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DATE: Jan 12, 2025 1:55pm USER: csprague

ALTA / NSPS LAND TITLE SURVEY
Tract A, Wal-Mart, a subdivision of land lying in the Northeast Quarter of Section 12,
Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri

TITLE AND EASEMENT INFORMATION FURNISHED BY:

Commonwealth Land Title Insurance Company
122 S. Liberty, Suite 201
Independence, MO 64050
Policy No. J114173
Date of Policy: September 28, 1995 at 1:55 pm

PROPERTY DESCRIPTION AS FURNISHED:

The land referred to in this policy is situated in the County of Jackson, State of Missouri, and is described as follows:

TRACT A, WAL-MART, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Together with rights of ingress and egress as set forth by that certain instrument designated as Easements with Covenants and Restrictions Affecting Land (ECR) filed of record August 26, 1982 as Document No. I-495313 in Book I-1160 at Page 1833 as amended by the instrument recorded May 4, 1984 as Document No. I-568085 in Book I-1309 at page 1388 and further amended by the instrument recorded September 28, 1995 as Document No. I-1373566.

SCHEDULE "B" EXCEPTIONS:

- Electric Line Easement granted to Missouri Public Service Company over a portion of the premises in question as contained in the instrument recorded as Document No. 908610 in Book 1887 at Page 289. **[Applies, plotted.]**
- Right of Way and Easement granted to City of Lee's Summit over a portion of the premises in question as contained in the instrument recorded as Document No. I-22856 in Book I-66 at Page 495. **[Applies, plotted.]**
- Terms and Provisions of the Easement with Covenants and Restrictions affecting the land (ECR) as fully set forth in the instrument recorded August 26, 1982 as Document No. I-495313 in Book I-1160 at Page 1833 **[Applies, Common Areas defined as areas outside buildings, Ingress-Egress Easement plotted on Vicinity Map, all other Easements are blanket in nature, not plotted.]** and amended by the instrument recorded May 4, 1984 as Document No. I-568085 in Book I-1309 at Page 1388 **[Applies not an easement, not plotted.]**, and as further amended by the instrument recorded September 28, 1995 as Document No. I-1373566. **[Applies, plotted.]**
- Terms and Provisions of the Party Wall and Cross Easement Agreement as fully set forth in the instrument recorded August 26, 1982 as Document No. I-495314 in Book I-1160 at Page 1858. **[Applies, blanket in nature, not plotted.]**
- Terms and Provisions of the Development Agreement as fully set forth in the instrument recorded August 27, 1982 as Document No. I-495426 in Book I-1161 at Page 113. **[Applies, not an easement, not plotted.]**
- Right of Way Agreement granted to The Gas Service Company over a portion of the premises in question as set forth in the instrument recorded September 7, 1993 as Document No. I-537006 in Book I-1244 at Page 1531. **[Applies, plotted.]**
- Terms and Provisions of the License Agreement granted to The Gas Company as fully set forth in the instrument recorded September 7, 1993 as Document No. I-537007 in Book I-1244 at Page 1533. **[Applies, plotted.]**
- Terms and Provisions of the Lease Agreement by and between Hoke Enterprises, LTD, a Missouri Limited Partnership to Milgram Food Stores, Inc., a Missouri Corporation as fully set forth in the instrument recorded December 30, 1983 as Document No. I-550624 in Book I-1275 at Page 1095 as amended by the instrument recorded May 4, 1984 as Document No. I-568086 in Book I-1309 at Page 1392, together with that certain Second Amendment to Lease and Lease Agreement as set forth by the instrument recorded September 28, 1995 as Document No. I-1373565. **[Applies, not an easement, not plotted.]**
- Water Line Easement granted to The City of Lee's Summit, Missouri over a portion of the premises in question as contained in the instrument recorded as Document No. I-551976 in Book I-1278 at Page 1379. **[Applies, plotted.]**
- Water Line Easement granted to The City of Lee's Summit, Missouri over a portion of the premises in question as contained in the instrument recorded as Document No. I-551977 in Book I-1278 at Page 1382. **[Applies, plotted.]**
- Drainage and Sewer Easement granted to The City of Lee's Summit, Missouri over a portion of the premises in question as contained in the instrument recorded as Document No. I-551978 in Book I-1278 at Page 1385. **[Applies, plotted.]**
- Easement granted to State of Missouri, acting by and through the Missouri Highway and Transportation Commission as fully set forth in the instrument recorded March 15, 1991 as Document No. I-1030060 in Book I-2106 at Page 1498. **[Applies, plotted.]**
- Conditions and Restrictions as set forth by that certain Corporation Deed dated August 28, 1995 and filed of record September 28, 1995 as Document No. I-1373564. **[Applies, blanket in nature, not plotted.]**

SURVEYOR'S NOTES:

- Basis of Bearings - Held N87°17'00"W on the South line of Tract A, Wal-Mart referenced to the Missouri Coordinate System of 1983, West Zone. Distances shown are ground distances in US Survey Feet. This Survey lies within the required minimum error of closure of 1:10,000.
- Per the Jackson County, Missouri website (jcgis.jacksongov.org), the address on the Subject Property is 310 SW. Ward Road.
- According to the FEMA Flood Insurance Rate Map Number 29085C0417G, revised January 20, 2017, the Subject Property lies within, "OTHER AREAS, Zone X", defined as, "Areas determined to be outside the 0.2% annual chance floodplain."
- As surveyed, the property shown herein contains 342,192 Square Feet, or 7.8556 Acres, more or less.
- No zoning or setback information was furnished to the surveyor.
- Subject property contains a total of 351 parking spaces. 337 regular parking spaces, and 14 handicap accessible parking spaces.
- Subject property contains no observable evidence of recent earth moving work, building construction or building additions.
- To the best of the surveyor's knowledge and information available, there are no proposed changes in street right of way lines. Subject property contains no observable evidence of recent street or sidewalk construction or repairs.
- To the best of this surveyor's knowledge, we have included any plottable offsets (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).
- Subject property has indirect access to SW. Ward Road, and SW. 3rd street, both dedicated public streets and/or right of way via private drives subject to Ingress-Egress Easement Doc. 19820495313.
- Subject Property is the same property referenced in the Owner's Policy of Title Insurance furnished by Commonwealth Land Title Insurance Company. Policy Number J114173, dated September 28, 1995 at 1:55 p.m.
- Apparent Encroachments:
A*. Apparent 8.7x46.9' Drainage Easement Encroachment.
B*. Subject property contains multiple apparent electrical improvements without the benefit of a furnished easement.
C*. Apparent 1.7' Water Meter Encroachment.

CERTIFICATION

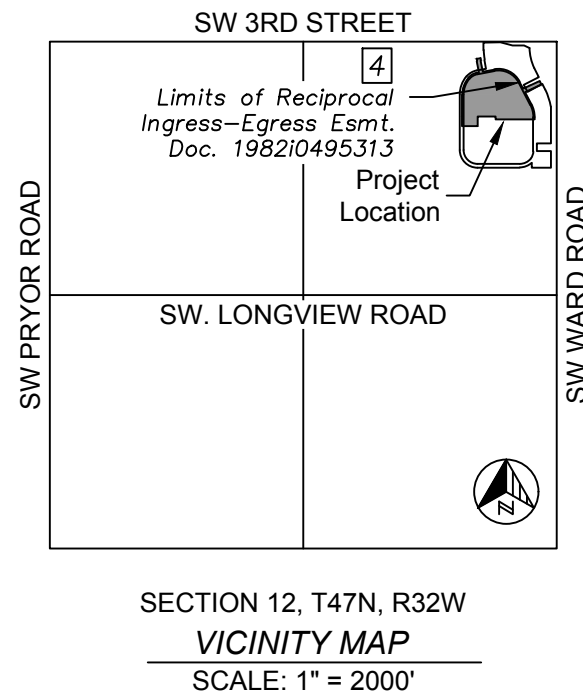
TO: Hy Vee Food Stores Inc.; Commonwealth Land Title Insurance Company:

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, 6(a), 7(a), 7(b)(1), 8, 9, 13, 16, 17, and 18 of Table A thereof. The field work was completed on December 31, 2024.

Date of Plat or Map:



Michael J. Bogina, PLS 2022043970
Olsson, LC-366
mjbogina@Olsson.com



Prepared For/Property Owner:
Hy-Vee Food Stores Inc.
5520 Westown Parkway
West Des Moines, IA 50266

Prepared By:
Olsson Inc.
7301 West 133rd Street, Suite 300
Overland Park, Kansas 66213
Telephone: (913) 381-1170

drawn by: _____ CRS
designed by: _____
project no.: 024-07602
date: 12.31.2024

SHEET
1 of 2

ALTA / NSPS LAND TITLE SURVEY

Tract A, Wal-Mart, a subdivision of land lying in the Northeast Quarter
of Section 12, Township 47 North, Range 32 West,

Lee's Summit, Jackson County, Missouri

2025

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

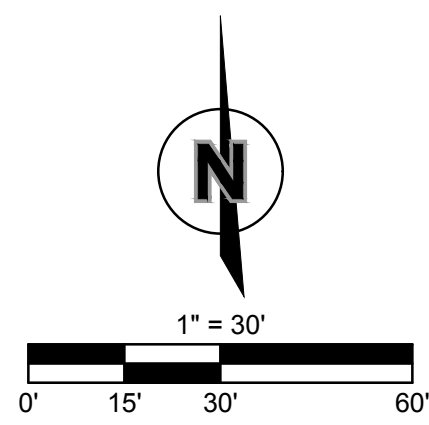
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
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Olsson - Survey
Missouri COA #000366

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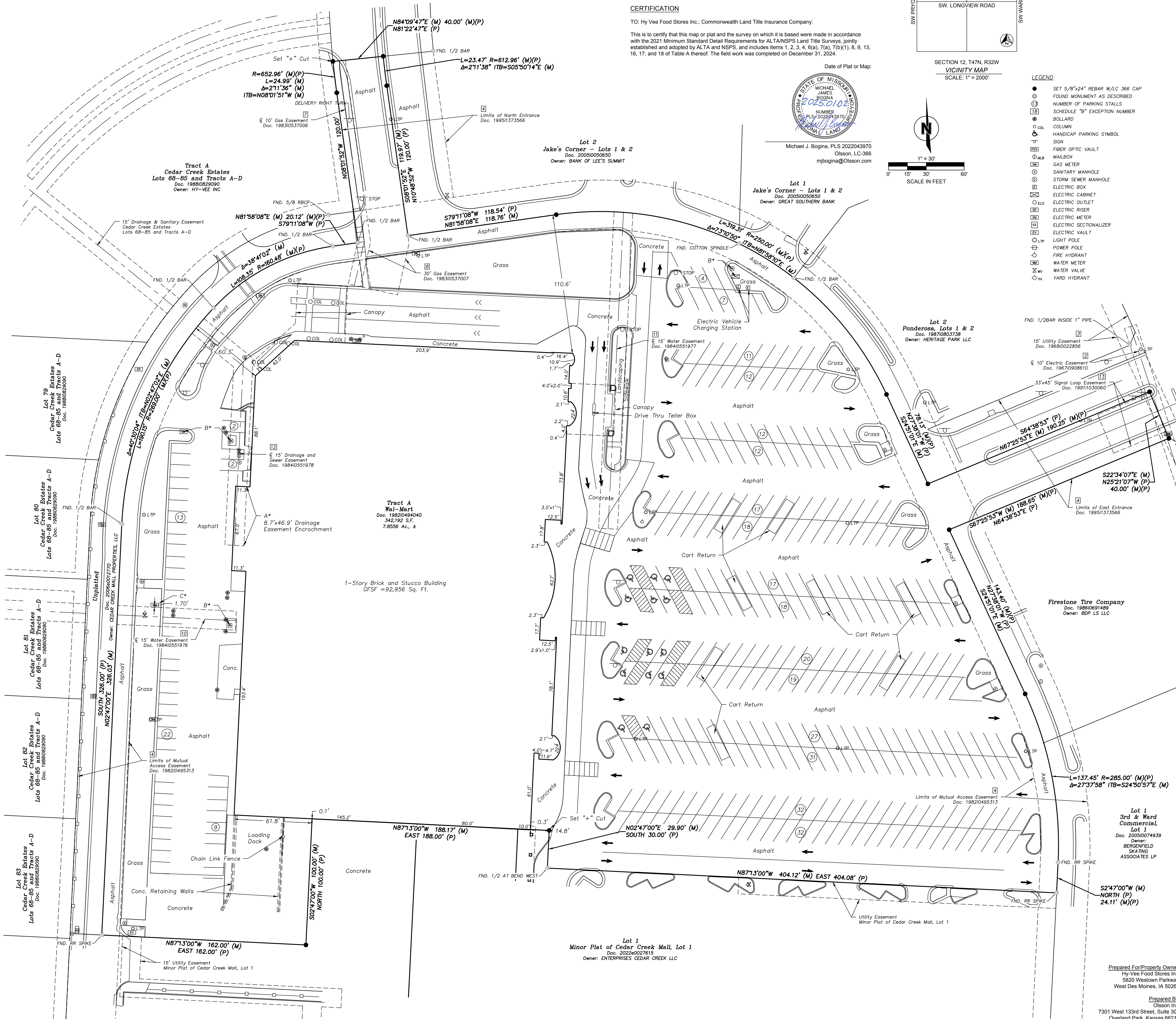
Tract A, Wal-Mart, a subdivision of land lying in the Northeast Quarter of Section 12, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri

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SECTION 12, T47N, R32W
VICINITY MAP
SCALE: 1" = 2000'



LEGEND:	
①	SET 5/8"x24" REBAR W/LC 366 CAP
②	FOUND MONUMENT AS DESCRIBED
③	NUMBER OF PARKING STALLS
123	SCHEDULE "B" EXCEPTION NUMBER
④	BOLLARD
⑤ COL	COLUMN
Ⓢ	HANDICAP PARKING SYMBOL
—	SIGN
100	FIBER OPTIC VAULT
⑥ M.B	MAILBOX
SM	GAS METER
⑦	SANITARY MANHOLE
⑧	STORM SEWER MANHOLE
ⓧ	ELECTRIC BOX
ⓧ	ELECTRIC CABINET
⑨ E.L.O	ELECTRIC OUTLET
100	ELECTRIC RISER
100	ELECTRIC METER
100	ELECTRIC SECTIONALIZER
100	ELECTRIC VAULT
ⓧ LTP	LIGHT POLE
—	POWER POLE
—	FIRE HYDRANT
SM	WATER METER
Σ W	WATER VALE
ⓧ Y	YARD HYDRANT



Prepared For/Property Owner:
Hy-Vee Food Stores Inc.
5820 Westown Parkway
West Des Moines, IA 50266

Prepared By:
Olsson Inc.
301 West 133rd Street, Suite 300
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Telephone: (913) 381-1170

Tract A, Wal-Mart, a subdivision of land lying in the Northeast Quarter of Section 12, Township 47 North, Range 32 West,

Lee's Summit, Jackson County, Missouri

REVISIONS

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