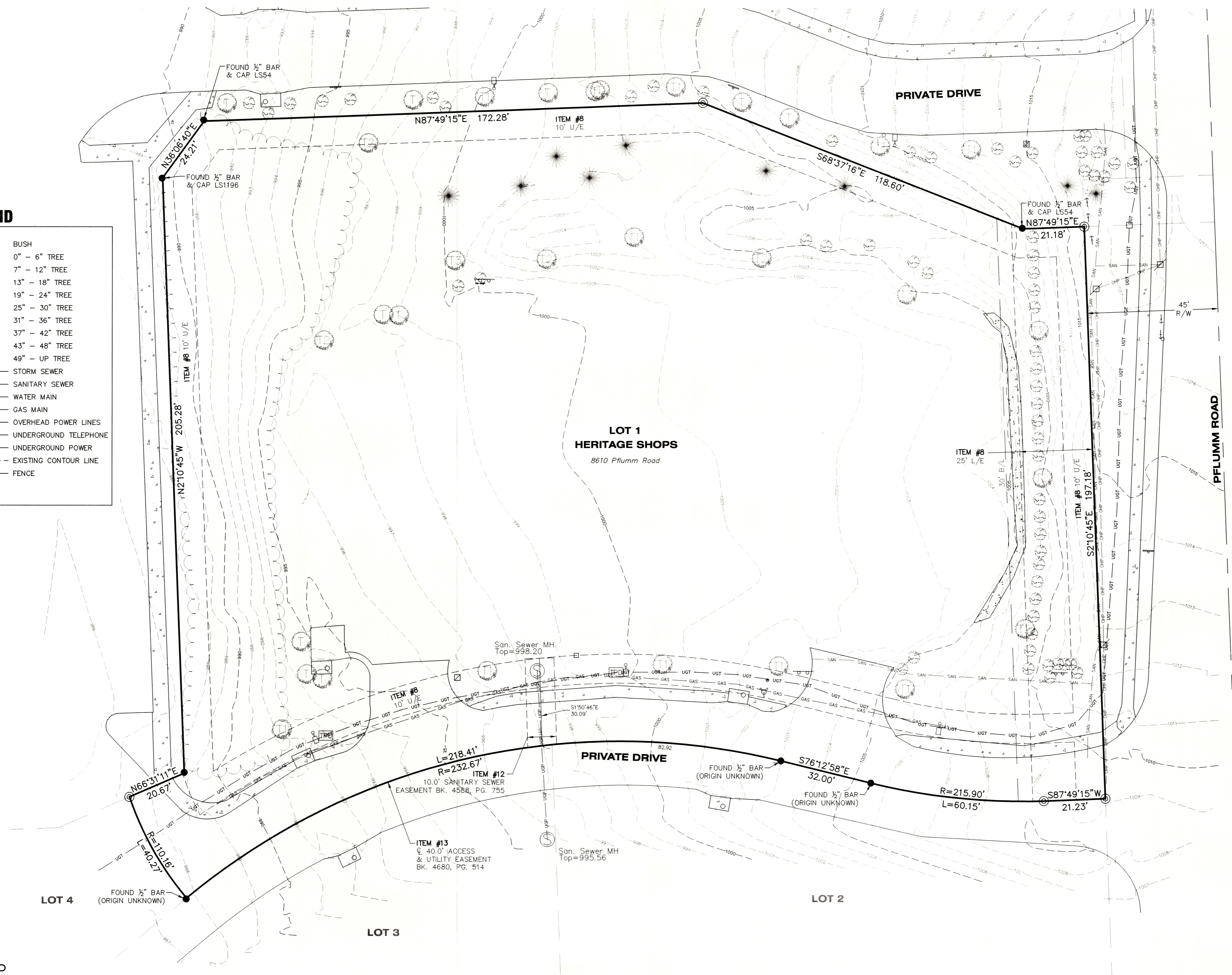


# ALTA / NSPS LAND TITLE SURVEY

LOT 1, HERITAGE SHOPS  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS

LEGEND	
● IRON BAR FOUND	⊕ BUSH
⊙ IRON BAR SET	⊕ 0" - 6" TREE
▲ MONUMENT FOUND	⊕ 7" - 12" TREE
⊕ BENCHMARK	⊕ 13" - 18" TREE
⊕ GUY ANCHOR	⊕ 19" - 24" TREE
⊕ POWER POLE	⊕ 25" - 30" TREE
⊕ ELECTRIC METER	⊕ 31" - 36" TREE
⊕ GAS METER	⊕ 37" - 42" TREE
⊕ WATER METER	⊕ 43" - 48" TREE
⊕ WATER VALVE	⊕ 49" - UP TREE
⊕ FIRE HYDRANT	—STM— STORM SEWER
⊕ STORM MANHOLE	—SAN— SANITARY SEWER
⊕ SANITARY MANHOLE	—W— WATER MAIN
⊕ CURB INLET	—GAS— GAS MAIN
⊕ GRATE INLET	—OHP— OVERHEAD POWER LINES
⊕ POWER BOX	—UGT— UNDERGROUND TELEPHONE
⊕ TELEPHONE PEDESTAL	—UGP— UNDERGROUND POWER
⊕ LIGHT POLE	—1000— EXISTING CONTOUR LINE
⊕ SIGN	—X— FENCE
⊕ PINE	



Legal Description Per Title Commitment: LOT 1, HERITAGE SHOPS, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

Bearings Based on HERITAGE SHOPS Recorded in Register of Deeds, Plat Book 91, Page 27.

TITLE REPORT FURNISHED BY: First American Title Insurance Company;  
National Commercial Services,  
1201 Walnut Street, Suite 700  
Kansas City, MO 64106  
Phone: 816-410-7911

COMMITMENT NO. NCS-987329-KCTY, DATED October 30, 2019 at 8:00 am

ITEMS OF SCHEDULE B-II:

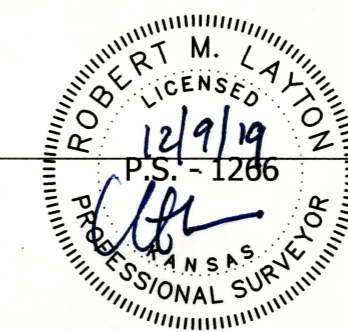
- Items 1-7 are not survey issues.
- Building setback lines easements as shown on recorded plat, in Plat Book 91 at Page 27. (SHOWN)
  - A right-of-way to Kansas City Power & Light Company in the document recorded in Book 16 Misc., Page 483; partially disclaimed in Book 1480, Page 835. (BLANKET)
  - A right-of-way to Phillips Pipe Line Company in the document recorded in Book 18 Misc., Page 291; amended in Book 120 Misc., Page 584; amended in Book 138 Misc., Page 702; partially assigned in Book 1986, Page 784; partially assigned in Book 2754, Page 506 to Kansas Pipeline Company, L.P.; assigned to OKM Gas Pipeline Company in Book 3193, Page 619. (DOES NOT AFFECT)
  - A right-of-way to Cities Service Gas Company in the document recorded in Book 98 Misc., Page 217. (BLANKET)
  - A right-of-way to Consolidated Main Sewer District and Lateral Sewer District No. 4 of Little Mill - Lenexa Contract Area in the document recorded in Book 4588, Page 755. (SHOWN)
  - Terms and provisions as set forth in Declaration of Easements, Covenants and Conditions, recorded in Book 4680, Page 514 (SHOWN) and First Amendment recorded in Book 200909, Page 006619. (DOES NOT AFFECT)
- Item 14 is not a survey issue.

SURVEYORS NOTES:

- Monument have been shown as described.
- The address of the property is 8610 Pflumm Road.
- The Flood Zone information was provided by Johnson County, Kansas AIMS. Zone X, areas determined to be outside the 0.2% annual chance floodplain. FIRM Map No. 20091C0036G dated August 3, 2009.
- The Gross land area is 70,769.68 square feet or 1.62 acres.
- Bench Mark - Johnson County Vertical Control, BM 446, Elevation = 984.37.
- The property zoning is CP2 - Planned Community Commercial.
- There are no existing buildings on the property.
- There are no existing buildings on the property.
- All substantial features observed during the field survey are shown hereon.
- There are no parking spaces on the property.
- The field location of utilities shown were marked from Kansas One-Call, Ticket No. 19548489, Dated November 14, 2019.
- There is no visible evidence of street or sidewalk repairs or construction.
- All plottable offsite appurtenant Easements are shown. (Shown as Item #13)

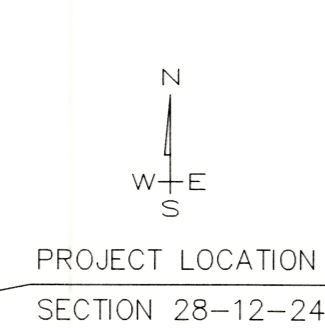
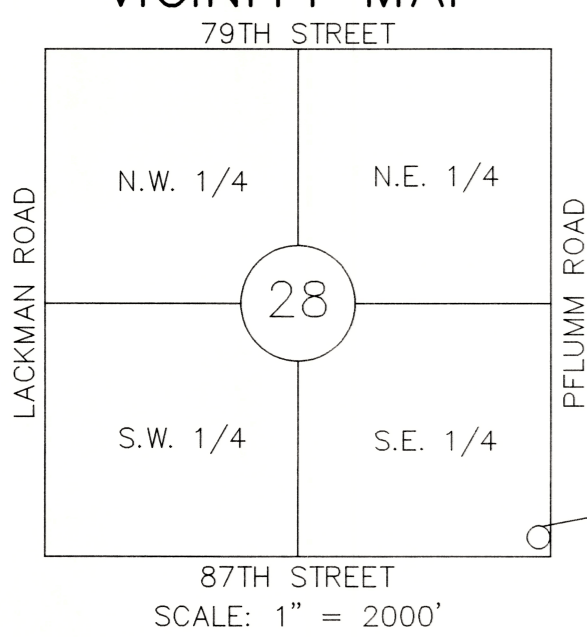
To: Elmer Leon Briley and Patricia Briley, husband and wife, and Richard Lyle Briley and Roberta Briley, husband and wife, Marlene J. Leinmiller, and First American Title Insurance Company.

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, 2, 3, 4, 5, 6, 7a, 7b1, 8, 9, 11, 17 and 19 of Table A thereof. The fieldwork was completed on 12/4/2019.

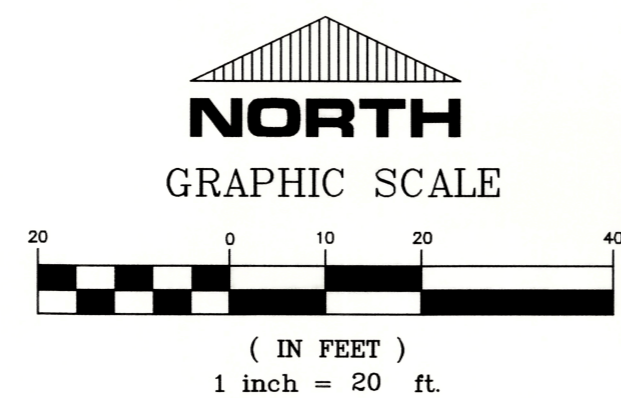


Robert M. Layton, Professional Land Surveyor, KS 1266 Date Prepared: 10-3-2019

## VICINITY MAP



LEGEND	
● BAR FOUND AS DESCRIBED	
⊕ SET 1/2" X 24" REBAR WITH PLASTIC K5 CLS 93 CAP	
U/E UTILITY EASEMENT	
B/L BUILDING LINE	
1000 --- EXISTING CONTOUR LINE	



PREPARED FOR:  
LEON BRILEY ETAL  
29270 PLEASANT VALLEY ROAD  
PAOLA, KANSAS 66071

PREPARED BY:  
ALLENBRAND-DREWS & ASSOCIATES, INC.  
122 N. WATER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 764-8635  
PREPARED ON: 12/9/2019



CIVIL ENGINEERS  
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