

**ALTA/ACSM  
LAND TITLE SURVEY  
GARDEN PLACE**



**SHAFER, KLINE & WARREN, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
TRAFFIC & TRANSPORTATION ENGINEERING  
LAND PLANNING - LANDSCAPE ARCHITECTURE  
11100 W. 91st STREET, OVERLAND PARK, KANSAS 66214  
(913) 666-2800  
COPYRIGHT © 1989 SHAFER, KLINE & WARREN, INC.

CLIENT  
**GOLDBERG, KOHN, BELL, BLACK, ROSENBLUM & MORTIZ, LTD.**  
55 EAST MONROE STREET, SUITE 2700  
CHICAGO, ILLINOIS 60601  
(312) 332-3900  
(312) 332-2198

10/23/21 FEBRUARY 8, 2000 10M  
10/23/21 FEBRUARY 11, 2000 31M

**LEGAL DESCRIPTION:**

**TRACT 1**  
ALL OF THE SOUTH 28.75 FEET OF LOT 36 AND THE NORTH 21.25 FEET OF LOT 35, TOWER PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 2**  
LOT 47 EXCEPT THE NORTH 12.5 FEET THEREOF AND EXCEPT THAT PART IN ROADS, GARDEN PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 3**  
THE WEST 10.5 FEET OF LOT 49, ALL OF LOT 50 AND THE EAST 5.5 FEET OF LOT 51, FRED W. ZURN TROUST VIEW, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 4**  
ALL THAT PART OF LOT "C" GARDEN PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 12 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF LOT "C" MEASURED ALONG THE EAST LINE OF HOLMES STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/2 OF LOT "C" 140 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF HOLMES STREET 100 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, TO THE SOUTH LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 10 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT, 130 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE OF HOLMES STREET, 100 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT "C", 130 FEET TO THE EAST LINE OF HOLMES STREET; THENCE SOUTH ALONG THE EAST LINE OF HOLMES STREET, 100 FEET TO THE POINT OF BEGINNING.

**TITLE NOTE:**

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM LAWYERS TITLE INSURANCE CORPORATION AGENT FOR AT&T TITLE COMPANY, L.L.C. COMMITMENT FOR TITLE INSURANCE NO. 007-0411 K AND DATED JANUARY 12, 2000 AT 8:00 A.M.

**PROPERTY IS SUBJECT TO:**

BUILDING AND USE RESTRICTIONS IN BOOK 4018, PAGE 611 & BOOK 4140, PG. 728 (EXCEPTS TRACT 4)  
TERMS AND PROVISIONS OF SHALOM PLAZA INC. RECIPROCAL EASEMENT JOINT USE AND MAINTENANCE AGREEMENT IN BOOK K1615, PAGE 1312.

**NOTES:**

THERE IS A TOTAL OF 240 MARKED PARKING SPACES, INCLUDING 30 DISABLED MARKED (DISABLED) PARKING SPACES (INCLUDING ALL PARKING AS SHOWN HEREON)  
THE ASPHALT PAVEMENT WAS SHAVED FOR CLARITY.

**ZONING NOTE:**

ACCORDING TO THE CODES ADMINISTRATION DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI TO SUBJECT TRACTS ARE ZONED AS FOLLOWS:

TRACT 1 - R-2A

TRACT 2 - R-4

TRACT 3 - R-2A

TRACT 4 - R-2A

DISTRICT R-2A - TWO-FAMILY DWELLINGS.

IN DISTRICTS R-2A, THE HEIGHT OF BUILDINGS, THE MINIMUM DIMENSIONS OF YARDS, AND THE MINIMUM LOT AREA PER FAMILY PERMITTED ON ANY LOT SHALL BE AS FOLLOWS:

**A. HEIGHT.** - BUILDINGS OR STRUCTURES SHALL NOT EXCEED TWO AND ONE-HALF (2 1/2) STORIES AND SHALL NOT EXCEED THIRTY (30) FEET IN HEIGHT.

**B. FRONT YARDS.** - THE FRONT YARDS IN THIS DISTRICT SHALL HAVE A MINIMUM DEPTH OF TWENTY-FIVE (25) PERCENT OF THE DEPTH OF THE LOT BUT THE DEPTH OF SUCH FRONT YARD NEED NOT BE MORE THAN THIRTY-FIVE (35) FEET.

**C. SIDE YARDS.**

1. THERE SHALL BE A SIDE YARD ON EACH SIDE OF EVERY BUILDING, EXCEPT AN ACCESSORY BUILDING, NOT A MINIMUM WIDTH OF NOT LESS THAN TEN PERCENT (10%) OF THE WIDTH OF THE LOT, SUCH SIDE YARD SHALL NOT BE LESS THAN FOUR (4) FEET AND NEED NOT BE MORE THAN FIFTY (50) FEET.

2. ON A CORNER LOT, THE SIDE YARD REGULATION SHALL BE THE SAME AS FOR INTERIOR LOTS, EXCEPT IN THE CASE OF REVERSED FRONTAGE WHERE INTERIOR LOTS HAVE BEEN PLATED OR SOLD FRONTING ON THE SIDE STREET. IN THIS CASE, THERE SHALL BE A SIDE YARD ON THE STREET SIDE OF THE CORNER LOT NOT LESS THAN ONE-HALF (1/2) OF THE FRONT YARD REQUIRED IN PARAGRAPHS.

**D. REAR YARDS.**

1. THE REAR YARDS IN THIS DISTRICT SHALL HAVE A MINIMUM DEPTH OF TWENTY-FIVE (25) PERCENT OF THE DEPTH OF THE LOT BUT THE DEPTH OF SUCH REAR YARD NEED NOT BE MORE THAN THIRTY (30) FEET.

2. THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY (40) PERCENT OF THE AREA OF THE REAR YARD.

**R4 DISTRICT R-4 - LOW APARTMENTS.**

1. HEIGHT.

BUILDINGS OR STRUCTURES SHALL NOT EXCEED THREE (3) STORIES AND SHALL NOT EXCEED FORTY-FIVE (45) FEET IN HEIGHT.

2. FRONT YARDS.

THE FRONT YARDS IN THIS DISTRICT SHALL HAVE A MINIMUM DEPTH OF FIFTEEN PERCENT (15%) OF THE DEPTH OF THE LOT BUT THE DEPTH OF SUCH FRONT YARD NEED NOT BE MORE THAN THIRTY (30) FEET.

3. SIDE YARDS.

(A) THERE SHALL BE A SIDE YARD ON EACH SIDE OF EVERY PRINCIPAL BUILDING WITH A MINIMUM WIDTH OF NOT LESS THAN TEN PERCENT (10%) OF THE WIDTH OF THE LOT, SUCH SIDE YARD SHALL NOT BE LESS THAN FOUR (4) FEET AND NEED NOT BE MORE THAN FIFTY (50) FEET FOR A STRUCTURE OVER THIRTY-FIVE (35) FEET IN HEIGHT. ANY SIDE YARD SHALL NOT BE LESS THAN SIX (6) FEET.

(B) SIDE YARDS FOR ACCESSORY BUILDINGS OR STRUCTURES SHALL BE IN ACCORDANCE WITH PARAGRAPH (A) OF DISTRICT R-4.

(C) ON A CORNER LOT, THE SIDE YARD REGULATIONS SHALL BE THE SAME AS FOR INTERIOR LOTS, EXCEPT IN THE CASE OF REVERSED FRONTAGE WHERE INTERIOR LOTS HAVE BEEN PLATED OR SOLD FRONTING ON THE SIDE STREET. IN THIS CASE, THERE SHALL BE A SIDE YARD ON THE CORNER LOT NOT LESS THAN ONE-HALF (1/2) OF THE FRONT YARD REQUIRED IN PARAGRAPH.

(D) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

4. REAR YARDS.

(A) THE REAR YARDS IN THIS DISTRICT SHALL HAVE A MINIMUM DEPTH OF TWENTY-FIVE PERCENT (25%) OF THE DEPTH OF THE LOT BUT THE DEPTH OF SUCH REAR YARD NEED NOT BE MORE THAN THIRTY-FIVE (35) FEET.

(B) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(C) THE REAR YARDS IN THIS DISTRICT SHALL HAVE A MINIMUM DEPTH OF TWENTY-FIVE PERCENT (25%) OF THE DEPTH OF THE LOT BUT THE DEPTH OF SUCH REAR YARD NEED NOT BE MORE THAN THIRTY-FIVE (35) FEET.

(D) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(E) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(F) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(G) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(H) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(I) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(J) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(K) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(L) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(M) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(N) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(O) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(P) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(Q) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(R) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(S) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(T) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(U) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(V) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(W) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(X) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(Y) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(Z) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AA) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AB) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AC) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

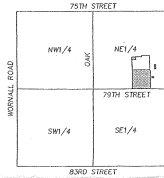
(AD) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AE) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

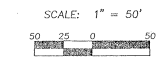
(AF) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AG) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.

(AH) THE AREA OCCUPIED BY A DETACHED ACCESSORY BUILDING IN A REAR YARD SHALL BE LIMITED TO FORTY PERCENT (40%) OF THE AREA OF THE REAR YARD.



VICINITY MAP  
SEC. 17-48-33



- = IRON BAR W/S/W CAP
- △ = AIR CONDITIONER
- = AREA BUILT
- ▭ = CONCRETE CURB & GUTTER
- ▭ = CABLE TELEVISION BOX
- ▭ = CONCRETE WALL
- ▭ = FIRE ALARM
- ▭ = FLAG POLE
- ▭ = GAS METER
- ▭ = GAS LINE MANHOLE
- ▭ = GUARD POST
- ▭ = GUY WIRE
- ▭ = LIGHT POLE
- ▭ = MANHOLE
- ▭ = POWER METER
- ▭ = POWER POLE
- ▭ = POWER POLE W/TRANSFORMER
- ▭ = ROOF BRAN
- ▭ = ROOF BELL
- ▭ = STREET LIGHT POLE
- ▭ = TELEPHONE BOX
- ▭ = UTILITY BOX
- ▭ = WATER METER
- ▭ = WATER VALVE
- ▭ = WATER WELL

**NET AREAS:**

TRACT 1 =	5,983± SQ. FT.
	0.137± ACRE
TRACT 2 =	304,878± SQ. FT.
	8.136± ACRES
TRACT 3 =	7,395± SQ. FT.
	0.170± ACRE
TRACT 4 =	15,990± SQ. FT.
	0.367± ACRE

FLOOD NOTE:  
THE PROPERTIES SHOWN HEREON LIES WITHIN FLOOD ZONE C, DEFINED AS AREAS OF MINOR FLOODING (OR SHOWN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, COMMUNITY-P-2, NO. 29073 015 C WITH AN REVISED DATE OF SEPTEMBER 14, 1996.

LARRY D. GRAHAM, MO 15-2057  
LARRY D. GRAHAM, MO 15-2057

IF THIS IS NOT AN EXHIBIT SEAL AND THE DRAWING IS NOT THE ORIGINAL, IT IS NOT VALID FOR RECORDING IN THE PUBLIC RECORDS OF THE STATE OF MISSOURI.

NO. 17-48-33  
JACKSON, MO. MISSOURI

