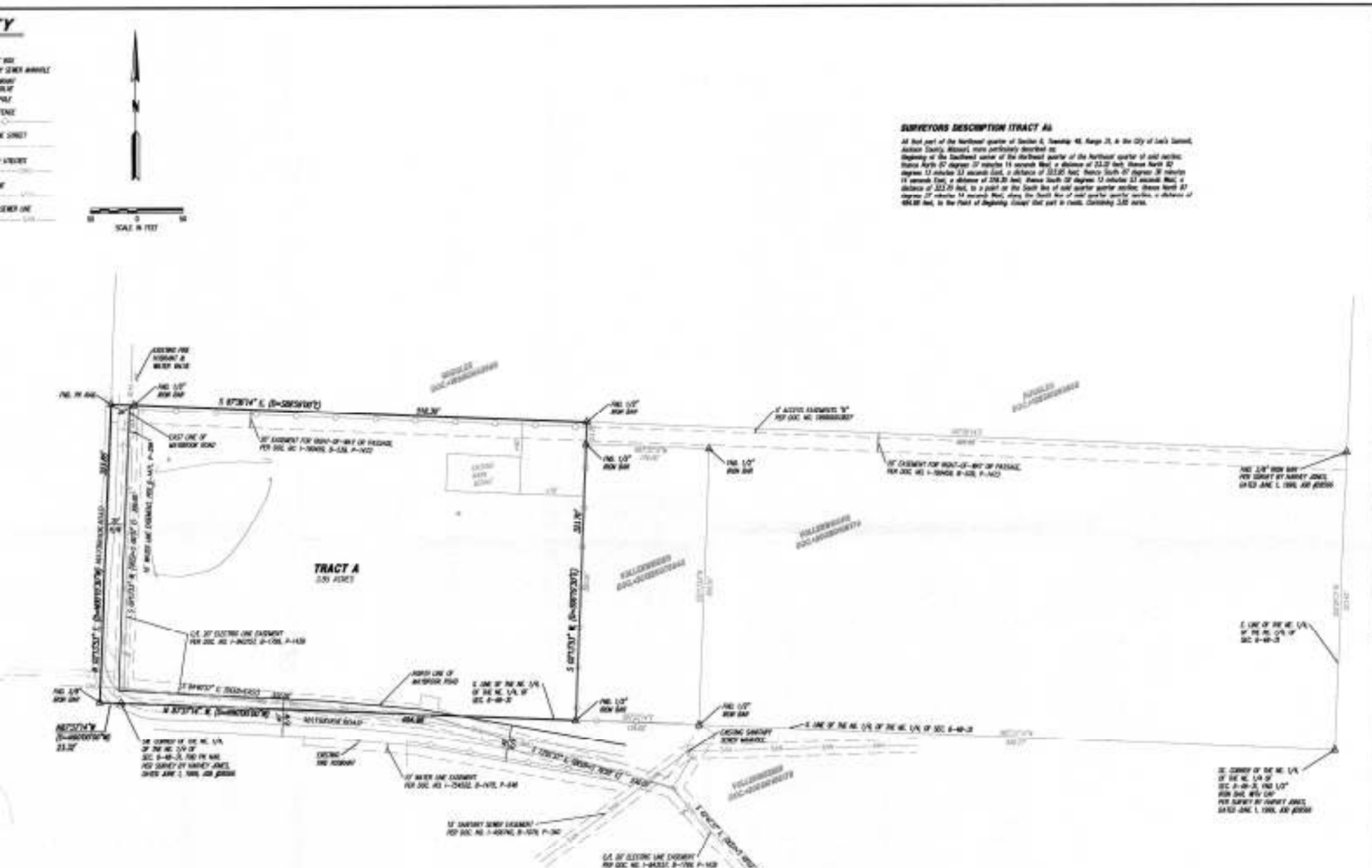

SURVEYORS DESCRIPTION (TRACT A):

All that part of the Northwest 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 Northwest quarter of the Northeast quarter of said section; thence North 87 degrees 37 minutes 14 seconds West, a distance of 313.20 feet; thence North 82 degrees 13 minutes 33 seconds East, a distance of 333.85 feet; thence South 87 degrees 38 minutes 14 seconds East, a distance of 376.30 feet; thence South 08 degrees 13 minutes 33 seconds West, a distance of 333.75 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 484.88 feet, to the Point of Beginning. Except that part in roads. Containing 3.85 acres.

SURVEY NOTES:

1. ▲ Denotes found monumentation as noted.
   ▲ Denotes 1/2" iron bar with Plastic Cap LS-2006018833 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. Parent tract of this survey as recorded in Document No. 2014030[illegible] as recorded in the Jackson County Recorder of Deeds Office.
5. First American Title Company, Title Commitment No. 1449432, dated, January 25, 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.

Surveyed For:
Harry Baseball, LLC.
5381 NE. Mayhrook Rd.
Lee's Summit, MO. 64064

LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
[illegible] E. 235th Street
Pleasant Hill, Missouri 64080

CERTIFICATE OF SURVEY

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