

# Exhibit B

**DESCRIPTION**  
 THE SOUTH 1/4 ACRES OF THE EAST 3/4 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 14, RANGE 24, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17; THENCE NORTH 444.32 FEET ON THE EAST LINE OF SECTION 17, TO A POINT THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST 906.09 FEET TO A POINT IN THE WEST LINE OF THE EAST 3/4 ACRES OF THE SAID 1/4 1/4 SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ON THE SOUTH LINE OF SAID 1/4 1/4 SECTION TO THE POINT OF BEGINNING, EXCEPT THE NORTH 148.02 FEET THEREOF AND ALSO EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

**TITLE NOTE:**  
 Title information shown hereon was taken from First American Title Company Commitment for Title Insurance, No. NCS-1223935-KCTY Effective Date: June 17, 2024 at 8:00 A.M.

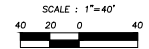
**Schedule B - Exceptions**

- An Easement to Rural Water District No. 5, Johnson County, Kansas recorded August 25, 1967 in Misc. Book 178, Page 279. (In current R/W)
- An Easement to Kansas City Power & Light Company recorded December 30, 1951 in Book 1009, Page 711. (As Shown)
- Deed of Dedication of Public Road, Storm Drainage and Utilities to the Board of County Commissioners, filed November 26, 1991, in Book 3466, Page 659. (Affects the project's, made Lockman Road R/W 50'. Was later taken by exception 12 in a new filing to 60')
- Terms and provisions of Resolution No. WD 02-20 and/or enlarging Commissioned Mail Sewer District of Johnson County, Kansas recorded in Book 7749, Page 833; amended by Resolution No. 03082 filed December 15, 2003 in Book 300312, Page 001317. [Property is contained within the enlargement description for the sewer district].
- Deed of Dedication to the Board of County Commissioners of Johnson County, State of Kansas, filed April 2, 2024, in Book 202404, Page 002355. [As Shown, Lockman Road R/W becomes 60']
- A Permanent Easement to the Board of County Commissioners of Johnson County, State of Kansas recorded April 16, 2024 in Book 202404, Page 003665. [As Shown]
- A Permanent Sanitary Sewer Easement to Johnson County Wastewater recorded May 21, 2024 in Book 202405, Page 004855. [As Shown]

**GENERAL NOTES:**  
 The bearings shown hereon are based on the State Plane Coordinate System, Kansas North Zone NAD 83.  
 Elevations shown hereon are NAVD83 Datum.  
 The subject property address is: 16090 S Lockman Road.  
 At the time of this survey there was observable evidence of earth moving work, building construction or building additions within recent months. However the property is currently flagged up by others for what appears to be a future expansion and construction of Lockman Road.  
 At the time of this survey there was no observable evidence of the site being used as a solid waste dump, dump, or sanitary landfill.  
 The subject property has 0 regular painted parking spaces, 0 handicapped painted parking spaces for a total of 0 spaces.  
**ZONING NOTE:**  
 No zoning report or letter was provided for this survey.

**FLOOD NOTE:**  
 This property lies within Flood Zone X, defined as areas determined to be outside the 0.25 annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 2009100150 and dated August 3, 2008.

Area = 272,658± Sq. Ft. or 6.259± Acres

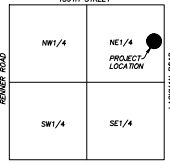


TO: Heritage Christian Academy, Inc.; Michael David Perdratz and Jennifer A. Perdratz, husband and wife, a Joint Tenants First American Title Insurance Company.  
 This is to certify that this map or plat, and the survey on which it is based were made in accordance with the 2025 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(G), 7(O), 8, 11(a), 13, 16, 18, and 19 of Table A thereof. The field work was completed on August 22, 2024.

# DRAFT

Robert Craig Sandlin KS-PLS 2016000169

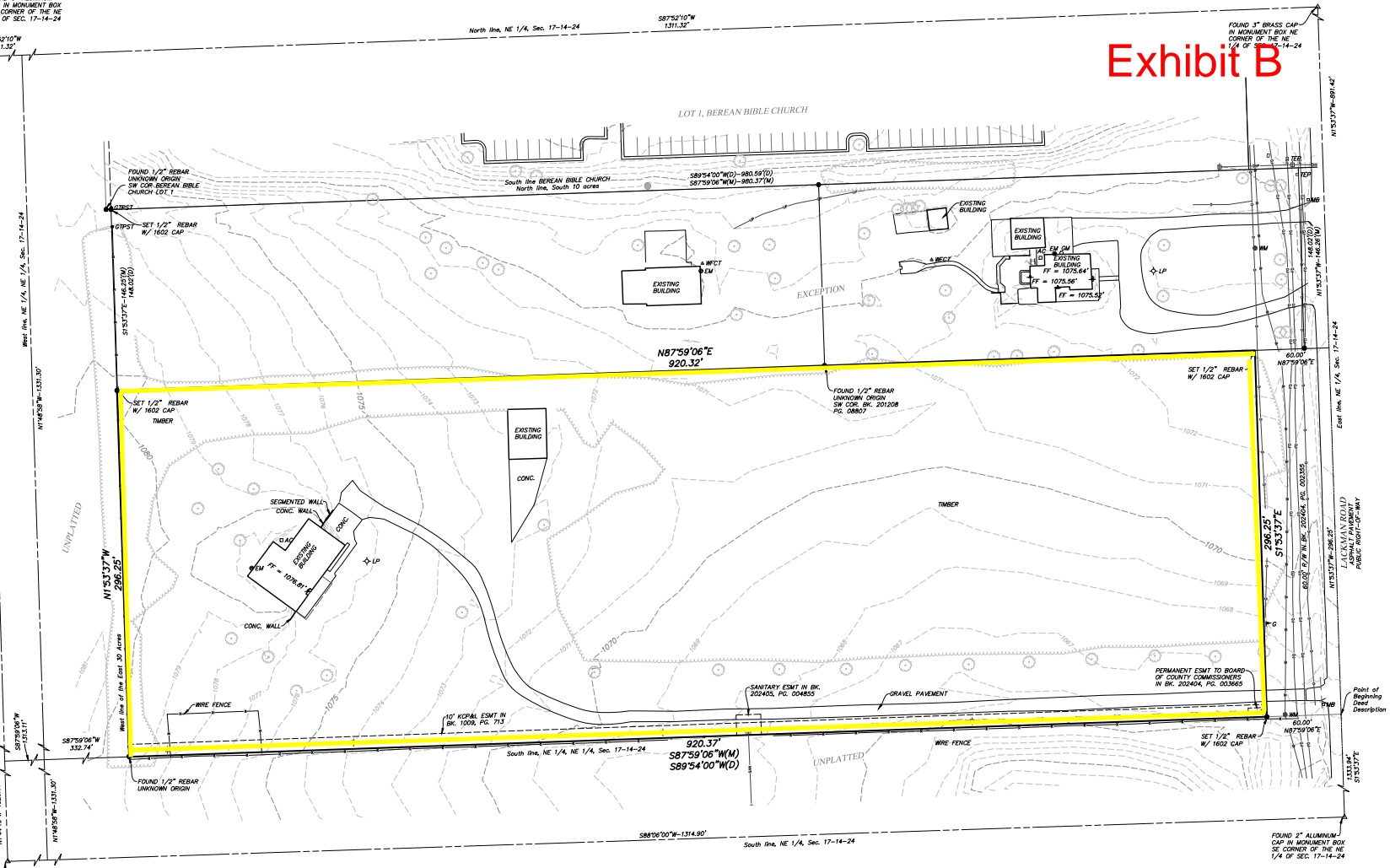
Job No. 2024-0071  
 SEC. 17-14-24  
 Johnson County, Kansas  
 2024-0071 SOUTHLINE



VICINITY MAP  
 SEC. 17-14-24



**Note:**  
 1. Visual Indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-368-7233.  
 2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, replacements, relocation and other miscellaneous work.



- LEGEND**
- DAC = AIR CONDITIONER
  - EM = ELECTRIC METER
  - EM = MONUMENT AS NOTED
  - FF = 6.00' = FINISH FLOOR
  - FM = GAS MARKER
  - GM = GAS METER
  - GPOST = GATE POST
  - LP = LIGHT POLE
  - MB = MAILBOX
  - PP = POWER POLE
  - SSMH = SANITARY SEWER MANHOLE
  - SCORNER = SECTION CORNER
  - TEL = TELEPHONE PEDISTAL
  - WFAUCET = WATER FAUCET
  - WM = WATER METER

## ALTA/NSPS LAND TITLE SURVEY 16090 S LACKMAN ROAD

CLIENT

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