

TITLE DESCRIPTION:

LOTS 1, 2 AND 3, GUINOTTE MANOR, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART PLATTED AS GUINOTTE MANOR REPLAT.

SCHEDULE B - PART II NOTES:

1 through 7 and 11 are non survey related items.

8.) Easements, restrictions and setback lines as per plat, recorded in Book 29, Page 53. Affects the subject property and is shown hereon.

9.) An Easement to Kansas City Power & Light Company recorded July 3, 1967 as Document No. B584854 in Book B592, Page 152. Affects the subject property and is shown hereon.

10.) Terms and Provisions as set forth in Redevelopment Contract, by and between Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic organized under the laws of Missouri and the ordinances of the City of Kansas City, Missouri and Columbus Park Developers, LLC, a Missouri limited liability company, recorded December 18, 2007 as Document No. 2007E0159420. Affects the subject property and is blanket in nature.

Amended and Restated Redevelopment Contract recorded September 10, 2015 as Document No. 2015E0081640. Affects the subject property and is blanket in nature.

Assignment, Assumption and Ratification Agreement by and between Land Clearance for Redevelopment Authority of Kansas City, Missouri, Columbus Park Developers, LLC, Columbus Park Development Group, LLC and CP Lofts, LP recorded October 5, 2015 as Document No. 2015E0090131. Affects the subject property and is blanket in nature.

Amendment to Amended and Restated Redevelopment Contract recorded September 21, 2017 as Document No. 2017E0087121. Affects the subject property and is blanket in nature.

Assignment, Assumption and Implementation Agreement by and between Land Clearance for Redevelopment Authority of Kansas City, Missouri, Columbus Park Development Group, LLC and Columbus Park Development Group 2, LLC recorded September 21, 2017 as Document No. 2017E0087121. Affects the subject property and is blanket in nature.

GENERAL SURVEY NOTES:

1.) The plat of GUINOTTE MANOR REPLAT is recorded in Plat Book K40 at Page 88 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) The plat of GUINOTTE MANOR is recorded in Plat Book 29 at Page 52 in the Recorder of Deeds Office in Jackson County, Missouri.

3.) Title report No. NCS-1041161-KCTY was provided by First American Title Insurance company dated December 02, 2020 at 8:00 AM.

4.) Bearings are based on the Missouri State Plane Coordinate system observed from GPS observation.

5.) This Alta survey does not include Lot 1, GUINOTTE MANOR as referenced in the title report that was provided by the client.

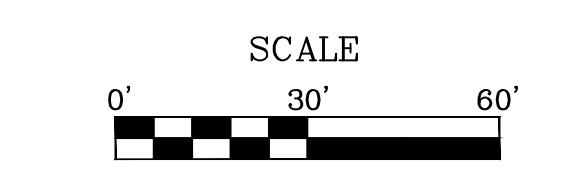
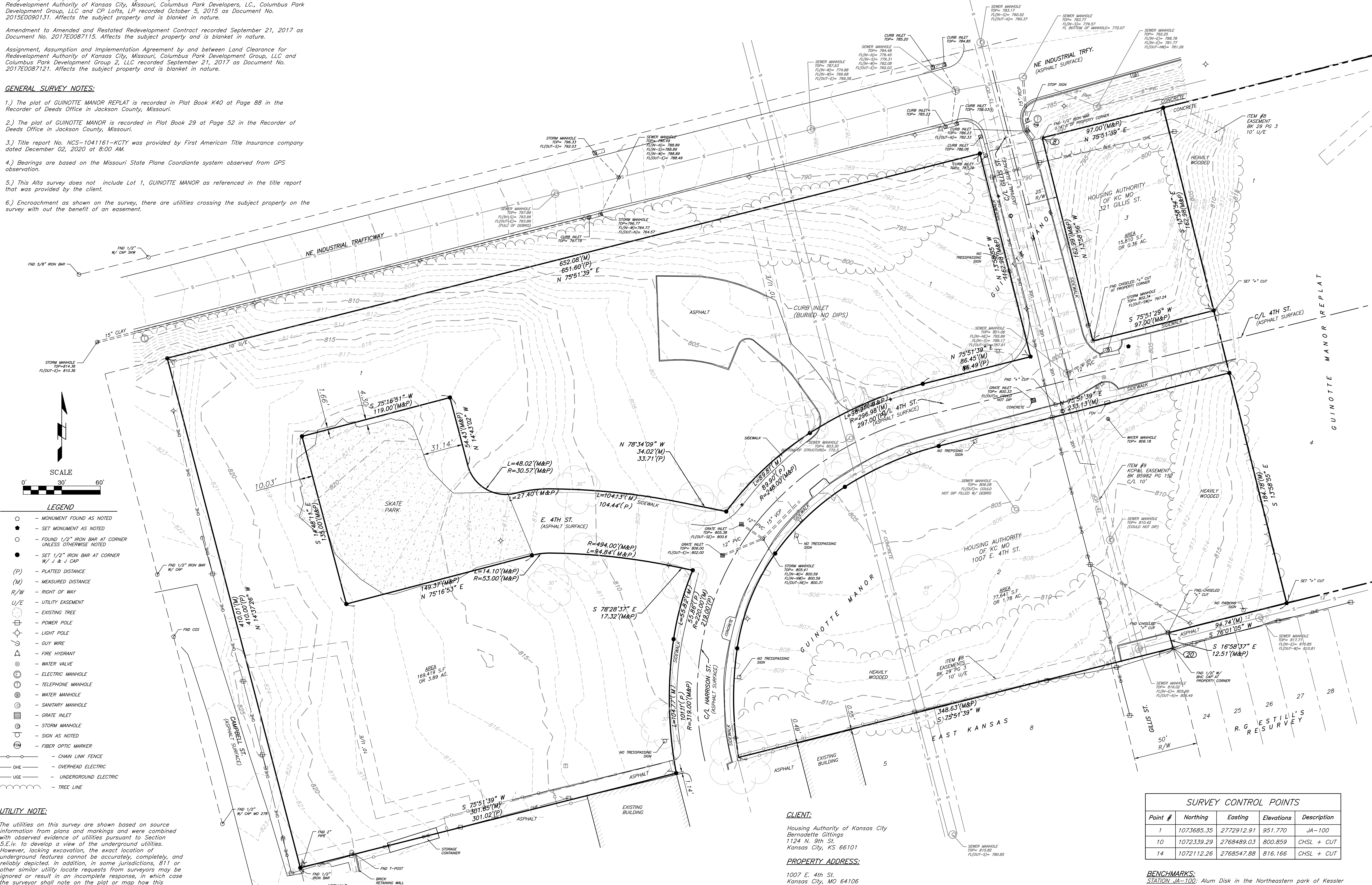
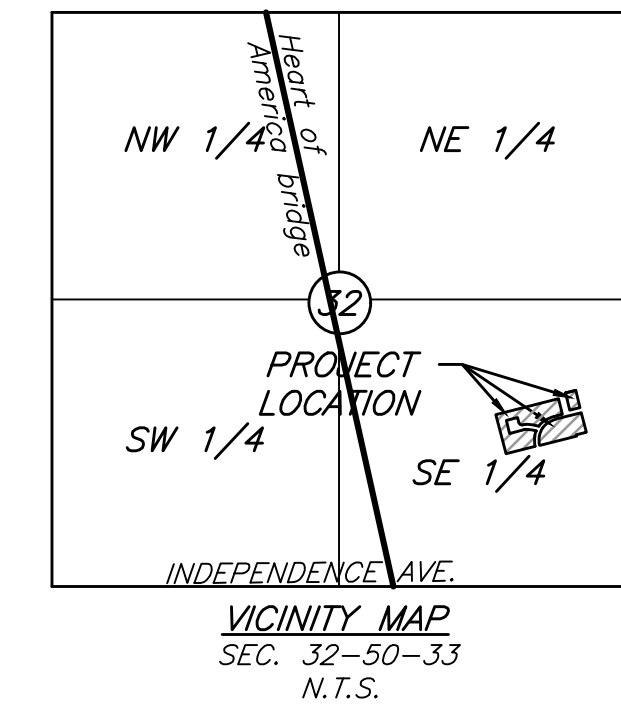
6.) Encroachment as shown on the survey, there are utilities crossing the subject property on the survey with out the benefit of an easement.

ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST

LOTS 1 & 4, GUINOTTE MANOR

KANSAS CITY, JACKSON COUNTY, MISSOURI



- LEGEND**
- - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - R/W - RIGHT OF WAY
 - U/E - UTILITY EASEMENT
 - - EXISTING TREE
 - - POWER POLE
 - - LIGHT POLE
 - - GUY WIRE
 - - FIRE HYDRANT
 - - WATER VALVE
 - - ELECTRIC MANHOLE
 - - TELEPHONE MANHOLE
 - - WATER MANHOLE
 - - SANITARY MANHOLE
 - - GRATE INLET
 - - STORM MANHOLE
 - - SIGN AS NOTED
 - - FIBER OPTIC MARKER
 - - CHAIN LINK FENCE
 - - OVERHEAD ELECTRIC
 - - UNDERGROUND ELECTRIC
 - - TREE LINE

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 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 required, the client is advised that excavation and/or a private utility locate request may be necessary.

CLIENT:
Housing Authority of Kansas City
Bernadette Gittings
1124 N. 9th St.
Kansas City, KS 66101

PROPERTY ADDRESS:
1007 E. 4th St.
Kansas City, MO 64106

321 Gillis St.
Kansas City, MO 64106

SURVEY CONTROL POINTS				
Point #	Northing	Eastings	Elevations	Description
1	1073685.35	2772912.91	951.770	JA-100
10	1072339.29	2768489.03	800.859	CHSL + CUT
14	1072112.26	2768547.88	816.166	CHSL + CUT

BENCHMARKS:
STATION JA-100: Alum Disk in the Northeastern park of Kessler Park in Kansas City

Elevation = 951.77

CERTIFICATION:
To First American Title Insurance company and Housing Authority of Kansas City, Missouri, a municipal corporation:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5 and 8, of Table A thereof. The field work was completed on the 14th day of January, 2022.

2-15-22
Date
John B. Young LS-1298

Location: S:\21.398 - Guinotte Manor\DRAWINGS\2022-02-10 ALTA\2022.02.10 ALTA.dwg- Feb 15, 2022-11:30am

J & J SURVEY LLC
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE: (816) 941-1017 • FAX: (816) 941-1018

INITIAL SUBMITTAL	REVISION TO ADD LOT 1	01-09-21	02-14-22

SHEET 1 OF 1