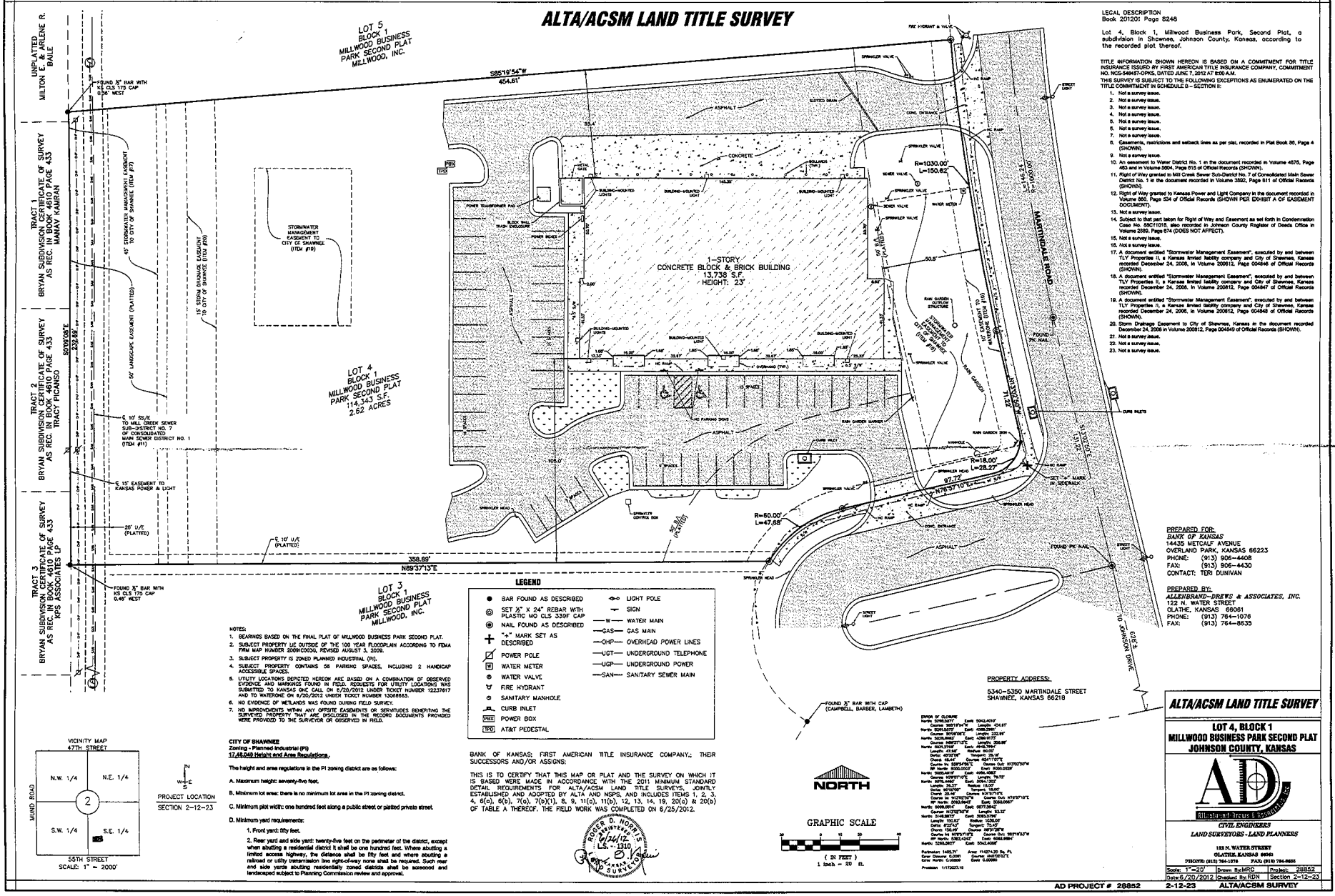
ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION
Book 201201 Page 8246

Lot 4, Block 1, Millwood Business Park, Second Plat, a subdivision in Shawnee, Johnson County, Kansas, according to the recorded plat thereof.

TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-548457-OPKS, DATED JUNE 7, 2012 AT 8:00 A.M.

THIS SURVEY IS SUBJECT TO THE FOLLOWING EXCEPTIONS AS ENUMERATED ON THE TITLE COMMITMENT IN SCHEDULE B – SECTION II:

1. Not a survey issue.
2. Not a survey issue.
3. Not a survey issue.
4. Not a survey issue.
5. Not a survey issue.
6. Not a survey issue.
7. Not a survey issue.
8. Easements, restrictions and setback lines as per plat, recorded in Plat Book 80, Page 4 (SHOWN).
9. Not a survey issue.
10. An easement to Water District No. 1 in the document recorded in Volume 4576, Page 483 and in Volume 3804, Page 615 of Official Records (SHOWN).
11. Right of Way granted to Mill Creek Sewer Sub-District No. 7 of Consolidated Main Sewer District No. 1 in the document recorded in Volume 3892, Page 611 of Official Records (SHOWN).
12. Right of Way granted to Kansas Power and Light Company in the document recorded in Volume 850, Page 534 of Official Records (SHOWN PER EXHIBIT A OF EASEMENT DOCUMENT).
13. Not a survey issue.
14. Subject to that part taken for Right of Way and Easement as set forth in Condemnation Case No. 88C11015, also recorded in Johnson County Register of Deeds Office in Volume 2589, Page 674 (DOES NOT AFFECT).
15. Not a survey issue.
16. Not a survey issue.
17. A document entitled "Stormwater Management Easement", executed by and between TLY Properties II, a Kansas limited liability company and City of Shawnee, Kansas recorded December 24, 2008, in Volume 200812, Page 004846 of Official Records (SHOWN).
18. A document entitled "Stormwater Management Easement", executed by and between TLY Properties II, a Kansas limited liability company and City of Shawnee, Kansas recorded December 24, 2008, in Volume 200812, Page 004847 of Official Records (SHOWN).
19. A document entitled "Stormwater Management Easement", executed by and between TLY Properties II, a Kansas limited liability company and City of Shawnee, Kansas recorded December 24, 2008, in Volume 200812, Page 004848 of Official Records (SHOWN).
20. Storm Drainage Easement to City of Shawnee, Kansas in the document recorded December 24, 2008 in Volume 200812, Page 004849 of Official Records (SHOWN).
21. Not a survey issue.
22. Not a survey issue.
23. Not a survey issue.

PREPARED FOR:
BANK OF KANSAS
14435 METCALF AVENUE
OVERLAND PARK, KANSAS 66223
PHONE: (913) 906-4408
FAX: (913) 906-4430
CONTACT: TERI DUNIVAN

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

PROPERTY ADDRESS:
5340-5350 MARTINDALE STREET
SHAWNEE, KANSAS 66218

LEGEND

- BAR FOUND AS DESCRIBED
- SET ½" X 24" REBAR WITH PLASTIC MO CLS 339F CAP
- NAIL FOUND AS DESCRIBED
- "+" MARK SET AS DESCRIBED
- POWER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- CURB INLET
- PBX POWER BOX
- TPED AT&T PEDESTAL

NOTES:
1. BEARINGS BASED ON THE FINAL PLAT OF MILLWOOD BUSINESS PARK SECOND PLAT.
2. SUBJECT PROPERTY LIE OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP NUMBER 20091C0030J, REVISED AUGUST 3, 2009.
3. SUBJECT PROPERTY IS ZONED PLANNED INDUSTRIAL (PI).
4. SUBJECT PROPERTY CONTAINS 58 PARKING SPACES, INCLUDING 2 HANDICAP ACCESSIBLE SPACES.
5. UTILITY LOCATIONS DEPICTED HEREON ARE BASED ON A COMBINATION OF OBSERVED EVIDENCE AND MARKINGS FOUND IN FIELD. REQUESTS FOR UTILITY LOCATIONS WAS SUBMITTED TO KANSAS ONE CALL ON 6/20/2012 UNDER TICKET NUMBER 122237617 AND TO WATERONE ON 6/20/2012 UNDER TICKET NUMBER 13066553.
6. NO EVIDENCE OF WETLANDS WAS FOUND DURING FIELD SURVEY.
7. NO IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED WERE PROVIDED TO THE SURVEYOR OR OBSERVED IN FIELD.

CITY OF SHAWNEE
Zoning - Planned Industrial (PI)
17.46.040 Height and Area Regulations.

The height and area regulations in the PI zoning district are as follows:

A. Maximum height: seventy-five feet.

B. Minimum lot area: there is no minimum lot area in the PI zoning district.

C. Minimum plot width: one hundred feet along a public street or platted private street.

D. Minimum yard requirements:

1. Front yard: fifty feet.

2. Rear yard and side yard: twenty-five feet on the perimeter of the district, except when abutting a residential district it shall be one hundred feet. Where abutting a limited access highway, the distance shall be fifty feet and where abutting a railroad or utility transmission line right-of-way none shall be required. Such rear and side yards abutting residentially zoned districts shall be screened and landscaped subject to Planning Commission review and approval.

BANK OF KANSAS; FIRST AMERICAN TITLE INSURANCE COMPANY,; THEIR SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM 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), 8, 9, 11(a), 11(b), 12, 13, 14, 19, 20(a) & 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/25/2012.

ROGER D. NORRIS — LENEXA, KANSAS — LS - 1310 — 6/26/12 — SURVEYOR

VICINITY MAP
47TH STREET
MUND ROAD
55TH STREET
N.W. 1/4 | N.E. 1/4 | S.W. 1/4 | S.E. 1/4
2
5
SCALE: 1" = 2000'

PROJECT LOCATION
SECTION 2-12-23

ERROR OF CLOSURE
North: 20163.2277' East: 50423.4045'
Course: S85°19'54"W Length: 454.61'
North: 20151.3272' East: 49995.2366'
Course: S20°08'00"E Length: 232.68'
North: 20045.8962' East: 49981.9772'
Course: N89°37'13"E Length: 358.89'
North: 20051.7744' East: 50340.8664'
Course: N76°37'10"E Length: 100.00'
Delta: 40°02'06" Tangent: 28.16'
Chord: 68.44' Course: N56°11'10"E
Course In: S39°34'56"E Course Out: N13°32'04"W
RP North: 20000.0003' East: 50340.0003'
North: 20000.4697' East: 50434.4662'
Course: N76°37'10"E Length: 79.72'
North: 20019.3227' East: 50511.0000'
Delta: 90°00'00" Tangent: 18.00'
Arc: 28.27' Radius: 18.00'
Chord: 25.46' Course In: N13°32'04"W
Course Out: N76°37'10"E
RP North: 20053.3943' East: 50500.0067'
North: 20053.0017' East: 50573.3943'
Course: N13°32'50"W Length: 53.33'
North: 20104.8000' East: 50561.8984'
Course: N76°37'10"E Length: 358.89'
Delta: 6°27'47" Tangent: 73.45'
Chord: 139.49' Course: N83°31'06"E
Course In: N13°32'50"W Course Out: S83°19'53"E
RP North: 20163.4842' East: 50662.8984'
North: 20163.2277' East: 50423.4045'

Perimeter: 1405.77' Area: 114,074.00 Sq. Ft.
Error Closure: 0.0000 Course: S00°00'00"E
Error North: 0.00000 East: 0.00000

Precision: 1:172027.10

ALTA/ACSM LAND TITLE SURVEY
LOT 4, BLOCK 1
MILLWOOD BUSINESS PARK SECOND PLAT
JOHNSON COUNTY, KANSAS

Allenbrand-Drews & Associates, Inc.
CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076 FAX: (913) 764-8635

Scale: 1"=20' | Drawn By:MRC | Project: 28852
Date:6/20/2012 | Checked By:RDN | Section 2-12-23

AD PROJECT # 28852 | 2-12-23 | ALTA/ACSM SURVEY

S:\PROJECTS\2012\28852 Bank of Kansas-Millwood Park\Dwg\ALTA Survey Sheet\1 Sheet Plat 2nd ALTA.dwg Sheet=1 Sheet Jun 25, 2012 - 8:50am By Jason