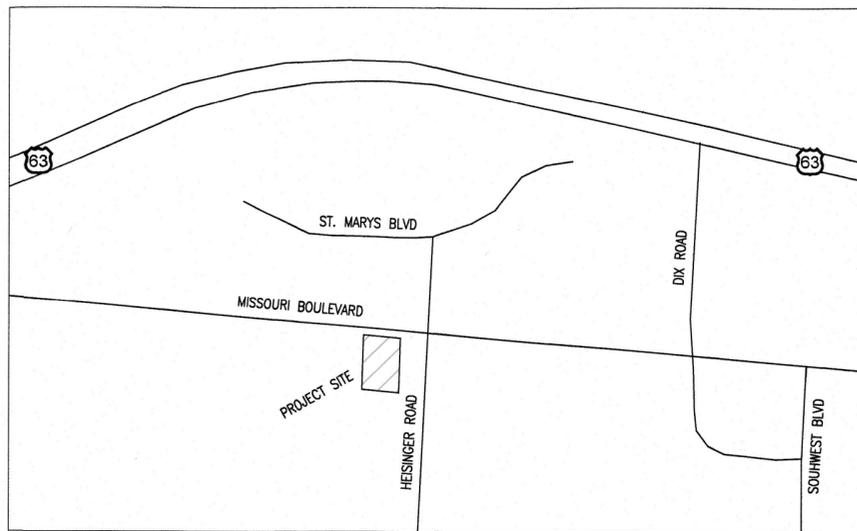


# ALTA/NSPS LAND TITLE SURVEY

# 2207 MISSOURI BOULEVARD

LOCATED IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST,  
JEFFERSON CITY, COLE COUNTY, MISSOURI  
FEBRUARY 12, 2021



**LOCATION MAP**  
NOT TO SCALE

**FLOOD PLAIN STATEMENT:**

THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29051C0129E, DATED NOVEMBER 2, 2012.

**ZONING REPORT:**

NO ZONING REPORT PROVIDED.

**PROJECT ID:**

2207 MISSOURI BOULEVARD, JEFFERSON MISSOURI  
#10-01-11-0001-002-013

**PARKING REQUIREMENTS:**

TOTAL PARKING SPACES EXISTING:  
REGULAR SPACES - 71  
ADA SPACES - 2  
TOTAL SPACES - 73

**NOTES:**

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
2. RECORD TITLE INFORMATION WAS PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO. MO20101618, DATED SEPTEMBER 18, 2020.
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED OCTOBER 22, 2020.
4. UTILITIES WERE DEFINED BY MAPS PROVIDED BY THE UTILITY PROVIDERS AND USING ABOVE GROUND EVIDENCE.
5. THERE WERE NO TREES AND SHRUBS LOCATED BY THIS SURVEY.
6. THERE ARE NO PARTY WALLS OBSERVED.
7. NO INFORMATION WAS PROVIDED AND NO RESEARCH WAS PERFORMED TO ASCERTAIN ANY CHANGES IN RIGHTS OF WAY.
8. THERE WAS NO OBSERVED EVIDENCE OF WATERWAYS OR WETLANDS.
9. THERE WAS NO OBSERVED EVIDENCE OF CEMETARIES, BURIAL GROUNDS OR ISOLATED GRAVE SITES ON THE PROPERTY.
10. THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK.
11. THERE WAS NO OBSERVABLE EVIDENCE THE SITE WAS BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
12. THE FOLLOWING ITEMS APPEAR TO ENCROACH ON SUBJECT PROPERTY; AN EXISTING SHED ON THE EAST SIDE OF SUBJECT PROPERTY; PORTIONS OF A CURB ON ADJACENT PROPERTY TO THE WEST; A BLOCK RETAINING WALL NEAR THE SOUTHWEST CORNER OF SUBJECT.
13. A PORTION OF THE NORTHWEST CORNER OF EXISTING BUILDING AND SIDEWALK APPEAR TO BE WITHIN THE BOUNDARIES OF A PERMANENT EASEMENT DESCRIBED IN BOOK 245, PAGE 749.

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:**

TO: R CHICKEN OF MISSOURI II, LLC; GREAT SOUTHERN BANK, ISOA/ATIMA; F & F DEVELOPMENT, L.L.C.; WESTCOR LAND TITLE INSURANCE COMPANY; BOSTON NATIONAL TITLE AGENCY, LLC:

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 INCLUDE ITEMS FROM TABLE A THEREOF; 1,2,3,4,6(A),8,9,11,16,17 & 18. THE FIELD WORK WAS COMPLETED OCTOBER 22, 2020.

**TITLE COMMITMENT DESCRIPTION:**

PART OF THE SOUTHWEST (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ELEVEN (11), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE TWELVE (12) WEST, IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY A GENERAL WARRANTY DEED RECORDED N BOOK 286, PAGE 556, SAID CORNER DESCRIBED AS BEING SOUTH 85°40'06" WEST, 29.52 FEET, NORTH 5°22'40" WEST, 1162.04 FEET AND SOUTH 88°05'00" WEST, 100.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST; THENCE ALONG THE LINES OF SAID TRACT, SOUTH 5°25'40" EAST, 299.06 FEET; THENCE SOUTH 88°01'10" WEST, 200.00 FEET; THENCE NORTH 5°25'40" WEST, 299.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MISSOURI BOULEVARD; THENCE NORTH 88°05'00" EAST, ALONG SAID LINE, 200.00 FEET TO THE BEGINNING.

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST, JEFFERSON CITY, COLE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 715, PAGE 629 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 88+43.7, 50 FEET LEFT OF CENTERLINE OF MISSOURI BOULEVARD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 650, PAGE 693 AND WITH WEST LINE OF SAID TRACT AND EXTENDING ALONG THE WEST LINE OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 515, PAGE 409, S 1°39'05"W, 300.31 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 516, PAGE 200; THENCE LEAVING SAID WEST LINE AND WITH SAID NORTH LINE, N 84°40'50"W, 199.79 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 657, PAGE 642; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID WARRANTY DEED, N 1°38'05"E, 299.44 FEET TO THE SOUTH RIGHT OF WAY LINE FOR MISSOURI BOULEVARD AT STATION 90+43.70, 50 FEET LEFT OF CENTERLINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID WARRANTY DEED; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 84°56'00"E, 199.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.37 ACRES.

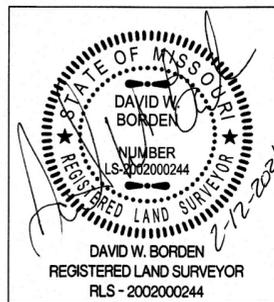
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE PROPERTY DESCRIPTION IN THE METES AND BOUNDS DESCRIPTIONS IS ONE IN THE SAME AS PROVIDED IN THE TITLE COMMITMENT DESCRIPTION.

SURVEY AND PLAT BY:

**CROCKETT ENGINEERING CONSULTANTS, LLC**  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

  
DAVID W. BORDEN, PLS-2002000244  
2-12-2021  
DATE



**SCHEDULE B - EXCEPTIONS:**

1. EXCEPTIONS 1,2,3,4,5,6,7,8,9,10,11,18, AND 20 ARE NOT MAP/PLAT ITEMS. - NOTHING DEPICTED BY THE GRAPHICS.
12. ENCROACHMENT AS DISCLOSED ON EXHIBIT "A" OF THE SPECIAL WARRANTY DEED RECORDED ON 9/22/2020 IN DEED BOOK 715, PAGE 629. THE ENCROACHMENT DISCLOSED IS AS SHOWN ON THE ATTACHED GRAPHICS.
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. EASEMENT AND RESERVATION CONTAINED N THE GENERAL WARRANTY DEED RECORDED ON 4/25/1989 IN DEED BOOK 245, PAGE 749, EXCLUDING THE PORTION CONTAINED IN THE QUIT-CLAIM DEED RECORDED ON 4/25/1989 IN DEED BOOK 314, PAGE 608. THE EASEMENT AND DEED ARE AT AND ALONG THE NORTH SIDE OF THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE ATTACHED GRAPHICS.
16. EASEMENT GRANTED TO MISSOURI POWER AND LIGHT COMPANY AS CONTAINED IN BOOK 71, PAGE 172. THIS EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. NOTHING SHOWN ON THE ATTACHED GRAPHICS.
17. COURT ORDER RECORDED ON 3/21/1996 IN BOOK 375, PAGE 755. THIS ITEM IS NOT A PLAT MAP ITEM. THIS DOCUMENT CANNOT BE PLOTTED. NOTHING SHOWN ON THE ATTACHED GRAPHICS.
19. RESTRICTIONS CONTAINED IN BOOK 90, PAGE 407 AND BOOK 95, PAGE 494. IN ORDER TO PLOT EITHER OF THESE EASEMENTS AND TO MAKE A DETERMINATION OF ITS ENCUMBRANCE OF SUBJECT PROPERTY, IF ANY, TITLE OF A TRACT OF LAND CALLED FOR IN BOTH RESTRICTION DESCRIPTIONS WILL NEED TO BE RESEARCHED AND SURVEYED. THE LOCATION OF DESCRIPTION IS UNDETERMINABLE AS IT. NOTHING SHOWN ON THE ATTACHED GRAPHICS.
20. MATTERS SHOWN ON THE SURVEY PREPARED BY DAVID W. BORDEN, RLS #2002000244, ON BEHALF OF CROCKETT ENGINEERING CONSULTANTS, DATED 10/29/2020, PROJECT NO. 200608: (A)EXISTING SHED ON THE EAST SIDE OF THE SUBJECT PROPERTY ENCROACHES ACROSS THE PROPERTY LINE, WHEREAS OWNERSHIP IS UNKNOWN, (B) CURB CUTS AND CONCRETE WALKS EXTEND OVER THE PROPERTY LINES IN THE NORTHWEST CORNER AND ALONG THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, (C) BLOCK RETAINING WALL APPEARS TO CROSS OVER THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, (D) EXISTING STRUCTURE AND CONCRETE WALK OVERLAP ONTO THE EASEMENT IN BOOK 245, PAGE 749. THE SPECIFIC ITEMS ARE ADDRESSED IN NOTE #12 AND #13. HOWEVER, IT SHOULD BE NOTED IN THE OPINION OF THE RECORD SURVEYOR, (B) REFERENCING CURB CUTS AND CONCRETE WALKS EXTENDING OVER THE PROPERTY LINES IN THE NORTHWEST CORNER ALONG THE NORTHERLY BOUNDARY LINE, THE WALKS DO APPEAR TO ENCROACH ON THE NORTH BOUNDARY LINE NEAR THE DRIVE ENTRANCES.

**2207 MISSOURI BOULEVARD**

LOCATED IN  
SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST  
JEFFERSON CITY, COLE COUNTY, MISSOURI

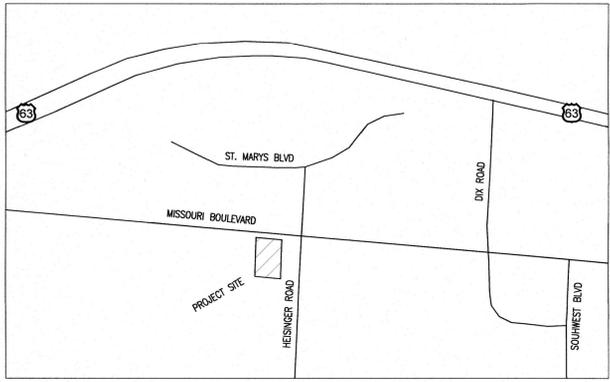
CORPORATE NUMBER: 2000151304



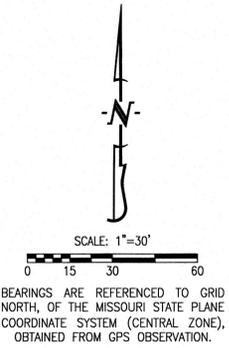
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

DATE:	2/12/2021	SCALE:	1" = NTS
PROJECT:	200608	DRAWN BY:	DWB



LOCATION MAP  
NOT TO SCALE



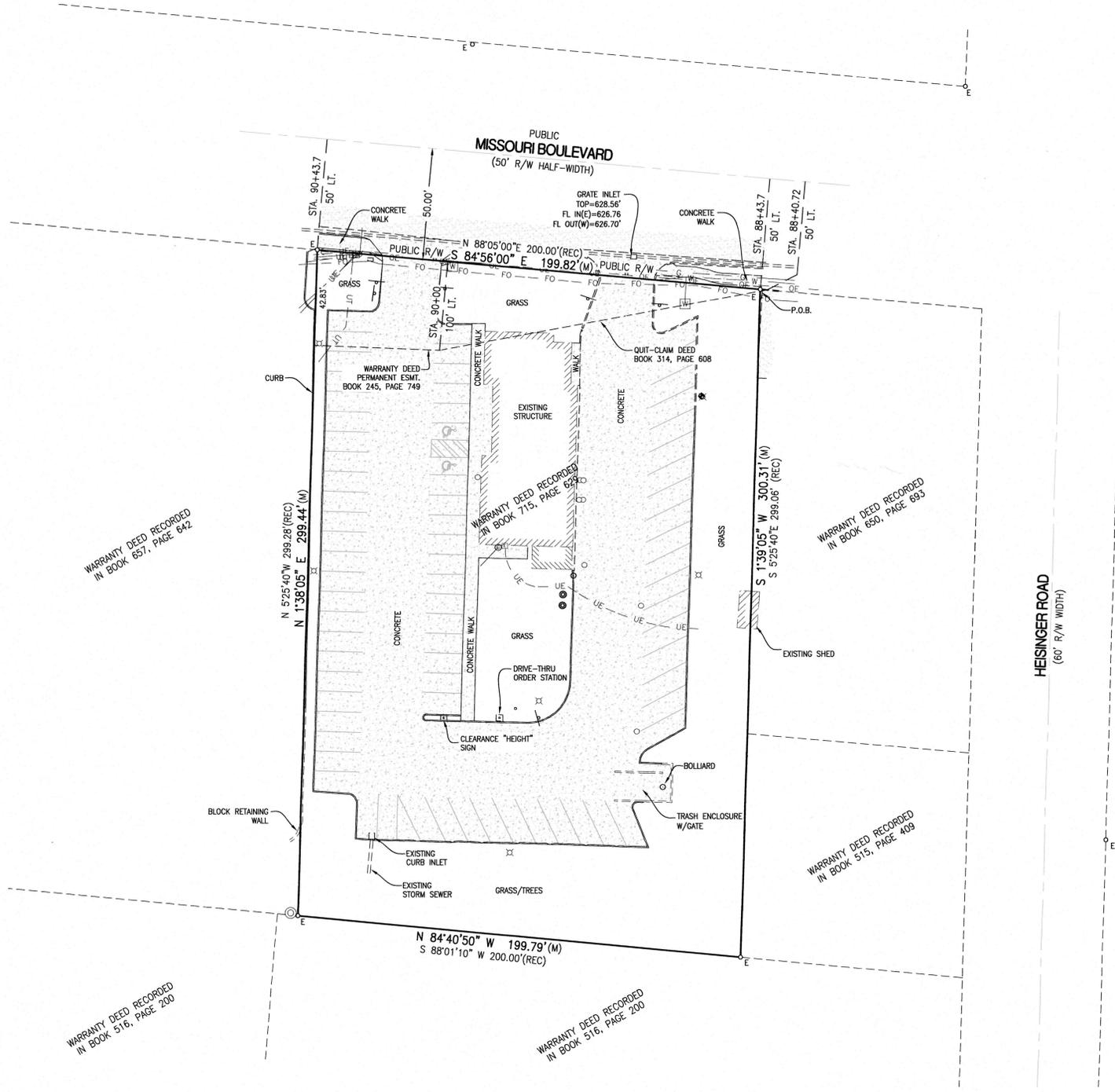
- LEGEND:**
- E EXISTING
  - S SET
  - SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - P.O.B. POINT OF BEGINNING
  - ⊙ EXISTING MANHOLE
  - ⊗ EXISTING LIGHT POLE
  - ⊠ EXISTING WATER METER
  - ⊕ EXISTING SIGNS
  - ⊖ EXISTING CLEANOUT
  - ♿ EXISTING ADA PARKING

- LINE LEGEND:**
- X — EXISTING FENCE LINE
  - FO — EXISTING FIBER OPTIC
  - UT — EXISTING UNDERGROUND TELEPHONE
  - UE — EXISTING UNDERGROUND ELECTRIC
  - W — EXISTING WATER LINE

# ALTA/NSPS LAND TITLE SURVEY

## 2207 MISSOURI BOULEVARD

LOCATED IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST,  
JEFFERSON CITY, COLE COUNTY, MISSOURI  
FEBRUARY 12, 2021



		<b>2207 MISSOURI BOULEVARD</b>	
		LOCATED IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST JEFFERSON CITY, COLE COUNTY, MISSOURI	
DATE:	2/12/2021	SCALE:	1"=30'
PROJECT:	200608	DRAWN BY:	DWB
CORPORATE NUMBER: 2000151304			
		1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (314) 447-0292 www.crockettengineering.com	