

CERTIFICATE OF SURVEY
TRACT B
SURVEY 2021E0081920

CLIENT:
PC INVESTORS
C/O JIMMY PURSELLEY

TRACT B:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47, RANGE 31, LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF HAWKINS' COMMERCIAL LOT 1, RECORDED AS DOCUMENT NO. 2000I0062550, BEING
ALSO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MISSOURI 150 HIGHWAY AS SHOWN IN RIGHT OF WAY DEED
DOCUMENT NO. 2014E0080868 AND THE EASTERLY LINE OF THE DOCUMENT RECORDED AS 1988I0875030; THENCE NORTH
02°23'26" EAST, ALONG THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1, A DISTANCE OF 208.16 FEET, TO THE
SOUTHEAST CORNER OF RIGHT OF WAY TAKEN OF SUMMITCREST DRIVE AS ESTABLISHED BY SAID RIGHT OF WAY DOCUMENT NO.
2014E0080868 AND PROLONGATION OF THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1; THENCE NORTH 02°23'26" EAST,
A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE AND THE
EASTERLY LINE OF THE DOCUMENT RECORDED AS 1988I0875030 AND THE WEST LINE OF SUMMITCREST PLAZA LOT 1 RECORDED
AS DOCUMENT NO. 2001I0010320, BEING ALSO THE TRUE POINT OF BEGINNING OF TRACT B; THENCE ALONG THE WEST LINE OF
SAID SUMMITCREST PLAZA, NORTH 2°23'26" EAST, A DISTANCE OF 583.70 FEET, TO THE POINT OF INTERSECTION OF KENBRIDGE
CROSSING AS ESTABLISHED IN SAID RIGHT OF WAY DEED IN DOCUMENT NUMBER 2014E0080868 AND THE EASTERLY LINE OF THE
SAID DOCUMENT NO. 1988I0875030, BEING ALSO SAID WEST LINE OF SUMMITCREST PLAZA; THENCE ALONG SAID RIGHT OF WAY
THE FOLLOWING FIVE (5) COURSES: NORTH 87°54'56" WEST, A DISTANCE OF 281.79; THENCE ALONG A CURVE TO THE LEFT,
HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, AND A DELTA OF 89°41'48"; THENCE SOUTH 2°23'24" WEST,
A DISTANCE OF 545.37 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF
31.64 FEET, AND A DELTA OF 90°38'31"; THENCE SOUTH 88°15'20" EAST, A DISTANCE OF 281.47 FEET, TO THE POINT OF
BEGINNING. ALSO KNOWN AS TRACT B, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 7/27/2021 AS DOCUMENT NO.
2021E0081920 IN SURVEY BOOK 51 AT PAGE 95, AND CORRECTED BY THE AFFIDAVIT RECORDED 1/10/2022 AS DOCUMENT NO.
2022E0002897.

TITLE NOTE:
TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM COFFELT LAND TITLE INC COMMITMENT FOR TITLE INSURANCE, NO. 22058400 EFFECTIVE DATE:
JULY 13, 2022 AT 8:00 A.M.

SCHEDULE B - EXCEPTIONS

- ALL MATTERS PERTAINING TO THE SURVEY FILED IN BOOK 54 AT PAGE 95, AND CORRECTION AFFIDAVIT RECORDED 1/10/2022 AS DOCUMENT NO. 2022E002897 (AS SHOWN HEREON)
- WATER LINE EASEMENT AS SET FORTH AND RECORDED AS DOCUMENT NO. 1975I21265 IN BOOK 596 AT PAGE 173. (DOES NOT APPLY, LIES WITHIN TRACT A, BOOK 54 PAGE 95)
- SEWER LINE EASEMENT AS SET FORTH AND RECORDED AS DOCUMENT NO. 1988I875029 IN BOOK 11850 AT PAGE 1774. (DOES NOT APPLY, LIES WITHIN FINAL PLAT OF ALDERSGATE)
- TEMPORARY EASEMENT FOR HIGHWAY PURPOSES AS SET FORTH AND RECORDED AS DOCUMENT NO. 1998I015602 IN BOOK 13155 AT PAGE 270. (DOES NOT APPLY, EXPIRED AT COMPLETION AND LIES WITHIN TRACT A, BOOK 54 PAGE 95)
- RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT AS SET FORTH AND RECORDED AS DOCUMENT NO. 2014E0080868. (AS SHOWN HEREON)
- EASEMENTS AS SET FORTH IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2009E0045651. (AS SHOWN HEREON)

GENERAL NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83, NAVD 88 MODOT
VRS. CAF=0.9998993

THE SUBJECT PROPERTY ADDRESS IS: 210 SW M 150 HWY.

RIGHT-OF-WAY INFORMATION WAS TAKEN FROM DOCUMENT NUMBER 2009E0045651 AND DOCUMENT NUMBER
2014E0080868.

*NOTE = WEST FLOWLINE APPEARS TO BE A STUB BASED ON MAP PROVIDED BY LEE'S SUMMIT PUBLIC WORKS.

TOPO LIMITS PROVIDED BY DAVIDSON ARCHITECTURE AND ENGINEERING.

BM #1 ELEV.=1028.13'
A SQUARE CUT IN THE CENTER FRONT FACE OF A
CURB INLET LOCATED AT THE NORTHWEST CORNER
OF THE INTERSECTION OF SUMMITCREST DRIVE AND
HOLLYWOOD DRIVE.

BM #2 ELEV.=1018.09'
A SQUARE CUT IN THE CENTER FRONT FACE OF A
CURB INLET LOCATED EAST OF THE EXISTING
ENTRANCE OF 210 NW 150 HWY, BEING ALSO
NORTHWEST OF THE NORTH ENTRANCE OF
HAWKINS COMMERCIAL LOT 1, CURRENTLY ARBY'S.

THIS CERTIFICATE OF SURVEY WAS PREPARED FOR PC INVESTORS C/O JIMMY PURSELLEY
AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL
NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN
THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE
UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN
COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND
ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND
AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS
BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID
SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY
BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS,
PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE
ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM.
I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND
REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2022.



CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

JOB #323
TRACT B, 2021E0081920
JACKSON COUNTY, MO
210 150 HWY.DWG

FINAL PLAT
ALDERSGATE METHODIST CHURCH
LOTS 3-5 & TRACT A

DOCUMENT NO.
2020E00003416

LOT 4

TRACT C
SURVEY 2021E0081920

TRACT B
SURVEY 2021E0081920
CORRECTED 2022E002897

TRACT A
SURVEY 2021E0081920

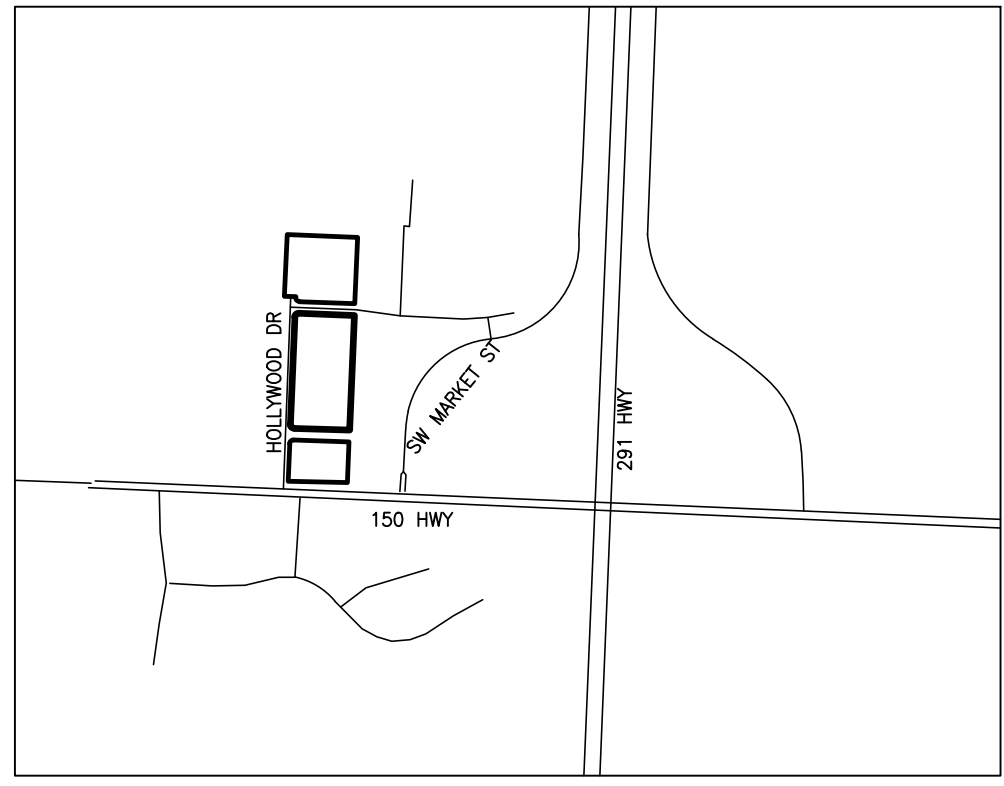
HAWKINS'
COMMERCIAL
LOT 1

SUMMITCREST PLAZA
LOT 1

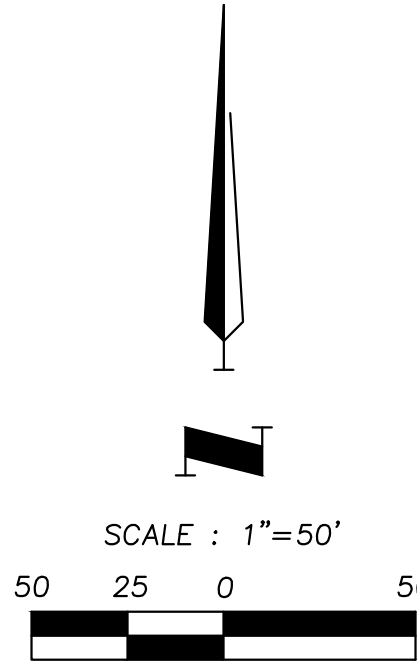
150 HIGHWAY

DOCUMENT NO. 2009E0045651

TRACT B=176,187± SQ.FT. OR 4.045± ACRES



VICINITY MAP
NOT TO SCALE



- LEGEND:
- = FOUND MONUMENT AS NOTED
 - ⊙ = FOUND 1/2" REBAR W/
ONWILER CONTRACTING CAP
 - ⬢ = BENCH MARK
 - ⊠ ETP = ELECTRIC TRANSFORMER PAD
 - ⊠ FH = FIRE HYDRANT
 - ⬢ MS = METAL SIGN
 - ⊠ PP = POWER POLE
 - ⬢ SSMH = SANITARY MANHOLE
 - ⬢ STMH = STORM MANHOLE
 - ⊠ TEP = TELEPHONE PEDESTAL
 - ⬢ WV = WATER VALVE



Note:

- Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.
- The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

MO TICKET NUMBER 222243306

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CITY OF LEE'S SUMMIT WATER	CLEAR/NO CONFLICT
CITY OF LEE'S SUMMIT SEWER	CLEAR/NO CONFLICT
CITY OF LEE'S SUMMIT STORMSEWER	CLEAR/NO CONFLICT

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 323 DATE 08/24/2022 BY C.J.M