

**ALTA \ NSPS**  
**LAND TITLE SURVEY**  
**#7501 E. FRONT ST.**  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

FOR: GARI-DAWN TINGLER

0 15 30 60  
 SCALE 1" = 30'  
 BEARINGS ARE FROM PLAT

**LEGEND**

- A.A. = APPROXIMATE ALIGNMENT
- A.C.S. = ALIEN CEMENT SURFACE
- ABWH = AIR RELIEF MANHOLE
- BLDG = BUILDING
- CONC = CONCRETE
- COR = CORNER
- C.S. = CURB STOP
- DM = DUCTILE IRON PIPE
- E.B.B. = ELECTRIC BREAKER BOX
- EM = ELECTRIC METER
- ESMT = BASEMENT
- FM = FIRE HYDRANT
- FLG = FIRE LIGHT
- FNDG = FOUNDATION
- G.I. = GAS INLET
- GM = GAS METER
- MU = MANHOLE
- N.T.S. = NOT TO SCALE
- OHIO = OVERHEAD DOOR
- OHIO = OVERHEAD DOOR DOOR
- PD = PAVED HIGH PILE BOLLARD
- PD = PAVED HIGH PILE DOOR
- PG = PAGE
- PIV = POST INDICATOR VALVE
- PKAG = PAD MOUNTED AIR CONDITIONER
- PLG = PAD MOUNTED TRANSFORMER
- PLG = PAD MOUNTED TRANSFORMER
- R.W. = RIGHT-OF-WAY
- ACD = REINFORCED CONCRETE PIPE
- REG. = REGULAR PARKING SPACE
- SG. = SHIPPING CONTAINER
- SEC. = SECURITY
- SEC. CONN. = SQUARE CONNECTION
- SQ. FT. = SQUARE FEET
- TR. = TRANSFORMER
- TR. = TRANSFORMER
- TYP. = TYPICAL
- V.S. = VISITOR PARKING SPACE
- W.C. = WITNESS CORNER
- WM = WATER METER
- WM = WATER VALVE
- G. = GAS
- SP = SPURRY SINKER
- UGR = UNDERGROUND ELECTRIC
- W = WATER
- X = FENCE, AS NOTED
- = FOUND "KEYSTONE" CAP UNLESS NOTED
- = CONCRETE

THIS PROPERTY LIES WITHIN FLOOD ZONE X DEPICTED AS AREAS WITH REDUCED RISK DUE TO LEAKS, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 28090C02G REVISED JANUARY 20, 2017.

**ZONING = M3-5, MANUFACTURING 3 DISTRICT**

- Minimum Side setback - None
- Minimum front yard - None
- Minimum rear yard - None
- Maximum height - None
- PARKING COUNT:
  - 6 4 Regular spaces
  - 5 Visitor spaces

Note to the client, insurer and lender - WDS regard to Table A, Item 11(b), evidence of utilities pursuant to Section 5.61x, to develop a view of those the underground utilities cannot be accurately, completely and reliably depicted. I-call Dig Site or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is requested, the surveyor shall be notified that excavation and/or a private utility locate request may be necessary.



**LEGAL DESCRIPTION:**

TRACT A, EXECUTIVE PARK, SIXTEENTH PLAT, a subdivision in Kansas City, Jackson County, Missouri. The above described tract contains 158,907 square feet, or 3.6460 acres, more or less.

THE TITLE INFORMATION TAKEN FROM SWINERTY TITLE GUARANTY COMPANY, ISSUING AGENT, SWINERTY TITLE COMPANY, COMMITMENT NO. 989706, REVISION # 2, EFFECTIVE OCTOBER 21, 2020 AT 6:00 AM. THE PROPERTY IS AFFECTED BY THE FOLLOWING ITEMS FROM THE COMMITMENT:

- 1) Lot boundaries, easements, and other matters shown on the recorded plat/map of EXECUTIVE PARK, SIXTEENTH PLAT, as recorded in Book 1865 at Page 617.
- 2) Restrictions as more fully set forth in the instrument recorded 10/23/1979 as Document No. 18700254721 in Book 1865 at Page 1494.
- 3) Easement granted to Kansas City Power and Light Company as more fully set forth in the instrument recorded 01/29/1979 as Document No. 18700256653 in Book 1808 at Page 615.
- 4) Intentionally Deleted
- 5) Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.
- 6) The following unrecorded agreements:
  - a) Alarm Systems rental agreement for equipment and monitoring service with Johnson Control Systems, Inc.
  - b) Alarm Systems Phone Service agreement with Spectrum (The Time Warner) for internet and phone service.
  - c) Working Grounds Maintenance and Sprinkler System Maintenance agreement with Signature Landscape.
- 7) The following matters and/or encroachments as disclosed by the ALTA \ NSPS Land Title Survey made by Roark Surveying, dated 11-19-2020 and designated Job #020-066:
  - a) Adverse matters arising from the failure of any part of the perimeter fence(s) to enclose the subject property.
  - b) Covenanted area and corner of parking lot encroaching neighboring parcel.
  - c) Storm sewer lacks benefit of easement.

**ROARK SURVEYING**  
 10233 NOLAND RD.  
 LENEXA, KS. 66215  
 913-888-8289  
 ROARKSURVEYING@AOL.COM

**ALTA \ NSPS**  
 PROPERTY ADDRESS:  
 #7501 E. FRONT ST.  
 KANSAS CITY  
 JACKSON COUNTY, MO. 64120

Dr. David A. Daniel, a single man, and Danny L. Hallie, a married man, and Stewart Title Guaranty 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 Uniform Land Use Standard Detail Requirements for ALTA \ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.  
 The 2016 rules were completed on November 15, 2016.  
 Date: \_\_\_\_\_  
 Daniel R. Roark  
 PLS - 1895  
 REV. 11-24-20  
 11-19-20  
 #020-066