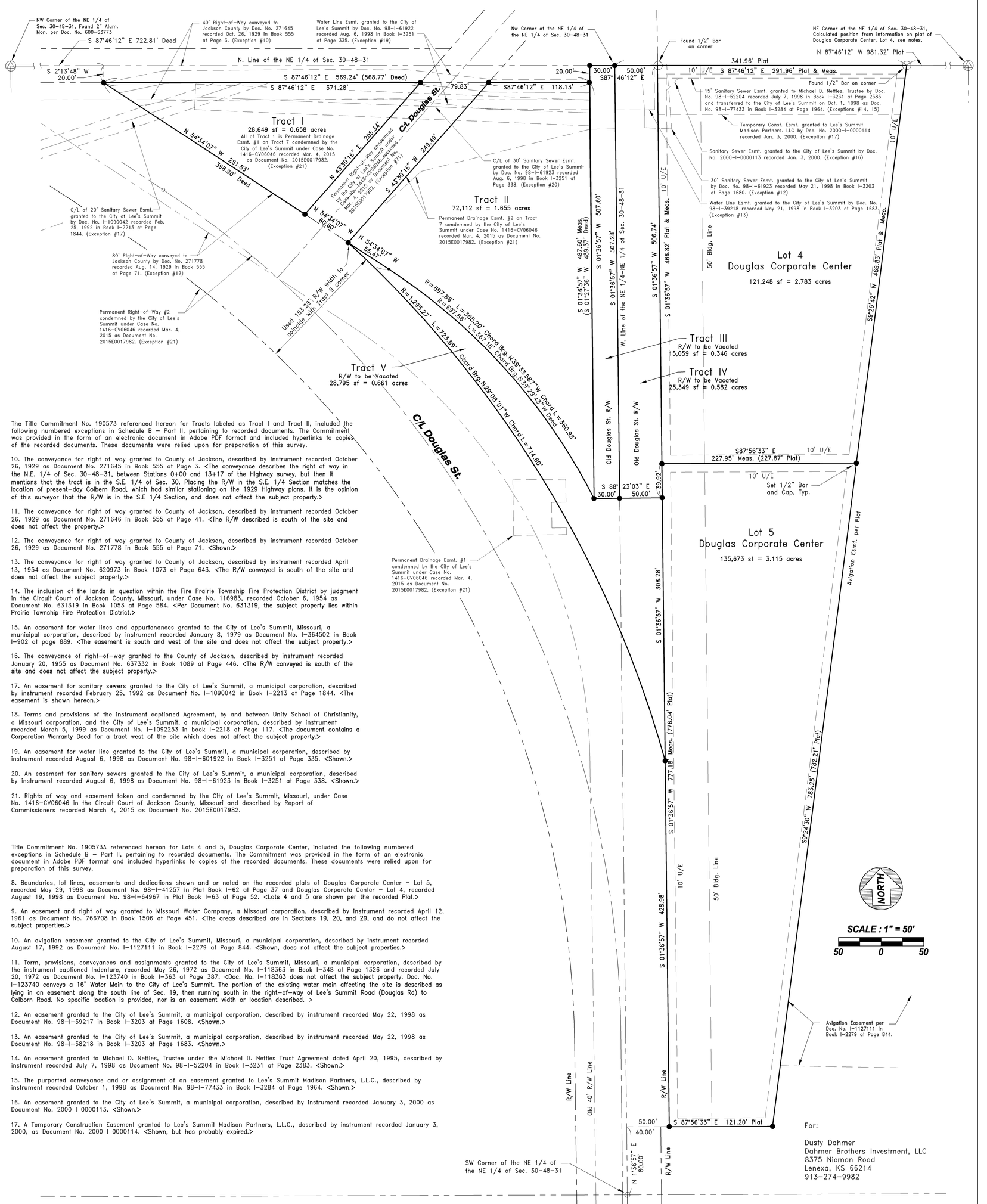
ALTA/NSPS Land Title Survey

NE 1/4 of Section 30, Township 48 N, Range 31 W
In Lee's Summit, Jackson County, Missouri

Sheet 2 of 2



The Title Commitment No. 190573 referenced hereon for Tracts labeled as Tract I and Tract II, included the following numbered exceptions in Schedule B – Part II, pertaining to recorded documents. The Commitment was provided in the form of an electronic document in Adobe PDF format and included hyperlinks to copies of the recorded documents. These documents were relied upon for preparation of this survey.

10. The conveyance for right of way granted to County of Jackson, described by instrument recorded October 26, 1929 as Document No. 271645 in Book 555 at Page 3. <The conveyance describes the right of way in the N.E. 1/4 of Sec. 30-48-31, between Stations 0+00 and 13+17 of the Highway survey, but then it mentions that the tract is in the S.E. 1/4 of Sec. 30. Placing the R/W in the S.E. 1/4 Section matches the location of present-day Colbern Road, which had similar stationing on the 1929 Highway plans. It is the opinion of this surveyor that the R/W is in the S.E 1/4 Section, and does not affect the subject property.>

11. The conveyance for right of way granted to County of Jackson, described by instrument recorded October 26, 1929 as Document No. 271646 in Book 555 at Page 41. <The R/W described is south of the site and does not affect the property.>

12. The conveyance for right of way granted to County of Jackson, described by instrument recorded October 26, 1929 as Document No. 271778 in Book 555 at Page 71. <Shown.>

13. The conveyance for right of way granted to County of Jackson, described by instrument recorded April 13, 1954 as Document No. 620973 in Book 1073 at Page 643. <The R/W conveyed is south of the site and does not affect the subject property.>

14. The inclusion of the lands in question within the Fire Prairie Township Fire Protection District by judgment in the Circuit Court of Jackson County, Missouri, under Case No. 116983, recorded October 6, 1954 as Document No. 631319 in Book 1053 at Page 584. <Per Document No. 631319, the subject property lies within Prairie Township Fire Protection District.>

15. An easement for water lines and appurtenances granted to the City of Lee's Summit, Missouri, a municipal corporation, described by instrument recorded January 8, 1979 as Document No. I-364502 in Book I-902 at page 889. <The easement is south and west of the site and does not affect the subject property.>

16. The conveyance of right-of-way granted to the County of Jackson, described by instrument recorded January 20, 1955 as Document No. 637332 in Book 1089 at Page 446. <The R/W conveyed is south of the site and does not affect the subject property.>

17. An easement for sanitary sewers granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded February 25, 1992 as Document No. I-1090042 in Book I-2213 at Page 1844. <The easement is shown hereon.>

18. Terms and provisions of the instrument captioned Agreement, by and between Unity School of Christianity, a Missouri corporation, and the City of Lee's Summit, a municipal corporation, described by instrument recorded March 5, 1999 as Document No. I-1092253 in book I-2218 at Page 117. <The document contains a Corporation Warranty Deed for a tract west of the site which does not affect the subject property.>

19. An easement for water line granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded August 6, 1998 as Document No. 98-I-601922 in Book I-3251 at Page 335. <Shown.>

20. An easement for sanitary sewers granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded August 6, 1998 as Document No. 98-I-61923 in Book I-3251 at Page 338. <Shown.>

21. Rights of way and easement taken and condemned by the City of Lee's Summit, Missouri, under Case No. 1416-CV06046 in the Circuit Court of Jackson County, Missouri and described by Report of Commissioners recorded March 4, 2015 as Document No. 2015E0017982.

Title Commitment No. 190573A referenced hereon for Lots 4 and 5, Douglas Corporate Center, included the following numbered exceptions in Schedule B – Part II, pertaining to recorded documents. The Commitment was provided in the form of an electronic document in Adobe PDF format and included hyperlinks to copies of the recorded documents. These documents were relied upon for preparation of this survey.

8. Boundaries, lot lines, easements and dedications shown and or noted on the recorded plats of Douglas Corporate Center – Lot 5, recorded May 29, 1998 as Document No. 98-I-41257 in Plat Book I-62 at Page 37 and Douglas Corporate Center – Lot 4, recorded August 19, 1998 as Document No. 98-I-64967 in Plat Book I-63 at Page 52. <Lots 4 and 5 are shown per the recorded Plat.>

9. An easement and right of way granted to Missouri Water Company, a Missouri corporation, described by instrument recorded April 12, 1961 as Document No. 766708 in Book 1506 at Page 451. <The areas described are in Sections 19, 20, and 29, and do not affect the subject properties.>

10. An avigation easement granted to the City of Lee's Summit, Missouri, a municipal corporation, described by instrument recorded August 17, 1992 as Document No. I-1127111 in Book I-2279 at Page 844. <Shown, does not affect the subject properties.>

11. Term, provisions, conveyances and assignments granted to the City of Lee's Summit, Missouri, a municipal corporation, described by the instrument captioned Indenture, recorded May 26, 1972 as Document No. I-118363 in Book I-348 at Page 1326 and recorded July 20, 1972 as Document No. I-123740 in Book I-363 at Page 387. <Doc. No. I-118363 does not affect the subject property. Doc. No. I-123740 conveys a 16" Water Main to the City of Lee's Summit. The portion of the existing water main affecting the site is described as lying in an easement along the south line of Sec. 19, then running south in the right-of-way of Lee's Summit Road (Douglas Rd) to Colborn Road. No specific location is provided, nor is an easement width or location described. >

12. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded May 22, 1998 as Document No. 98-I-39217 in Book I-3203 at Page 1608. <Shown.>

13. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded May 22, 1998 as Document No. 98-I-38218 in Book I-3203 at Page 1683. <Shown.>

14. An easement granted to Michael D. Nettles, Trustee under the Michael D. Nettles Trust Agreement dated April 20, 1995, described by instrument recorded July 7, 1998 as Document No. 98-I-52204 in Book I-3231 at Page 2383. <Shown.>

15. The purported conveyance and or assignment of an easement granted to Lee's Summit Madison Partners, L.L.C., described by instrument recorded October 1, 1998 as Document No. 98-I-77433 in Book I-3284 at Page 1964. <Shown.>

16. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded January 3, 2000 as Document No. 2000 I 0000113. <Shown.>

17. A Temporary Construction Easement granted to Lee's Summit Madison Partners, L.L.C., described by instrument recorded January 3, 2000, as Document No. 2000 I 0000114. <Shown, but has probably expired.>

For:

Dusty Dahmer
Dahmer Brothers Investment, LLC
8375 Nieman Road
Lenexa, KS 66214
913-274-9982

ALTA/NSPS Certification:

To Dahmer Brothers Investment LLC 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, 7, 13, and 19 of Table A thereof. The field work was completed on April 25, 2019.

Fred Byam, Missouri LS #2579

7-15-2020
Date

STATE OF MISSOURI
FRED BYAM
NUMBER LS-2579
REGISTERED LAND SURVEYOR

Fred Byam
Signature
Fred Byam
Missouri PE #22497
Missouri LS #2579
7-15-2020
Date Signed

BYAM Engineering
3501-G S. Sterling Ave.
Independence, MO 64052
Phone 816-252-3519
Since 1953

Dahmer Brothers Investment, LLC

ALTA/NSPS Land Title Survey

Tracts at Douglas St. & Lee's Summit Rd.
in the NE 1/4 of Sec. 30-48N-31W
Lee's Summit, Jackson County, Missouri

REVISION:	P	DRAWN:	Apr. 30, 2019
JOB NO.	2017-1245	SHEET	2 OF 2