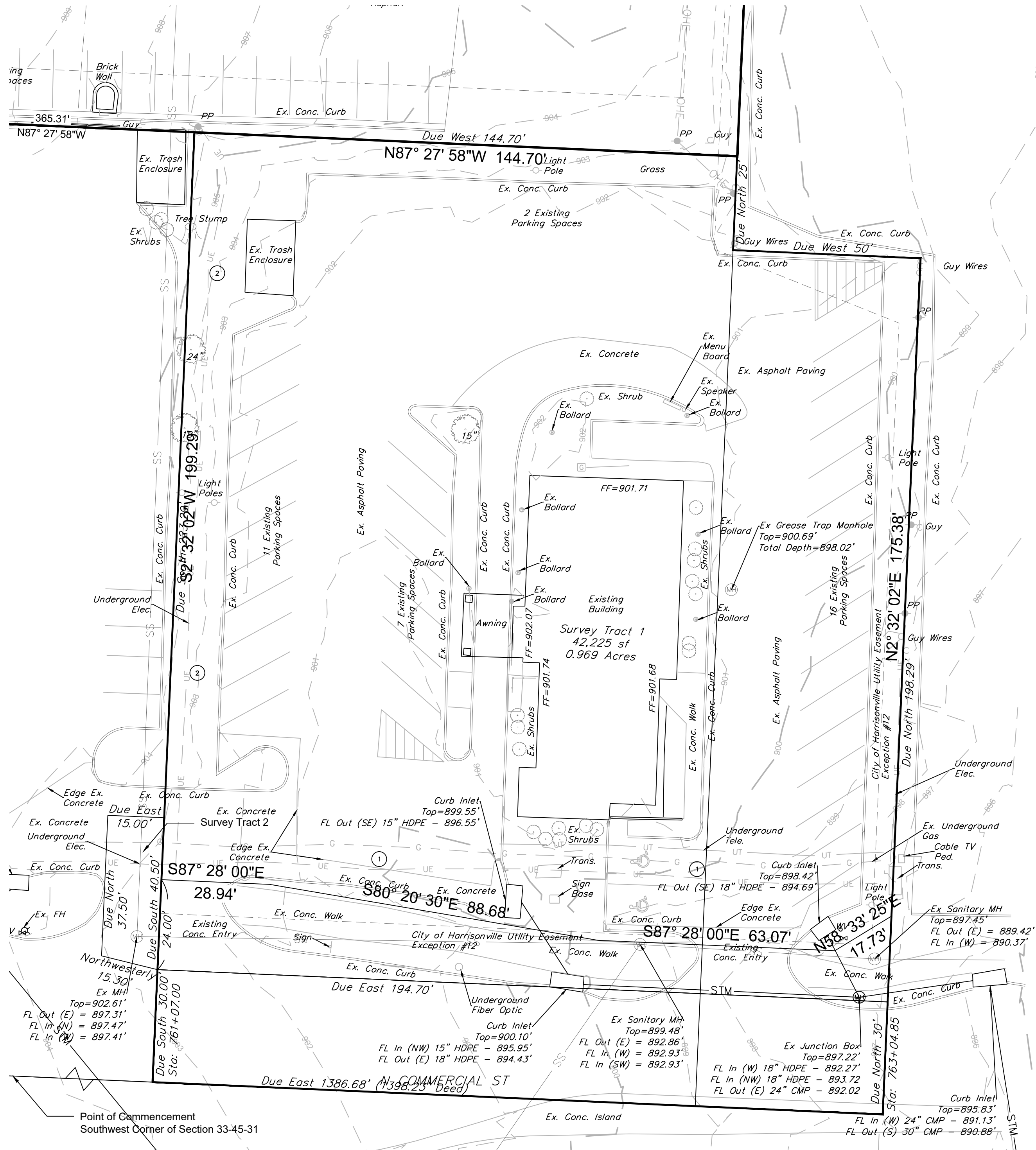


Alta/NSPS Land Title Survey

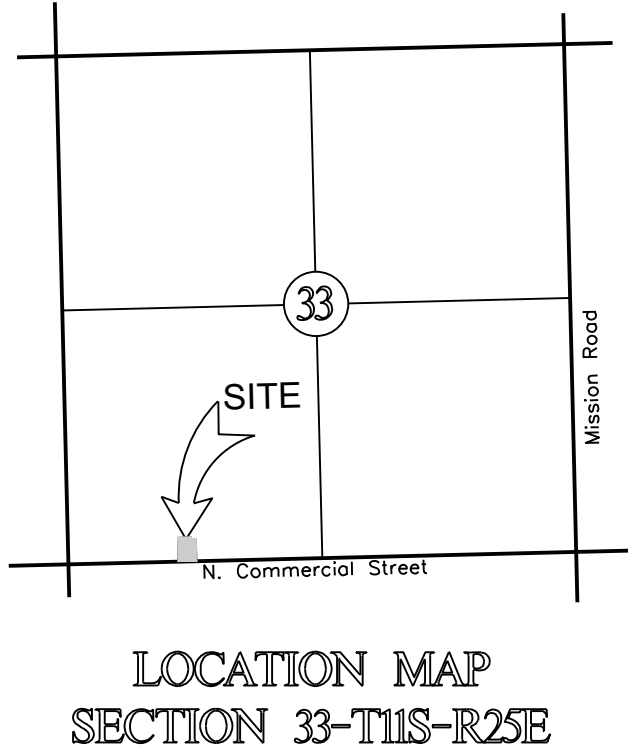
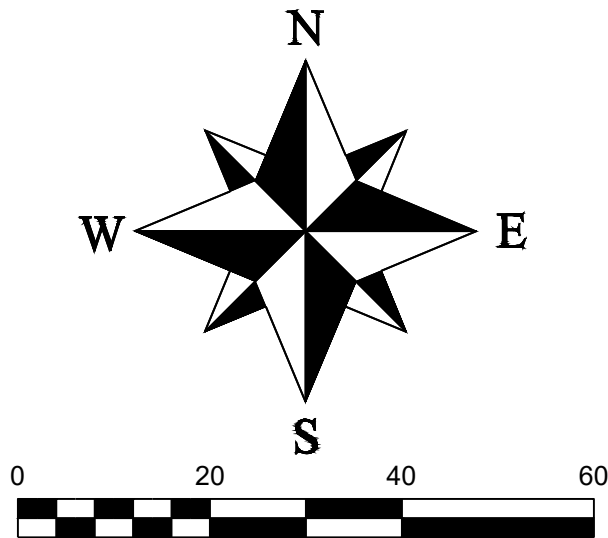
Part of the SW 1/4 of Section 33
Township 45 North, Range 31 West
Harrisonville, Cass County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓢ Potential Encroachment Location
- x — x — Existing Fence Line - Chain Link
- w — Existing Water Line
- ss — Existing Sanitary Sewer Main
- STORM — Existing Storm Sewer
- c — Existing Gas Line
- T — Existing Underground Telephone
- — Existing Underground Electric



Property Description taken from Chicago Title Insurance Company, Commitment No KCC212385, Effective September 17, 2021 at 8:00 am

Tract 1:

ALL THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 45, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION, 1386.68 FEET (DEED= 1398.23 FEET); THENCE DUE NORTH 30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET (FORMERLY U.S. HIGHWAY NO. 71), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE DUE NORTH, 198.29 FEET; THENCE DUE WEST 50 FEET; THENCE DUE NORTH 25 FEET; THENCE DUE WEST, 144.70 FEET; THENCE DUE SOUTH 223.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COMMERCIAL STREET; THENCE DUE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET, 194.70 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING THEREIN A PART OF LOTS 13 AND 14, "HARGUS AND HENDERSON SUBDIVISION", A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 2 AT PAGE 16. LESS AND EXCEPT ALL THAT PART CONVEYED TO THE CITY OF HARRISONVILLE, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED OCTOBER 18, 2013, AS DOCUMENT NO. 533724 IN BOOK 3745, PAGE 744 OF OFFICIAL RECORDS.

TRACT 2:

EASEMENT FOR DRIVEWAY PURPOSES, AS SHOWN IN INSTRUMENT DATED AUGUST 3, 1981 OF RECORD IN BOOK 795, PAGE 253, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN SAID INSTRUMENT.

ALTA/NSPS - Table A requested items

- Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
- Address of subject property
 - Tract 1 2002 N Commercial St
 - Tract 2 No Address
- Gross land area
 - Tract 1 42,225 sf (0.969 Acres) per Deed
 - Tract 2 585.00 sf (0.13 Acres) per Deed
- Vertical relief has been provided on the survey and is based on field survey data. Benchmark is shown on the survey as the Southwest corner of the curb inlet 22.5 feet East of the Southeast corner. Elevation 895.83.
- 7a. Exterior dimensions of building at ground level has been shown on the survey
8. Substantial features observed in the process of conducting the survey
16. There is no observed evidence of current earth moving work, building construction or building additions, however there are a number of large piles of soil / debris

Survey Tract 1 and 2 have direct ingress and egress to N. Commercial Street, which is paved, public right-of-way

The Survey Parcel is subject to the following items listed in Schedule B - Section II

- Water line easement granted to the City of Harrisonville, recorded September 24, 1963 in Book 464, Page 453. (Unable to Plot Description)
- Terms and conditions of Joint Driveway Easement established pursuant to instrument dated August 3, 1981 and recorded August 14, 1981 in Book 795, Page 253. (Plotted as Tract 2, Affects Survey Tract 2)
- Utility easement granted to City of Harrisonville, Missouri, recorded June 5, 1985 as Document No. 04593, in Book 901, Page 35. (Affects Survey Tract 1, Shown on Survey)

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of Harus and Henderson
 - Final Plat of Ventures
 - Final Plat of Jenkins Addition
 - Final Plat of Quik Trip Store No. 247
 - Lot Combination Plat Recorded in Book 30 at Page 91
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- Title report was furnished
Chicago Title Insurance Company, Commitment No. KCC212385 Effective September 17, 2021 at 8:00 AM.
- Easements are only shown as provided by client or from Title Report. Additional Easements may exist and are not shown on this survey.
- Bearings shown hereon are based upon GPS observation in Missouri State Plane West Zone.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Potential Encroachments

- Electric Line appears to be outside of recorded easement

To:
Chicago Title Insurance Company, Med Wise, LLC, a Oklahoma limited liability company, Laventille Harrisonville, LLC, a Missouri limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 5, 7a., 8, 9, and 16 of Table A thereof. The field work was completed on November 4, 2021

Date of Plat or Map November 24, 2021

MATTHEW J. SCHLICHT 11-24-21
Matthew J. Schlicht, MO-PLS 2012000102
Engineering Solutions, LLC., Corp Authority LS-200508319-D

| REVISIONS | |
|-----------|--|
| DATE | |
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Part of the
SW 1/4 of Section 33
Township 45 North, Range 31 West
Harrisonville, Cass County, Missouri

Alta/NSPS Land Title Survey

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|-----------------------|---------|---------------------|-------|--------|---------------|
| 1 OF 1 | 33 | 45 N | 31 W | Cass | Harrisonville |
| DRAWN BY | SCALE | DATE OF PREPARATION | | | |
| M. Schlicht, PLS., PE | 1"=20' | May 21, 2020 | | | |

