



These standard symbols will be found in the drawing.

PLAT BOUNDARY DESCRIPTION (TAKEN VERBATUM FROM FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 1187780 0, DATED

LOT 13A, STREETS OF WEST PRYOR, LOTS 13-A and 14-A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A). Final Plat of Streets of West Pryor, Lots 1 thru 14, Tracts "A", "B", "C" & "D", Document No. 2019E0032538
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon bearings described on the Final Plat of Streets of West Pryor, Lots 1 thru 14, Tracts "A", "B", "C" & "D", Document No. 2019E0032538
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-74 (Meters)
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

**The Survey Parcel is subject to the following items listed in Schedule B - Section II**

- Easements, restrictions and setback lines as per plat, recorded in Book 183, Page 28. As affected by Ordinance No. 8813 vacating certain utility easements, recorded February 27, 2020 as Document No. 2020E0016907. (Affects Survey Tract Shown on Survey)
- Terms and provisions as set forth in the Final Judgment and Order forming the West Pryor Transportation Development District in Case No. 1916-CV00964 filed February 21, 2019 in the Circuit Court of Jackson County, Missouri. (Not a survey matter NOT Shown on Survey)
- Lack of right of direct access to Route I-470 and Pryor Road from the premises in question, such right of access having been granted to the State of Missouri acting by and through the State of Missouri acting by and through the Missouri Highways and Transportation Commission by the instrument recorded June 5, 2007 as Document No. 2007E0074065. (Affects Survey in survey tract, Shown on Survey)  
Note: For Information Only: Route I-470 and Route 50 Improvements Location Survey recorded October 31, 2013 as Document No. 2013E00113674 in Book I-39, Page 64.
- The rights, if any, of a city, public utility or special district to preserve a public easement in NW Lowenstein Drive as the same was vacated by the document recorded April 11, 2019 as Document No. 2019E0025512 of Official Records.
- Declaration of Restrictive Covenants and Right of First Refusal recorded March 29, 2019 as Document No. 2019E0022014. Termination of Right of First Refusal recorded May 7, 2019 as Document No. 2019E0032998. Assignment of Declaration recorded March 1, 2023 as Document No. 2023E0014371. (Affects Survey Tract, NOT Shown on Survey)
- Terms and provisions of the Declaration of Covenants, Restrictions and Easements recorded May 3, 2019 as Document No. 2019E0032460. (Affects Survey Tract, NOT Shown on Survey)
- Memorandum of Tax Increment Financing Contract dated January 8, 2019 by and between City of Lee's Summit, Missouri and Streets of West Pryor, LLC, filed May 6, 2019 as Document No. 2019E0032995. (Not a survey matter NOT Shown on Survey)
- Memorandum of Streets of West Pryor CID Cooperative Agreement dated March 25, 2019, by and between the City of Lee's Summit, Missouri, Streets of West Pryor Community Improvement District, and Streets of West Pryor, LLC, filed May 6, 2019 as Document No. 2019E0032996. (Not a survey matter NOT Shown on Survey)
- Memorandum of Streets of West Pryor TDD Cooperative Agreement dated March 25, 2019, by and between the City of Lee's Summit, Missouri, Streets of West Pryor Transportation Development District, and Streets of West Pryor, LLC, filed May 6, 2019 as Document No. 2019E0032997. (Not a survey matter NOT Shown on Survey)
- Duties and obligations of the parties to a certain Lease Agreement dated May 1, 2019, by and between City of Lee's Summit, as Landlord, and Streets of West Pryor, LLC, as Tenant, notice of which is evidenced by Memorandum of Lease recorded May 7, 2019, as Document No. 2019E0033314. Omnibus Amendment of Documents recorded August 17, 2021 as Documents No. 2021E0090570. (Not a survey matter NOT Shown on Survey)
- Terms and Provisions as set forth in Easement Agreement for Site Preparation for the Streets of West Pryor Project, by and between City of Lee's Summit, Missouri and Streets of West Pryor, LLC, recorded March 15, 2019 as Document No. 2019E0018176. (Not a survey matter NOT Shown on Survey)
- An Easement to Every Missouri West, Inc. recorded July 29, 2020 as Document No. 2020E0065675. (Affects Survey Tract, Shown on Survey)
- Terms and Provisions as set forth in Access Easement and Maintenance Agreement recorded September 15, 2022 as Document No. 2022E0085659. Amended and Restated Access Easement and Maintenance Agreement recorded July 12, 2023 as Document No. 2023E0049104. (Affects Survey Tract, Shown on Survey)
- Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property pursuant to the unrecorded leases with Nick the Greek, Magic Noodle and 30Hop. (Not a survey matter NOT Shown on Survey)
- Easements, restrictions and setback lines as per plat, recorded as Document No. 2023E0088100. (Affects Survey Tract, Shown on Survey)

**ALTA/ACSM - Table A requested items**

- Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
- Address of subject property  
-1020 NW Pryor Road
- Flood Zone Classification  
-Located outside the 100 year flood plan per panel 20209C0152D, dated September 2, 2011
- Gross land area  
-Lot Area 161,865.80 sq. ft (3.72 Ac.)
- Current Zoning Classification  
-Zoned PMIX  
-Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:  
8. Exterior dimensions of all buildings at ground level - No buildings on lot at the time of the survey  
9. Substantial features observed in the process of conducting the survey  
10. Striping, number and type of parking spaces in parking areas, lots and structures  
-None regular parking spaces on lot at the time of the survey  
10.a. Determination of whether certain walls designated by the client are plumb  
-There are none  
10.b. Determination of whether certain walls designated by the client are plumb  
-None requested  
11.b. Location of utilities existing on or serving the surveyed property as determined by observed evidence  
-Located Ticket #212350577  
12. Name of adjoining owners of platted lands according to the current public record  
16. There is no observed evidence of current earth moving work, building construction or building additions  
17. There have been no apparent changes to the street right of way  
18. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill  
19. Location of wetland areas as delineated by appropriate authorities  
-None identified onsite  
20.a. Locate improvements within any offsite easements or servitudes benefiting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey

To: First American Title Insurance Company; SWP II, LLC.

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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 14, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on December 18, 2023.

Date of Plat or Map: December 22, 2023

Matthew J. Schlicht, MO-PLS 2012000107  
Engineering Solutions, LLC., Corp Auth. Only CLS-2005008319-D

REVISIONS	
DATE	

ALTA Survey  
Lot 13-A  
Streets of West Pryor, Lots 13-A & 14-A  
Lee's Summit, Jackson County, Missouri

ALTA Survey		JOB NO.	
SHEET	SECTION	TOWNSHIP	RANGE
1	35	46	32
DRAWN BY		COUNTY	SCALE
M. Schlicht, PLS., PE		Jackson	1"=40'
DATE OF PREPARATION		December 22, 2023	

PROFESSIONAL SEAL

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849