

DESCRIPTION: ALL OF TRACT A, "WAL-MART", A SUBDIVISION OF LAND
IN THE CITY OF JACKSON COUNTY, MISSOURI, ACCORDING TO THE
RECORDED PLAT THEREOF. CONTAINING 7.853 ACRES, MORE OR LESS.

LEGEND

- CO CLEANOUT
- ER ELECTRIC RISER
- FH FIRE HYDRANT
- GM GAS METER
- GP GUARD POST
- GV GAS VALVE
- IG IRON GRATE
- LB LIGHT BASE
- MW MONITOR WELL
- PA POLE ANCHOR
- PV POST INDICATOR VALVE
- PP POWER POLE
- PP(NW) POWER POLE (NO WIRES)
- SD STORM DRAIN
- SP SIGN POST
- STP STEEL POST
- SV SPRINKLER VALVE
- TR TELEPHONE RISER
- WM WATER METER
- WW WATER VALVE
- YL YARD LIGHT
- TMH SEWER MANHOLE
- EMH TELEPHONE MANHOLE
- G UNDERGROUND GAS LINE
- P OVERHEAD POWER
- TV OVERHEAD CABLE T.V.
- UV UNDERGROUND CABLE T.V.
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- W UNDERGROUND WATER LINE
- X FENCE

SCALE: 1"=30'
SCALE IN FEET
30 15 0 30 60 90

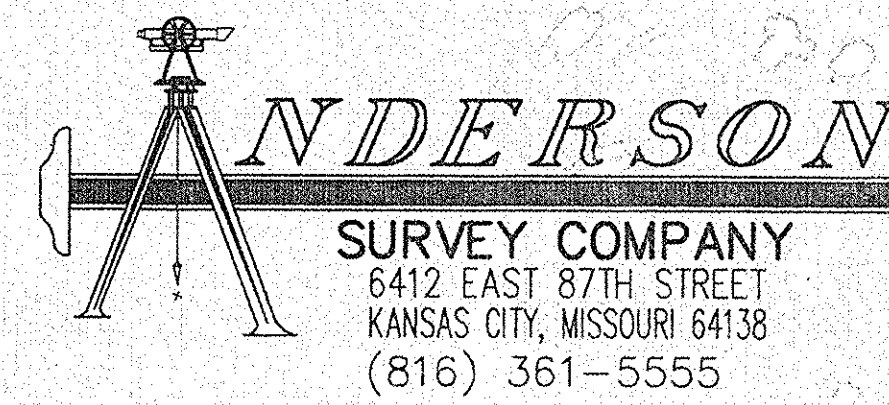
THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM
COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT
NO. 1J114173, DATED MAY 8, 1995.

UTILITIES: THE INFORMATION CONCERNING THE LOCATION OF
UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM
THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS
UTILITY COMPANIES AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS
COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS
ACCURATE OR EXACT. WHERE MEASUREMENTS WERE NOT AVAILABLE,
THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE
COMPANY'S RECORDS. UNDERGROUND ELECTRIC AND TELEPHONE LINES,
IF ANY, ARE NOT SHOWN.

FLOOD: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT'S FLOOD INSURANCE RATE MAP PANEL NO. 290174-0017C,
DATED AUGUST 3, 1989 THE ABOVE DESCRIBED TRACT OF LAND LIES
WITHIN ZONE "C" THEREOF.

LEE'S SUMMIT, MISSOURI #2 HY-VEE
AS-BUILT SURVEY

DATE	ADDED TOPOGRAPHY	REVISION	BY
8/31/95			KIRK
ALTA/ACSM LAND TITLE SURVEY			
DATE:	JULY 5, 1995		
FOR:	WAL-MART STORES, INC. 701 SOUTH WALTON BOULEVARD BENTONVILLE, ARKANSAS 72716-8710		
ATTN:	J. SCOTT GREAR		



SHEET S1 of 6

TO: WALMART STORES, INC., HY-VEE FOOD STORES, INC., THE
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF LEE'S SUMMIT,
MISSOURI, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

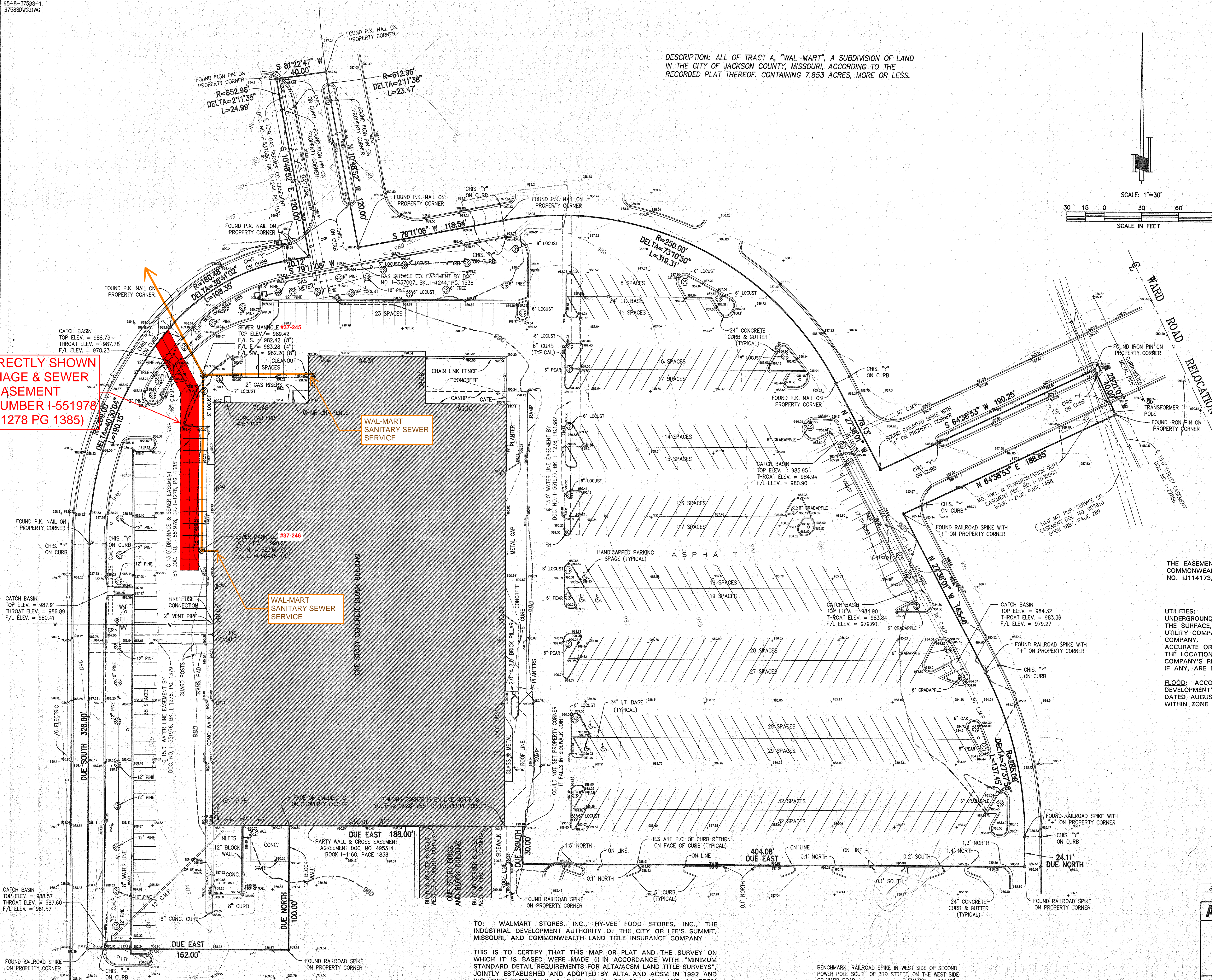
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS",
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND
INCLUDES ITEMS 1, 3, 4, 5, 7a, 8, 9, 10, 11a, 11b, AND 11c FROM
TABLE "A" THEREOF, OF AN "URBAN" SURVEY, AND (ii) PURSUANT TO THE
ACCURACY STANDARDS AS SET FORTH WITHIN THE MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI
BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
4CSR 30-8.020.

DATE 7-05-95 BY James S. Anderson
JAMES S. ANDERSON
MISSOURI REGISTERED LAND SURVEYOR NO. 1726

1995 WAL-MART ALTA SURVEY

BENCHMARK: RAILROAD SPIKE IN WEST SIDE OF SECOND
POWER POLE SOUTH OF 3RD STREET, ON THE WEST SIDE
OF WARD ROAD. ELEVATION = 998.98'

INCORRECTLY SHOWN
DRAINAGE & SEWER
BASEMENT
DOC. NUMBER I-551978
(BK I-1278 PG 1385)



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

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.

LEGEND:	
①	SET 5/8"x24" REBAR W/C 366 CAP
②	FOUND MONUMENT AS DESCRIBED
③	NUMBER OF PARKING STALLS
18	SCHEDULE "B" EXCEPTION NUMBER
Ⓢ	BOLLARD
Ⓢ COL	COLUMN
Ⓢ	HANDICAP PARKING SYMBOL
Ⓢ	SIGN
Ⓢ	FIBER OPTIC VAULT
Ⓢ MB	MAILBOX
Ⓢ M	GAS METER
Ⓢ	SANITARY MANHOLE
Ⓢ	STORM SEWER MANHOLE
Ⓢ	ELECTRIC BOX
Ⓢ	ELECTRIC CABINET
Ⓢ ELO	ELECTRIC OUTLET
Ⓢ	ELECTRIC RISER
Ⓢ	ELECTRIC METER
Ⓢ	ELECTRIC SECTOR/VALVE
Ⓢ	ELECTRIC VAULT
Ⓢ LTP	LIGHT POLE
Ⓢ	POWER POLE
Ⓢ	FIRE HYDRANT
Ⓢ W	WATER METER
Ⓢ W	WATER VALVE
Ⓢ YH	YARD HYDRANT

✓ SANITARY PIPE & MH #37-246
REMOVED IN 1996

Tract A
Wal-Mart
Doc. 198210494040
342,192 S.F.
7.8556 Ac., ±

7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Survey
Missouri COA #000366

[illegible]

2025

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

drawn by: _____ CRS
designed by: _____
project no.: 024-07602
date: 10.01.2004

SHEET
2 of 2

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
Overland Park, Kansas 66213
Telephone: (913) 381-1170

2025 HY-VEE ALTA SURVEY

F:\2024\07501-08000\024-07602\40-Design\Survey\SRVY\Xref\IV_XTOPO_02407602.dwg
DATE: Jan 02, 2025 2:00pm USER: csprague