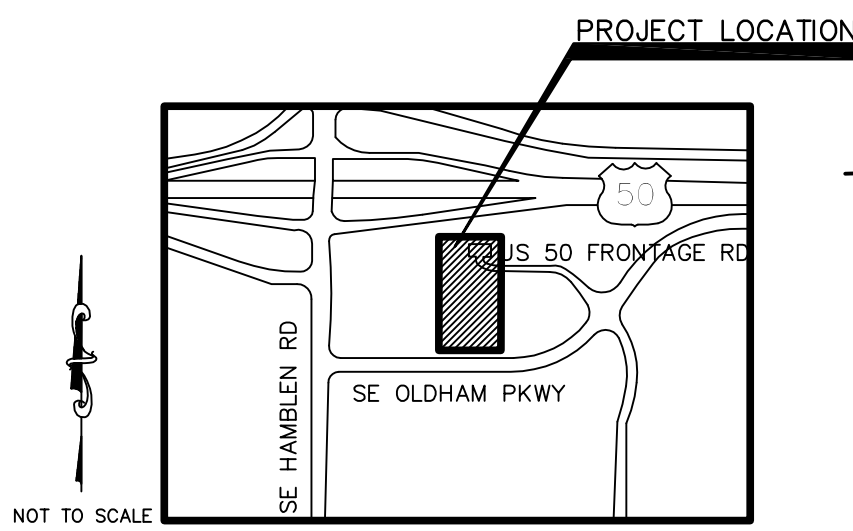
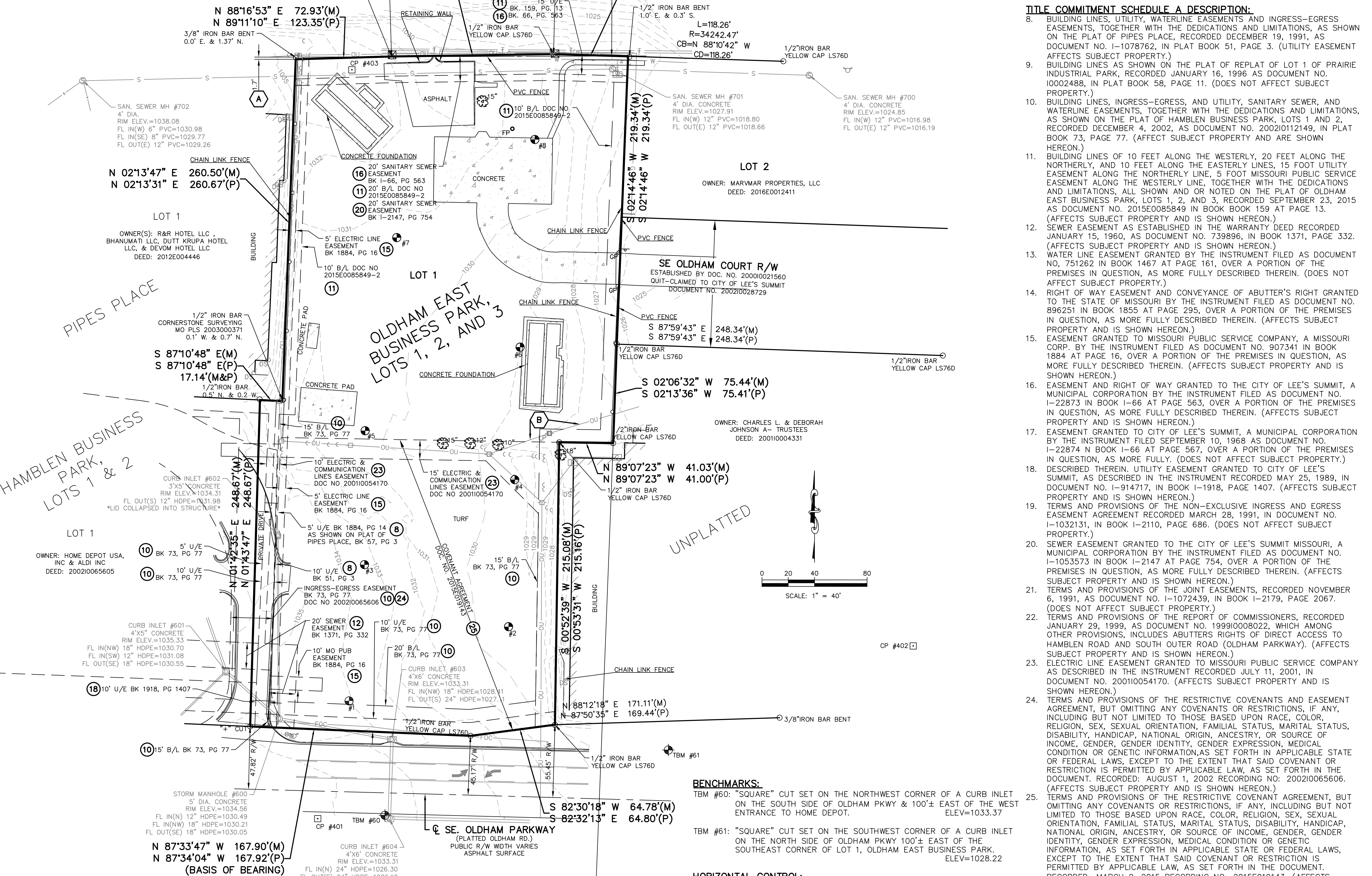


ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SEC. 8-T47N-R31W,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

TITLE COMMITMENT:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 185374
COMMITMENT DATE: APRIL 6, 2018 @ 8:00 AM

TITLE COMMITMENT SCHEDULE A DESCRIPTION:

- BUILDING LINES, UTILITY, WATERLINE EASEMENTS AND INGRESS-EGRESS EASEMENTS, TOGETHER WITH THE DEDICATIONS AND LIMITATIONS, AS SHOWN ON THE PLAT OF PIPES PLACE, RECORDED DECEMBER 19, 1991, AS DOCUMENT NO. I-1078762, IN PLAT BOOK 51, PAGE 3. (UTILITY EASEMENT AFFECTS SUBJECT PROPERTY.)
- BUILDING LINES AS SHOWN ON THE PLAT OF REPLAT OF LOT 1 OF PRAIRIE INDUSTRIAL PARK, RECORDED JANUARY 16, 1996 AS DOCUMENT NO. 10002488, IN PLAT BOOK 58, PAGE 11. (DOES NOT AFFECT SUBJECT PROPERTY.)
- BUILDING LINES, INGRESS-EGRESS, AND UTILITY, SANITARY SEWER, AND WATERLINE EASEMENTS, TOGETHER WITH THE DEDICATIONS AND LIMITATIONS, AS SHOWN ON THE PLAT OF HAMBLEN BUSINESS PARK, LOTS 1 AND 2, RECORDED DECEMBER 4, 2002, AS DOCUMENT NO. 20020121249, IN PLAT BOOK 73, PAGE 77. (AFFECTS SUBJECT PROPERTY AND ARE SHOWN HEREON.)
- BUILDING LINES OF 10 FEET ALONG THE WESTERLY, 20 FEET ALONG THE NORTHERLY, AND 10 FEET ALONG THE EASTERLY LINES, 15 FOOT UTILITY EASEMENT ALONG THE NORTHERLY LINE, 5 FOOT MISSOURI PUBLIC SERVICE EASEMENT ALONG THE WESTERLY LINE, TOGETHER WITH THE DEDICATIONS AND LIMITATIONS, ALL SHOWN AND OR NOTED ON THE PLAT OF OLDHAM EAST BUSINESS PARK, LOTS 1, 2, AND 3, RECORDED SEPTEMBER 23, 2015 AS DOCUMENT NO. 2015E0085849 IN BOOK BOOK 159 AT PAGE 13. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- SEWER EASEMENT AS ESTABLISHED IN THE WARRANTY DEED RECORDED JANUARY 15, 1960, AS DOCUMENT NO. 739896, IN BOOK 1371, PAGE 332. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- WATER LINE EASEMENT GRANTED BY THE INSTRUMENT FILED AS DOCUMENT NO. 751262 IN BOOK 1467 AT PAGE 161, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (DOES NOT AFFECT SUBJECT PROPERTY.)
- RIGHT OF WAY EASEMENT AND CONVEYANCE OF ABUTTER'S RIGHT GRANTED TO THE STATE OF MISSOURI BY THE INSTRUMENT FILED AS DOCUMENT NO. 896251 IN BOOK 1855 AT PAGE 295, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, A MISSOURI CORP. BY THE INSTRUMENT FILED AS DOCUMENT NO. 907341 IN BOOK 1884 AT PAGE 16, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- EASEMENT AND RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION BY THE INSTRUMENT FILED AS DOCUMENT NO. I-22873 IN BOOK I-66 AT PAGE 563, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION BY THE INSTRUMENT FILED SEPTEMBER 10, 1968 AS DOCUMENT NO. I-22874 N BOOK I-66 AT PAGE 567, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- DESCRIBED THEREIN. UTILITY EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, AS DESCRIBED IN THE INSTRUMENT RECORDED MAY 25, 1989, IN DOCUMENT NO. I-914717, IN BOOK I-1918, PAGE 1407. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- TERMS AND PROVISIONS OF THE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED MARCH 28, 1991, IN DOCUMENT NO. I-1032131, IN BOOK I-2110, PAGE 686. (DOES NOT AFFECT SUBJECT PROPERTY.)
- SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT MISSOURI, A MUNICIPAL CORPORATION BY THE INSTRUMENT FILED AS DOCUMENT NO. I-1053573 IN BOOK I-2147 AT PAGE 754, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- TERMS AND PROVISIONS OF THE JOINT EASEMENTS, RECORDED NOVEMBER 6, 1991, AS DOCUMENT NO. I-1072439, IN BOOK I-2179, PAGE 2067. (DOES NOT AFFECT SUBJECT PROPERTY.)
- TERMS AND PROVISIONS OF THE REPORT OF COMMISSIONERS, RECORDED JANUARY 29, 1999, AS DOCUMENT NO. 1999I0008022, WHICH AMONG OTHER PROVISIONS, INCLUDES ABUTTERS RIGHTS OF DIRECT ACCESS TO HAMBLEN ROAD AND SOUTH OUTSIDE ROAD (OLDHAM PARKWAY). (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- ELECTRIC LINE EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY AS DESCRIBED IN THE INSTRUMENT RECORDED JULY 11, 2001, IN DOCUMENT NO. 2001I0054170. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- TERMS AND PROVISIONS OF THE RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN THE DOCUMENT. RECORDED: AUGUST 1, 2002 RECORING NO: 2002I0065606. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- TERMS AND PROVISIONS OF THE RESTRICTIVE COVENANT AGREEMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. RECORDED: MARCH 9, 2015 RECORING NO: 2015E019143. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)

GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF MISSOURI, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY.
- THE PROPERTY HAS DIRECT ACCESS TO OLDHAM ROAD, A DEDICATED PUBLIC STREET.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.
- THERE ARE NO GAPS, GORES OR OVERLAP BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.
- THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PARCEL.

BASIS OF BEARINGS:
N 87°33'47" W ON THE NORTH RIGHT-OF-WAY LINE OF OLDHAM PKWY. (BY GPS OBSERVATION)

POSSIBLE ENCROACHMENTS:

- CHAIN LINK FENCE IS OVER THE NORTH LINE OFF OF THE SURVEYED PARCEL AS SHOWN HEREON.
- OVERHEAD POWER LINE IS OUTSIDE OF THE UTILITY EASEMENT AS SHOWN HEREON.

AN ENCROACHMENT IS A MATTER OF LAW, NOT A MATTER OF SURVEY. ITEMS LISTED ABOVE ARE POSSIBLE ENCROACHMENTS OBSERVED WHILE CONDUCTING THIS SURVEY. THERE MAY BE OTHER POTENTIAL ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.

FLOOD STATEMENT:
SURVEYED PARCEL IS SHOWN TO BE LOCATED IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP FOR LEE'S SUMMIT, MISSOURI. COMMUNITY PANEL NO. 29095C0438G, REVISED DATE JANUARY 20, 2017.

TITLE COMMITMENT SCHEDULE A DESCRIPTION:
LOT 1, OLDHAM EAST BUSINESS PARK, LOTS 1, 2, AND 3, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND	
○ MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	☼ FIRE HYDRANT
(P) PLATTED	Ⓣ DOWNSPOUT
(M) MEASURED	Ⓢ SANITARY SEWER MANHOLE
(C) CALCULATED	Ⓣ STORM SEWER MANHOLE
☒ RIGHT-OF-WAY MARKER FOUND	— T — UNDERGROUND TELEPHONE LINE
☐ CONTROL POINT	— FOC — UNDERGROUND FIBER OPTIC CABLE
— STREET SIGN	FP FLAG POLE
#12 BORING TEST HOLE	↶ LEFT TURN ARROW
☐ UTILITY POLE	GP GATE POST
☐ UTILITY POLE W/ LIGHT	WF WOOD FENCE
☐ UTILITY POLE W/ LIGHT & TRANSFORMER	— CLF — CHAIN LINK FENCE
— DEADMAN ANCHOR	☐ DECIDUOUS TREE
— OVERHEAD UTILITY	— XXXX — 1' CONTOUR INTERVAL
☐ ELECTRIC METER	B/B BACK OF CURB TO BACK OF CURB
— TV — UNDERGROUND CABLE TV	B/L BUILDING LINE
☐ GAS METER	U/E BACK OF CURB TO BACK OF CURB
— G — UNDERGROUND GAS LINE	Ⓣ SCHEDULE B IDENTIFIER
— W — WATER LINE	Ⓢ BENCH MARK SET

CERTIFICATION:
TO HEARTLAND STORAGE DEVELOPMENT, LLC; MARVMAR PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY; AND 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 2016 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, 5, 7(a), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/28/18.

DATE OF PLAT OR MAP: 06/01/18

JOHN A. COPELIN - MISSOURI P.S. NO. 2005019232
copelin@kveng.com

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

KAW VALLEY ENGINEERING

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KANSAS CITY, MO 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com

PROJECT NO. **B1853493**
DRAWN BY **ILS**
CHECKED BY **JAC**
CFN. **3493-ALTA**
SHEET **1 OF 1**

PREPARED FOR:
HEARTLAND SELF STORAGE
17620 JONES STREET
OMAHA, NE 68118

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19