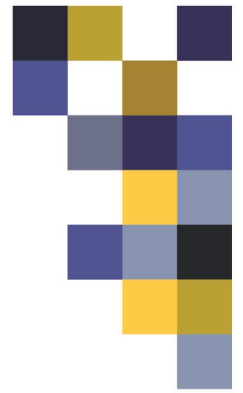




Fidelity National Title®



Property Profile
HOMEBOOK

Subject Property:

6335 Hwy 22
Independence, OR 97351
Map ID: 742700 100
APN#: 228903

Customer Service:
customerservicesalem@fnf.com

Trusted everywhere,
every day.

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **228903**

Tax Lot: **742700 100**

Owner: Kmk LLC

CoOwner:

Site: 6335 Hwy 22 Hwy

Independence OR 97351

Mail: 6359 Highway 22

Independence OR 97351

Zoning: County-PA - Public Amusement And Recre

Std Land

Use: OTHR - Other

Legal:

Twn/Rng/Sec: T:07S R:04W S:27 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,005,250.00**

Market Land: **\$185,130.00**

Market Impr: **\$820,120.00**

Assessment Year: **2024**

Assessed Total: **\$1,005,250.00**

Exemption:

Taxes: **\$14,231.65**

Levy Code: 1325

Levy Rate: 14.4534

PROPERTY CHARACTERISTICS

Year Built: 1963

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 10 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 58.57 Acres (2,551,309 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 13J - Central

Census: 1033 - 005302

Recreation: Oak Knoll Golf Course

SALE & LOAN INFORMATION

Sale Date: 07/12/2018

Sale Amount: \$1,200,000.00

Document #: 2018-8366

Deed Type: Deed

Loan

Amount:

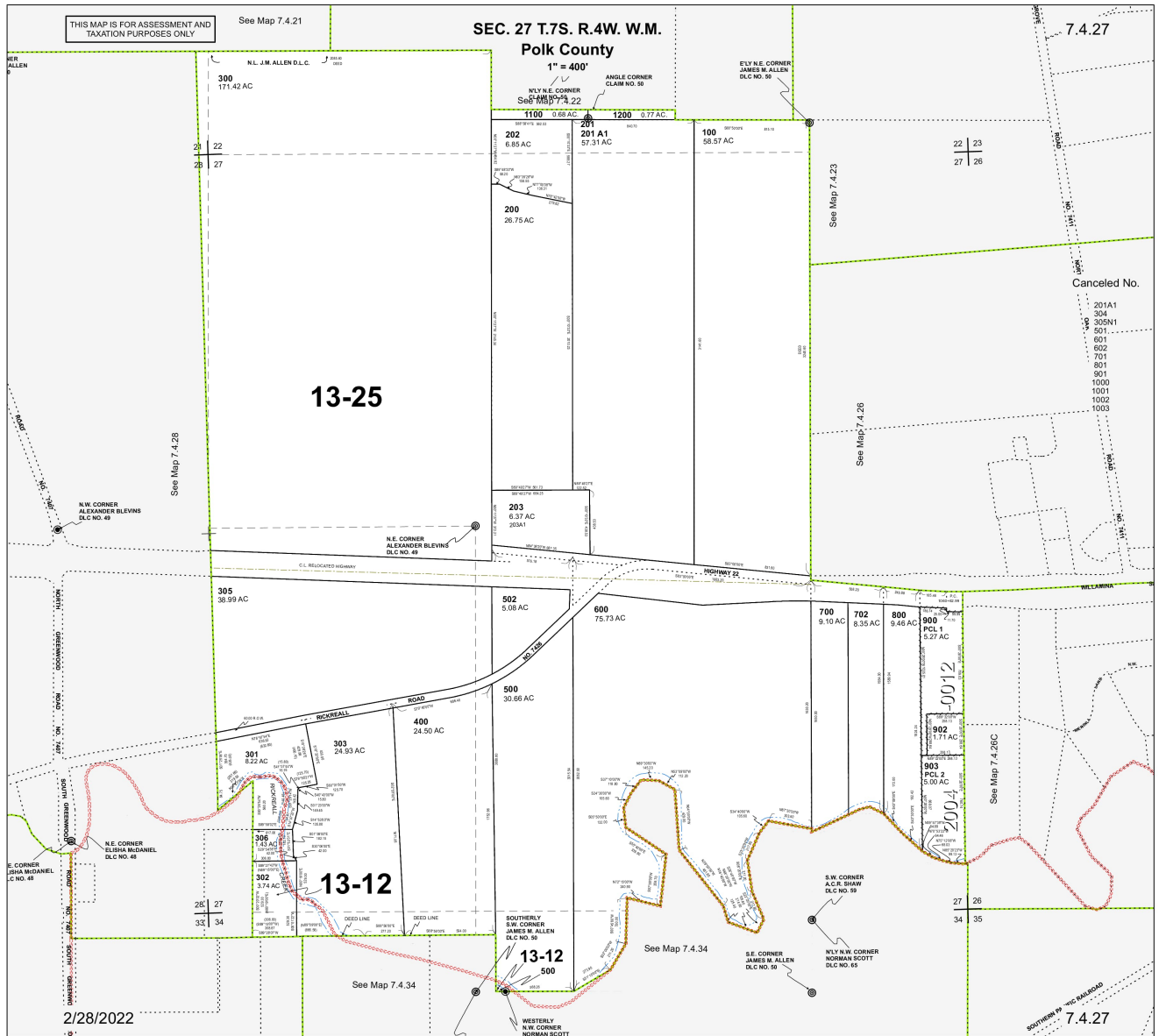
Lender:

Loan Type:

Interest

Type:

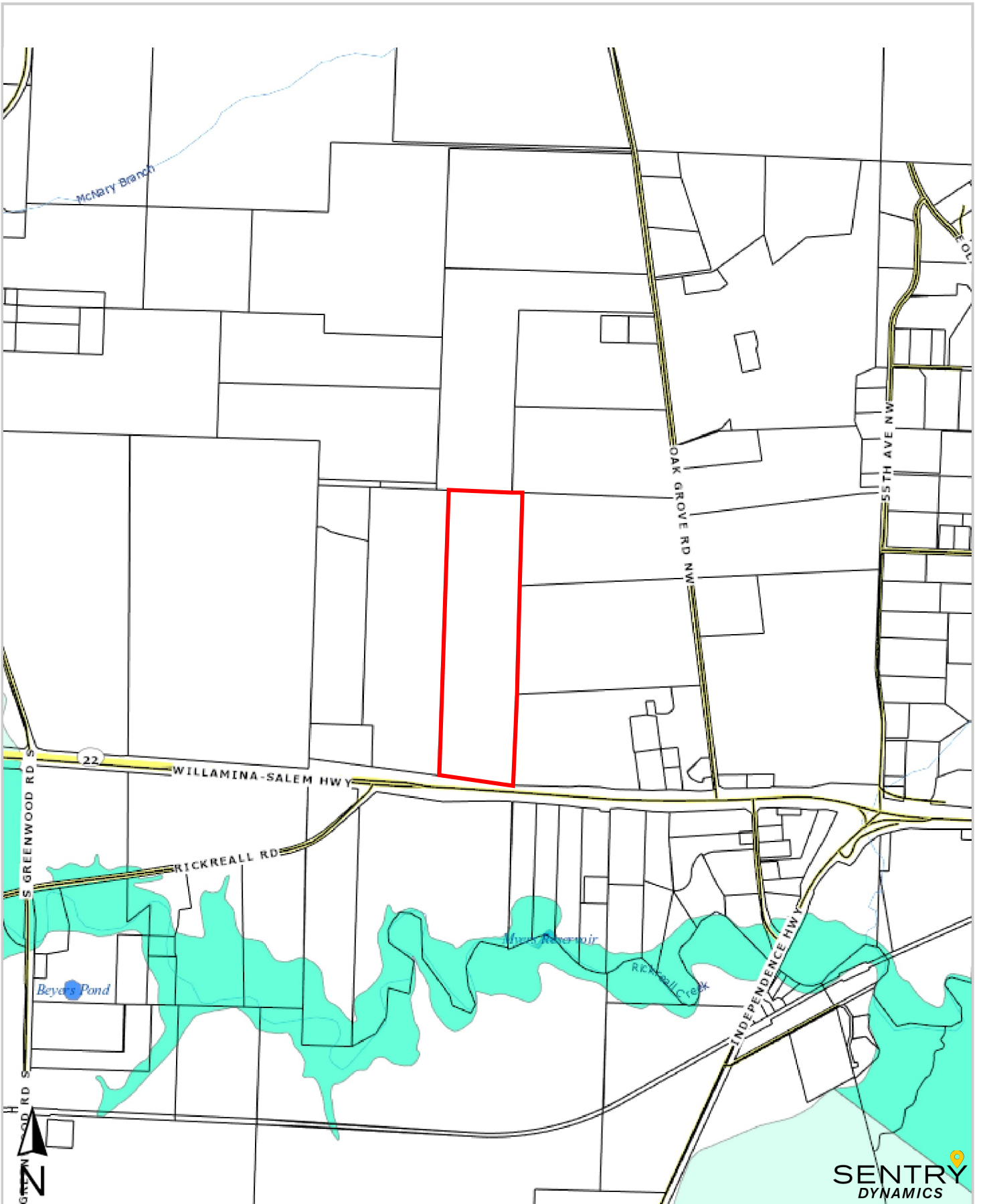
Title Co:



Parcel ID: 228903

Site Address: 6335 Hwy 22 Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



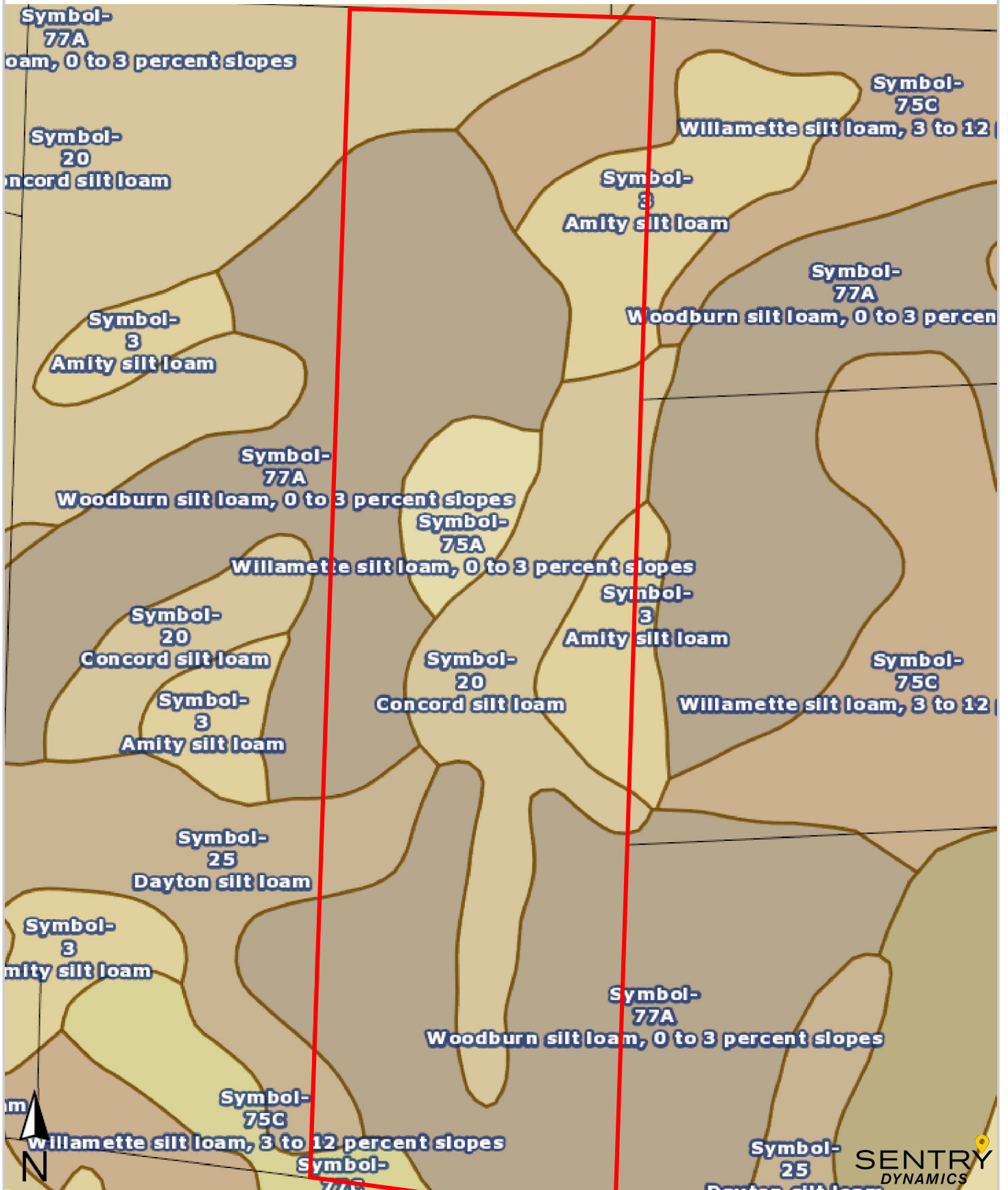
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location

Aerial Map



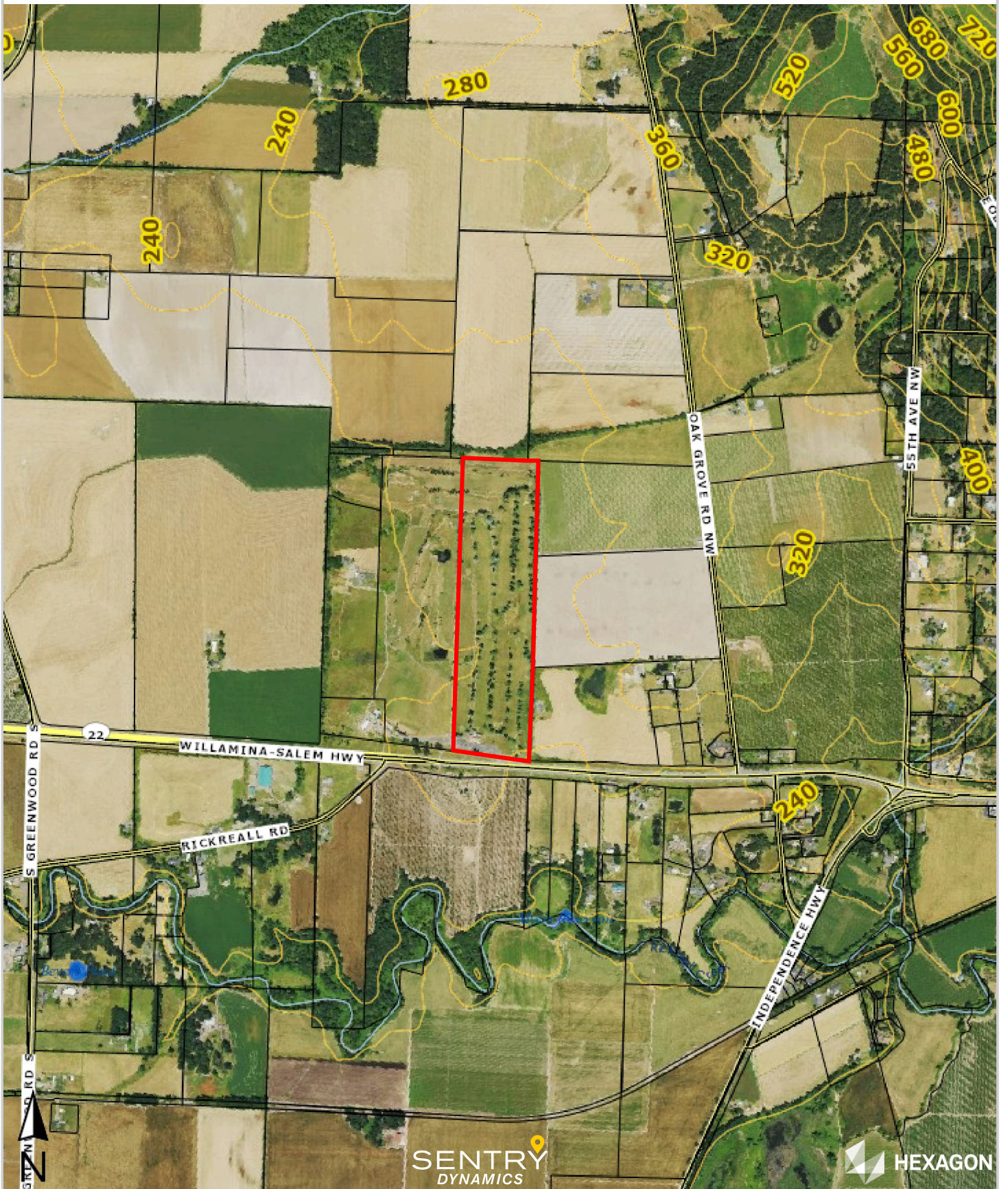
Parcel ID: 228903

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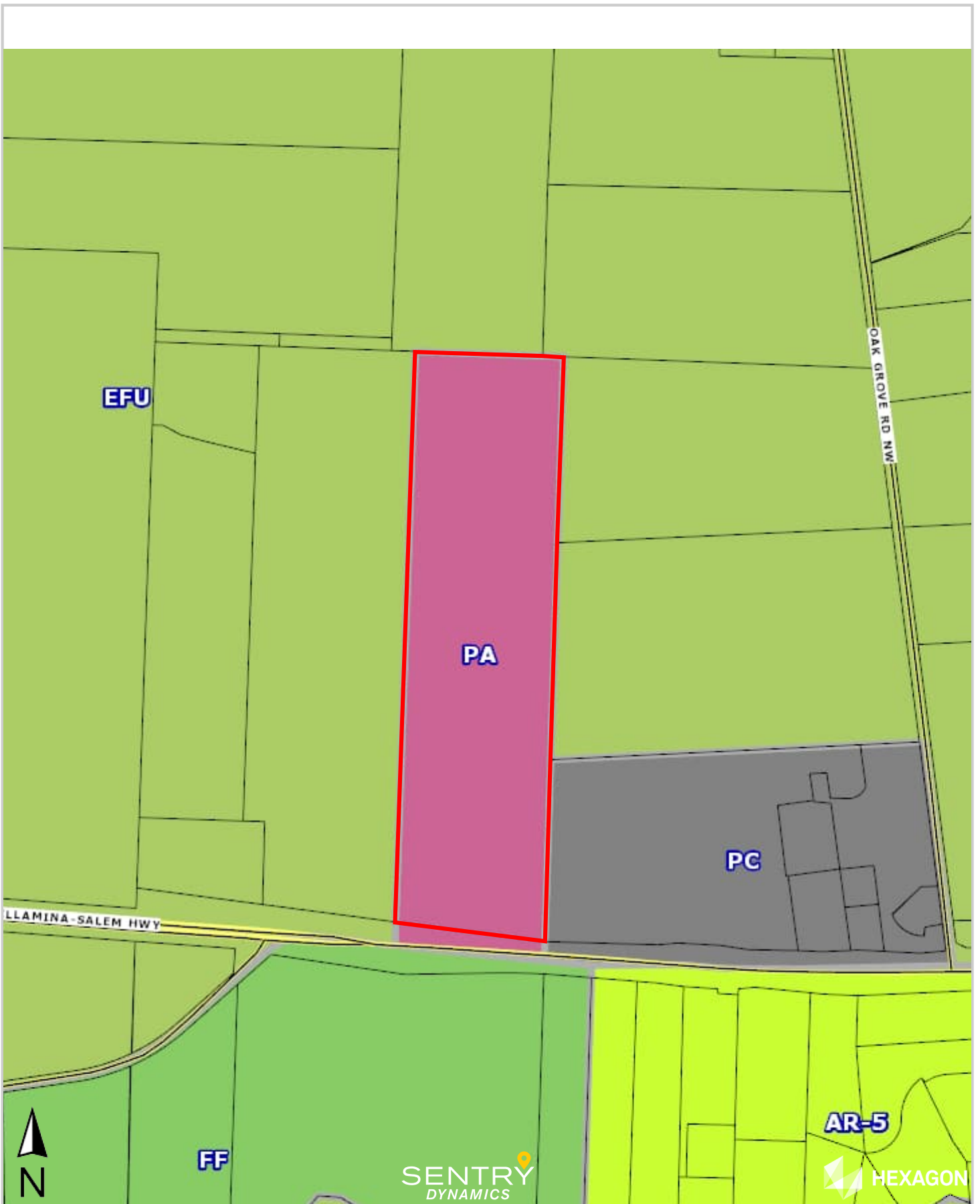


SENTRY
DYNAMICS

HEXAGON

 **Fidelity National Title**

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 **Fidelity National Title**

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Polk County
2024 Real Property Assessment Report
 Account 228903
 NOT OFFICIAL VALUE

Map 07427-00-00100
Code - Tax ID 1325 - 228903

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing KMK LLC
 6359 HIGHWAY 22
 INDEPENDENCE OR 97351-9629

Deed Reference # 2018-8366
Sales Date/Price 07-12-2018 / \$1,200,000
Appraiser MOSKAL, JAY

Property Class 025 **MA SA NH**
RMV Class 201 04 26 000

Site	Situs Address	City
1	6335 HWY 22 HWY	INDEPENDENCE
	6345 HWY 22 HWY	INDEPENDENCE

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1325	Land	185,130		Land	0	
	Impr	820,120		Impr	0	
Code Area Total		1,005,250	1,328,650	1,005,250	0	
Grand Total		1,005,250	1,328,650	1,005,250	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1325	1	<input checked="" type="checkbox"/>		PA	Commercial Site	100	58.57 AC		008	170,130
					OSD - AVERAGE	100				15,000
Code Area Total							58.57 AC			185,130

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
1325	1	1963	563	Entertainment - golf course/driving range	100	10			820,120	
Code Area Total						10			820,120	

Exemptions / Special Assessments / Notations										
Notations										
<ul style="list-style-type: none"> ■ OPEN SPACE POT'L ADD'L TAX LIABILITY ■ CHANGES TO VALUATION JUDGMENT 308.242(2) ADDED 2001 ■ CHANGES TO VALUATION JUDGMENT 308.242(2) ADDED 2011 ■ CHANGES TO VALUATION JUDGMENT 308.242(2) ADDED 2016 ■ EOLA-AMITY HILLS AVA ADDED 2018 EOLA-AMITY HILLS AVA -- Mass insert by Helion										

Contig Accts 565784, 565785, 228929

PP Accounts 1325 - 12822

Comments No change for 2018
 Even though prop. has open space designation, land was valued as remote commercial site as that is its use. DS 7/03

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

15-May-2024

KMK LLC
6359 HIGHWAY 22
INDEPENDENCE OR 97351-9629

Tax Account #	228903	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	6335 HWY 22 HWY INDEPENDENCE OR 97351	Interest To	May 15, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,231.65	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,020.52	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,448.47	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,666.23	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,496.01	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,815.96	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,016.15	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,957.63	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,850.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,474.90	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,496.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,512.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,892.79	Nov 15, 2011
2011	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Aug 14, 2015
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,920.78	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,151.48	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,337.83	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,325.22	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,085.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,963.07	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,331.75	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,959.14	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,257.46	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,208.02	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,653.90	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,692.88	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,853.97	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,751.56	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,209.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,318.46	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,801.95	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,945.02	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,335.11	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,022.03	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,534.11	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,105.80	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,094.58	Nov 15, 1988

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

15-May-2024

KMK LLC
6359 HIGHWAY 22
INDEPENDENCE OR 97351-9629

Tax Account #	228903	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	6335 HWY 22 HWY INDEPENDENCE OR 97351	Interest To	May 15, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KMK, LLC
5790 Merrill Lane
Salem, OR 97304

Until a change is requested all tax statements shall be sent to the following address:

KMK, LLC
5790 Merrill Lane
Salem, OR 97304
File No. 228887AM

RECORDED IN POLK COUNTY 2018-008366
Valerie Unger, County Clerk 07/18/2018 02:35:00 PM
REC-WD Cnt=1 Stn=5 C. PARIS \$101.00
\$15.00 \$11.00 \$10.00 \$60.00 \$5.00

228887AM
AmeriTitle

STATUTORY WARRANTY DEED

OR Resolutions LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

KMK, LLC,

Grantee(s), the following described real property in the County of Polk and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1: (07S-04W-27 TL#202)

Beginning at the true Northwest corner of a parcel of land conveyed to Val Barnes and Diane Barnes, husband and wife, an undivided 1/2 interest, and Joseph Val Barnes an undivided 1/2 interest, not as tenants in common, but with the right of survivorship, in a Warranty Deed recorded in B308, Page 2228, Deed Records for Polk County, Oregon, which is 815.10 feet North 89°07'41" West and 1403.13 feet North 88°58'41" West from a 5/8 inch iron rod with a yellow plastic cap stamped "Richardson PLS 1038" set flush with the surface of the ground which marks the Northeast corner of the J. M. Allen Donation Land Claim No. 50 in Section 22, Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon, and as set forth on CS 14301,2001, by The Golden Rule Surveying Co. which by reference thereto becomes a part hereof; thence, along the Northerly line of said parcel of land, South 88°58'41" East 562.53 feet; thence along the Easterly line of said parcel of land, South 0°10'33" East 588.27 feet; thence, along the new adjusted lot line per said CS 14301, North 78°42'56" West 279.82 feet; thence North 77°00'08" West 136.31 feet; thence North 63°39'28" West 108.55 feet; thence South 89°48'33" West 58.20 feet; thence, along the Westerly line of said parcel as described in B308, P2228, North 0°11'27" West 464.92 feet to the Point of Beginning.

PARCEL 2: (07S-04W-27 TL#201)

Beginning on the North line of the James M. Allen Donation Land Claim No. 50, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon, at an iron pipe set North 88°50' West 12.35 chains from the most Easterly Northeast corner of said donation Land Claim; thence South 3087 feet to an iron pipe in the North line of an old County Road; thence North 84°27' West 708.32 feet to an iron pipe; thence North 438.53 feet to an iron pipe; thence West 122.52 feet to an iron pipe; thence North 2598.44 feet to an iron pipe on the North line of said Donation Land Claim; thence South 88°50' East along the North line of said Donation Land Claim 840.70 feet to the Place of Beginning.

PARCEL 3: (07S-04W-27 TL#100)

Beginning at the Northeast corner of the Donation Land Claim of James M. Allen and wife, Claim No. 50, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon, running thence West 12.35 chains; thence South 47.60 chains to the center of the Dallas and Salem County Road; thence South

83° East along the center of said road 12.60 chains to the East line of said Allen Donation Land Claim; thence North 49.10 chains to the Place of Beginning.

PARCEL 4: (07S-04W-27 TL#203)

Beginning at the S.W. corner of a parcel of land conveyed to Val Barnes and Diane Barnes, husband and wife, an undivided 1/2 interest and Joseph Val Barnes an undivided 1/2 interest, not as tenants in common, but with right of survivorship, in a Warranty Deed recorded in B308 P2228, Deed Records for Polk County, Oregon, which is 815.10 feet North 89°07'41" West and 1403.13 feet North 88°58'41" West and 2982.47 feet South 0°11'27" East from a 5/8" iron rod with a yellow plastic cap stamped "Richardson PLS 1038" set flush with the surface of the ground which marks the N.E. Corner of the J.M. Allen Donation Land Claim No. 50 in Section 22, Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon and as set on CS14301, 2001, by The Golden Rule Surveying Co., which by reference thereto becomes a part hereof; thence along the Westerly line of said parcel of land, North 0°11'27" West 372.21 feet; thence along the new adjusted lot line per said CS14301, North 89°49'27" East 561.73 feet; thence along a portion of the Easterly line of said deed, North 89°49'27" East 122.52 feet; thence, continuing along said Easterly line, South 0°10'33" East 438.53 feet; thence along the Southerly line of said deed and along the Northerly line of the old County Rd. (HWY 22), North 84°38'20" West 687.35 feet to the point of beginning..

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-04W-27 202
07S-04W-27 201
07S-04W-27 100
07S-04W-27 203

The true and actual consideration for this conveyance is \$1,200,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13th day of July, 2018

OR Resolutions, LLC

Neil Grossnicklaus

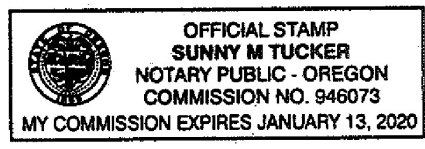
Neil Grossnicklaus, President/ CEO of
Willamette Valley Bank, partner of OR Resolutions, LLC
State of Oregon} ss.
County of Marion}

On this 12th day of July, 2018, before me, Sunny M. Tucker a Notary Public in and for said state, personally appeared Neil Grossnicklaus
~~Craig Hummel~~ known or identified to me to be the partner(s) of the OR Resolutions LLC Partnership that executed the foregoing
instrument, and acknowledged to me that ~~he/she/they~~ executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sunny M. Tucker

Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 1/13/20



Subject Property : **6345 Highway 22 Independence OR 97351**

Owner Information

Owner Name : **Kmk Llc**
 Mailing Address : **6359 Highway 22, Independence OR 97351-9629 R002**
 Owner Occupied **A**
 Indicator :

Location Information

County : **Polk, Or** Alternate APN : **R-07-4-27-00-00100**
 Census Tract / Block : **53.02 / 1** Map Reference : **07-4-2700 / 7S-4W-27**
 Township-Range- Sect : **07S-04W-27** Neighbor Code : **INDEPENDBCE**
 APN : **228903**

Owner Transfer Information

Recording/Sale Date : **06/05/2008 / 06/04/2008** Deed Type : **Quit Claim Deed**
 Document # : **7270** 1st Mtg Document # : **7272**

Last Market Sale Information

Recording/Sale Date : **08/28/1996** Document # : **322-1602**
 Sale Price : **\$437,500** Deed Type : **Warranty Deed**
 Sale Type : **Full** Price Per SqFt : **\$43,750**
 Title Company : **Key Title**

Property Characteristics

Gross Area : **10** Living Area : **10** Year Built / Eff : **1963**

Property Information

Land Use : **Open Space** Lot Acres : **58.57** State Use : **Misc Comm/
open Space**
 Zoning : **PA** Lot Size : **2,551,309**

Tax Information

Total Value : **\$1,042,810** Assessed Year : **2023** Property Tax : **\$14,231.65**
 Land Value : **\$222,690** Improve % : **79%** Tax Rate Area : **1325**
 Improvement **\$820,120** Tax Year : **2023** Market Value : **\$1,042,810**
 Value :
 Total Taxable **\$1,042,810**
 Value :

Census Tract / block: 53.02 / 1 Year: 2020

Household

Population		Population by Age	
Count:	2,324	0 - 11	
Estimate Current Year:	2,324	12 - 17	
Estimate in 5 Years:	2,324	18 - 24	9.51%
Growth Last 5 Years:		25 - 64	49.4%
Growth Last 10 Years:		65 - 74	15.32%
		75+	
Household Size		Household Income	
Current Year:	976	0 - \$25,000	16.7%
Average Current Year:	2.38	\$25,000 - \$35,000	20.8%
Estimate in 5 Years:	976	\$35,000 - \$50,000	14.45%
Growth Last 5 Years:		\$50,000 - \$75,000	9.32%
Growth Last 10 Years:		\$75,000 - \$100,000	10.14%
Male Population:	53.57%	Above \$100,000	28.59%
Female Population:	46.43%	Average Household Income:	\$49,435
Married People:	61.35%		
Unmarried People:	38.65%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	3.24%	Below \$100,000:	5.46%
\$300 - \$799:	36.86%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	35.32%	\$150,000 - \$200,000:	0%
Over \$2,000:	24.57%	\$200,000 - \$300,000:	4.27%
Median Home Value:	\$551,100	\$300,000 - \$500,000:	30.55%
Unit Occupied Owner:	60.04%	Above \$500,000:	59.73%
Median Mortgage:	\$1,127		

Rent Payments		Year Built	
Unit Occupied Renter:	39.96%	1999 - 2000	
Median Gross Rent:	\$878	1995 - 1998	
Less Than \$499	6.56%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	16.07%
\$750 - \$999	86.34%	1970 - 1979	12.17%
\$1000 and Over	7.1%	1900 - 1969	37.78%

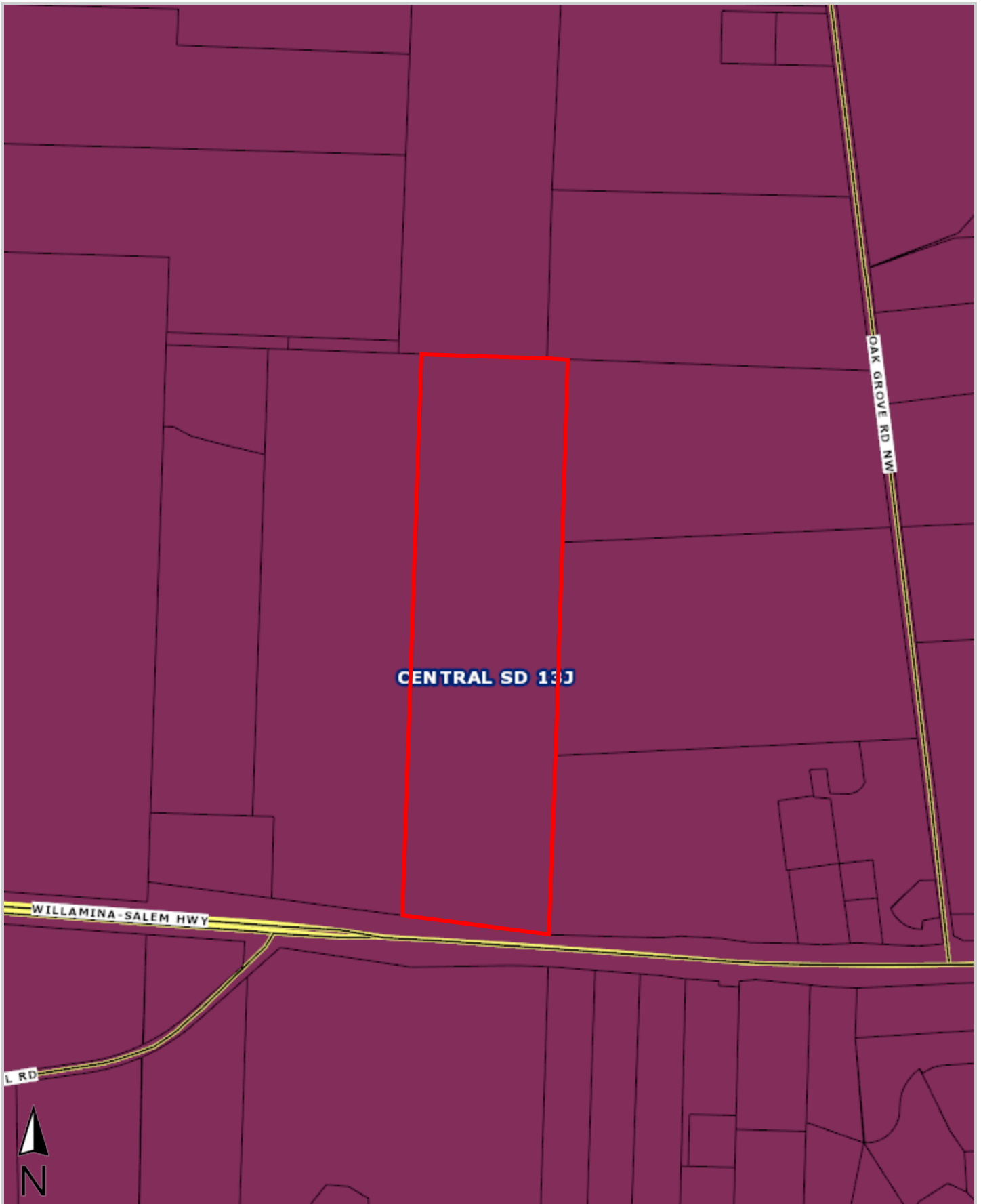
Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	82.98%
Private Pre-Primary School:	0.48%	Not A High School Graduate:	18.25%
Public School:	14.97%	Graduate Of High School:	24.92%
Private School:	2.05%	Attended Some College:	16.46%
Public College:	4.02%	College Graduate:	27.44%
Private College:	0.44%	Graduate Degree:	12.93%

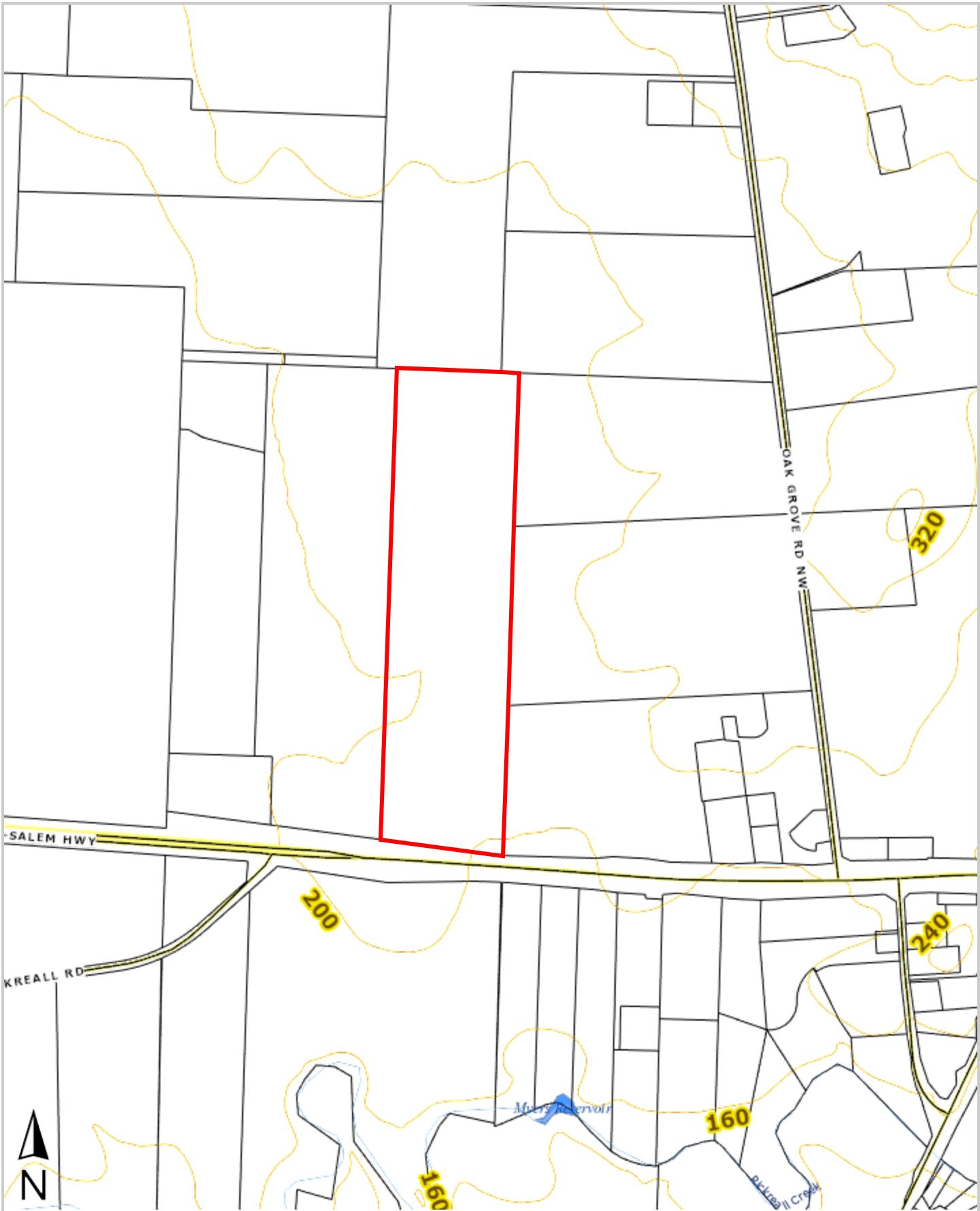
Workforce

Occupation:			
Manager/Prof:	43.18%	Private Worker:	56.82%
Technical:		Government Worker:	18.4%
Sales:	11.58%	Self Employed Worker:	11.22%
Administrative:		Unpaid Family Worker:	12.66%
Private House Hold:		Farming:	27.92%
Service:	17.32%	Skilled:	
Protective Services:		Blue-Collar:	27.92%

Commute Time	
Less Than 15 Min:	25.16%
15 min - 28 min:	40.63%
30 min - 57 min:	21.89%
Over 60 min:	12.32%

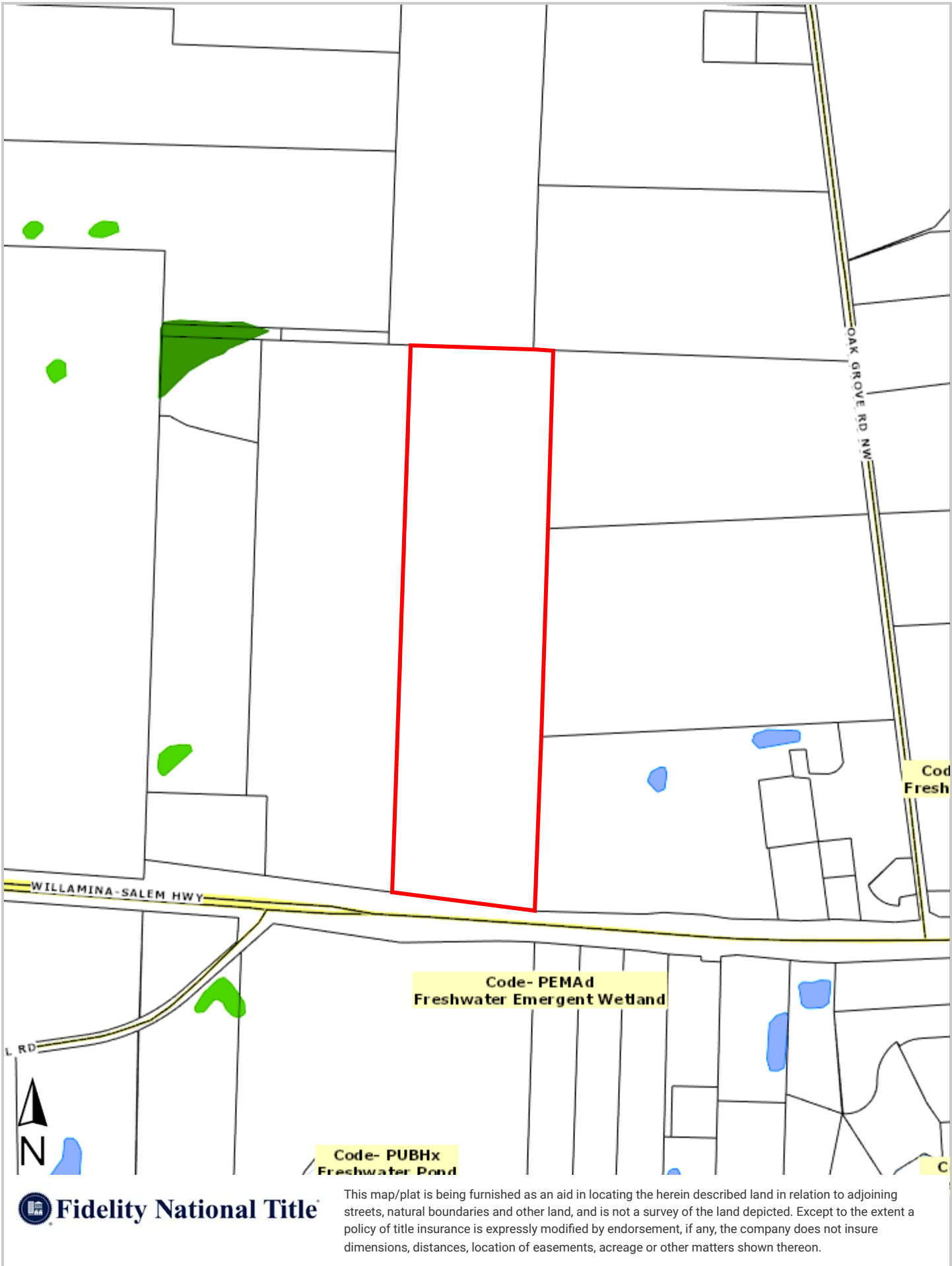


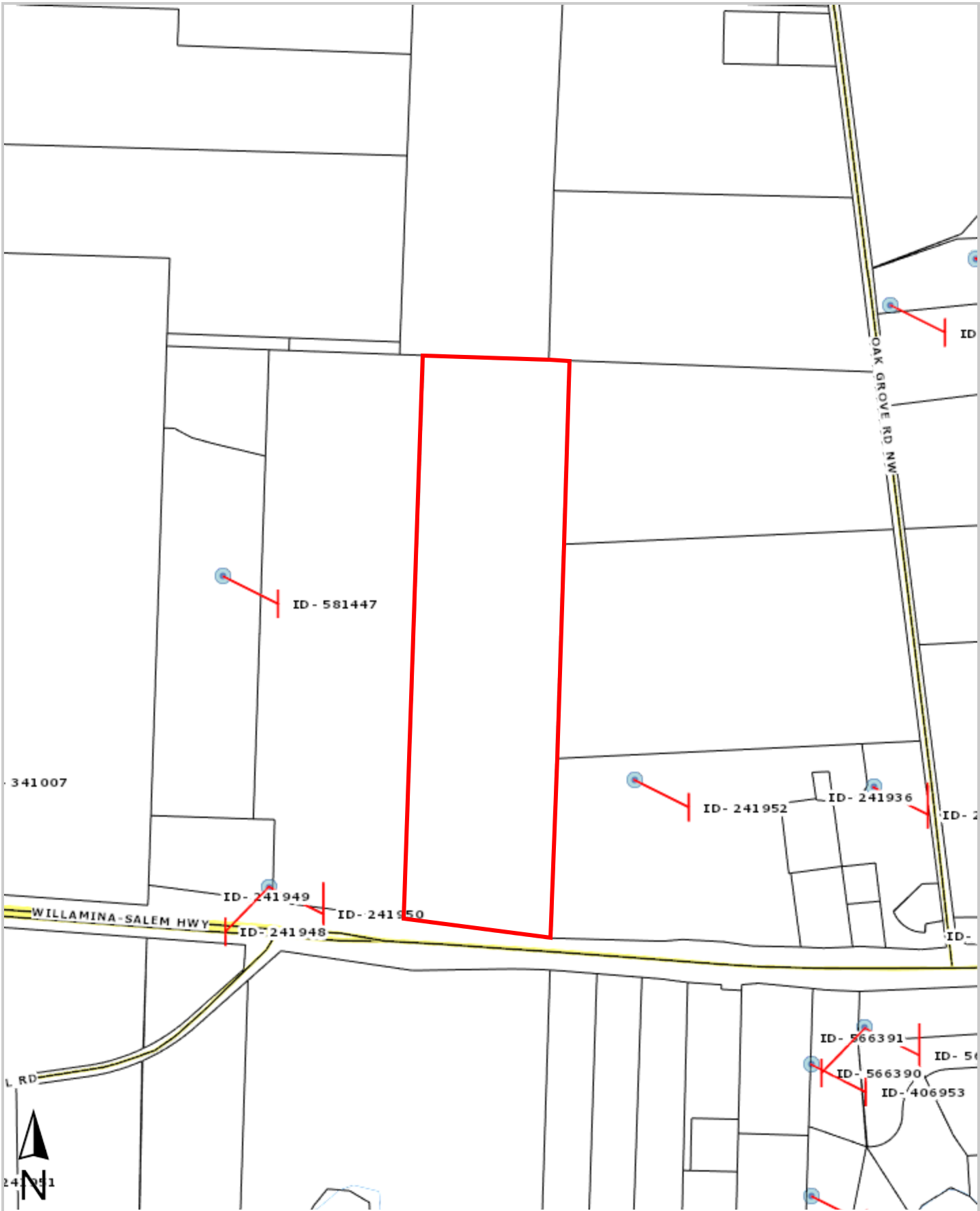
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