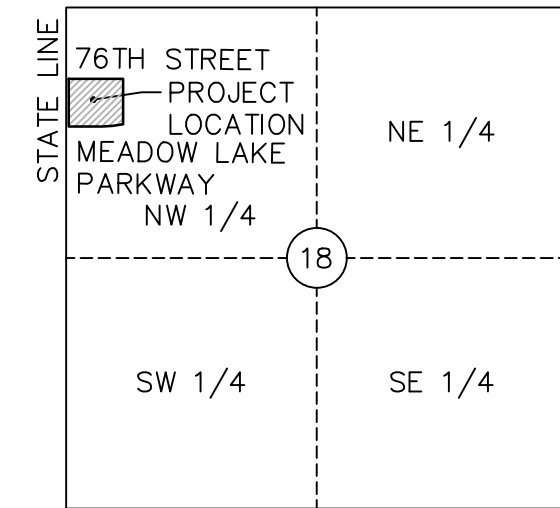


ALTA/NSPS LAND TITLE SURVEY OF
1500 MEADOW LAKE PKWY
NW 1/4, SEC. 18 - T48N - R33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00191 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission



LOCATION MAP
SEC 18 - T48N - R33W
(N.T.S.)

ALTA/NSPS TABLE A NOTES:

- MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
- THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 1500 MEADOW LAKE PKWY KANSAS CITY MO, 64114
- ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0376G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.
- THE SUBJECT PROPERTIES CONTAINS
TRACT 1: 96,339 SQUARE FEET OR 2.21 ACRES MORE OR LESS
TRACT 2: 7,567 SQUARE FEET OR 0.17 ACRES MORE OR LESS
TRACT 3: 5,901 SQUARE FEET OR 0.14 ACRES MORE OR LESS
COMBINED: 109,807 SQUARE FEET OR 2.52 ACRES MORE OR LESS
- EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN AT GROUND LEVEL.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
- THERE ARE VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
STANDARD PARKING STALLS.....176
ADA (DISABLED) PARKING STALLS.....6
TOTAL.....182

- THIS SURVEY MAKES NO CLAIMS THAT THE QUANTITY, SIZE OR DIMENSIONS OF ANY PARKING STALLS ON THIS PROPERTY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION'S REQUIREMENTS.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBERS 220420347, 220420348, & 220440350. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.
- THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE JACKSON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC220221, EFFECTIVE FEBRUARY 02, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAIDED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

SURVEYORS CERTIFICATION:

TO: AREA REAL ESTATE ADVISORS, EPC REAL ESTATE GROUP, LLC, A KANSAS LIMITED LIABILITY COMPANY, V.N.A. CORPORATION, A MISSOURI NOT FOR PROFIT CORPORATION, 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 2022 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, 7A, 8, 9, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 22, 2022.



OLSSON, MO OLS 366
JASON S. ROUBESH, MO PLS 2002014092
MARCH 03, 2022
J.ROUBESH@OLSSON.COM

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

TRACT 1:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING EAST OF A LINE DRAWN 210.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT A, AND A STRIP OF LAND 21.0 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 109.0 FEET; THENCE WEST ALONG A LINE MAKING A RIGHT ANGLE WITH THE WEST LINE OF SAID TRACT 21.0 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID TRACT TO THE NORTH LINE OF SAID LOT A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT A TO THE POINT OF BEGINNING.

TRACT 2:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT A, WHICH IS 210 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING 210 FEET WEST OF THE EAST LINE OF SAID LOT A; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT WHICH IS 109 FEET SOUTH OF THE NORTH LINE OF SAID LOT A; THENCE WEST 21 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT A; THENCE EAST ALONG SAID SOUTH LINE 21 FEET TO THE POINT OF BEGINNING.

TRACT 3:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT A, A DISTANCE OF 189.25 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A WHICH IS 189.25 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 9 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED AS DOCUMENT NO. A943224 IN PLAT BOOK B-26 AT PAGE 64. RESERVATION OF LOT A, FOR BUSINESS USE IN THE RECORDED PLAT OF SAID SUBDIVISION, RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON

ITEM 10 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 11 - TERMS, PROVISIONS, COVENANTS, RESTRICTIONS, INCLUDING A PROVISION FOR ASSESSMENTS AND THE HOME ASSOCIATION DECLARATION BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT AS DOCUMENT NO. B39662 IN BOOK B4456 AT PAGE 685 AND AMENDED BY DOCUMENT NO. B177620 IN BOOK B4994 AT PAGE 337.
-THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 12 - EASEMENT BY THE INSTRUMENT RECORDED AS DOCUMENT NO. B543323 IN BOOK B5873 AT PAGE 712.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 13 - EASEMENT FOR PUBLIC UTILITY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14 - EASEMENT FOR SUPPORT OF EMBANKMENT IN THE DOCUMENT RECORDED AS ORDINANCE NO. 33373, AND SUIT NO. 706422.
-THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 15 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT LESSOR: V.N.A. CORPORATION, A MISSOURI NOT-FOR-PROFIT CORPORATION LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS RECORDING DATE: JANUARY 28, 2010 RECORDING NO: 2010E0009274.
-THIS DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. MEMORANDUM OF ROOFTOP LEASE AND ASSIGNMENT AGREEMENT RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017E0028171.
-THIS DOCUMENT AFFECTS HOWEVER IT IS NOT A SURVEY MATTER AND IS NOT SHOW HEREON.

ITEM 16 - TERMS AND PROVISIONS OF COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN SPECTRUM REALTY COMPANY, L.P., AS SUCCESSOR IN INTEREST TO CLEAR WIRELESS LLC, AND OWNER DATED NOVEMBER 23, 2009, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO SITE LEASE AGREEMENT DATED SEPTEMBER 24, 2010 AND THAT CERTAIN SECOND AMENDMENT TO SITE LEASE AGREEMENT DATED FEBRUARY 27, 2015, AS SUCH AGREEMENT MAY HAVE BEEN FURTHER AMENDED OR ASSIGNED.
-THIS ITEM MAY AFFECT THE SUBJECT PROPERTY HOWEVER NO DOCUMENT WAS PROVIDED.

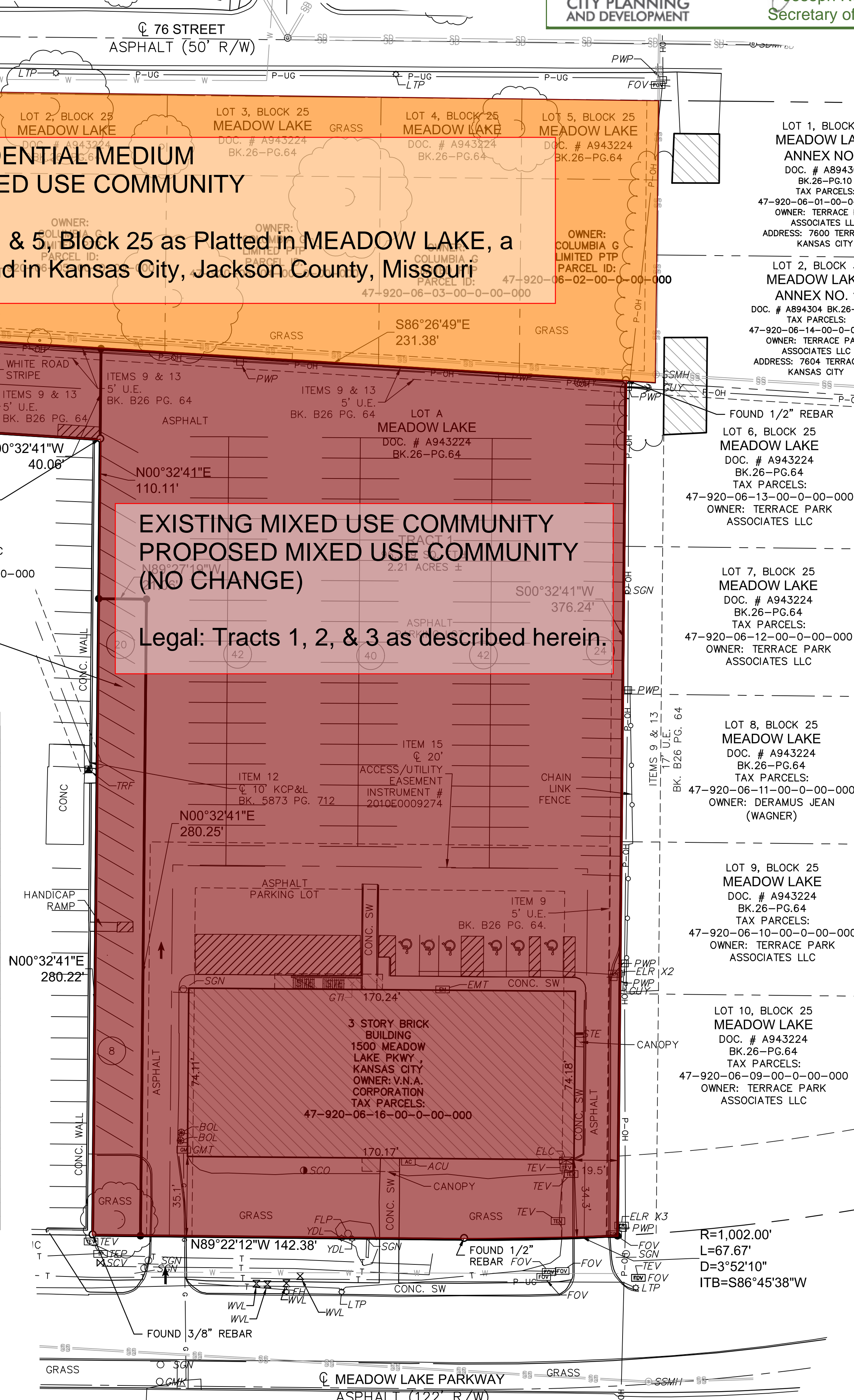
ITEM 17 - STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S).
-THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 18 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND.
-THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

SURVEY PREPARED FOR:

AREA REAL ESTATE ADVISORS
4800 MAIN STREET, STE 100
KANSAS CITY, MO 64112

LEGEND	
○ FND	FOUND MONUMENT
● SET	SET 1/2" REBAR W/ CLS 366 CAP
○ HCP	ACCESSIBLE PARKING MARKER
⊠ ACU	AIR CONDITIONING UNIT
↑ AST	ARROW STRAIGHT
● BOL	BOLLARD
CONC SW	CONCRETE SIDEWALK
○ DTR	DECIDUOUS TREE
⊠ ELC	ELECTRIC CABINET
⊠ EMT	ELECTRIC METER
⊠ ELR	ELECTRIC RISER
⊠ ETR	ELECTRIC TRANSFORMER
⊠ FOV	FIBER OPTIC VAULT
○ FH	FIRE HYDRANT
○ FLP	FLAG POLE
○ GMK	GAS MARKER
○ GMT	GAS METER
GTI	GRATE INLET
○ GUY	GUY WIRE
○ LTP	LIGHT POLE
○ P-OH	OVERHEAD POWER LINE
⊠ PWP	POWER POLE
○ SSMH	SANITARY MANHOLE
○ SGN	SIGN
STE	STEPS
⊠ TEP	TELEPHONE PEDESTAL
⊠ TER	TELEPHONE RISER
⊠ TEV	TELEPHONE VAULT
○ UG	UNDERGROUND GAS LINE
○ P-UG	UNDERGROUND POWER LINE
○ SS	UNDERGROUND SANITARY SEWER
○ SD	UNDERGROUND STORM LINE
○ T	UNDERGROUND TELEPHONE LINE
○ W	UNDERGROUND WATER LINE
○ U.E.	UTILITY EASEMENT
○ WVL	WATER VALVE
○ YDL	YARD LIGHT



DWG: F:\2022\01001-01500\022-01018\40-Design\Survey\SRV\Sheets\ALTA_V-ALTA_022-01018.dwg
DATE: Mar 3, 2022 8:48AM
USER: jrdcroft

DATE OF SURVEY	
03-03-2022 - 1ST SUBMITTAL	
drawn by:	JRH
surveyed by:	KH-RN-IG
checked by:	SFS
approved by:	JSR
project no.:	022-01018
file name:	V-ALTA_022-01018.DWG

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SHEET
1 of 1