

# ALTA / NSPS LAND TITLE SURVEY

## Lot 4B, Strother Crossing - 2951 NE Independence Avenue

A subdivision lying in the Northeast Quarter of Section 20, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

*Title and Easement Information Furnished by:*  
 National Secured Title, LLC on agent for  
 Chicago Title Insurance Company  
 220 W. Central Avenue, Suite 100  
 El Dorado, Kansas 67042  
 (316)320-2410  
 Title Commitment No. MFS0001654  
 Effective Date: May 12, 2022 at 8:00 A.M.

### PROPERTY DESCRIPTION AS FURNISHED

- TRACT 1:**  
 Lot 4B, STROTHER CROSSING, LOTS 4A - 4C, a subdivision in Lee's Summit, Jackson County, Missouri
- TRACT 2:**  
 Non-exclusive easement for access, ingress and egress created by the plat recorded September 24, 2015 as Document No. 2015E0086081. Subject to the terms, provisions and conditions set forth in said instrument.
- TRACT 3:**  
 Non-exclusive easement for common areas created by the Declaration of Covenants and Restrictions recorded January 28, 2016 as Document No. 2016E006943. Subject to the terms, provisions and conditions set forth in said instrument.

### SCHEDULE B EXCEPTIONS

- Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of STROTHER CROSSING - 1ST PLAT. (Applies, Plotted)
- Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of STROTHER CROSSING, LOTS 4A-4C. (Applies, Plotted)
- Utility Easement granted to the City of Lee's Summit as described in the document recorded in Book 11933, at page 489, as Document No. 1923483. (Does Not Apply, West of the Subject Premise, Not Plotted)
- Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 20020067137. (Does Not Apply, West of the Subject Premise, In Road RW, Not Plotted)
- Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 20020067138. (Does Not Apply, Temporary Construction Easement has Expired, Not Plotted)
- Right of Way granted to City of Lee's Summit, by the instrument recorded as Document 20020067139. (Does Not Apply, Old RW Line of Independence Avenue, Not Plotted)
- Terms and provisions of Development Agreement recorded December 7, 2007 as Document No. 2007E0155575 and amended by amendment to Development Agreement recorded December 7, 2007 as Document No. 2007E0155576. (Does Not Apply, Not an Easement, Not Plotted)
- Easement granted to the City of Lee's Summit by the instrument recorded August 8, 2008 as Document No. 2008E0085442. (Applies, Plotted)
- Easement granted to Aquila, formerly Utilicorp United, Inc., a Delaware corporation by the instrument recorded August 8, 2008 as Document No. 2008E0085443. (Applies, Plotted)
- Easement granted to Aquila, formerly Utilicorp United, Inc., a Delaware corporation by the instrument recorded August 8, 2008 as Document No. 2008E0085553. (Does Not Apply, West of the Subject Premises, Not Plotted)
- Terms and provisions of Development Agreement recorded September 24, 2015 as Document No. 2015E0086079. (Applies, Not an Easement, Not Plotted)
- Easement granted to Spire Missouri, Inc. by the instrument recorded May 11, 2020 as Document No. 020E0037673. (Applies, Plotted)
- Declaration of Covenants and Restrictions recorded as Document No. 2016E0006943. (Applies, Not an Easement, Not Plotted)

### SURVEYOR'S NOTES

- Basis of Bearings - Held the Westerly right-of-way line of Interstate Highway No. 470 which is also the Easterly line of Lot 4B, Strother Crossing, Lots 4A-4C as having a bearing of S07°41'30"E - Missouri Coordinate System, 1983, West Zone, based on the MoDOT Continuously Operating GNSS Network and calibrated to Missouri GRS Monument BNAJN 3, 2003 Adjustment. Distances shown herein are ground distances in US Survey Feet.
  - Vertical Control is based on MoDOT Continuously Operating GNSS Network, Missouri Coordinate System 1983, West Zone, KC Metro Control Point No. 134 with an Elevation of 969.81' (NAVD 88).
  - As Surveyed, the hereon shown property contains a total of 120,552 Sq. Ft. or 2.7675 Acres, more or less.
  - This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy standards for Property Boundary Surveys, effective June 30, 2017.
  - No Zoning Report was provided to Olsson, Inc., 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 - 0.55 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.  
 Side Yard Setbacks - 10 feet minimum, 0 feet for interior lot lines.  
 Rear Yard Setbacks - 20 feet minimum.
- There are NO striped parking spaces 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.
  - Parent Tracts of Land were last conveyed in Special Warranty Deed filed in Doc. No. 2008E0097518 & in Doc. No. 2008E0097519.

### LEGEND

- ▲ SET 1/2" X 24" REBAR W/ OLSSON CONTROL CAP
- SET 1/2" X 24" REBAR W/ CAP NO. LC-366
- FOUND REBAR (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- (M) MEASURED DIMENSION - THIS SURVEY
- (P) PLATTED DIMENSION
- ⊕ HW WATER VALVE
- ⊕ WV WATER METER
- ⊕ SCV SPRINKLER CONTROL VALVE
- ⊕ GM GAS METER
- ⊕ SSM SANITARY SEWER MANHOLE
- ⊕ SSMW STORM SEWER MANHOLE
- ⊕ SSGW SEWER CLEANOUT
- ⊕ SDG STORM DRAIN GRATE (ROUND)
- ⊕ GB GREASE TRAP
- ⊕ BR BREAKER BOX
- ⊕ ER ELECTRIC RISER
- ⊕ EV ELECTRIC VAULT
- ⊕ EB ELECTRIC BOX
- ⊕ TS TRAFFIC SIGNAL BOX
- ⊕ SL STREET LIGHTING BOX
- ⊕ PSL PEDESTRIAN SIGNAL LIGHT
- ⊕ RD ROOF DRAIN
- ⊕ GI GRATE INLET
- ⊕ OP OVERHEAD POWER LINE
- ⊕ GL GAS LINE
- ⊕ WL WATER LINE
- ⊕ UG UNDERGROUND POWER LINE
- ⊕ CATV UNDERGROUND CABLE TELEVISION LINE
- ⊕ SS SANITARY SEWER LINE
- ⊕ SD STORM SEWER PIPE
- ⊕ FO FIBER OPTIC VAULT
- ⊕ FM FIBER OPTIC MANHOLE
- ⊕ TV CABLE TELEVISION PEDESTAL SIGN
- ⊕ PCS PEDESTRIAN CROSSING SIGN
- ⊕ DT DECIDUOUS TREE
- ⊕ CT CONIFEROUS TREE
- ⊕ BU BUSH
- ⊕ PP POWER POLE
- ⊕ LTP LIGHT POLE
- ⊕ AW GUY ANCHOR WIRE
- ⊕ ST STEEL POST
- ⊕ WP WOOD POST
- ⊕ BL BUILDING LINE
- ⊕ ASP ASPHALT
- ⊕ AT&T AMERICAN TELEPHONE & TELEGRAPH
- ⊕ BBK BREAKER BOX
- ⊕ BK BOOK
- ⊕ BMK BENCHMARK
- ⊕ CONC. CONCRETE
- ⊕ CP CONTROL POINT
- ⊕ CTL CONTROL
- ⊕ DIA. DIAMETER
- ⊕ DOC. DOCUMENT
- ⊕ ELEV. ELEVATION
- ⊕ ER ELECTRIC RISER
- ⊕ EASEM. EASEMENT
- ⊕ EUCATVM END OF UNDERGROUND CABLE TELEVISION MARKINGS
- ⊕ EUGM END OF UNDERGROUND GAS LINE MARKINGS
- ⊕ EUGPM END OF UNDERGROUND POWER LINE MARKINGS
- ⊕ EUGWM END OF UNDERGROUND WATER LINE MARKINGS
- ⊕ FLW FLOW LINE
- ⊕ FF FINISH FLOOR ELEVATION
- ⊕ FES FLARED END SECTION
- ⊕ FND FOUND
- ⊕ FOC FIBER OPTIC CABLE
- ⊕ GF GARAGE FLOOR ELEVATION
- ⊕ RCP REINFORCED CONCRETE PIPE
- ⊕ SAN. SANITARY
- ⊕ UG UNDERGROUND
- ⊕ W/ WITH
- ⊕ SCHEDULE "B" EXCEPTION NUMBER
- ★ DENOTES OA BENCHMARK

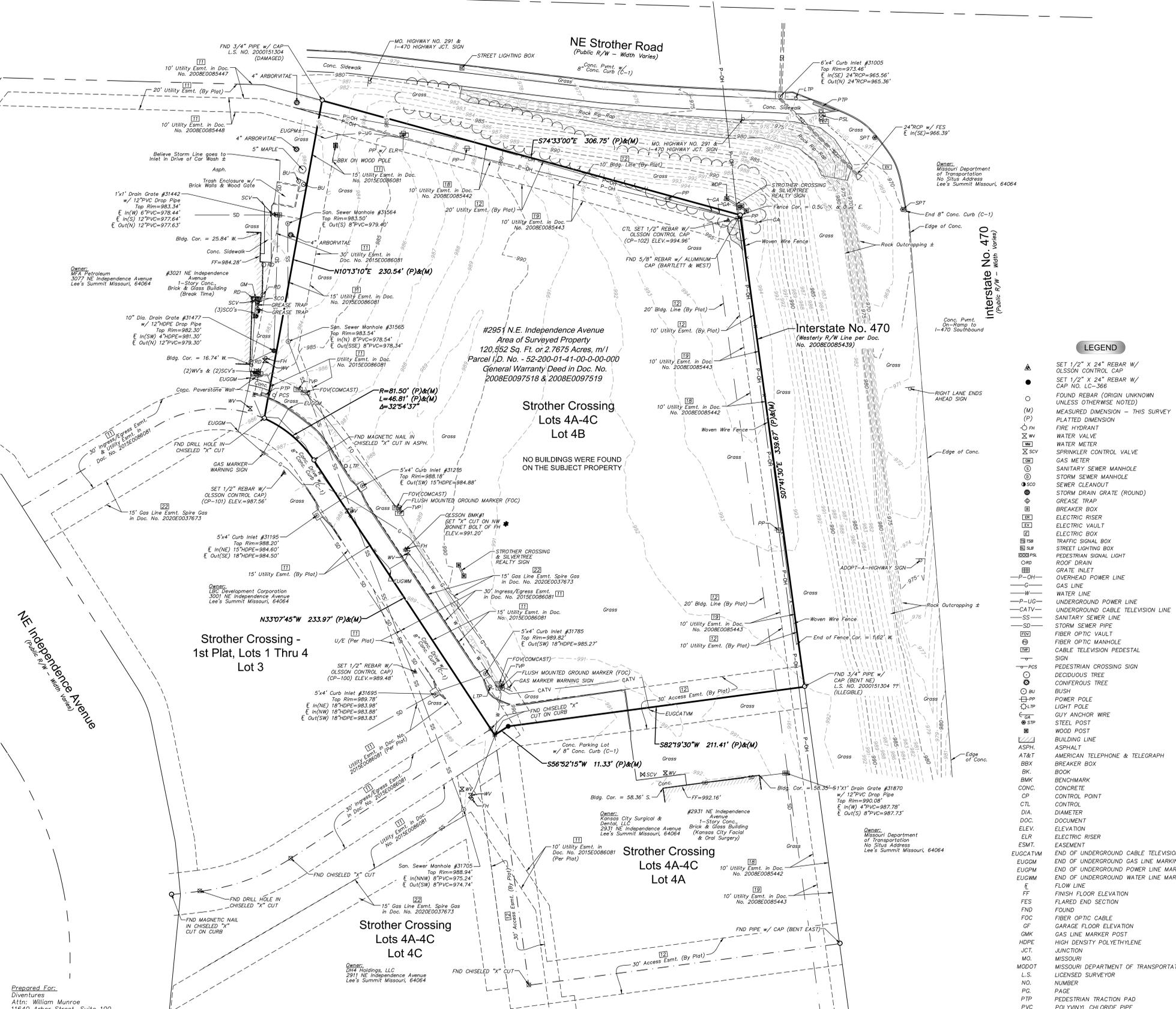
### CERTIFICATION

To: RH Real Estate Company, LLC, LBC Development Corporation, a Missouri Corporation and National Secured Title, LLC, an agent for 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, effective February 23, 2021 jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on May 31, 2022.

Tracy Blair  
 Surveyor  
 No. 022-00022  
 Project No. 22-00022  
 Drawing No. V\_SALT\_02202622.DWG  
 Date: 06/16/2022

Tracy Blair, Surveyor  
 Missouri Department of Transportation  
 No. 209900067  
 Olsson Associates LC-366  
 twise@olsson.com



### UTILITIES NOTE:

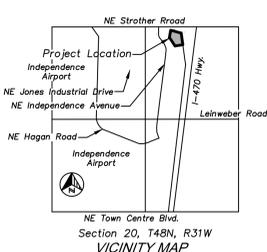
Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the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

Utilities were ordered to be located through Missouri One Call per One-Call Tickets #22132695. The companies listed on the ticket are: AT&T Distribution; CenturyLink (Formerly Level 3 Communications); City of Lee's Summit Sewer; City of Lee's Summit Stormwater; City of Lee's Summit Water; Comcast Cable Communications; Evergy (Formerly Kansas City Power & Light); Missouri Department of Transportation Kansas City District and Spire Missouri West.

Prepared For:  
 Diversures  
 Attn: William Munroe  
 11640 Arbor Street, Suite 100  
 Omaha, Nebraska 68144

Property Owner:  
 LBC Development Corporation  
 P.O. Box 7258  
 Columbia, Missouri 65205

Prepared By:  
 Olsson, Inc.  
 7301 West 133rd Street, Suite 200  
 Overland Park, KS 66213  
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BY

REVISIONS DESCRIPTION

REV. NO. DATE

2022

ALTA/NSPS Land Title Survey

A subdivision lying in the Northeast Quarter of Section 20, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri

SHEET

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