

Certificate of Survey

Legal Description:

(As recited in Stewart Title Guaranty Company Title Commitment File No. 00004183, dated June 1, 2000.)

Tract II: That part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 47, Range 33 in Kansas City, Jackson County, Missouri described as follows: Beginning at the point of intersection of the West right of way line of US Highway No. 71 (old) with the North line of the South 265 feet of said 1/4 1/4 Section; thence West along said North line to the Easterly line of right of way line of US Highway No. 71 (new dual lanes), as said line is described in Document No. B222469 filed for record in the office of the Recorder of Deeds for Jackson County; thence Northwesterly along said right of way line to a line that is parallel to and 65 feet North measured at right angles to the said North line of the South 265 feet of said 1/4 1/4 Section; thence East along said parallel line to the West right of way line of US Highway No. 71 (old); thence South along said right of way line to the point of beginning.

Tract III: All that part of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 47, Range 33, in Kansas City, Jackson County, Missouri 1/4 of the Northeast 1/4 of Section 11, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 60 feet West of a point in the West line of Hickman Mills Drive which is 330 feet North of the South line of said 1/2 1/4 Section; thence North parallel to the West line of Hickman Mills Drive 42 feet; thence West parallel to the South line of said 1/2 1/4 Section 184.36 feet to a point in the East line of US Highway 71 as now established; thence Southeasterly along said East line 46.64 feet to a point in a line drawn 330 feet North of and parallel to the South line of said 1/2 1/4 Section; thence East 163.60 feet to the point of beginning.

Survey Descriptions

Tract No. 1:

A tract of land situated in the Northeast Quarter of Section 11, Township 47 North, Range 33 West of the Fifth Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northeast corner of the Northeast Quarter of said Section 11;

Thence South 03°28'49" West 1,333.27 feet, along the East line of the Northeast Quarter of said Section 11, to the South line of the Northeast Quarter of the Northeast Quarter of said Section 11;

Thence North 87°33'35" West 50.01 feet, along said South line, to a monument 163.64 feet left of Station 201+74.39 (U.S. 71 Highway), said point being on the West right-of-way line of Hickman Mills Drive, as now established;

Thence North 03°28'49" East 189.37 feet, along said West right-of-way line, to a monument 247.90 feet left of Station 200+04.80 (U.S. 71 Highway), said point also being the "true point of beginning";

Thence South 35°21'31" West 121.88 feet, to a monument 144.20 feet left of Station 200+68.85 (U.S. 71 Highway), said point being on the Easterly right-of-way line of U.S. 71 Highway, as now established;

Thence North 19°00'56" West 308.82 feet, along said Easterly right-of-way line, to a monument 165.35 feet left of Station 197+60.75 (U.S. 71 Highway), to a point being on the North line of said certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2003K0090932, dated November 11, 2003;

Thence South 86°46'27" East 122.53 feet, along said North line, to a monument 275.32 feet left of Station 198+14.79 (U.S. 71 Highway), to the Northeast corner of said certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2003K0090932, dated November 11, 2003;

Thence South 03°28'49" West 42.00 feet, along the East line of said certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2003K0090932, dated November 11, 2003, to a monument 256.63 feet left of Station 198+52.40 (U.S. 71 Highway), said point being on the North line of the South 330.00 feet of the Northeast Quarter of the Northeast Quarter of said Section 11;

Thence South 86°46'28" East 60.00 feet, along said North line, to a monument 310.48 feet left of Station 198+78.86 (U.S. 71 Highway), said point being on said West right-of-way line;

Thence South 03°28'49" West 140.63 feet, along said West right-of-way line, to the "true point of beginning" of the tract herein described, containing 29,445 square feet or 0.6760 acres, more or less.

Subject to all easements and restrictions.

AND

Tract No. 2:

A tract of land situated in the Northeast Quarter of Section 11, Township 47 North, Range 33 West of the Fifth Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northeast corner of the Northeast Quarter of said Section 11;

Thence South 03°28'49" West 1,333.27 feet, along the East line of the Northeast Quarter of said Section 11, to the South line of the Northeast Quarter of the Northeast Quarter of said Section 11;

Thence North 87°33'35" West 50.01 feet, along said South line, to a monument 163.64 feet left of Station 201+74.39 (U.S. 71 Highway), said point being on the West right-of-way line of Hickman Mills Drive, as now established, said point also being the "true point of beginning";

Thence North 86°46'27" West 28.75 feet, along said South line, to a monument 137.83 feet left of Station 201+61.71 (U.S. 71 Highway), said point being on the Easterly right-of-way line of U.S. 71 Highway, as now established;

Thence North 19°00'56" West 93.08 feet, along said Easterly right-of-way line, to a monument 144.20 feet left of Station 200+68.85 (U.S. 71 Highway);

Thence North 35°21'31" East 121.88 feet, to a monument 247.90 feet left of Station 200+04.80 (U.S. 71 Highway), said point being on said West right-of-way line;

Thence South 03°28'49" West 189.37 feet, along said West right-of-way line, to the "true point of beginning" of the tract herein described, containing 7,333 square feet or 0.1683 acres, more or less.

Subject to all easements and restrictions.

Horizontal Control

Primary Horizontal Control Points Found & Used:

Combined Adjustment Factor = 1.0001038

JA-119(NAD'83) - Missouri Coordinate System of 1983
(Found Aluminum disk in concrete)
State Plane Coordinates (meters) NAD'83
Northing = 310803.055(m)
Easting = 848401.244(m)

JA-120(NAD'83) - Missouri Coordinate System of 1983
(Found Aluminum disk in concrete - Has since then been destroyed)
State Plane Coordinates (meters) NAD'83
Northing = 307571.461(m)
Easting = 846420.113(m)

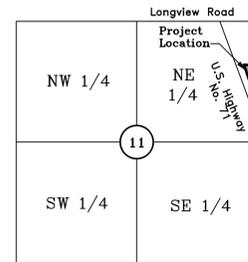
Certification:

I hereby certify that I have made or had made, under my direct supervision, this _____ day of _____, 2010, the hereon described survey on the ground and that said survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and meets the accuracy standards for an Urban Property Survey.

David L. King - Mo. L.S. No. 2602



Section 11
TWP 47N - RNG 33W
Jackson County, Missouri



Location Map
Scale 1" = 2000'

Legend

- Denotes Set 1/2" rebar w/ cap L.S. No. 2602
- Denotes Existing Found Rebar
- △ Denotes Set Magnetic Nail
- ⊕ Denotes Center Line
- D Denotes Deed Value
- P Denotes Plat Value
- C Denotes Calculated Value
- Broken Scale
- MLP Metal Light Pole
- WV Water Valve
- FH Fire Hydrant
- M.H.# Manhole
- VCP Vitrified Clay Pipe
- TMH Telephone Manhole
- KCSC Kansas City Scout Camera
- TJVCPT Telephone Junction Vault on Conc. Pad
- F/L Flowline Pipe
- Sign
- Fence (Type)
- S Sewer Line w/ Pipe Size
- G Gas Line
- W Water Line
- FOC Fiber Optic Line
- Conc. Concrete
- (EOPLU) End of Pipe Location Unknown
- Asph. Asphalt

Flood Plain Note:
The Flood Plain designation for the subject premises is "Zone C" - Area of minimal flooding according to the Flood Insurance Rate Maps for the City of Kansas City, Missouri, Community Panel No. 290173 0130 C dated September 14, 1990.

Notes:
1.) All underground utilities shown on this survey were based on utility company maps. No utility marks were found on this site. The utilities shown hereon are an approximate location and should not be construed as an accurate location of said utility.

SCHMITZ, KING & Associates, Inc.
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18900 W. 158th St., Suite G • Olathe, Kansas • 66062
(913) 397-6080

HNTB Corporation
c/o Mr. Jim Kinder, P.E.
715 Kirk Drive
Kansas City, Missouri 64105

DRAWN BY	TMV	JOB NO.	04007	SHEET	1
APPROVED BY	DLK	DATE	03/10/10	OF	1
FIELD WORK COMPLETED ON: 02/23/10 DRAWING FILE: 04007-Tracts-1&2.dwg					

