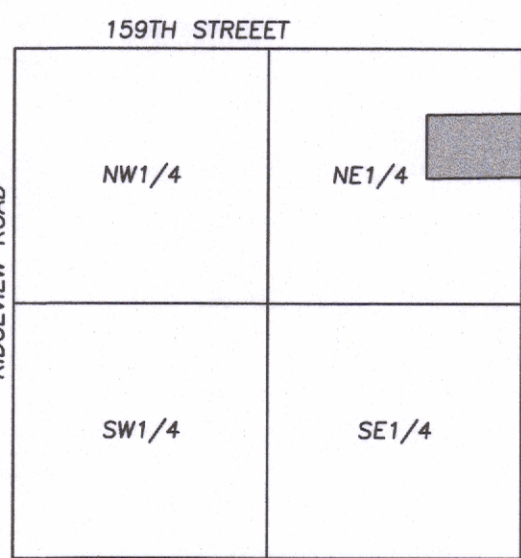
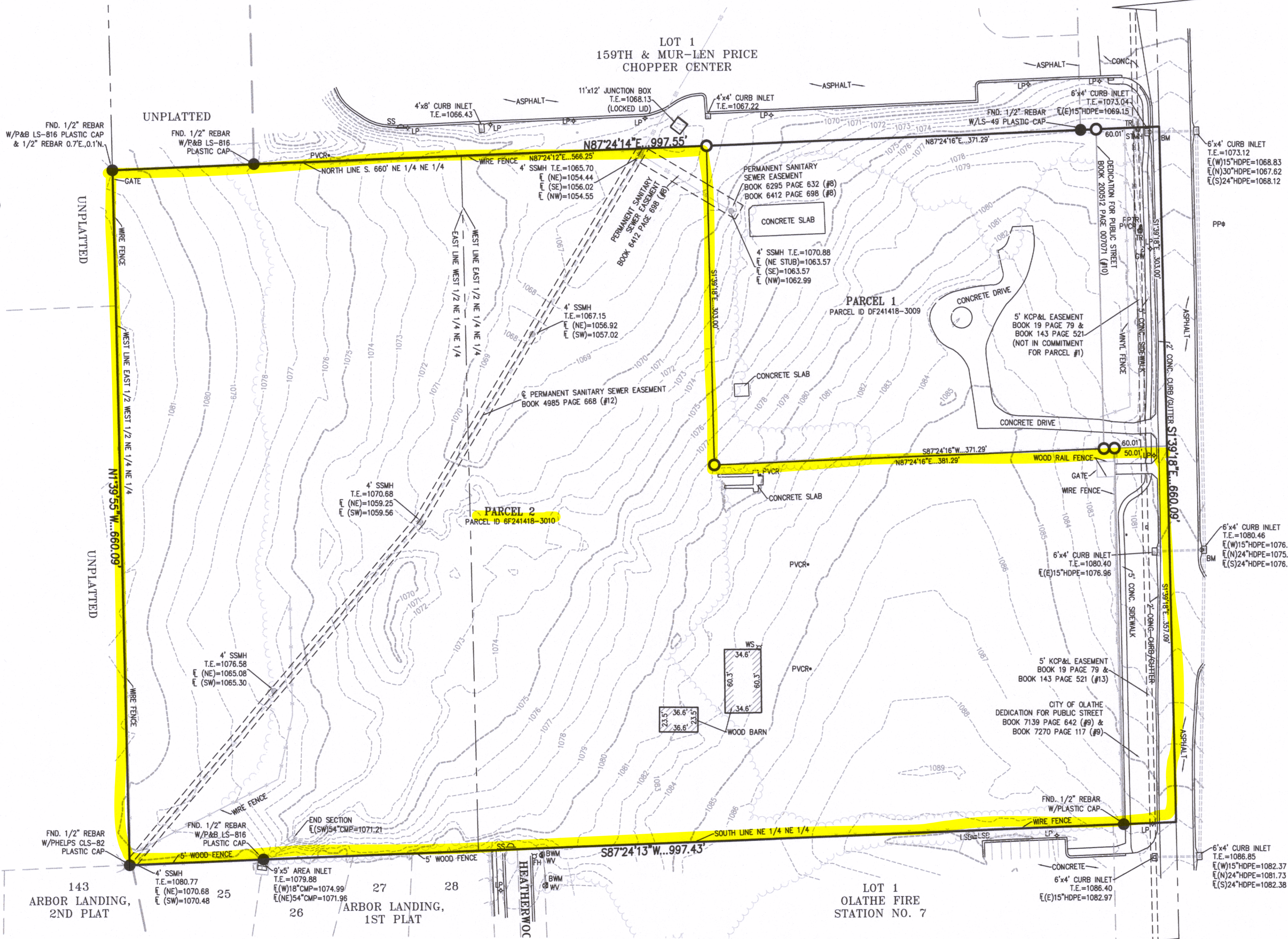




SCALE: 1"=60'  
0' 60' 120'  
BEARING BASIS: KANSAS STATE PLANE  
1983 NORTH ZONE #1501

- LEGEND**
- = FOUND SURVEY MONUMENT (AS DESCRIBED)
  - = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
  - FH = FIRE HYDRANT
  - LP = LIGHT POLE
  - LSB = LAWN SPRINKLER BOX
  - PP = POWER POLE
  - PPTR = POWER POLE WITH TRANSFORMER(S)
  - PVCR = PVC RISER
  - SS = STREET SIGN
  - SSMH = SANITARY SEWER MANHOLE
  - STLB = STREET LIGHT BOX
  - STMH = STORM SEWER MANHOLE
  - TCB = TRAFFIC CONTROL BOX
  - TR = TELEPHONE RISER
  - TVR = TELEVISION RISER
  - WS = WATER SPIGOT
  - WV = WATER VALVE
  - R/W = RIGHT-OF-WAY
  - BC = BURIED ELECTRIC LINE
  - = PROPERTY LINE
  - = RIGHT OF WAY LINE
  - SS = SANITARY SEWER LINE
  - = STORM SEWER LINE
  - = FENCE LINE



SCALE: 1"=2000'  
VICINITY MAP  
SEC. 18-14-24

#### DESCRIPTION PARCEL 1 (TITLE COMMITMENT NCS-1216928-MICH)

THE EAST 431.3 FEET OF THE NORTH 303 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 14, RANGE 24, JOHNSON COUNTY, KANSAS, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

GROSS AREA = ±2.9997 ACRES / ±130667 SQ.FT.  
NET AREA = ±2.6853 ACRES / ±112465 SQ.FT.

#### TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1216928-MICH AND WITH AN EFFECTIVE DATE OF APRIL 14, 2024 AT 8:00 A.M.

PROPERTY IS SUBJECT TO:

8. Easement granted to Consolidated Main Sewer District in the document recorded in Book 6295, Page 632 [AFFECTS SUBJECT PROPERTY, SHOWN HEREON] of Official Records. Corrected by Affidavit recorded in Book 9663, Page 799. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

9. Affidavit regarding zoning as recorded in Book 200602, Page 002432. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

10. Statement of Planned Zoning filed in Book 200612, Page 000536. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

11. Dedication for a public street to the City of Olathe as recorded in Book 200512, Page 007071 [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

12. Ordinance No. 09-40 by the city of Olathe, Kansas, describing Ward 1, recorded September 24, 2009, in Book 200909, Page 006526. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

(NOT IN TITLE COMMITMENT KCP&L EASEMENT BOOK 19 AT PAGE 79, AND BOOK 143 AT PAGE 521, WHICH AFFECTS SUBJECT PROPERTY)

#### DESCRIPTION PARCEL 2 (TITLE COMMITMENT NCS-1215375-MICH)

THE SOUTH 660 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH 660 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14, RANGE 24, JOHNSON COUNTY, KANSAS, EXCEPT THE NORTH 303.00 FEET OF THE EAST 431.30 FEET THEREOF, AND EXCEPT THAT PART IN STREETS AND ROADS.

GROSS AREA = ±12.1159 ACRES / ±527681 SQ.FT.  
NET AREA = ±11.7040 ACRES / ±509656 SQ.FT.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1216928-MICH AND WITH AN EFFECTIVE DATE OF APRIL 14, 2024 AT 8:00 A.M.

PROPERTY IS SUBJECT TO:

8. Right of way to Consolidated Main Sewer District recorded in Book 6412, Page 698. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

9. Dedication for a public street to the City of Olathe, Kansas, recorded in Book 7139, Page 642, revised in Book 7270, Page 117. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

10. Resolution No. 2697, for the enlargement of CMSD of Johnson County, recorded in Book 4360, Page 265. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

11. Resolution No. WD94-35, for enlarging CMSD of Johnson County, Kansas to include Blue River No. 8, recorded in Book 4421, Page 84. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

12. Permanent and temporary easement as set out by Condemnation Case No. 96C1061, recorded in Book 4985, Page 668. Report of Appraisers recorded November 8, 1996. (Tract No. 22) [AFFECTS SUBJECT PROPERTY, SHOWN HEREON, TEMPORARY CONSTRUCTION EASEMENT APPARENTLY EXPIRED]

13. Easement to Kansas City Power & Light Company, recorded in Book 19 Misc., Page 79; partially disclaimed in Book 143 Misc., Page 521. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

14. Effect, if any, of Transfer on Death Deed dated September 28, 2022 executed by Kim Eldred and Cherylee Eldred, husband and wife, Grantor(s), to Kim L. Eldred and Cherylee, Co-Trustees, or their successors in Trust, under the Eldred Family Trust Agreement dated the 28th day of September, 2022, Grantee Beneficiary, filed September 29, 2022, as Book 202209, Page 007447. [NOT A SURVEY RELATED ITEM]

NOTE: The above exception will be deleted from our policy/policies when issued.

NOTE: In the event the party/parties in title on Schedule A, Item No. 4 are deceased, the company reserves the right to make additional requirements.

15. Resolution No. 98-1117, for the construction of 159th Street from Ridgeview Road, recorded in Book 5775, Page 680. [DOES NOT AFFECT SUBJECT PROPERTY]

16. Easement granted to Kansas City Power & Light Company, recorded in Misc. Book 19, Page 79; partially disclaimed in Misc. Book 143, Page 521. [SAME AS EXCEPTION #13]

#### SURVEY NOTES:

- THERE IS NO VISIBLE EVIDENCE OF PARKING AREA OR PARKING SPACES ON SURVEYED PROPERTY.
- THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SIDEWALKS ALONG STREETS ARE PUBLIC CITY SIDEWALKS.
- PARCEL 1 ADDRESS 16040 S MUR-LEN ROAD, PARCEL 2 ADDRESS 16080 S MUR-LEN ROAD

#### FLOOD NOTE:

PARCEL 1: THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0106, AND DATED AUGUST 3, 2009.

PARCEL 2: THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JOHNSON COUNTY, COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0109, AND DATED AUGUST 3, 2009.

#### ZONING:

PARCEL 1, THIS PROPERTY IS ZONED CP-0, DESCRIBED AS PLANNED OFFICE BUILDING DISTRICT, PER JOHNSON COUNTY AIMS WEBSITE

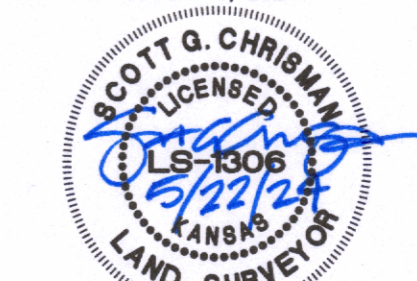
PARCEL 2, THIS PROPERTY IS ZONED RUR, DESCRIBED AS RURAL, AGRICULTURE USES AND SINGLE FAMILY DWELLINGS AND RLD, RESIDENTIAL LOW DENSITY SINGLE-FAMILY DWELLINGS, PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

#### CERTIFICATION:

TO: MAGNUS CAPITAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BANK OF LABOR, FORMERLY KNOWN AS BROTHERHOOD BANK & TRUST, A KANSAS BANKING CORPORATION, KIM ELDRED AND CHERYLEE ELDRED, HUSBAND AND WIFE AS JOINT TENANTS, 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 2021 "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, 6(A), 7(A), 8, 9, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 9, 2024.



BY: SCOTT G. CHRISMAN, KS. LS-1306

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PLANNING  
ENGINEERING  
IMPLEMENTATION



**ALTA/NSPS LAND TITLE SURVEY**  
16040 & 16080 SOUTH MUR-LEN ROAD  
PART OF THE NE 1/4 OF SEC. 18, TWP. 14 S., RNG. 24 E.,  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Project No.	Date	By	App.
240398	5/22/2024		
DATE:	5/22/2024		
DRAWN:	SSC		
CERTIFICATE OF AUTHORIZATION			
CERTIFICATE OF AUTHORIZATION - LS-42			
CERTIFICATE OF AUTHORIZATION - E-361			
CERTIFICATE OF AUTHORIZATION - LAND SURVEYING - 2003001128			
ENGINEERING - 2007005658			

SHEET

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OF 1