN.

**SURVEYOR'S CERTIFICATION:**

TO: WHATABURGER RESTAURANTS LLC AND 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), 7(a-c), 8, 9, 13, 16,  
and 17 OF TABLE A THEREOF. THE FIELD WORK WAS  
COMPLETED ON NOVEMBER 22, 2021.

DATE OF PLAT OR MAP: DECEMBER 16, 2021.

DAVE R. HOBBS, PLS 2014020711  
dave@younghobbs.com

DATE

**LEGEND**

- IRON PIN FOUND, AS NOTED
- BENCHMARK, AS NOTED
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- ELECTRIC METER
- GUY WIRE
- GAS VALVE
- FOC PULL BOX
- TELEPHONE BOX
- GRATE INLET
- STORM MANHOLE
- GATE POST
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- FENCE LINE
- GAS LINE, AS NOTED
- SANITARY SEWER, AS NOTED
- UNDERGROUND FIBER OPTIC
- STORM SEWER PIPE, AS NOTED
- WATER LINE
- LIGHT POLE(2-WAY)

**TABLE A NOTES:**

ITEM 2: ADDRESS SHOWN IS PER TITLE COMMITMENT NO.  
KCC213072.

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA  
HAVING ZONE DESIGNATIONS OF "X" BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY, ON  
FLOOD INSURANCE RATE MAP NO 2209505023, WITH  
A MAP REVISED DATE OF JANUARY 20, 2017, IN  
JACKSON, COUNTY, STATE OF MISSOURI, WHICH IS  
THE CURRENT FLOOD INSURANCE RATE MAP FOR  
THE COMMUNITY IN WHICH SAID PROPERTY IS  
SITUATED.

ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS  
AND CROSS SECTIONS AND ARE SHOWN AT ONE  
FOOT INTERVALS. ELEVATIONS SHOWN HEREON  
ARE, BASED ON GPS OBSERVATIONS TOGETHER  
WITH AN OPUS SOLUTION, DATED 11/22/2021  
(NAVD83, GEOID18).

ITEM 6A: NO ZONING REPORT PROVIDED TO THIS SURVEYOR.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH  
MOVING, BUILDING CONSTRUCTION, OR BUILDING  
ADDITIONS OBSERVED IN THE PROCESS OF  
CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN  
STREET RIGHT OF WAY LINES. THERE WAS NO  
EVIDENCE OF RECENT OR STREET SIDEWALK  
CONSTRUCTION OR REPAIRS OBSERVED IN THE  
PROCESS OF CONDUCTING THE FIELDWORK.

**LAND DESCRIPTION:  
AS SURVEYED**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 31  
WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT "A", ON THE CERTIFICATE OF  
SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO.  
2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON  
COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND (ID: 2651) AT THE  
RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND  
HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY  
LINE OF SAID HOLLYWOOD DRIVE N 02°24'42" E A DISTANCE OF  
150.88 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH  
THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD  
DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO  
THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A  
RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11"  
E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN  
FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY  
LINE OF SAID SUMMITCREST DRIVE S 88°15'48" E A DISTANCE OF  
282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE  
LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF  
HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO.  
20000062550 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A  
3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF  
SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY  
LINE N 88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT  
OF BEGINNING, HAVING AN AREA OF 63.083 SQUARE FEET,  
1.448 ACRES, MORE OR LESS.

**SURVEY NOTES:**

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION  
OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS  
INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION  
ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS,  
AND FLAGS AND PAINT PLACED BY THE UNDERGROUND  
PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE  
ACCURACY OF THOROUGHNESS OF THE INFORMATION  
CONCERNING UNDERGROUND UTILITIES AND STRUCTURES  
SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIG-RITE). THIS  
SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PRIVATE  
UTILITY LOCATE.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR  
UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS,  
UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR  
TO ANY CONSTRUCTION.

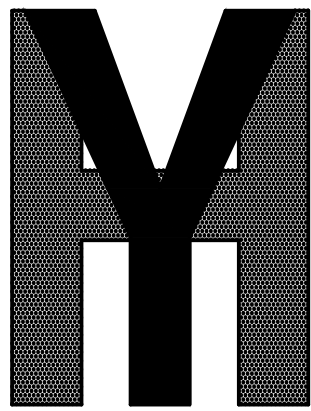
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO  
HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR,  
WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS"

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF  
THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR  
IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION  
SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR  
ENTITIES OTHER THAN THOSE SHOWN HEREON.

THERE WERE NO BUILDINGS ON THE SUBJECT PROPERTY AT THE  
TIME OF THE SURVEY.

LIST OF ENCROACHMENTS: NONE. THE OWNERSHIP OF CURB,  
UTILITIES, FENCES, AND/OR PERIMETER WALLS SHOWN HEREON  
ARE NOT KNOWN AND THIS ARE NOT LISTED AS  
ENCROACHMENTS. CURB, UTILITIES, FENCES, AND/OR  
PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO  
THE BOUNDARY.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND  
CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY  
SITUATED IN THE COUNTY OF GREENE, MISSOURI AND THAT THIS  
SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT  
MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS  
(URBAN SURVEY 1.20.000)



**YOUNG - HOBBS  
AND  
ASSOCIATES**

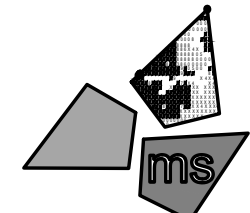
1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768

PRELIMINARY - NOT  
FOR RECORDING OR  
LAND TRANSFER

DAVE R. HOBBS, PLS 2014020711

| No. | Date | Revision |
|-----|------|----------|
| 1   |      |          |

**CLIENT**



**ms consultants, inc.**  
engineers, architects, planners  
2221 Schrock Road  
Columbus, Ohio 43229-1547  
phone 614.898.7100  
fax 614.898.7570

**ALTA/NSPS  
LAND TITLE  
SURVEY**

**OWNER  
INFORMATION**

SHUN PING YEH  
TAX ID:  
70-400-04-03-02-3-00-000  
DOC. # 2021E0043600  
DOC. # 2021E0043599

ALSO BEING TRACT "A"  
DOC. # 2021E0081920

**CITY OF LEES SUMMIT  
COUNTY OF JACKSON  
STATE OF MISSOURI**

DRAWN BY: CLH,KAB

APPROVED BY: DRH

DATE: (FIELD) 11/22/2021

DATE: (OFFICE) 12/16/2021

YHA PRO. # 242-21

**SHEET 1 OF 1**



Know what's below.  
Call before you dig.