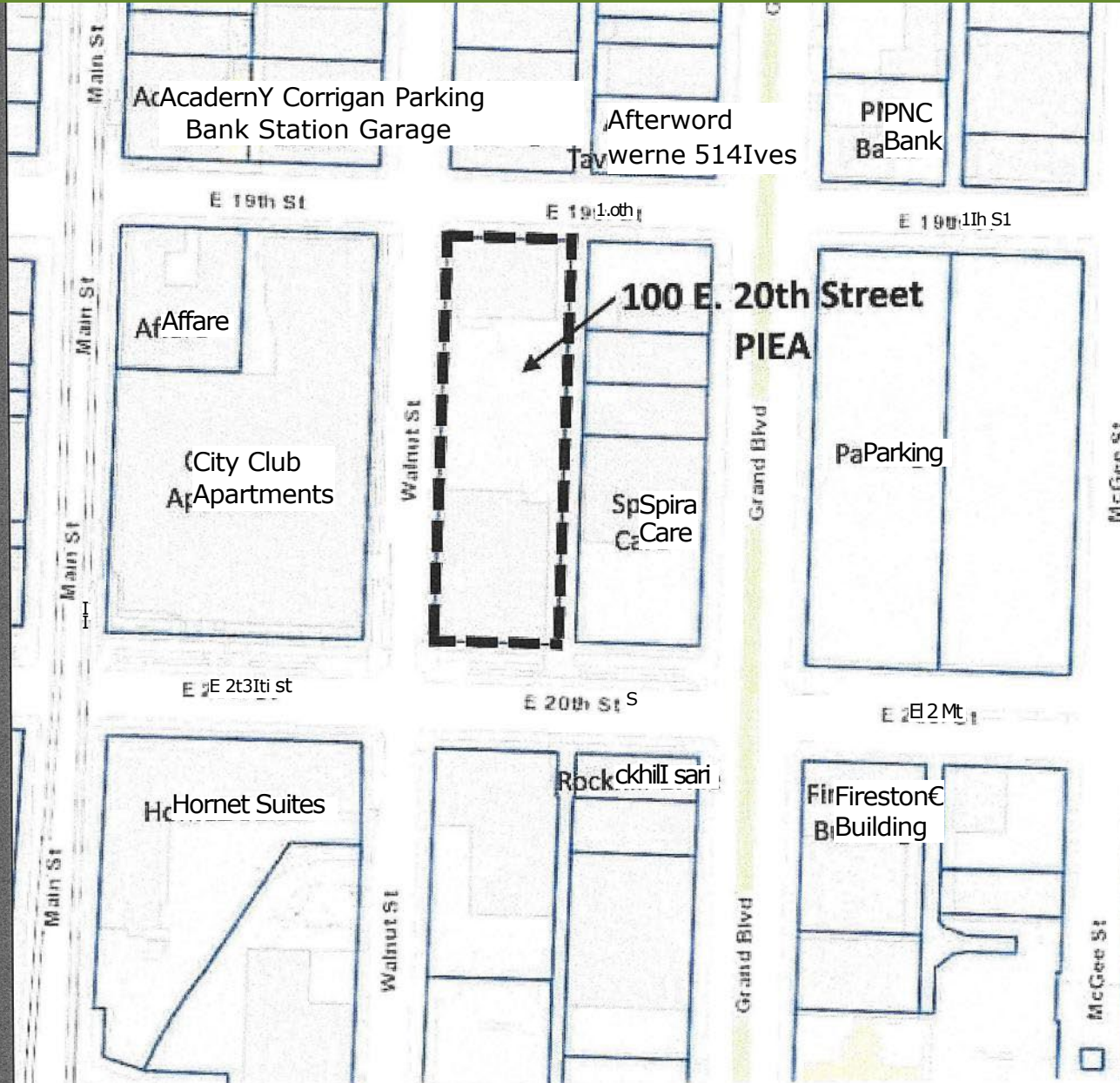


# Ordinance No. 230031 / 100 E 20<sup>th</sup> Street Correction



**B** Boundaries

# 100 E. 20<sup>th</sup> Street PIEA – General Development Plan

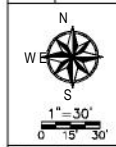
## Existing Conditions

- Existing improvements constructed 1950 s
- Two buildings
  - 100 E. 20th Street
    - Two stories / 21,365 sf
  - 1905 Walnut Street
    - One story / 7,567 sf
- Previous Use: Anheuser-Busch Distributorship
- Vacancy - 100%



Existing Conditions

**ALTANSPS LAND TITLE SURVEY**  
100 E. 20TH STREET  
JACKSON COUNTY, MISSOURI



Prepared For:  
EMPRISE BANK, A KANSAS BANKING CORPORATION

NO.	DATE	BY	REVISION
1	11/15/23	MJS	INITIALS
2	11/15/23	MJS	REVISION
3	11/15/23	MJS	REVISION
4	11/15/23	MJS	REVISION
5	11/15/23	MJS	REVISION

**MJS CONSULTING, LLC**  
2724 CONSOLE TERRACE  
LEAWOOD, KANSAS 64095  
(913)334-8819 mjs@mjscorp.com  
**LAND SURVEYING AND PLANNING**

PROPERTY DESCRIPTION (PER Title Commitment No: NCS-1190105-KCTY,  
DATED AUGUST 17, 2023 AT 8:00 A.M.)

**TRACT 1:**

LOTS 508 THRU 515, INCLUSIVE, BLOCK 38, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN STREETS.

**TRACT 2:**

A PORTION OF RIGHT-OF-WAY FOR EAST 20TH STREET, AS NOW ESTABLISHED, IN SECTION 8 TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 515, BLOCK 38, MCGEE'S ADDITION, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED IN BOOK 1 AT PAGE 36 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 02°08'19" WEST, 7.25 FEET; THENCE NORTH 87°17'55" WEST, 115.98 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WALNUT STREET AS NOW ESTABLISHED; THENCE NORTH 02°04'32" EAST ON SAID EXISTING EAST RIGHT-OF-WAY LINE, 7.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 515 ALSO BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET AS NOW ESTABLISHED; THENCE LEAVING SAID EXISTING EAST RIGHT-OF-WAY LINE, SOUTH 87°17'55" EAST ON THE SOUTH LINE OF SAID LOT 515 AND SAID EXISTING NORTH RIGHT-OF-WAY LINE, 115.98 FEET TO THE POINT OF BEGINNING, CONTAINING 841 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II  
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES  
FILE NO.: NCS-1190105-KCTY, DATED AUGUST 17, 2023 at 8:00 A.M.

**EXCEPTIONS:**

- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN IN PUBLIC RECORDS. (NOTHING TO PLOT)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND. (NOTHING TO PLOT)
- EASEMENTS, RESTRICTIONS AND SETBACK LINES ARE PER PLAT, RECORDED AS IN PLAT BOOK 1, PAGE 36. (NOTHING TO PLOT)

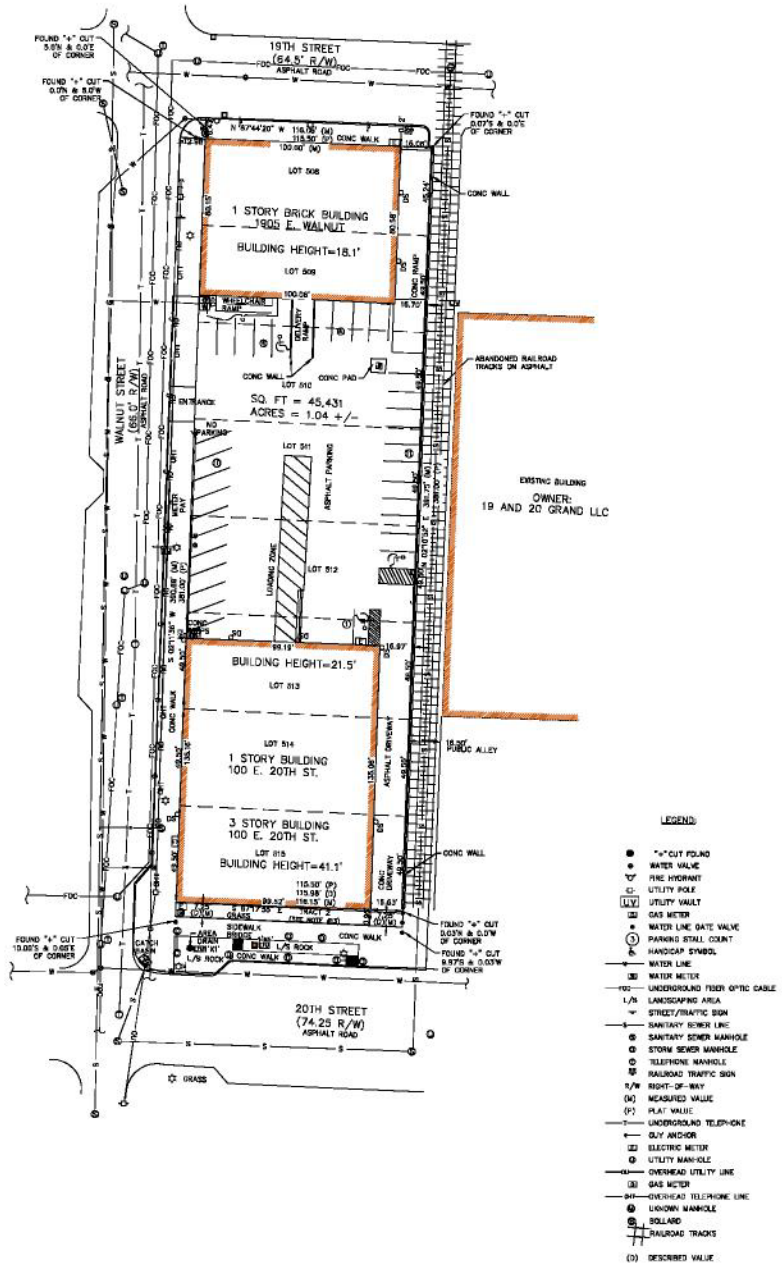
**NOTES:**

- BASIS OF BEARINGS FOR SURVEY BASED ON: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO.29095C0254G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THIS SURVEY WAS MADE ON THE GROUND AS PER TITLE COMMITMENT NO. NCS-1190105-KCTY DATED AUGUST 17, 2023, 8:00 A.M., PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
- ACCESS TO THE PROPERTY IS THROUGH LOTS 508 THRU 515, AND 7.25 FEET OF VACATED RIGHT-OF-WAY FROM DEDICATED PUBLIC STREETS WALNUT STREET, 20TH STREET, 19TH STREET AND ALLEY.
- MEASURED LAND AREA: = 45,431 SQ. FT. OR 1.04 ACRES MORE OR LESS.
- ZONING INFORMATION FOR PROPERTY WAS NOT PROVIDED.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO FILL CONSTRUCTION PRESENTLY ON SITE.
- THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NCS-1190105-KCTY.
- PARKING COUNT: 25 REGULAR SPACES, 3 HANDICAP SPACES.
- THERE ARE NO ENCROACHMENTS OBSERVED ON OR OVER THE PROPERTY LINES.
- THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES OF RIGHT-OF-WAY OVER THE SURVEYED PREMISES. IT IS CUSTOMARY FOR THE CITY TO NOT REVEAL PLANS FOR FUTURE ACQUISITIONS OF RIGHT-OF-WAY UNTIL SUCH TIME AS THE PROPERTY IS BEING REDEVELOPED.
- TRACT 2 IS VACATED RIGHT-OF-WAY RESERVED FOR EASEMENT PER INSTRUMENT NUMBER 2023E0005985 FILED JANUARY 30, 2023.

**ALTA/NSPS CERTIFICATION:**

To: EMPRISE BANK, A KANSAS BANKING CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

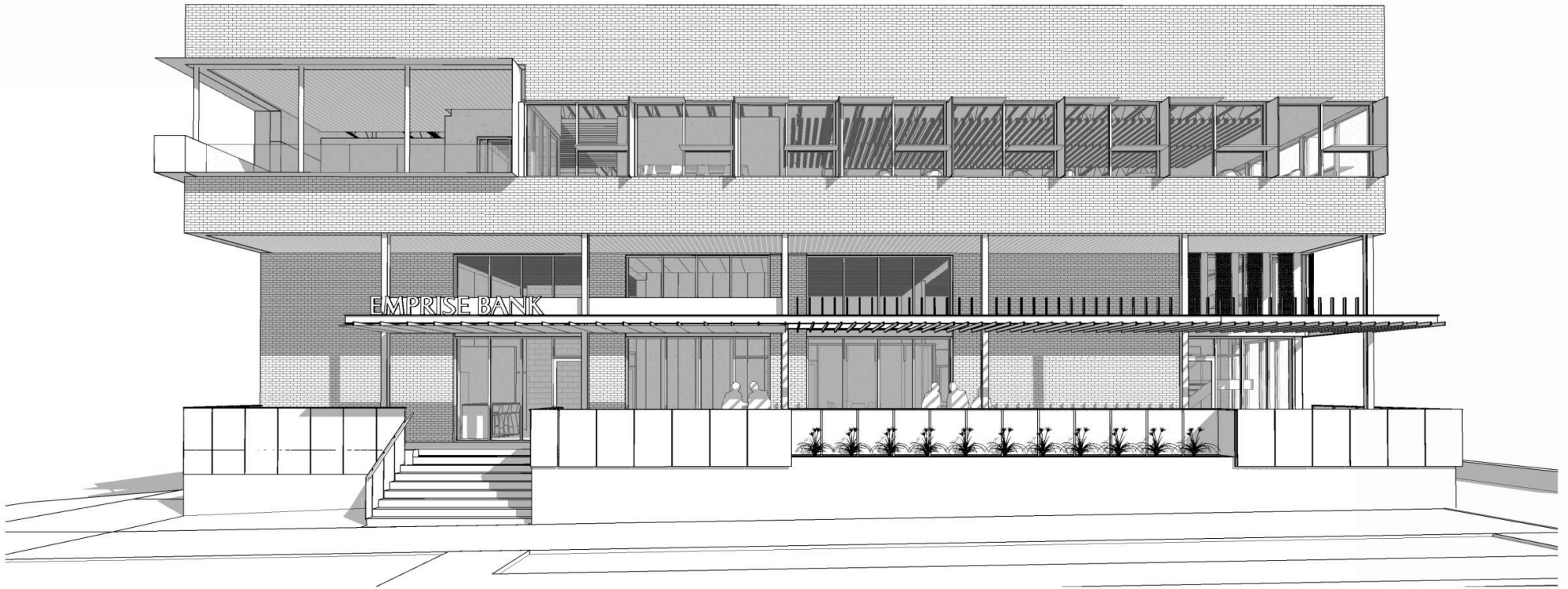
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 11(B), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2023.



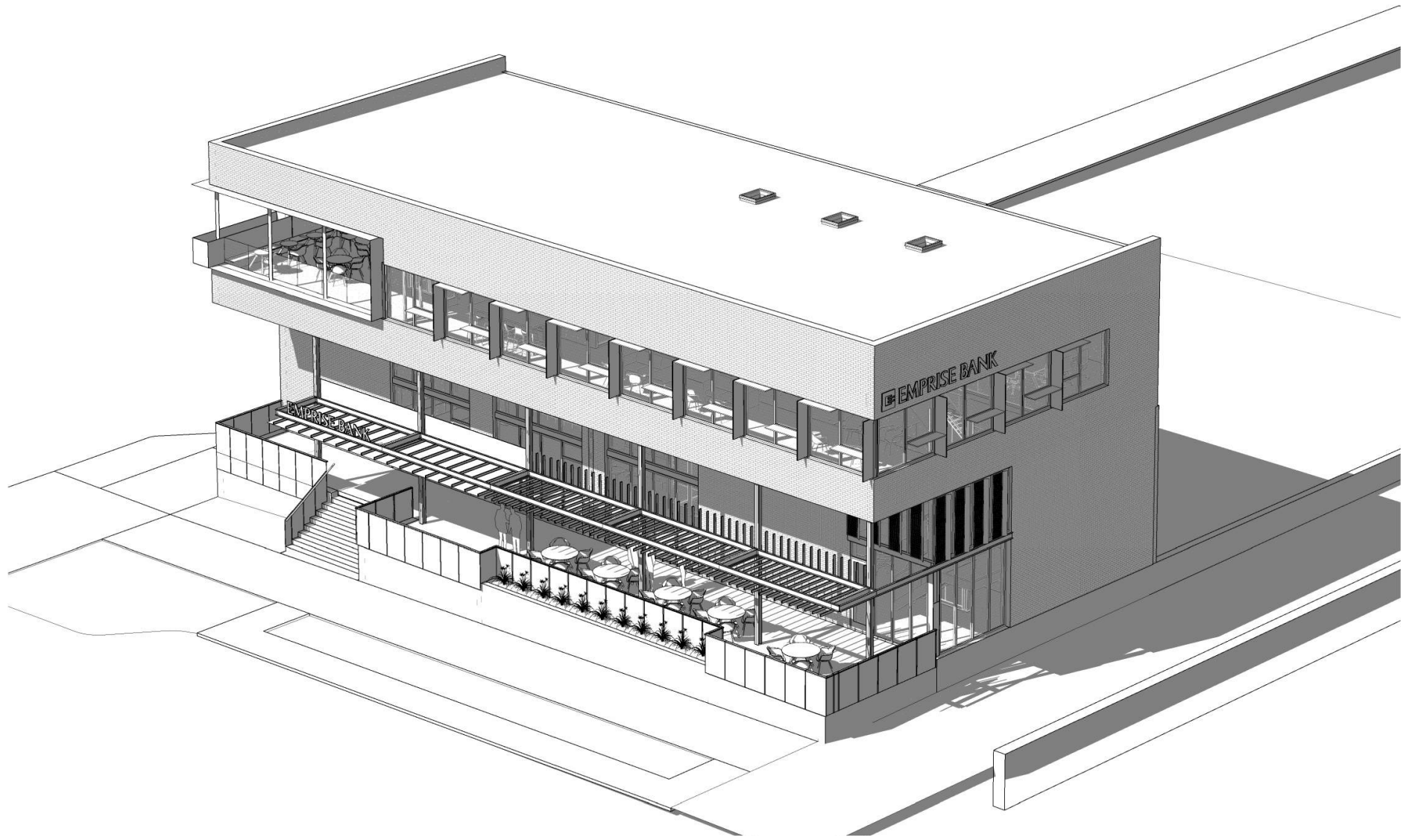


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