

CERTIFICATE OF SURVEY

LOTS 14 & 15, BLOCK 5

CITY OF LEE'S SUMMIT, FORMERLY TOWN OF STROTHER

CLIENT:

GRACE COMMUNITY CHURCH
C/O WINETEER CONSTRUCTION

DEED DESCRIPTION:
TRACT 1—
LOTS 13, 14 AND 15, BLOCK 5, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. (2012E0034552)

RECOMMENDED DESCRIPTION RIGHT OF WAY VACATION:

PART OF THE SOUTHERLY RIGHT OF WAY OF WEST 1ST STREET, BETWEEN THE EASTERLY RIGHT OF WAY OF SW MARKET ST AND THE EXISTING 20 FT ALLEY, AND THE NORTH LINE OF LOT 14, BLOCK 5, OF THE CITY OF LEE'S SUMMIT FORMERLY TOWN OF STROTHER, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 5, CITY OF LEE'S SUMMIT, FORMERLY TOWN OF STROTHER, THENCE NORTH 28°54'23" WEST, ALONG THE PROJECTION OF THE EASTERLY RIGHT OF WAY OF SW MARKET STREET, A DISTANCE OF 15.60 FEET; THENCE NORTH 60°02'39" EAST, BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 14, BLOCK 5, A DISTANCE OF 131.79 FEET; THENCE SOUTH 79°02'33" EAST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 28°54'23" EAST, ALONG THE PROJECTION OF THE WESTERLY RIGHT OF WAY OF THE EXISTING 20 FT ALLEY, BEING ALSO THE PROJECTION OF THE EASTERLY LINE OF SAID LOT 14, BLOCK 5, A DISTANCE OF 8.58 FEET, TO THE NORTHEAST CORNER OF SAID LOT 14, BLOCK 5; THENCE SOUTH 60°02'39" WEST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 5, A DISTANCE OF 140.02 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,155 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

RIGHT OF WAY VACATION AREA: 2,155± SQ.FT. OR 0.05± ACRES
TRACT 1 AREA = 11,200± SQ. FT. OR 0.257± ACRES

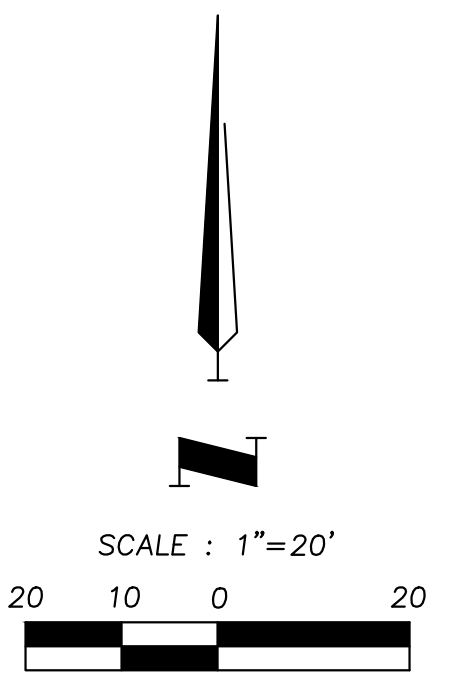
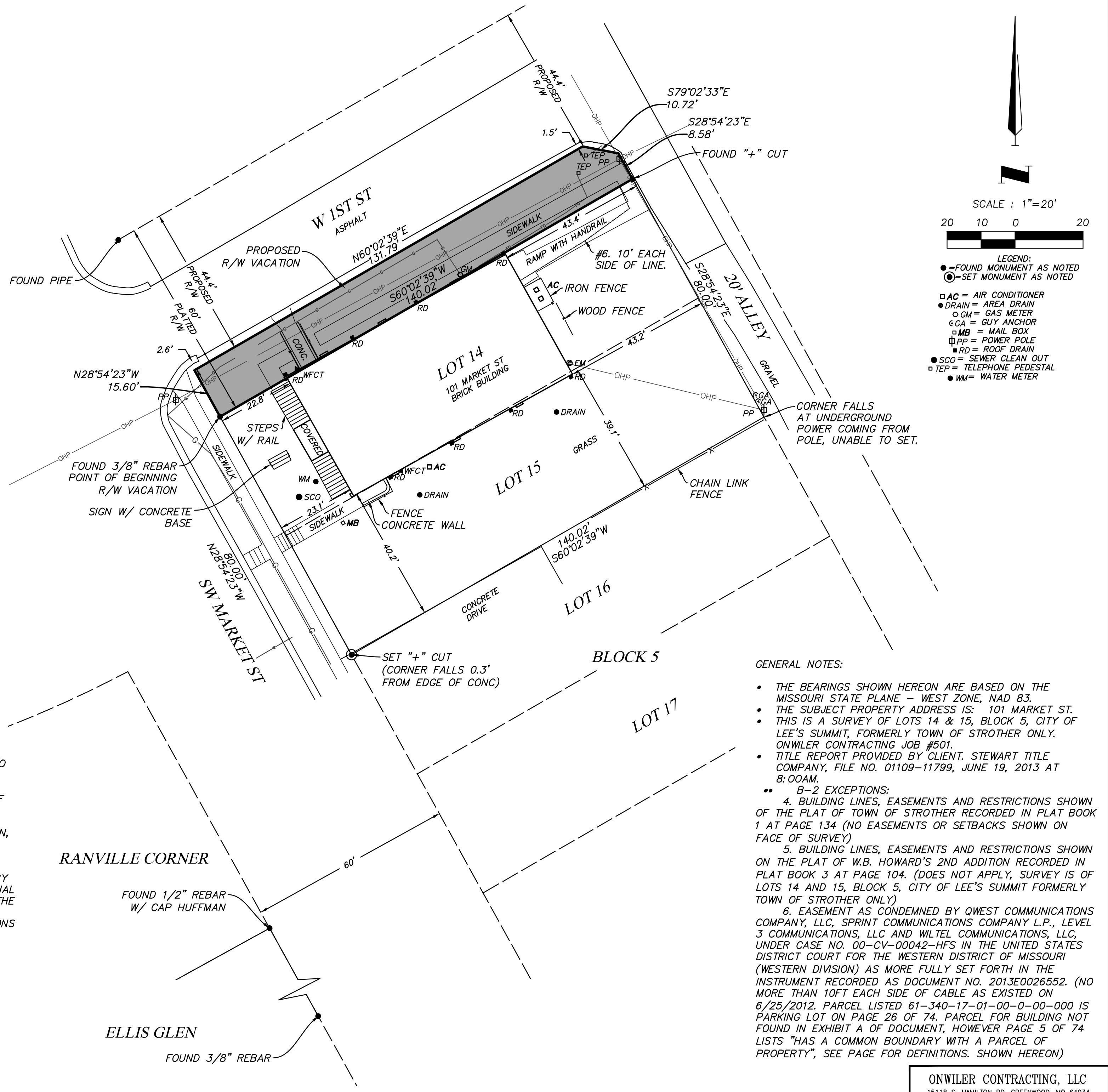
THIS CERTIFICATE OF SURVEY WAS PREPARED FOR GRACE COMMUNITY CHURCH C/O WINETEER CONSTRUCTION AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JUNE 24, 2024.



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

REVISED 8/20/2024 FOR PROPOSED RIGHT OF WAY VACATION DESCRIPTION



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = SET MONUMENT AS NOTED
 - AC = AIR CONDITIONER
 - DRAIN = AREA DRAIN
 - GM = GAS METER
 - ⊕ GA = GUY ANCHOR
 - ⊠ MB = MAIL BOX
 - ⊕ PP = POWER POLE
 - ⊠ RD = ROOF DRAIN
 - SCO = SEWER CLEAN OUT
 - ⊠ TEP = TELEPHONE PEDESTAL
 - WM = WATER METER

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83.
 - THE SUBJECT PROPERTY ADDRESS IS: 101 MARKET ST.
 - THIS IS A SURVEY OF LOTS 14 & 15, BLOCK 5, CITY OF LEE'S SUMMIT, FORMERLY TOWN OF STROTHER ONLY. ONWILER CONTRACTING JOB #501.
 - TITLE REPORT PROVIDED BY CLIENT. STEWART TITLE COMPANY, FILE NO. 01109-11799, JUNE 19, 2013 AT 8:00AM.
 - B-2 EXCEPTIONS:
 - 4. BUILDING LINES, EASEMENTS AND RESTRICTIONS SHOWN OF THE PLAT OF TOWN OF STROTHER RECORDED IN PLAT BOOK 1 AT PAGE 134 (NO EASEMENTS OR SETBACKS SHOWN ON FACE OF SURVEY)
 - 5. BUILDING LINES, EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT OF W.B. HOWARD'S 2ND ADDITION RECORDED IN PLAT BOOK 3 AT PAGE 104. (DOES NOT APPLY, SURVEY IS OF LOTS 14 AND 15, BLOCK 5, CITY OF LEE'S SUMMIT FORMERLY TOWN OF STROTHER ONLY)
 - 6. EASEMENT AS CONDEMNED BY QWEST COMMUNICATIONS COMPANY, LLC, SPRINT COMMUNICATIONS COMPANY L.P., LEVEL 3 COMMUNICATIONS, LLC AND WITEL COMMUNICATIONS, LLC, UNDER CASE NO. 00-CV-00042-HFS IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF MISSOURI (WESTERN DIVISION) AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2013E0026552. (NO MORE THAN 10FT EACH SIDE OF CABLE AS EXISTED ON 6/25/2012. PARCEL LISTED 61-340-17-01-00-0-00-000 IS PARKING LOT ON PAGE 26 OF 74. PARCEL FOR BUILDING NOT FOUND IN EXHIBIT A OF DOCUMENT, HOWEVER PAGE 5 OF 74 LISTS "HAS A COMMON BOUNDARY WITH A PARCEL OF PROPERTY", SEE PAGE FOR DEFINITIONS. SHOWN HEREON)

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PROJECT NO. 501A DATE 8/20/2024 BY CJM