

# ALTA / NSPS LAND TITLE SURVEY

## TRACT F AND LOT 355

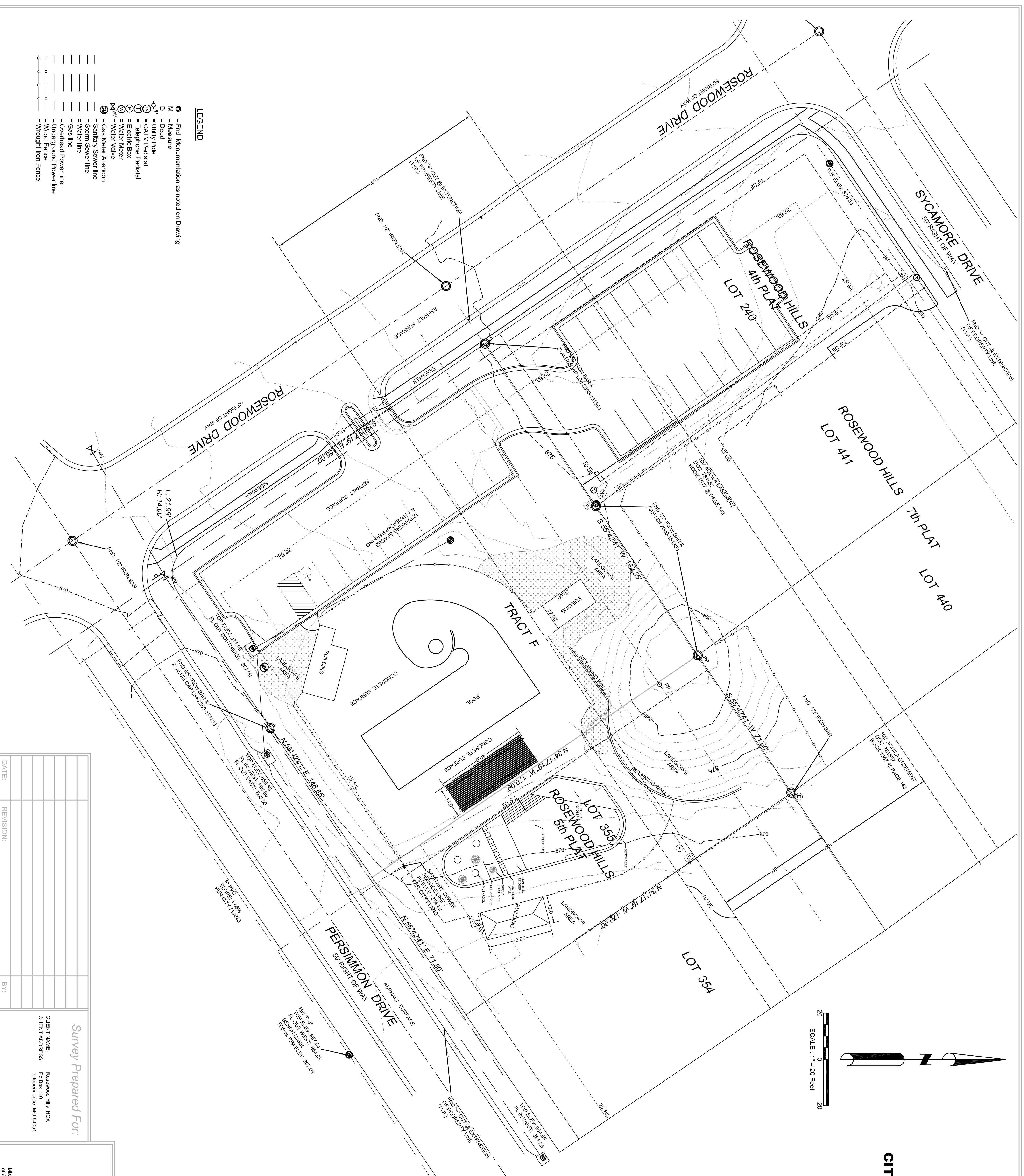
### ROSEWOOD HILLS FIFTH PLAT

#### CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

**Property Descriptions:**  
 Tract F, ROSEWOOD HILLS FIFTH PLAT, a subdivision in Grain Valley, Jackson County, Missouri.  
 Lot 355, ROSEWOOD HILLS FIFTH PLAT, a subdivision in Grain Valley, Jackson County, Missouri.  
 Lot 240, ROSEWOOD HILLS FOURTH PLAT, a subdivision in Grain Valley, Jackson County, Missouri.

**GENERAL NOTES:**

1. This survey correctly shows the location of all structures and other improvements situated on the premises, and that, except as shown.
2. All utilities serving the premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said premises; that the property described herein is the same as the property described in Conflict Land Title, Inc. File Number 190281916 Effective Date: January 30, 2019 and the underground has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
3. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises, (unless shown hereon).
4. Building setbacks are shown per the Recorded Plat of ROSEWOOD HILLS FIFTH PLAT.
5. The properties has direct physical access to Rosewood Drive a public street.
6. No observed evidence of recent earth work.
7. No evidence of site use as a solid waste dump, sump or sanitary landfill.
8. No observed evidence of cemeteries on subject property.
9. No observed evidence of proposed changes in street right of way line of observed evidence of recent street or sidewalk construction or repairs observed.
10. BENCHMARK: Twp North 1/4 of NW 23 Elevation 867.73  
 Located on South side of Persimmon Drive at 250 feet East of the intersection of Rosewood Dr and Persimmon Drive.
11. Underground Utility shown hereon was provided by Missouri One Call System, and as Bulks Plan provided by the City of Grain Valley, Missouri.  
 Missouri law requires the use of the Missouri one Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location and protect all utilities whether shown or not.



**LEGEND**

- = End Monumentation as noted on Drawing
- M = Measure
- D = Dred
- P = Utility Pole
- CATV/Pedestal
- Telephone Pedestal
- Electric Box
- Water Meter
- Water Valve
- Gas Meter Abandon
- Sanitary Sewer line
- Storm Sewer line
- Water line
- Gas line
- Overhead Power line
- Underground Power line
- Wood Fence
- Wrought Iron Fence

Survey Prepared For:	
CLIENT NAME:	Rosewood Hills HOA
CLIENT ADDRESS:	Po Box 110 Independence, MO 64651
DATE:	
REVISION:	
BY:	

<p style="text-align: center;">SURVEYORS SEAL</p> <p style="text-align: center;"><b>ALTA / NSPS LAND TITLE SURVEY</b></p> <p style="text-align: center;"><b>TRACT F AND LOT 355</b></p> <p style="text-align: center;"><b>ROSEWOOD HILLS FIFTH PLAT</b></p> <p style="text-align: center;"><b>CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI</b></p> <p style="text-align: center;"><b>Countryside Survey, LLC</b></p> <p style="text-align: center;">PO BOX 1702 RAYMORE, MO 64483 OFFICE: (816) 282-2915 FAX: (816) 528-9580</p>	<p>MISSOURI Corporate Certificate of Authority #LS-2010-026229</p> <p>DATE: 3/15/2019</p> <p style="text-align: right;">Dennis L. Schmidt Missouri PLS # 22714</p> <p>JOB NO: 19-0113</p> <p>SCALE: 1" = 20'</p> <p>DATE: 3/8/2019</p> <p>DRAWN BY: DLS</p> <p>CHECK BY: D. SCHMIDT</p> <p style="text-align: right;">SHEET NO. 1 OF 1</p>
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**CERTIFICATION:**  
 To Rosewood Hills Development Homes Association, and Conflict Land Title, Inc.  
 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 includes Items 1, 5, 4, 7a, 8, 9, 11, 14, 16, 17, and 19 of Table A thereof.  
 Fieldwork was completed on March 6, 2018