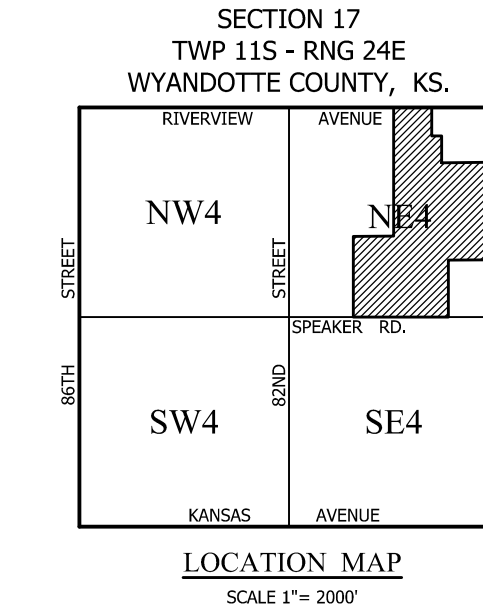


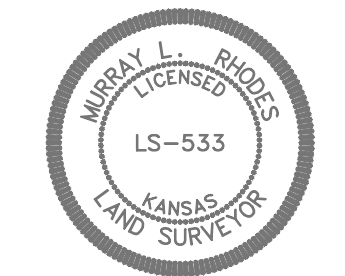
ALTA / ACSM Land Title Survey



- Notes:**
- This survey is based on the field work completed on or before the field date shown and also on the title information provided by Stewart Title of Kansas City's Commitment Number 0408269, dated August 23, 2004.
 - The bearings shown are based on Kansas State Plane Grid North.
 - The utilities shown have been established by field observations and through the use of available utility maps. All locations should be field verified before any demolition or construction is done.
 - The following surveys were used in establishing the boundary lines shown hereon:
 - The original plat of LEE ANN.
 - The original plat of FIRST ADDITION TO LEE ANN.
 - Donald R. Stockdale, Professional Engineer, Job No. 52-0058-2, dated 10-22-1952.
 - Sandin Survey Co., Job No. 4031, dated June 1970.
 - Sandin Survey Co., Job No. 4171, dated August 1970.
 - Murray L. Rhodes, Land Surveyor, Job No. 84043, dated 4-20-1984.
 - Schmitz, Surveying Services P.A., Job No. 92-27, dated 5-4-1992.
 - Gas Pipelines shown hereon are located by surface markers only. Enbridge and Conoco should be contacted for field locations of actual pipelines before any development is started.

- TITLE COMMITMENT NOTES:**
- The following items were found in Schedule B-Exceptions of Title Commitment No 0408269.
- Items 1-3** - Exceptions which are general in nature and not limited geographically.
 - Item 4 - Water Well & Main Easement** over all of Tract V - Document 297515, Book 803, Page 327. Probably abandoned due to the availability of public water supply.
 - Item 5 - Gas Pipeline Easement** that is general in nature over entire Tract IV - Originally in Document 353744, Book 913, Page 234. See title commitment for multiple assignments.
 - Item 6 - Gas Pipeline Easement** that is general in nature over entire Tract V - Originally in Document 352189, Book 918, Page 27. See title commitment for multiple assignments.
 - Item 7 - 30 Feet Gas Pipeline Easement** as shown across Tracts I, II & III - Document 352190, Book 3281, Page 30. See title commitment for multiple assignments.
 - Item 8 - Triangular Gas Pipeline Easement** as shown in the Northeast corner of Tract I - Document 708005, Book 2006, Page 56. See title commitment for multiple assignments.
 - Item 9 - 10 Feet KCP&L Easement** shown near the Easterly boundaries of Tract IV - Document 770213, Book 2311, Page 53. See title commitment for multiple assignments.
 - Item 10 - Permanent Drainage Easement** as shown in the Northeast corner of Tract I - Document 1039979, Book 3248, Page 289.
 - Items 11-13** - Exceptions which are general in nature and not limited geographically.

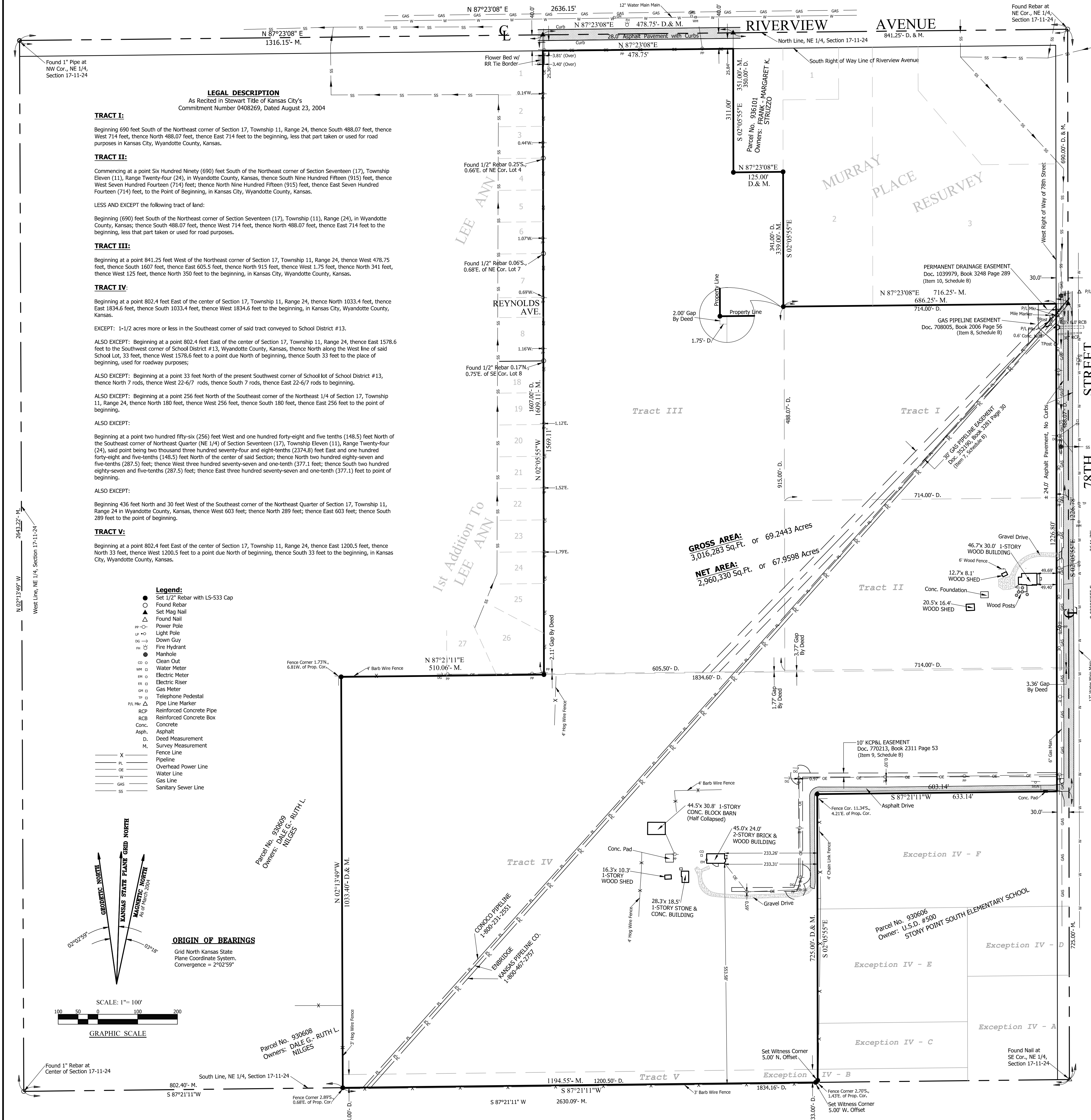
- UTILITY INFORMATION**
- NOTE:** The information concerning the location of underground utilities shown hereon, which are not visible from the surface, has been taken from the records of the various utility companies. These locations are not to be construed as exact. Where field measurements were not available, the locations of these underground lines were scaled from the company's records.
- SEWERS** Water Pollution Control 573-5535
Contact: Keith Byrd
 - WATER** Board of Public Utilities 573-9846
Contact: Robert Brewer, Jr.
 - POWER** Board of Public Utilities 573-9573
Contact: John Potter
 - GAS** Atmos Energy 913-764-0530
Contact: Dave Huggins Ext.266
 - TELEPHONE** Southwestern Bell Telephone 676-1801
Contact: Engineering Department
 - ZONING** KCK Planning & Zoning Department 573-5750
Contact: Bob Ortiz
- R-1 Single Family District



To:
Stoney Point Development,
CEDAR SPRINGS DEVELOPMENT, LLC, A Kansas Limited Liability Company,
STEWART TITLE OF KANSAS CITY, INC.,

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 1, 2, 6, 8, 10, 11 b, 14 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

FOR:	Stoney Point Development c/o Schlagel & Associates 14920 West 107th Street Lenexa, Kansas 66215	SHEET	1 OF 1
FIELD DATE:	10/13/2004	RHODES SURVEYORS, INC. 2803 NEW JERSEY KANSAS CITY, KANSAS 66102 TEL. (913) 371-5300 FAX (913) 371-2677	
ISSUE DATE:	10/28/2004	DRAWN BY:	H. VINH
REVISION DATE:		DRAWING FILE NO.:	04184d.dwg
		JOB NO.:	04184



LEGAL DESCRIPTION
As Recited in Stewart Title of Kansas City's Commitment Number 0408269, Dated August 23, 2004

TRACT I:
Beginning 690 feet South of the Northeast corner of Section 17, Township 11, Range 24, thence South 488.07 feet, thence West 714 feet, thence North 488.07 feet, thence East 714 feet to the beginning, less that part taken or used for road purposes in Kansas City, Wyandotte County, Kansas.

TRACT II:
Commencing at a point Six Hundred Ninety (690) feet South of the Northeast corner of Section Seventeen (17), Township Eleven (11), Range Twenty-four (24), in Wyandotte County, Kansas, thence South Nine Hundred Fifteen (915) feet, thence West Seven Hundred Fourteen (714) feet, thence North Nine Hundred Fifteen (915) feet, thence East Seven Hundred Fourteen (714) feet, to the Point of Beginning, in Kansas City, Wyandotte County, Kansas.

TRACT III:
Beginning at a point 841.25 feet West of the Northeast corner of Section 17, Township 11, Range 24, thence West 478.75 feet, thence South 1607 feet, thence North 915 feet, thence West 1.75 feet, thence North 341 feet, thence West 125 feet, to the Point of Beginning, in Kansas City, Wyandotte County, Kansas.

TRACT IV:
Beginning at a point 802.4 feet East of the center of Section 17, Township 11, Range 24, thence North 1033.4 feet, thence East 1834.6 feet, thence South 1033.4 feet, thence West 1834.6 feet to the beginning, in Kansas City, Wyandotte County, Kansas.

TRACT V:
Beginning at a point 802.4 feet East of the center of Section 17, Township 11, Range 24, thence East 1200.5 feet, thence North 33 feet, thence West 1200.5 feet to a point due North of beginning, thence South 33 feet to the beginning, in Kansas City, Wyandotte County, Kansas.

EXCEPT: 1-1/2 acres more or less in the Southeast corner of said tract conveyed to School District #13.

ALSO EXCEPT: Beginning at a point 802.4 feet East of the center of Section 17, Township 11, Range 24, thence East 1578.6 feet to the Southwest corner of School District #13, Wyandotte County, Kansas, thence North along the West line of said School Lot, 33 feet, thence West 1578.6 feet to a point due North of beginning, thence South 33 feet to the place of beginning, used for roadway purposes;

ALSO EXCEPT: Beginning at a point 33 feet North of the present Southwest corner of School lot of School District #13, thence North 7 rods, thence West 22-6/7 rods, thence South 7 rods, thence East 22-6/7 rods to beginning.

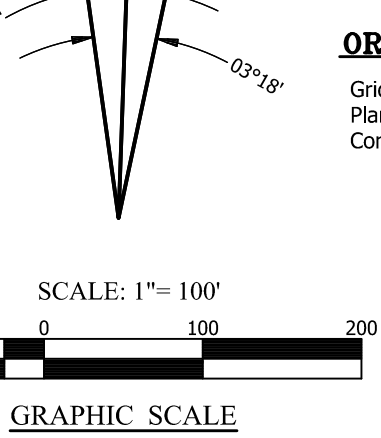
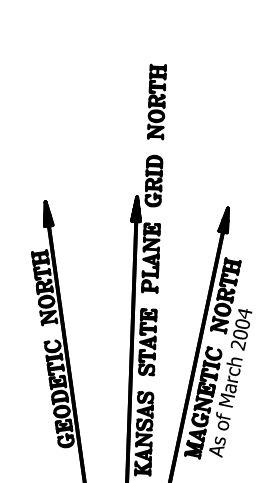
ALSO EXCEPT: Beginning at a point 256 feet North of the Southeast corner of the Northeast 1/4 of Section 17, Township 11, Range 24, thence North 180 feet, thence West 256 feet, thence South 180 feet, thence East 256 feet to the point of beginning.

ALSO EXCEPT: Beginning at a point two hundred fifty-six (256) feet West and one hundred forty-eight and five tenths (148.5) feet North of the Southeast corner of Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Eleven (11), Range Twenty-four (24), said point being two thousand three hundred seventy-four and eight-tenths (2374.8) feet East and one hundred forty-eight and five-tenths (148.5) feet North of the center of said Section; thence North two hundred eighty-seven and five-tenths (287.5) feet; thence West three hundred seventy-seven and one-tenth (377.1) feet; thence South two hundred eighty-seven and five-tenths (287.5) feet; thence East three hundred seventy-seven and one-tenth (377.1) feet to point of beginning.

ALSO EXCEPT: Beginning 436 feet North and 30 feet West of the Southeast corner of the Northeast Quarter of Section 17, Township 11, Range 24 in Wyandotte County, Kansas, thence West 603 feet; thence North 289 feet; thence East 603 feet; thence South 289 feet to the point of beginning.

ALSO EXCEPT: Beginning at a point 802.4 feet East of the center of Section 17, Township 11, Range 24, thence East 1200.5 feet, thence North 33 feet, thence West 1200.5 feet to a point due North of beginning, thence South 33 feet to the beginning, in Kansas City, Wyandotte County, Kansas.

- Legend:**
- Set 1/2" Rebar with LS-533 Cap
 - Set Mag Nail
 - △ Found Nail
 - Power Pole
 - Light Pole
 - Down Guy
 - Fire Hydrant
 - Manhole
 - Clean Out
 - Water Meter
 - Electric Meter
 - Electric Riser
 - Gas Meter
 - Telephone Pedestal
 - Pipe Line Marker
 - Reinforced Concrete Pipe
 - Reinforced Concrete Box
 - Conc. Concrete
 - Asph. Asphalt
 - D. Deed Measurement
 - M. Survey Measurement
 - X Fence Line
 - PL Pipeline
 - OE Overhead Power Line
 - W Water Line
 - GAS Gas Line
 - SS Sanitary Sewer Line



Found 1" Rebar at Center of Section 17-11-24

South Line, NE 1/4, Section 17-11-24

802.40'-M.

5 87°21'11" W

1194.55'-M. 1200.50'-D.

5 87°21'11" W

2630.09'-M.

1834.16'-D.

33.00'-D.

Fence Corner 2.875', 0.68'E. of Prop. Cor.

Set Witness Corner 5.00' N. Offset