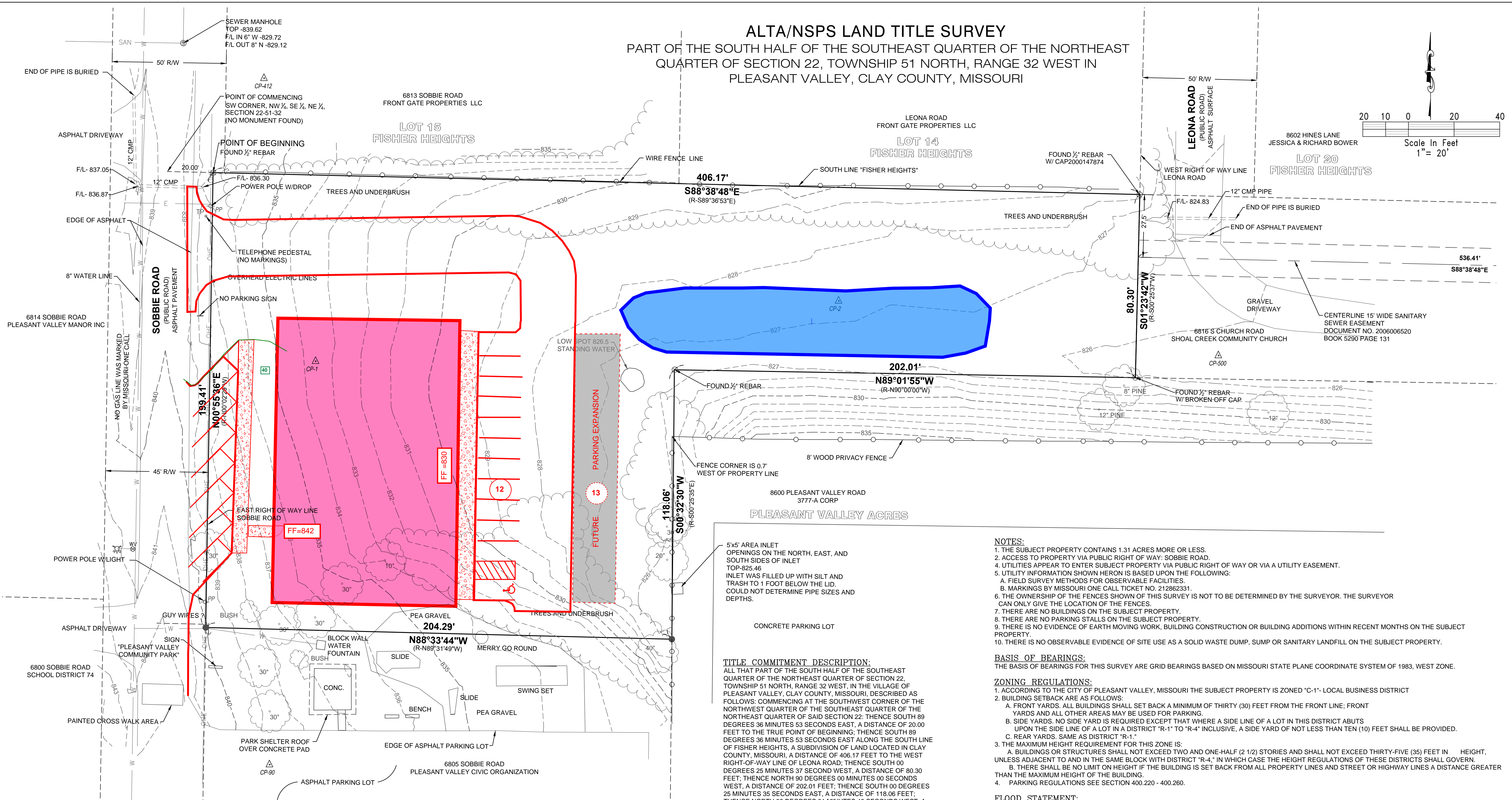
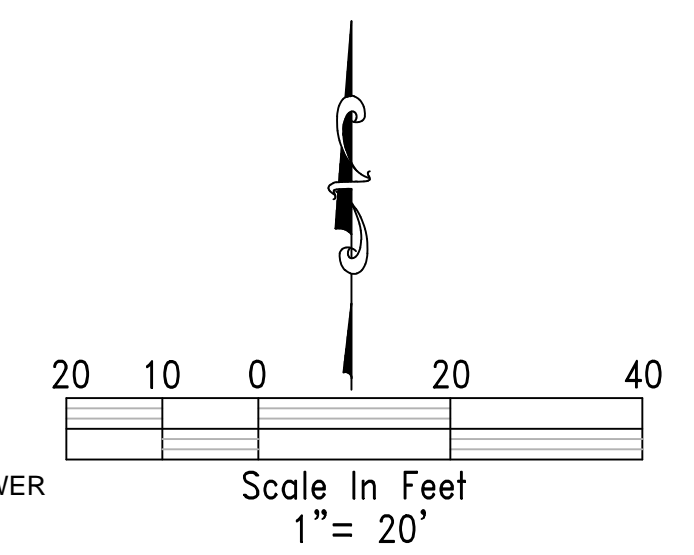


ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI



NOTES:

- THE SUBJECT PROPERTY CONTAINS 1.31 ACRES MORE OR LESS.
- ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: SOBBIE ROAD.
- UTILITIES APPEAR TO ENTER SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OR VIA A UTILITY EASEMENT.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:
 - FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
 - MARKINGS BY MISSOURI ONE CALL TICKET NO. 212862331.
- THE OWNERSHIP OF THE FENCES SHOWN OF THIS SURVEY IS NOT TO BE DETERMINED BY THE SURVEYOR. THE SURVEYOR CAN ONLY GIVE THE LOCATION OF THE FENCES.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO PARKING STALLS ON THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

ZONING REGULATIONS:

- ACCORDING TO THE CITY OF PLEASANT VALLEY, MISSOURI THE SUBJECT PROPERTY IS ZONED "C-1". LOCAL BUSINESS DISTRICT
- BUILDING SETBACK ARE AS FOLLOWS:
 - FRONT YARDS: ALL BUILDINGS SHALL SET BACK A MINIMUM OF THIRTY (30) FEET FROM THE FRONT LINE; FRONT YARDS AND ALL OTHER AREAS MAY BE USED FOR PARKING.
 - SIDE YARDS: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS UPON THE SIDE LINE OF A LOT IN A DISTRICT "R-1" TO "R-4" INCLUSIVE, A SIDE YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
 - REAR YARDS: SAME AS DISTRICT "R-1."
- THE MAXIMUM HEIGHT REQUIREMENT FOR THIS ZONE IS:
 - BUILDINGS OR STRUCTURES SHALL NOT EXCEED TWO AND ONE-HALF (2 1/2) STORIES AND SHALL NOT EXCEED THIRTY-FIVE (35) FEET IN HEIGHT, UNLESS ADJACENT TO AND IN THE SAME BLOCK WITH DISTRICT "R-4," IN WHICH CASE THE HEIGHT REGULATIONS OF THESE DISTRICTS SHALL GOVERN.
 - THERE SHALL BE NO LIMIT ON HEIGHT IF THE BUILDING IS SET BACK FROM ALL PROPERTY LINES AND STREET OR HIGHWAY LINES A DISTANCE GREATER THAN THE MAXIMUM HEIGHT OF THE BUILDING.
 - PARKING REGULATIONS SEE SECTION 400.220 - 400.260.

FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29047C0228E, WITH AN EFFECTIVE DATE OF AUGUST 3, 2015.

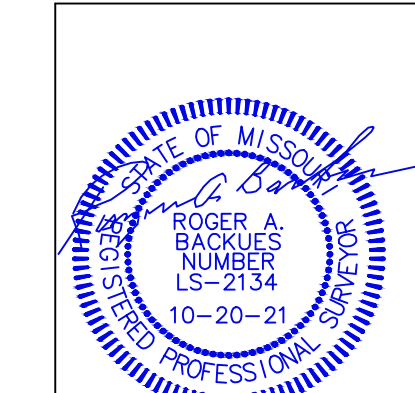
SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 1414074
EFFECTIVE DATE: SEPTEMBER 21, 2021 AT 08:00 AM
STEWART TITLE GUARANTY COMPANY

THE REFERENCED TITLE REPORT DESCRIBES EASEMENTS IN SCHEDULE B (PART II)
ITEMS 1 THRU 4 - (VERBAGE AND UNABLE TO PLOT)
ITEM 5 - SANITARY SEWER EASEMENT, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 02/16/2006 AS DOCUMENT NO. 2006006520 IN BOOK 5290 AT PAGE 131. (SHOWN)
ITEM 6 - (VERBAGE AND UNABLE TO PLOT)

TITLE COMMITMENT DESCRIPTION:
ALL THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE VILLAGE OF PLEASANT VALLEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22: THENCE SOUTH 89 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF FISHER HEIGHTS, A SUBDIVISION OF LAND LOCATED IN CLAY COUNTY, MISSOURI, A DISTANCE OF 406.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF LEONA ROAD; THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 80.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 118.06 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 204.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOBBIE ROAD; THENCE NORTH 90 DEGREES 02 MINUTES 29 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 199.41 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

CERTIFICATION:
TO: MCK PARTNERSHIP, LLC; K-BRO, INC., A MISSOURI CORPORATION AND STEWART TITLE GUARANTY COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 8, 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ROGER A. BACKUES, RLS
LAND SURVEYOR REG. NO. PLS-2134



ALTA/NSPS LAND TITLE SURVEY	
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI	
DATE: OCTOBER 20, 2021	BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337
CLIENT: KIMLEY-HORN	
PROJECT NO. 21-387	SHEET 1 OF 1
PLEASANT VALLEY, MISSOURI	

LEGEND

- SET 1/2" REBAR AND CAP RLS-2134, MO. RLS-1069, KS.
- FOUND MONUMENT (AS NOTED)
- R/W - RIGHT OF WAY
- R - RECORD BEARING OR DISTANCE
- TP - TELEPHONE PEDISTAL
- WV - WATER VALVE
- FH - FIRE HYDRANT
- WM - WATER METER
- GW - GUY WIRE
- PP - POWER POLE
- SM - SEWER MANHOLE
- - FENCE
- W - WATER LINE
- SAN - SANITARY SEWER LINE
- E— UNDERGROUND ELECTRIC LINE
- OHE— OVERHEAD ELECTRIC LINE
- 24" TREE AND SIZE

CONTROL POINTS

CP-1
N 1111034.357
E 2794604.482
ELEV 833.57

CP-2
N 1111060.794
E 2794833.662
ELEV 827.32

CP-412
N 1111158.377
E 2794581.885
ELEV 836.77

CP-90
N 1110857.543
E 2794584.305
ELEV 839.42

CP-500
N 1111036.847
E 2795000.069
ELEV 825.60

LOCATION MAP
SCALE=1"=2000'
SECTION 22
TOWNSHIP 51 RANGE 32

BEFORE YOU DIG - DRILL - BLAST

Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITY NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.