

# ALTA/NSPS LAND TITLE SURVEY

## LOT 3, RANSON FARMS AND LOT 4 AND PART OF LOT 6, RANSON FARMS 2ND PLAT

CLIENT:  
JACLYN MALONEY

DESCRIPTION:  
TRACT I:  
LOT 3, RANSON FARMS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II:  
LOT 4 AND THE EAST 127.70 FEET OF THE NORTH 259.00 FEET OF LOT 6, RANSON FARMS 2ND PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TITLE NOTE:  
TITLE REPORT PROVIDED BY EVERTITLE AGENCY, LLC COMMITMENT NUMBER 606513, EFFECTIVE JANUARY 24, 2024 AT 8:00 A.M.

### SCHEDULE BII - EXCEPTIONS

9. BUILDING SETBACK LINES, EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN PLAT BOOK 40 AT PAGE 162. (AS SHOWN HEREON).

10. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 14 OF JACKSON COUNTY, MISSOURI BY INSTRUMENT FILED FOR RECORD FEBRUARY 16, 1965 AS DOCUMENT NO. 879865 IN BOOK 1811 AT PAGE 513 OVER PART OF PREMISES IN QUESTION. (AS SHOWN HEREON)

11. EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY FOR ELECTRIC LINE EASEMENT BY INSTRUMENT FILED FOR RECORD 06/27/1985 AS DOCUMENT NO. 198510632774 IN BOOK 1434 AT PAGE 1533. (AS SHOWN HEREON)

12. COVENANTS AND RESTRICTIONS WHICH MAY BE SHOWN ON THE RECORD PLAT, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (DOCUMENT NOT PROVIDED TO SURVEYOR)

13. TERMS AND PROVISIONS OF THE HOMES ASSOCIATION DECLARATION WHICH MAY OR MAY NOT BE OF RECORD WHICH PROVIDES FOR, AMONG OTHER THINGS, THE LEVY OF ASSESSMENTS, WHICH IF UNPAID, MAY BECOME A LIEN. (DOCUMENT NOT PROVIDED TO SURVEYOR)

14. BENEFICIARY DEED EXECUTED BY JAMES R. ANDERSON AND DONNA F. ANDERSON, HUSBAND AND WIFE, AS GRANTOR, TO JOHN R. ANDERSON, A SINGLE PERSON, AS GRANTEE TO THE PREMISES IN QUESTION AND THAT SAID GRANTEE BENEFICIARY (S) DATED 10/11/2022 RECORDED 11/10/2022, AS DOCUMENT NO. 2022E0101950. (NOTHING TO PLOT)

TRACT I: 56,187± SQUARE FEET OR 1.29± ACRES  
TRACT II: 174,396± SQUARE FEET OR 4.00± ACRES

### FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR KANSAS CITY, JACKSON COUNTY, MISSOURI, MAP NUMBER 29009300526 AND DATED JANUARY 20, 2017, AND MAP NUMBER 29009300516 DATED JANUARY 20, 2017.

### ZONING NOTE:

ZONING LETTER PROVIDED BY CLIENT FROM CITY OF LEE'S SUMMIT, DATED FEBRUARY 6, 2024.

2800 SE RANSON RD (PARCEL ID# 70-100-04-21-00-0-00-000; LOT 3 RANSON FARMS)  
RP-2 PRINCIPAL STRUCTURE DEVELOPMENT STANDARDS:  
MINIMUM LOT SIZE: 8,000 SQ. FT. (SINGLE FAMILY-RESIDENCE)  
MINIMUM LOT WIDTH: 60' (SINGLE-FAMILY RESIDENCE)  
SETBACKS: 50'-FRONT YARD  
5'-SIDE YARD  
20'-REAR YARD  
MAXIMUM HEIGHT: 40'

1300 SE HOOK LN (PARCEL ID# 70-100-04-27-02-0-00-000; DESCRIBED AS LOT 4 & THE EAST 127.7' OF THE NORTHERN 259' OF LOT 6, RANSON FARMS 2ND PLAT)  
CURRENTLY ZONED RP-2 AND AG.

### GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83. THE SUBJECT PROPERTY ADDRESS IS: 2800 SE RANSON RD [TRACT I] AND 2818 SE RANSON RD [TRACT II] (NO ACCESS TO TRACT II FROM RANSON RD EXCEPT THROUGH TRACT I. CLIENT PROVIDED TRACT II ADDRESS AS 1300 HOOK RD PER LEE'S SUMMIT ZONING REPORT)
- FENCES SHOWN OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
- NOTE 1\* AREA LYING NORTH WEST OF THE POND LOCATED IN LOT 1 AND LOT 2 OF RANSON FARMS, APPEARS TO BE MAINTAINED, AS SHOWN VISUALLY BY THE MOW LINES, BY THE PROPERTY OWNERS OF LOT 3. NO DOCUMENTATION HAS BEEN PROVIDED TO THE SURVEYOR IN REGARDS TO THIS AREA.

TO JACLYN MALONEY, FLAT BRANCH MORTGAGE INC, AND EVERTITLE AGENCY, LLC.:

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, 6(A) AND 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 21, 2024.



CAITLIN J. MILLER, MO PLS# 2018032651  
COA No. LS-2020014106

JOB #473  
RANSON FARMS 1ST & 2ND  
SEC.21-47-R31  
JACKSON COUNTY, MO  
RANSON AND HOOK.DWG  
REVISED 2/22/2022 TO ADD ADDITIONAL HOUSE TIES.

MISSOURI ONE CALL TICKET #240431436  
ATT DISTRIBUTION MARKED  
ENERGY MARKED  
CITY OF GREENWOOD CLEAR/NO CONFLICT  
JACKSON COUNTY PWS12 CLEAR/NO CONFLICT  
CITY OF LEE'S SUMMIT WATER MARKED  
CITY OF LS SEWER CLEAR/NO CONFLICT  
CITY OF LS STORMSEWER CLEAR/NO CONFLICT

MISSOURI ONE CALL TICKET #240431437  
ATT DISTRIBUTION MARKED  
CITY OF LEE'S SUMMIT WATER MARKED  
CITY OF LS SEWER CLEAR/NO CONFLICT  
CITY OF LS STORMSEWER CLEAR/NO CONFLICT

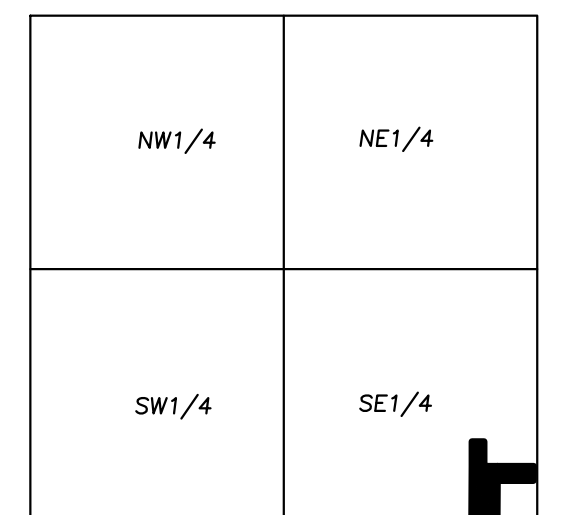


Note:

1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

VICINITY MAP  
SEC.21-47-31



ONWILER CONTRACTING, LLC  
15118 S. HAMILTON RD, GREENWOOD, MO 64034  
PHONE: 816-308-1223 COA: LS-2020014106  
onwilercontracting@gmail.com  
PROJECT NO. 473 | DATE 2/21/2024 | BY CJM