ALTA / NSPS LAND TITLE SURVEY

NE Strother Road

(Public R/W - Width Varies)

CTL SET 1/2" REBAR W/

OLSSON CONTROL CAP

FND 5/8" REBAR w/ ALUMINUM-

CAP (BARTLETT & WEST)

10' Utility Esmt. in Doc

No. 2008E0085443

10' Utility Esmt. in Doc.

No. 2008E0085442

20' Bldg. Line (By Plat) —

10' Utility Esmt. in Doc.

No. 2008E0085443

10' Utility Esmt. (By Plat)

└S82¶9'30"W 211.41' (P)&(M

#2931 NE Independence

(Kansas City Facial

& Oral Surgery)

10' Utility Esmt. in Doc

No. 2008E0085442

10' Utility Esmt. in Doc. —

No. 2008E0085443

FND PIPE W/ CAP (BENT EAST)

(CP-102), ELEV.=994.96'

MO. HIGHWAY NO. 291 & I-470 HIGHWAY JCT. SIGN

No. 2008E0085442

-STREET LIGHTING BOX

10' Utility Esmt. in Doc.

No. 2008E0085443

#2951 N.E. Independence Avenue

Area of Surveyed Property

120,552 Sq. Ft. or 2.7675 Acres, m/I

Parcel I,D. No. - 52-200-01-41-00-0-00-000

General Warranty Deed in Doc. No.

2008E0097518 & 2008E0097519

Strother Crossing

Lots 4A-4C

Lot 4B

NO BUILDINGS WERE FOUND

ON THE SUBJECT PROPERTY

FND 3/4" PIPE w/ CAP-

No. 2008E0085447

- 20' Utility Esmt. (By Plat) -

10' Utility Esmt. in Doc. No. 2008E0085448

Trash Enclosure w/ Brick Walls & Wood Gate

Bldg. Cor. = 25.84' W.

(2)WV's & (2)SCV's-

EUGGM —

GAS MARKER-

SET 1/2" REBAR W/

5'x4' Curb Inlet #31195 —

<u>Owner:</u> LBC Development Corporation 3001 NE Independence Avenue Lee's Summit Missouri, 64064

Strother Crossing -

1st Plat, Lots 1 Thru 4

Lot 3

FND DRILL HOLE IN

CHISELED "X" CUT

-FND MAGNETIC NAIL

IN CHISELED ",

CUT ON CURB

<u>Prepared For:</u>

P.O. Box 7258

<u>Prepared By:</u>

Olsson, Inc.

Attn: William Munroe

11640 Arbor Street, Suite 100

<u>Property Owner:</u> LBC Development Corporation

7301 West 133rd Street, Suite 200

Omaha, Nebraska 68144

Columbia, Missouri 65205

Overland Park, KS 66213

Phone: 913-381-1170

Fax: 913-381-1174

Diventures

N33°07'45"W 233.97' (P)&(M)-

U/E (Per Plat) —

SET 1/2" REBAR W/-

OLSSON CONTROL CAP)

(CP-100) ELEV.=989.48'

5'x4' Curb Inlet #31695 -

In(NE) 18"HDPE=983.98"

In(NW) 18"HDPE=983.88"

FND CHISELED "X" CUT

₱ Out(SW) 18"HDPE=983.83"

Top Rim=989.78'

F_ In(NE) 15"HDPE=984.60" [Out(SE) 18"HDPE=984.50"

Top Rim=988.20'

OLSSON CONTROL CAP)

(CP-101) ELEV.=987.56'

WARNING SIGN

´ FND DRILL HOLE IN—∕

CHISELED "X" CUT

Gas Line Esmt. Spire Gas

in Doc. No. 2020E0037673

#3021 NE Independence

1—Story Conc., Brick & Glass Building

(Break Time)

Conc. Sidewalk-

FF=984.28'-

-----L____L___

1'x1' Drain Grate #31442

w/ 12"PVC Drop Pipe

[In(W) 6"PVC=978.44"

E In(S) 12"PVC=977.64"

E Out(N) 12"PVC=977.63"

Top Rim=983.34'

10" Dia. Drain Grate #31477 w/ 12"HDPE Drop Pipe

[In(SW) 4"HDPE=981.30"

_ Out(N) 12"PVC=979.30"

Top Rim = 982.30

L.S. NO. 2000151304

4" ARBORVITAE

5" MAPLE -

Top Rim=983.50'

-4" ARBORVITAÉ

Out(S) 8"PVC=979.40'

30' Utility Esmt. in

No. 201/5E0086081

Dbc. No. 2015E0086081

Sewer Manhole #31565

∆=32°54'37"

-5'x4' Curb Inlet #31215

E Out(SW) 15"HDPE=984.88"

∕-FLUSH MOUNTED GROUND MARKER (FOC)

~OLSSON BMK#1

ELEV.=991.20'

Sewer Manhole #31705—

In(NNW) 8"PVC=975.24" Out(SW) 8"PVC=974.74"

in Doc. No. 2020E00[']37673

Strother Crossing

Lots 4A-4C

Lot 4C

<u>Owner:</u> DH4 Holdings, LLC 2911, NE Independence Avenue

Lee's Summit Missouri, 64064

Top Rim=988.94'

FND CHISELED "X" CUT

(UTILITIES NOTE:

City District and Spire Missouri West.

SET "X" CUT ON NW BONNET BOLT OF FH

& SILVERTREE

REALTY SIGN

- 30, Ingress/Egress Esmt. in Doc. No. 2015E0086081

—15' Utility Esmt. in Doc.

No. 2015E0086081

in Doc. No. 2020E0037673

-5'x4' Curb Inlet #31785

E Out(SW) 18"HDPE=985.27"

-GAS MARKER WARNING SIGN

FLUSH MOUNTED GROUND MARKER (FOC)

Conc. Parking Lot

w / 8" Conc. Curb (C−1)

-S56°52'15"W 11.33' (P)&(M)

Bldg. Cor. = 58.36' S. ─

Utilities shown have been located from field survey information, together with obtained records. The Surveyor

abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated.

City of Lee's Summit Sewer; City of Lee's Summit Stormsewer; City of Lee's Summit Water; Comcast Cable

Communications; Evergy (Formerly Kansas City Power & Light); Missouri Department of Transportation Kansas

Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri

makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or

Utilities were ordered to be located through Missouri One Call per One-Call Tickets #221312695. The

companies listed on the ticket are: AT&T Distribution; CenturyLink (Formerly Level 3 Communications);

<u>Owner:</u> Kansas City Surgical &

-10' Utility Esmt. in Strother Crossing

Dental, LLC
2931 NE Independence Avenue

Brick & Glass Building
(Kansas City Facial

Lots 4A-4C

Lot 4A

Top Rim=989.82'

-FOV(COMCAST)

op Rim=988.18'

FND MAGNETIC NAIL IN

CHISELED "X" CUT IN ASPH.

In(N) 8"PVC=978.54"

No. 2015E0086081

FOV(COMCAST)

Oùt(SSE) 8"PVC=978.34"

-N1073'10"E 230.54' (P)&(M)

(DAMAGED)

4" ARBORVITAE-

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

-6'x4' Curb Inlet #31005 Top Rim=973.46"

& SILVERTREE REALTY SIGN

Grass

Interstate No. 470

ADOPT-A-HIGHWAY SIGN-

End of Fence Cor.

-FND 3/4" PIPE w/

L.S. NO. 2000151304 ??

w/ 12"PVC Drop Pipe

E Out(S) 8"PVC=987.73"

<u>Owner:</u> Missouri Department

Lee's Summit Missouri, 64064

of Transportation No Situs Address

Top Rim=990.08' [In(W) 4"PVC=987.78

CAP (BENT NE)

(Westerly R/W Line per Doc.

No. 2008E0085439)

f In(SE) 24"RCP=965.56"

© Out(N) 24"RCP=965.36

[In(SE)=966.39

<u>Owner:</u> Missouri Department

No Situs Address

-RIGHT LANE ENDS

<u>Title and Easement Information Furnished by:</u> National Secured Title, LLC an agent for Chicago Title Insurance Company 220 W. Central Avenue, Suite 100 El Dorado, Kansas 67042 (316)320-2410 Title Commitment No: MPS0001654 Effective Date: May 12, 2022 at 8.00 A.M.

PROPERTY DESCRIPTION AS FURNISHED

(Does Not Apply, Not an Easement, Not Plotted)

(Applies, Not an Easement, Not Plotted)

(Applies, Not an Easement, Not Plotted)

TRACT 1: Lot 4B, STROTHER CROSSING, LOTS 4A - 4C, a subdivision in Lee's Summit, Jackson County, Missouri

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 26, 2016 as Document No. 2016E0006943. Subject to the terms, provisions and conditions set forth in

SCHEDULE B EXCEPTIONS

- 11. 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.
- 12. 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.
- 13. 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)
- 14. Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 2002/0067137. (Does Not Apply, West of the Subject Premise, In Road R/W, Not Plotted)
- 15. Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 2002l0067138. **(Does Not Apply, Temporary Construction Easement has Expired, Not Plotted)**
- 16. Right of Way granted to City of Lee's Summit, by the instrument recorded as Document 2002/0067139.
- (Does Not Apply, Old R/W Line of Independence Avenue, Not Plotted) 17. 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.
- 18. Easement granted to the City of Lee's Summit by the instrument recorded August 8, 2008 as Document No. 2008E0085442. (Applies, Plotted)
- 19. Easement granted to Aquila, formerly Utilicorp United, Inc., a Delaware corporation by the instrument recorded August 8, 2008 as Document No. 2008E0085443. (Applies, Plotted)
- 20. 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)
- 21. Terms and provisions of Development Agreement recorded September 24, 2015 as Document No. 2015E0086079.
- 22. Easement granted to Spire Missouri, Inc. by the instrument recorded May 11, 2020 as Document No. 020E0037673.
- 23. Declaration of Covenants and Restrictions recorded as Document No. 2016E0006943.

SURVEYOR'S NOTES

LEGEND

SET 1/2" X 24" REBAR W/

SET 1/2" X 24" REBAR W/

SPRINKLER CONTROL VALVE

SANITARY SEWER MANHOLE

STORM DRAIN GRATE (ROUND)

STORM SEWER MANHOLE

FOUND REBAR (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED,

MEASURED DIMENSION - THIS SURVEY

OLSSON CONTROL CAP

CAP NO. LC-366

PLATTED DIMENSION

FIRE HYDRANT

WATER VALVE

WATER METER

SEWER CLEANOUT

GREASE TRAP

BREAKER BOX

ELECTRIC RISER

ELECTRIC VAULT

TRAFFIC SIGNAL BOX

STREET LIGHTING BOX

PEDESTRIAN SIGNAL LIGHT

OVERHEAD POWER LINE

SANITARY SEWER LINE

STORM SEWER PIPE

DECIDUOUS TREE

CONIFEROUS TREE

POWER POLE

LIGHT POLE

STEEL POST WOOD POST

ASPHALT

BREAKER BOX

BENCHMARK CONCRETE

DIAMETER

DOCUMENT

EASEMENT

FLOW LINE

FOUND

JUNCTION

MISSOURI

NUMBER

PAVEMENT

SANITARY

RIGHT-OF-WAY

UNDERGROUND

FINISH FLOOR ELEVATION

GARAGE FLOOR ELEVATION

HIGH DENSITY POLYETHYLENE

PEDESTRIAN TRACTION PAD

POLYVINYL CHLORIDE PIPE

REBAR W/ CONTROL CAP

DENOTES OA BENCHMARK

REINFORCED CONCRETE PIPE

SCHEDULE "B" EXCEPTION NUMBER

GAS LINE MARKER POST

LICENSED SURVEYOR

FLARED END SECTION

FIBER OPTIC CABLE

CONTROL POINT

ELECTRIC RISER

FIBER OPTIC VAULT

FIBER OPTIC MANHOLE

UNDERGROUND POWER LINE

CABLE TELEVISION PEDESTAL

PEDESTRIAN CROSSING SIGN

AMERICAN TELEPHONE & TELEGRAPH

END OF UNDERGROUND CABLE TELEVISION MARKINGS

END OF UNDERGROUND GAS LINE MARKINGS

END OF UNDERGROUND POWER LINE MARKINGS

END OF UNDERGROUND WATER LINE MARKINGS

MISSOURI DEPARTMENT OF TRANSPORTATION

UNDERGROUND CABLE TELEVISION LINE

ELECTRIC BOX

ROOF DRAIN

GRATE INLET

GAS LINE

WATER LINE

--P-OH--

——G——

——W——

--P-UG-

——SS——

——SD——

TVP

-

−o−PCS

ASPH.

AT&T

BBX

ESMT.

EUGCATVM

EUGPM

MO.

MODOT

L.S.

NO.

PG.

PTP

PVC

PVMT.

R/W

RBCP

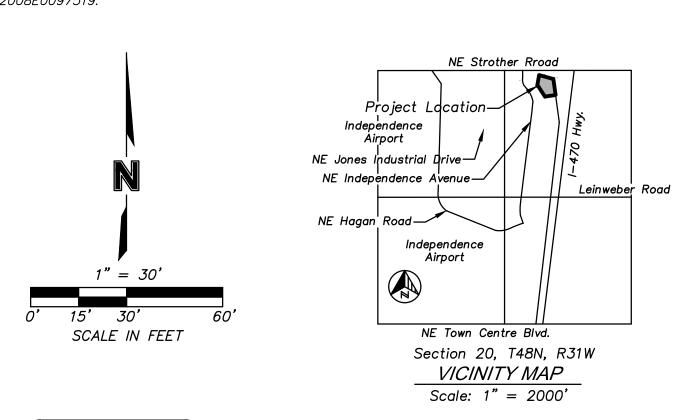
RCP

SAN.

18

GAS METER

- 1. 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 BRAUN 3, 2003 Adjustment. Distances shown hereon are ground distances in US Survey Feet. Vertical Control is based 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)
- 2. According to National Flood Insurance Program, Flood Insurance Rate Map for Jackson County, Missouri, and Incorporated Areas. Panel 430 of 625, Map Number 29095C0430G, with an Effective Date of January 20, 2017, the surveyed premises lies within Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
- 3. As Surveyed, the hereon shown property contains a total of 120,552 Sq. Ft. or 2.7675 Acres, more or less.
- 4. 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.
- 5. No Zoning Report was provided to Olsson, Inc., however online searches suggest that the surveyed premises is Zoned CP-2 "Planned Community Commercial District".
- 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, O feet other streets if main entry and any display windows face street, otherwise 15 feet. Side Yards Setbacks - 10 feet minimum, 0 feet for interior lot lines. Rear Yard Setbacks - 20 feet minimum.
- 6. There are NO striped parking spaces on the surveyed premises.
- 7. There is NO evidence of recent and ongoing earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 8. 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.
- 9. 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)
- 10. 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.
- 11. Parent Tracts of Land were last conveyed in Special Warranty Deed filed in Doc. No. 2008E0097518 & in Doc.



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(a), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on May 31, 2022.



imothy Blair Wiswell, MO PLS No. 2009000067 Olsson Associates LC-366 twiswell@olsson.com

QA/QC by: project no.: drawing no.: V_XALT_02202622.DWG date: 06/16/2022

SHEET of 1