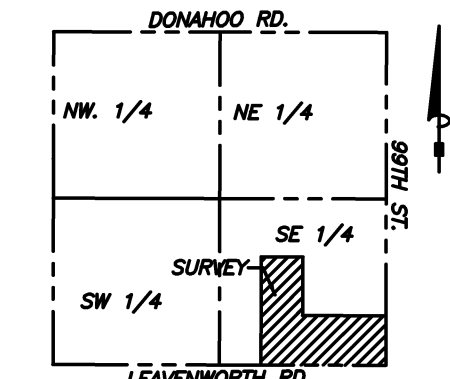
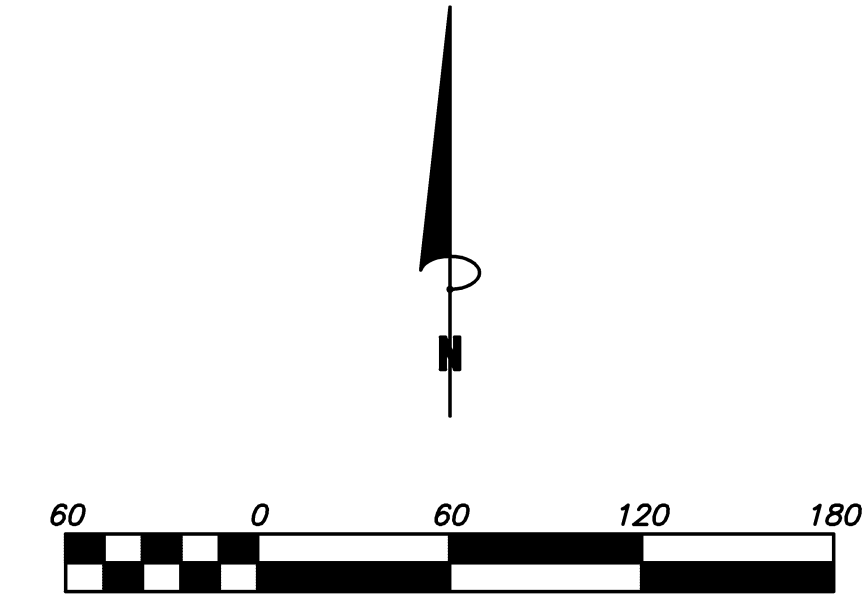


ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE
SEC 26 - T10S - R23E
WYANDOTTE COUNTY, KANSAS



BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE, NAD 1983
ELEVATIONS ARE BASED ON NAVD

LEGEND

- ⊙ = SECTION CORNER / 1/4 SECTION CORNER FOUND AS NOTED
- = SET 1/2" REBAR W/ LS 492 CAP (UNLESS OTHERWISE NOTED)
- R/W = RIGHT-OF-WAY
- M = MEASURED DISTANCE
- P = DISTANCE PER PLAT
- D = DISTANCE PER DEED
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- ↓ = GUY ANCHOR
- ⊕ = LIGHT POLE
- ⊙ = EXISTING SIGN
- ⊙ = POWER POLE
- ⊕ = BENCH MARK
- ⊕ = TRAFFIC SIGNAL POLE

SURVEY NOTES:

ITEM NO. 7 OF THE TITLE REPORT
RIGHT OF WAY EASEMENT TO AMERICAN PIPE LINE CO. RECORDED IN BOOK 825 AT PAGE 418 AND ASSIGNED TO CITIES SERVICE GAS CO. RECORDED IN BOOK 918 AT PAGE 182 CREATES A PERPETUAL RIGHT OF WAY EASEMENT FOR THE TRANSPORTATION OF PRODUCTS AND CONSTRUCTION OF GAS, OIL AND PETROLEUM PIPELINES WITH RIGHT OF INGRESS AND EGRESS OVER THE SOUTH ONE THIRD OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26-10-23.

THIS ITEM AFFECTS LOT 7 OR TRACT 2 OF THE TITLE REPORT

ITEM NO. 8 OF THE TITLE REPORT NOTES
THE LACK OF DIRECT ACCESS TO 99TH ST. EXCEPT THROUGH COMMON OWNERSHIP OF TRACTS 1 AND 2 OF THE LEGAL DESCRIPTION

TRACT 1 DOES HAVE ACCESS TO THE PUBLIC RIGHT OF WAY ON THE NORTH LINE TO N. 100TH STREET.

ITEM NO. 9 OF THE TITLE REPORT
RIGHT OF WAY EASEMENT TO WATER DISTRICT NO. 1 OF WYANDOTTE COUNTY RECORDED IN BOOK 1789 AT PAGE 110 CREATES A PERPETUAL RIGHT OF WAY EASEMENT OVER ALL OF LOTS 4, 5, 6 & 7, HAFF'S SUBDIVISION. A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, REMOVE, WATER LINES, PIPE, CONNECTIONS, MAINS AND RELATED EQUIPMENT INSTALLATIONS AND FACILITIES.

UNDERGROUND UTILITY NOTES:

FIELD UTILITY LOCATES WERE REQUESTED BY THIS FIRM AS OF TODAY, THEY HAVE NOT BEEN MARKED. THE UNDERGROUND UTILITY LOCATIONS SHOWN ON THE DRAWING ARE APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CRITICAL DESIGN OR CONSTRUCTION WORK.

NOTES ON FEMA INFORMATION:

THE FLOOD INSURANCE RATE MAP FOR THIS AREA IS FIRM OF WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS, KANSAS CITY, KANSAS NUMBER 200363, MAP NUMBER 20209C0043D, EFFECTIVE DATE SEPTEMBER 2, 2011.

THIS SURVEY IS IN ZONE X, AREA OF MINIMAL FLOODING

TITLE REPORT #1340229
STEWART TITLE COMPANY
11401 ASH STREET
LEAWOOD, KANSAS 66211

LEGAL DESCRIPTION PER TITLE REPORT

TRACT 1:
THE WEST 393.58 FEET OF LOT 6, CORRECTED PLAT OF HAFF'S SUBDIVISION, A SUBDIVISION OF LAND IN SECTION 26, TOWNSHIP 10, RANGE 23, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.
CONTAINS: 176,201.8 SQUARE FEET OR 4.045 ACRES
ERROR OF CLOSURE: 1 IN 100,000
WYAN. CO. PARCEL NO. 146913

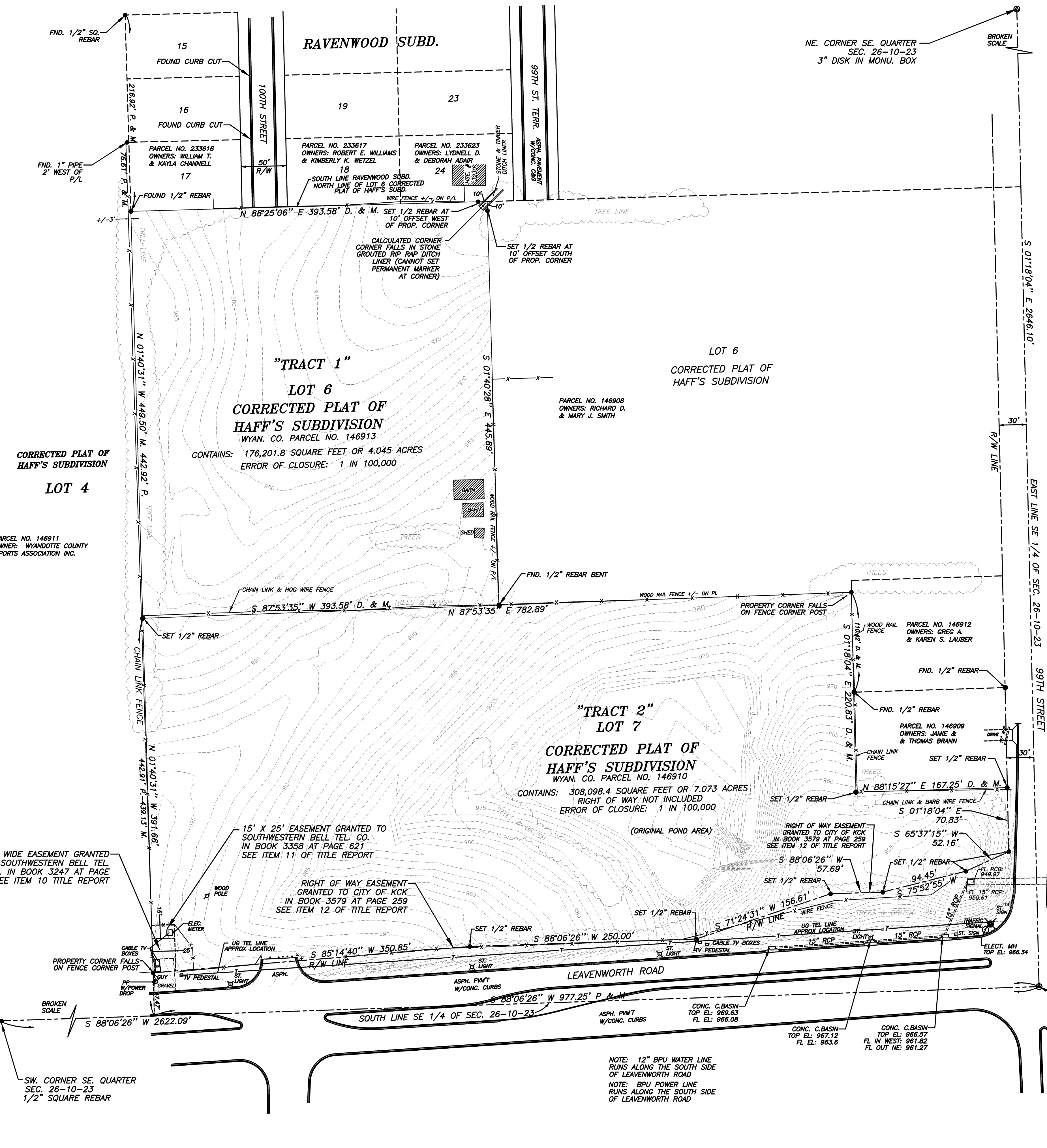
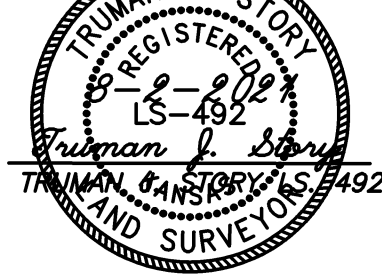
TRACT 2:
LOT 7, EXCEPT THE NORTH 220.83 FEET OF THE EAST 197.25 FEET, CORRECTED PLAT OF HAFF'S SUBDIVISION, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF; AND FURTHER EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.
CONTAINS: 308,098.4 SQUARE FEET OR 7.073 ACRES
ERROR OF CLOSURE: 1 IN 100,000
WYAN. CO. PARCEL NO. 146910

SPECIAL EXCEPTIONS:

7. RIGHT OF WAY GRANTED TO AMERICAN PIPE LINE COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 825 AT PAGE 418. ASSIGNMENT GRANTED TO CITIES SERVICE GAS COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 918 AT PAGE 182. SEE SURVEYOR'S NOTES.
8. TRACT 1 IS AN INTERIOR TRACT AND DOES NOT ABUT A PUBLIC ROAD. HOWEVER, SAID TRACT IS ADJACENT TO TRACT 2, OUR POLICY WHEN ISSUED WILL CONTAIN THE FOLLOWING EXCEPTION: "LIABILITY FOR LOSS OR DAMAGE SUSTAINED TO LACK OF ACCESS TO OR FROM A PUBLIC ROAD AS TO TRACT 1 EXCEPT TO THE EXTENT PROVIDED BY COMMON OWNERSHIP OF TRACT 1, LACK OF ACCESS TO 99TH STREET AS TO THE WEST 393.58 FEET OF LOT 6 (TRACT 1). SEE SURVEYOR'S NOTES.
9. RIGHT OF WAY GRANTED TO RURAL WATER DISTRICT NO. 1 WYANDOTTE COUNTY, KANSAS AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1789 AT PAGE 110. SEE SURVEYOR'S NOTES.
10. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 3247 AT PAGE 535. SHOWN ON THIS SURVEY.
11. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 3358 AT PAGE 621. SHOWN ON THIS SURVEY.
12. EASEMENT GRANTED TO THE CITY OF KANSAS CITY, KANSAS, A MUNICIPAL CORPORATION AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 3579 AT PAGE 259. SHOWN ON THE SURVEY.

CERTIFICATION:

THIS SURVEY WAS MADE PER THE TITLE REPORT PREPARED BY STEWART TITLE CO.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
NO SCHEDULE B ITEMS HAVE BEEN DECLARED TO DATE.
THE FIELD WORK WAS COMPLETED AUGUST, 2021
PER TITLE REPORT NO. 1340229, DATED JULY, 2021



DRAWN BY: TJS
DATE: 8-2-2021
DWG. NO.:

APPROVED BY:
PROJ. NO.
DWS.

REVISIONS

NO.	DESCRIPTION

FOR:

SHERMAN SMITH, PATRICK L. SCHERZER, THOMAS ENRIGHT, RODNEY L. TURNER, DAVID L. SPEHAR AND NANCY A. SPEHAR, TRUSTEES OF THE DAVID L. SPEHAR DECLARATION OF TRUST AND DON EARLY, AS TRUSTEE OF THE DON EARLY REVOCABLE TRUST

PROJECT
ALTA/ACSM LAND TITLE SURVEY
WYAN. CO. PARCEL NO. 146910 & 146913
3110 N. 99TH STREET
KANSAS CITY, KANSAS 66109

JIM STORY, PLS
2300 HUTTON ROAD
SUITE 108,
KANSAS CITY, KANSAS 66109

SHT. NO.