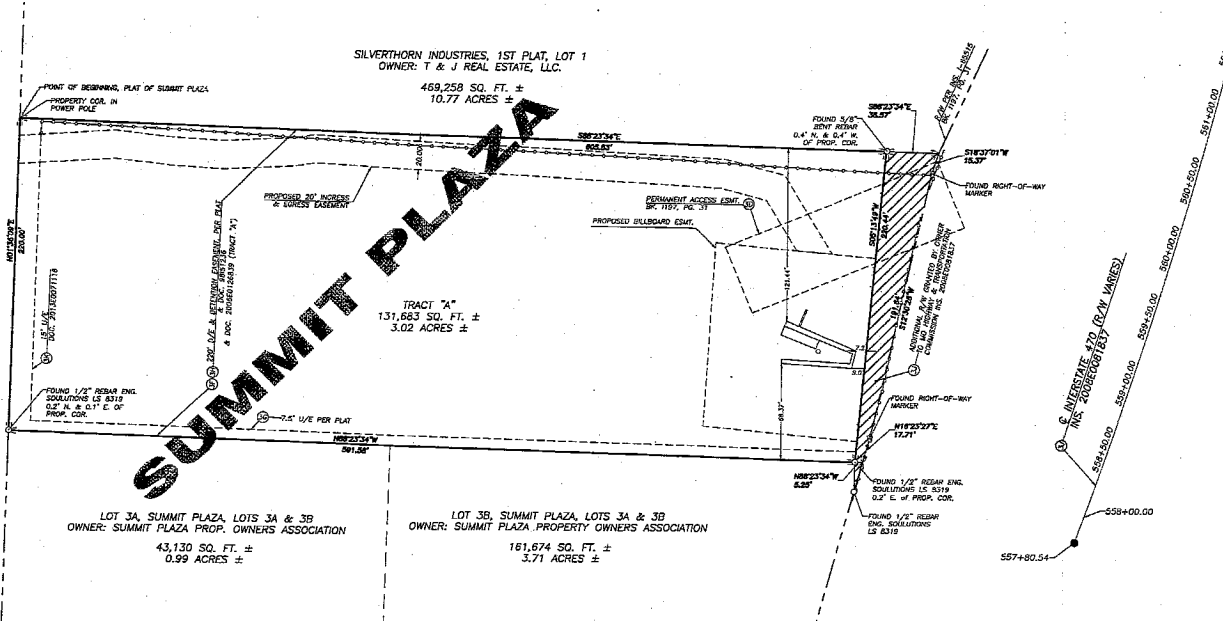


Tract "A", SUMMIT PLAZA, a
Subdivision in the City of Lee's Summit,
Jackson County, Missouri

SE COR. SW 1/4 SEC. 20-48-31
SW COR. SE 1/4 SEC. 20-48-31
FOUND 1/2" REBAR
NW COR. NE 1/4 SEC. 20-48-31
NE COR. NW 1/4 SEC. 20-48-31

SE COR. NW 1/4 SEC. 29-48-31
SW COR. NE 1/4 SEC. 29-48-31
FOUND CHISELED
NW COR. SW 1/4 SEC. 29-48-31
SW COR. SE 1/4 SEC. 29-48-31



- LEGEND**
- Set Survey Measurement
 - 1/2" Reinforcing Rod w/cap MO CLS 2006008875-F) unless otherwise noted
 - Set Survey Measurement
 - 1/2" Reinforcing Rod w/cap MO CLS 2006008875-F) in concrete
 - Found Survey Measurement
 - Found Right-of-Way Marker
 - Chain Link Fence
 - Corner Line
 - Right-of-Way
 - Book
 - Page
 - Document Number
 - Instrument Number
 - Volume
 - Easement
 - 1/2" Utility Easement
 - 1/2" Drainage Easement
 - sq. ft. Square Feet
 - Co. Company
 - Sta. Station
 - L. Left
 - R. Right
 - Not To Scale

FLOOD STATEMENT
The subject property lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM).

Map Number: 200502003F
Panel No: 305 of 480
Effective Date: September 29, 2006

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.

UTILITY NOTES

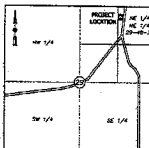
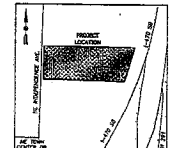
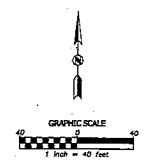
- A utility locator request was generated through Missouri One-Call under ticket no. 151421513 on May 22, 2013 for this survey. The underground utilities shown herein are located along the markings created by this request and/or by maps obtained from various sources. They are informational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted without excavation. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to locate any utilities located below ground.

GENERAL NOTES

- Basis of bearings: North 01° 30' 00" East on the West line of the NE 1/4, NE 1/4, S29-T46-R21 as determined by Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
- The plat of SUMMIT PLAZA recorded November 22, 2006 and filed as Instrument Number 2006012640-I in Book 1-142, Page 36.
- The minor plat of SUMMIT PLAZA, LOTS 3A AND 3B recorded August 20, 2013 and filed as Instrument Number 130088321 in Book 1-146, Page 95.
- This Tract contains 131,683 square feet ± or 3.02 acres ±.
- Accuracy standard of this survey: 1/4 inch.
- Distances for this survey were determined by Global Positioning System observations and referenced to (NAD83).
- Contours are shown at 1 foot intervals.

SURVEYOR'S NOTES

- This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, encroachments, right-of-way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown herein, if any, are based entirely upon the site report, commitment, or ownership and encumbrance report cited above, by documents found in title firms possession, documents obtained from other sources, or other information that prompted a specific search for such items. If any other easements, encroachments, right-of-way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to the surveyor and are therefore not shown.



TITLE COMMITMENT
Commitment Number: SCS20120402
Effective Date: May 15, 2015, 8:00 a.m.

Secured Title of Kansas City - Downtown, an Authorized Agent of Old Republic National Title Insurance Company
111 West 10th Street
Kansas City, Missouri 64105
Ph: (813) 906-9945 Fax: (816) 298-4341

TITLE COMMITMENT DESCRIPTION
Tract A, SUMMIT PLAZA, a subdivision in the City of Lee's Summit, Jackson County, Missouri.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

- Items 1 & 2a-2c (General Exceptions) are standard exceptions and are not addressed herein. Items 2a-2c (Special Exceptions) are informational and are not addressed herein.
- Lack of right of access for ingress and egress to Interstate Highway Route 1-470 from the premises in question, said right of access having been granted to the State of Missouri by deed filed July 31, 1970, under Document No. 1455218 in Book 1157 of Page 31.
 - Construction Access Easement and Right-of-Way for Interstate 470 described within said item are plotted herein.
 - Access rights to and from subject and abutting properties to Interstate 470 do not impact subject property, but are not notable items, and are therefore not plotted herein.
- Lack of right of access for ingress and egress to Interstate Route 1-470 from the premises in question, taken and conveyed by the State of Missouri in Case No. 741042 filed in the Circuit Court of Jackson County, Missouri (Tract 15), as set forth in the Report of Commissioners filed for record May 24, 1971, under Document No. 1-06510 in Book 1258 at Page 107.
 - This item impacts subject property. Subject property has no direct access to Interstate 470. This item is not notable in nature and is therefore not plotted herein.
- Drainage and Detention Easement, filed July 2, 1999, under Document No. 98231235, over the premises in question for the benefit of the lands described therein.
 - This item impacts subject property and is plotted herein.
- Sealth utility easement of 7.5 feet as shown on the diagram of the recorded plat of Summit Plaza filed November 22, 2006, under Instrument No. 20060126435 in Plat Book 1-101 at Page 107.
 - This item impacts subject property and is plotted herein.
- Restrictions, covenants, coats, and all other terms and provisions set forth in the Declaration of Easements, Covenants, Conditions and Restrictions, Summit Plaza Development, filed November 22, 2006, under Document No. 20060126409.
 - This item impacts subject property and is plotted herein.
- Terms and provisions set forth in the Storm Water Detention Fund Construction and Drainage Easement, filed November 22, 2006, under Document No. 20060126404.
 - This item impacts subject property, but does not directly encumber an easement which falls within the boundary of the subject property, and is therefore not plotted herein.
- Lack of right of access for ingress and egress to Highway No. 1-470 from the premises in question, said right of access having been granted to the State of Missouri by deed filed August 1, 2008, under Document No. 20080001837.
 - This item impacts subject property and additional right-of-way granted to the State of Missouri is plotted herein.
- Utility easement granted to the City of Lee's Summit as set forth in instrument filed July 10, 2013, under Document No. 20130971116.
 - This item impacts subject property and is plotted herein.

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY that on the "Filed Date" shown in the title block of this document, this survey was made by me or under my direct supervision and that land of the subdivision boundary described herein has been subdivided in accordance with the MISSOURI MIDDLELAND STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

(See Title Block for date, seal and signature.)
BPC INDEKS, MO CLS 2006008875-F
Jeffery P. Heas, PLS - 2000474566

Checked	
Drawn	
Dimensioned	
Revised	
Date	
Sheet	
BPC RHODES Civil Engineering & Surveying, L.L.C. 901 N. 6th Street, Suite 100 Lee's Summit, MO 64113 P: (816) 371-1300 F: (816) 371-2677 Fax: (816) 371-2677	
Lamar Advertising ATTN: Elizabeth Hamlin 7108 E. 48th Terrace Kansas City, Missouri 64129	
BOUNDARY & TOPOGRAPHIC SURVEY A TRACT OF LAND IN SEC 29-T46-R31W TRACT "A", SUMMIT PLAZA, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
Drawn By	JES
Project No.	21303.00.01
Field Date	06/29/2015
Scale Date	06/15/2015
Sheet	