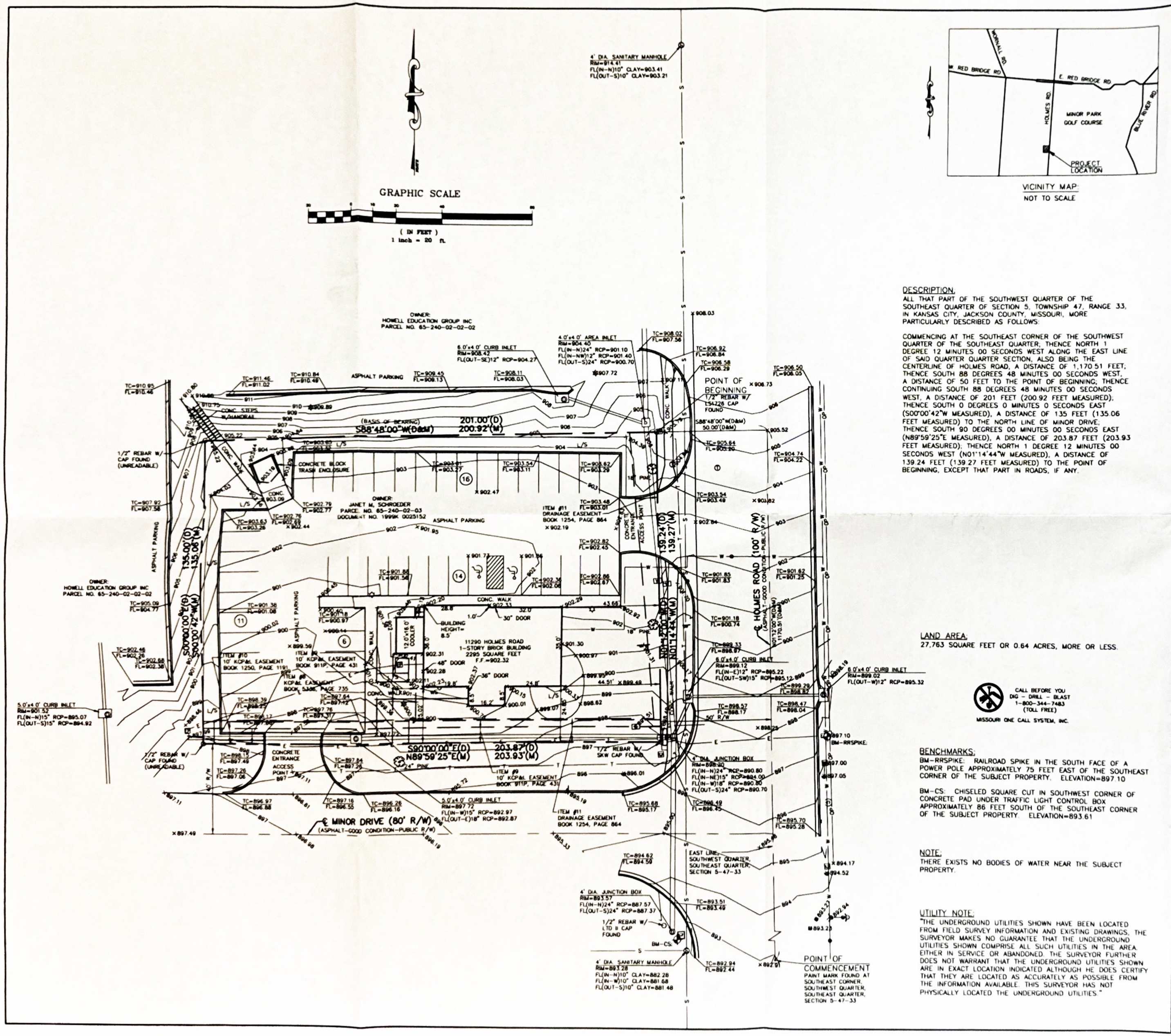

VICINITY MAP:
NOT TO SCALE

DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 12 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, ALSO BEING THE CENTERLINE OF HOLMES ROAD, A DISTANCE OF 1,170.51 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 201 FEET (200.92 FEET MEASURED); THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST (S00°00'42"W MEASURED), A DISTANCE OF 135 FEET (135.06 FEET MEASURED) TO THE NORTH LINE OF MINOR DRIVE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (N89°59'25"E MEASURED), A DISTANCE OF 203.87 FEET (203.93 FEET MEASURED); THENCE NORTH 1 DEGREE 12 MINUTES 00 SECONDS WEST (N01°14'44"W MEASURED), A DISTANCE OF 139.24 FEET (139.27 FEET MEASURED) TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, IF ANY.

LAND AREA:
27,763 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

BENCHMARKS:
BM-RRSPIKE: RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE APPROXIMATELY 75 FEET EAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION=897.10

BM-CS: CHISELED SQUARE CUT IN SOUTHWEST CORNER OF CONCRETE PAD UNDER TRAFFIC LIGHT CONTROL BOX APPROXIMATELY 86 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION=893.61

NOTE:
THERE EXISTS NO BODIES OF WATER NEAR THE SUBJECT PROPERTY.

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

GENERAL NOTES

1. PER THE CITY OF KANSAS CITY, MISSOURI ZONING REGULATIONS, THIS PROPERTY IS ZONED "C3A2" - INTERMEDIATE BUILDINGS HIGH BUILDINGS DISTRICT.
2. "C3A2" ZONING REQUIREMENTS:
   SETBACKS:
   FRONT: NONE (NON-RESIDENTIAL STRUCTURE)
   SIDE: NONE (NON-RESIDENTIAL STRUCTURE)
   REAR: NONE (NON-RESIDENTIAL STRUCTURE)
   MAXIMUM BUILDING HEIGHT: NONE
   PARKING REQUIREMENTS: ONE SPACE PER 75 SQUARE FEET OF GROSS FLOOR AREA.
3. THIS PROPERTY IS LOCATED IN AN AREA LABELED ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29017C0130 C, EFFECTIVE DATE SEPTEMBER 14, 1990.
4. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, MINOR DRIVE & HOLMES ROAD.
5. THE BASIS OF BEARING USED FOR THIS SURVEY WAS S88°48'00"W ON THE NORTH LINE OF THE SUBJECT PROPERTY (AS RECORDED).
6. THE ERROR OF CLOSURE FOR THE PROJECT IS: 1:23,480

SURVEYOR'S REFERENCE
(TITLE COMMITMENT)

TITLE COMMITMENT NUMBER: HCS-73418-KCTY
EFFECTIVE DATE: APRIL 6, 2004 @ 3:40:28 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
1100 WALNUT STREET, SUITE 2980
KANSAS CITY, MISSOURI 64106
(816) 421-6330

8. AN EASEMENT IN THE DOCUMENT RECORDED SEPTEMBER 1, 1970 AS DOCUMENT NO. B-353918 IN BOOK B-5336 AT PAGE 735 OF OFFICIAL RECORDS. (PLOTTED AND SHOWN)
9. AN EASEMENT IN THE DOCUMENT RECORDED FEBRUARY 27, 1979 AS DOCUMENT NO. K-398010 IN BOOK K-911 AT PAGE 431 OF OFFICIAL RECORDS. (PLOTTED AND SHOWN)
10. AN EASEMENT IN THE DOCUMENT RECORDED SEPTEMBER 29, 1983 AS DOCUMENT NO. K-580672 IN BOOK K-1250 AT PAGE 1191 OF OFFICIAL RECORDS. (PLOTTED AND SHOWN)
11. AN EASEMENT FOR STORM DRAINAGE IN THE DOCUMENT RECORDED OCTOBER 14, 1983 AS DOCUMENT NO. K-582821 IN BOOK K-1254 AT PAGE 864 OF OFFICIAL RECORDS. (PLOTTED AND SHOWN)

CERTIFICATION

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2, 3, 4, 5, 6, 7(A), 7(B), 8, 9, 10, 11, 12, 13, & 14 OF TABLE A THEREOF; PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DAVID J. SCHAFFER
MISSOURI LS-2698

STATE OF MISSOURI
DAVID J. SCHAFFER
NUMBER LS-2698
7/21/04

PARKING INFORMATION

TOTAL SPACES	
47 (2 A.D.A.)	47 SPACES 9' X 18' @ 90°

ENCROACHMENTS

THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

SURVEY INFORMATION

PREPARED BY: KAW VALLEY ENGINEERING
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
(913) 894-5150
DATE OF SURVEY: APRIL 21, 2004

LEGEND

○	MONUMENT FOUND	-O-	UTILITY POLE
	BENCHMARK	☼	LIGHT POLE
	SECTION CORNER FOUND	⟵	DEADMAN ANCHOR
	STREET/TRAFFIC SIGN		UNDERGROUND ELEC. PED.
	BUSINESS/BILLBOARD SIGN		TELEPHONE MANHOLE
	TRAFFIC SIGNAL LIGHT POLE		TELEPHONE PEDESTAL
	TRAFFIC SIGNAL LIGHT CONTROL BOX		HANDICAP SYMBOL
	GAS METER	(1)	PARKING STALL COUNT
	GAS LINE SIGN	L/S	LANDSCAPING AREA
	WATER METER	—896—	EXISTING GRADE CONTOUR
	WATER LINE GATE VALVE	x 892.94	EXIST. GRADE SPOT ELEV.
	FIRE HYDRANT	—OP(3)—	OVERHEAD POWER
	WATER SPIGOT	— G —	BURIED GAS LINE
	STORM SEWER MANHOLE	— E —	BURIED ELECTRIC LINE
	SANITARY SEWER MANHOLE	— T —	BURIED TELEPHONE LINE
	ELECTRIC METER	— S —	BURIED SAN. SEWER LINE
(D)	DESCRIBED	24" PINE	TREE W/TYPE & SIZE
(M)	MEASURED	(D)	DESCRIBED
		(M)	MEASURED

PLAN SCALE: 1"=20'

STREET ADDRESS	
11290 HOLMES	
CITY: KANSAS CITY	STATE: MISSOURI
COUNTY: JACKSON	
REGIONAL DWG. NO	LOCATION CODE NUMBER 24/1129
	KVE PROJ.#C04D1924

REV	DATE	DESCRIPTION	BY	ISSUE REF
0	5/3/04	INITIAL ISSUE	JDK	

KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
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E-MAIL: kv@kveng.com
KV
1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-5836 FAX 816-468-8651
2810 NORTH JACKSON
JOPLIN, MISSOURI 64801
417-782-3040 FAX 417-782-7744

McDONALD'S®

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OFFICE: KANSAS CITY REGION
ADDRESS: 11880 COLLEGE BLVD. OVERLAND PARK, KS 66210

PLAN APPROVAL
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C1