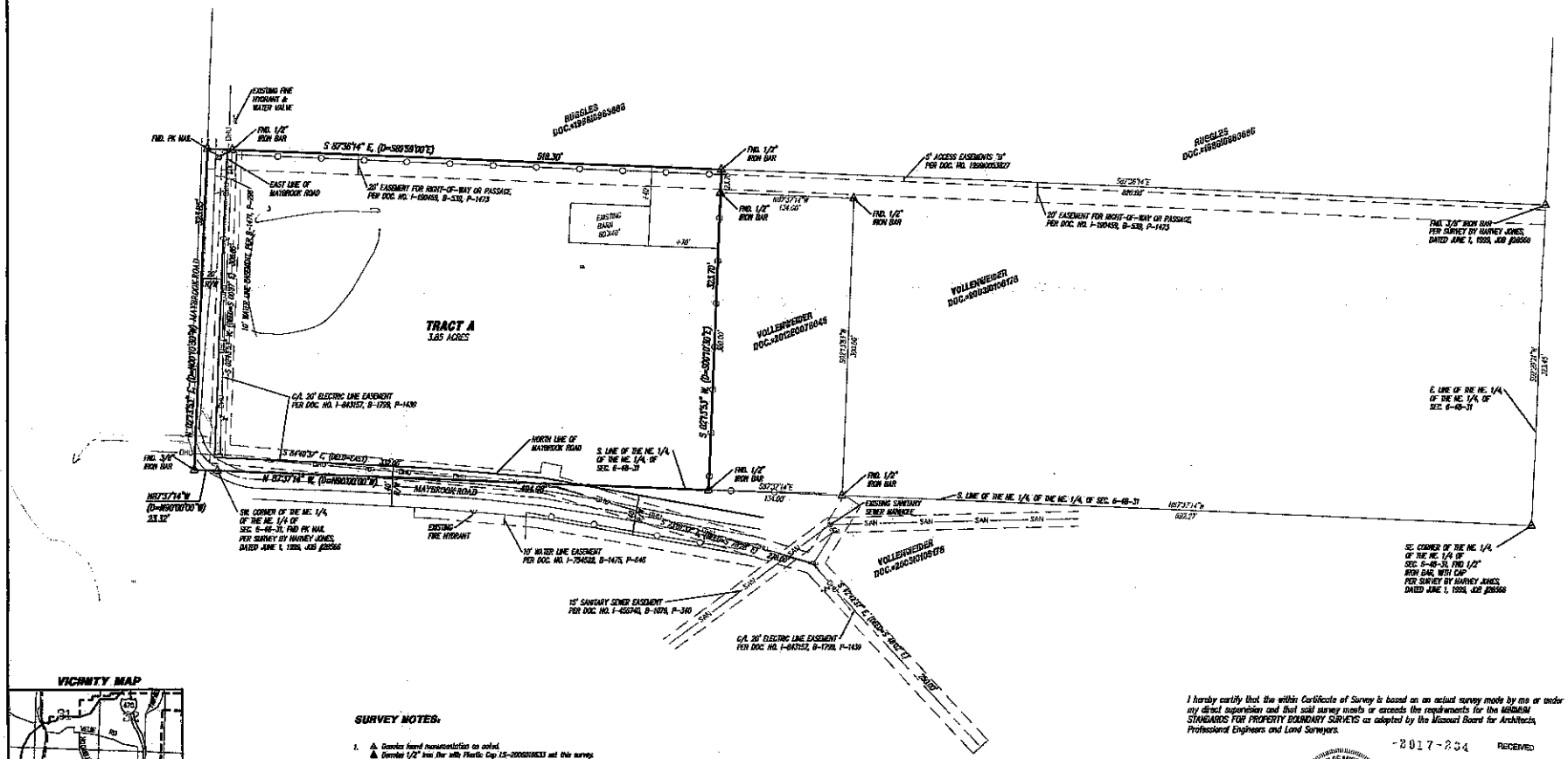
KEY

D = DEED
ELECTRIC BOX
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
POWER POLE
EXISTING FENCE
CONTOURS: STREET
OVERHEAD UTILITIES — UTU — OHU —
WATER LINE — WTR — WTR —
SANITARY SEWER LINE — SAN — SAN —

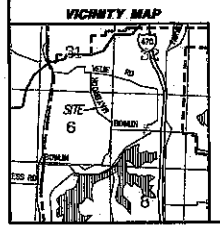
SCALE IN FEET: 50 0 50

SURVEYORS DESCRIPTION (TRACT A)

All that part of the Northeast quarter of Section 6, Township 48, Range 31, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as:
Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter of said section; thence North 87 degrees 37 minutes 14 seconds West, a distance of 33.32 feet; thence North 02 degrees 13 minutes 53 seconds East, a distance of 323.65 feet; thence South 87 degrees 36 minutes 14 seconds East, a distance of 518.30 feet; thence South 02 degrees 13 minutes 53 seconds West, a distance of 323.70 feet, to a point on the South line of said quarter quarter section; thence North 87 degrees 37 minutes 14 seconds West, along the South line of said quarter quarter section, a distance of 484.98 feet, to the Point of Beginning. Except that part in roads. Containing 3.85 acres.



VICINITY MAP



Surveyed For:
Horn Baseball, LLC
5261 NE. Maybrook Rd.
Lee's Summit, MO. 64064

SURVEY NOTES:

1. A. Denotes found monumentation as noted.
   B. Denotes 1/2" Iron Bar with Plastic Cap LS-2006016833 set this survey.
2. Bearings shown are based on Missouri State Plane Grid.
3. This survey meets or exceeds the accuracy standards of an "Urban Class" survey as defined by the Missouri Standards for Property Boundary Surveys.
4. Parcel / tract of this survey as recorded in Document No. 2016E0075703 as recorded in the Jackson County Recorder of Deeds Office.
5. First American Title Company, Title Commitment No. 1440432, dated January 23, 2017, was used in the preparation of this survey, all easements of record are shown per said title commitment.

I hereby certify that the within Certificate of Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the requirements for the MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

-2017-234 RECEIVED
NOV 01 2017
Development Services

STATE OF MISSOURI — BRANDON E. LADWIG — NUMBER LS-2006016833 — PROFESSIONAL LAND SURVEYOR

Brandon E. Ladwig, MO LS-2006016833
FEB. 2, 2017

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

DATE	REVISION	NO.

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LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
3300 E. 23rd Street
Pleasant Hill, Missouri 64080
816-300-4631
Missouri Certificate of Authority
Land Surveying - LS-2012020811

CERTIFICATE OF SURVEY

PART OF THE NE. 1/4 OF SECTION 6, TOWNSHIP 48, RANGE 31
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

F-BIP MAZ
DRAWING NO. 17-101-B
DATE FEB. 2, 2017
JOB NO.
SHEET 1 OF 1