

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KC-C3004618-6, WITH A COMMITMENT DATE OF 01/31/2023 at 7:00 A.M.

LEGAL DESCRIPTION

TRACT I:
LOT 5, SHROUT FARM 2ND PLAT, P.U.D., LOTS 4, 5 & 6, A REPLAT OF SHROUT FARM 1ST PLAT, P.U.D., LOTS 1, 2 & 3, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II:
THE NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT TO USE THE COMMON FACILITIES, AS ESTABLISHED AND DESCRIBED BY THE RESTRICTIVE COVENANT AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 98-I-46397 IN BOOK I-3217 AT PAGE 2128, AS AMENDED BY THE FIRST AMENDMENT TO RESTRICTIVE COVENANT AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 98-I-62836 IN BOOK I-3253 AT PAGE 828.

NOTES CORRESPONDING TO SCHEDULE B

- 8 — EASEMENTS, RESTRICTIONS, SETBACK LINES OR SERVITUDES, IF ANY, REFLECTED ON THE PLAT OF SAID LAND FILED OCTOBER 02, 2001 AS DOCUMENT NO. 2001I0080122, IN PLAT BOOK 70, PAGE 7 (AFFECTS, PLOTTED AS SHOWN)
- 9 — TERMS AND PROVISIONS OF THE "RESTRICTIVE COVENANT AND RECIPROCAL EASEMENT AGREEMENT", RECORDED AS DOCUMENT NO. 98-I-46397, IN BOOK I-3217, PAGE 2128, AS AMENDED BY DOCUMENT NO. 98-I-62836, IN BOOK I-3253, PAGE 828. (TRACT II — AFFECTS, BLANKET IN NATURE)
- 11 — MINERAL DEED RECORDED FEBRUARY 12, 1942, IN BOOK 688, PAGE 492. (AFFECTS, BLANKET IN NATURE)
- 12 — MINERAL DEED RECORDED JANUARY 17, 1945, IN BOOK 739, PAGE 313. (AFFECTS, BLANKET IN NATURE)
- 13 — INTERESTS OF THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION AND THE PUBLIC AS MAY ARISE FROM GENERAL WARRANTY DEED RECORDED JUNE 3, 1985, IN DOCUMENT NO. 1985I0628544, IN BOOK I-1426, PAGE 1096. (UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- 14 — SEWER EASEMENT GRANTED TO CITY OF BLUE SPRINGS AS SET FORTH IN DOCUMENT NO. 98-I-67634, IN BOOK I-3263, PAGE 1171, FILED AUGUST 27, 1998. (AFFECTS, PLOTTED AS SHOWN)

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 29095C0435G, WHICH BEARS AN EFFECTIVE DATE OF 01/20/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

LEGEND

SQ FT	SQUARE FEET	C/L	CENTERLINE
	NO PARKING AREA	R/W	RIGHT-OF-WAY
	HANDICAP PARKING SPACE		STORM MANHOLE
PS	PARKING SPACE(S)		SANITARY MANHOLE
BHL	BUILDING HEIGHT LOCATION		LIGHT POLE
OVH	OVERHANG		SIGN
(R)	RECORD DIMENSION		BOLLARD
(M)	MEASURED/CALCULATED DIMENSION		OVERHEAD POWER LINE
N/F	NOW OR FORMERLY		EASEMENT
NG	NATURAL GROUND		PROPERTY LINE
CC	CONCRETE		CENTERLINE
DA	DUMPSTER AREA		RIGHT-OF-WAY
	GAS METER		FOUND MONUMENT AS-NOTED
	ELECTRIC CABINET		SET MONUMENT AS-NOTED
VI	UTILITY VAULT		COMPUTED POINT
	CLEAN OUT		

DETAIL A

NOT TO SCALE

DETAIL B

NOT TO SCALE

VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

50,515 SQUARE FEET±
1.160 ACRES±

PARKING

REGULAR= 38
HANDICAP= 2
TOTAL= 40

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS N88°12'19"W PER GPS COORDINATE OBSERVATIONS
LATITUDE: 38°59'20.5364"
LONGITUDE: -94°16'26.3510"
CONVERGENCE ANGLE: 00°08'31.9265"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO SOUTHWEST DEMARS WAY AND SOUTHWEST MORELAND SCHOOL ROAD, EACH BEING A DEDICATED PUBLIC STREET OR HIGHWAY, VIA CROSS DRIVEWAY. EASEMENT FOR JOINT INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 2001I0080122.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- TRACT II OF THE HEREON REFERENCED TITLE COMMITMENT IS AN EASEMENT ESTATE WHICH IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #471309

SW STATE ROUTE 7
3111 SOUTHWEST STATE ROUTE 7

JACKSON COUNTY BLUE SPRINGS, MISSOURI

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: HJH BLUE SPRINGS HWY 7 LLC, SECURITY 1ST TITLE; 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/09/2022.
DATE OF PLAT OR MAP: 09/08/2023.



DENVER WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 2017018510
STATE OF MISSOURI
MISSOURI C.O.A.: 2017018510

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/22/22	CLIENT COMMENTS	SH	22-10723
08/25/23	CLIENT COMMENTS	JEV	SCALE: 1" = 20'
			DRAWN BY: SH
			APPROVED BY: CJF

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
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