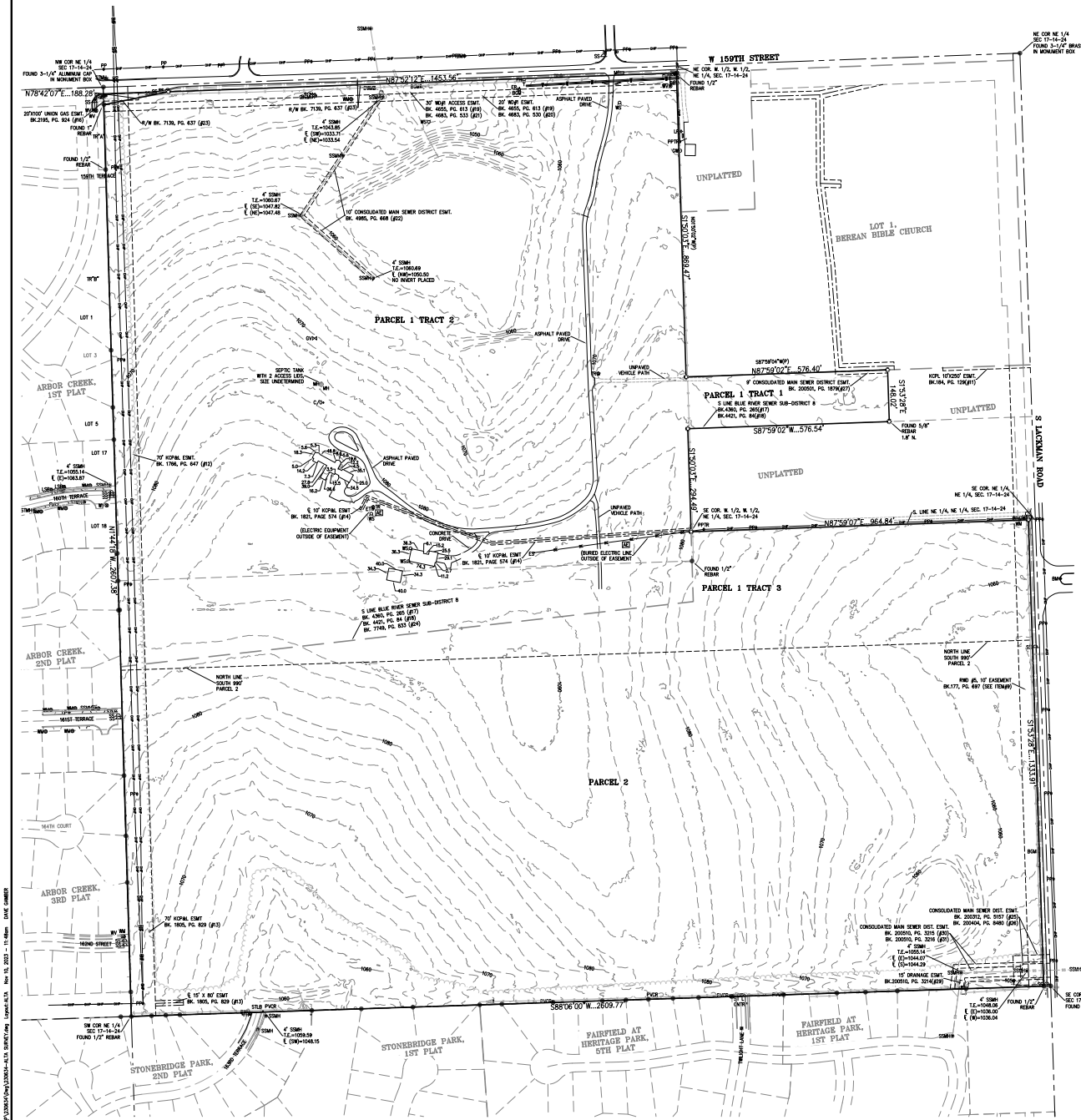


DESCRIPTION:

PARCEL 1

TRACT 1
THE NORTH 148.02 FEET OF THE SOUTH 10 ACRES OF THE EAST 30 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 14, RANGE 24, IN JOHNSON COUNTY, KANSAS, EXCEPT THE EAST 408 FEET OF THE NORTH 148.02 FEET THEREOF.

TRACT 2
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14, RANGE 24, IN JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 87 DEGREES 52 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1638.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 1 DEGREE 50 MINUTES 04 SECONDS EAST ALONG THE EAST LINE THEREOF, AND ITS PROLONGATION SOUTH, A DISTANCE OF 1415.87 FEET TO A POINT WHICH IS 83.25 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID 1/2, 1/2, 1/4, 1/4 SECTION AS MEASURED ALONG THE PROLONGATION SOUTH OF SAID EAST LINE; THENCE SOUTH 88 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 1641.46 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING 83.25 FEET SOUTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, AS MEASURED ALONG THE WEST LINE OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 1 DEGREE 44 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1411.97 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN PUBLIC RIGHT OF WAY OR ROADWAY.

TRACT 3
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14, RANGE 24, EXCEPT THE NORTH 83.25 FEET OF THE WEST 1641.46 FEET AND EXCEPT THE SOUTH 990 FEET THEREOF, IN JOHNSON COUNTY, KANSAS.

PARCEL 2
ALL OF THE SOUTH 990 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14, RANGE 24, IN JOHNSON COUNTY, KANSAS, EXCEPT ANY PART THEREOF IN ROADWAY.

AREA(NET) = ±130.9246 ACRES / ±5,703,083 SQ.FT.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM SECURITY 1ST TITLE COMMITMENT FOR TITLE INSURANCE NO. KC-C3038951-SF AND WITH AN EFFECTIVE DATE OF 07/25/2023 AT 7:00 A.M.

PROPERTY IS SUBJECT TO:

9. RIGHT-OF-WAY EASEMENT GRANTED TO RURAL WATER DISTRICT NO. 5, JOHNSON COUNTY, KANSAS AS SET FORTH IN BOOK 177 MISC. AT PAGE 697. (AFFECTS THIS PROPERTY, A 10' WIDE EASEMENT CENTERED ON THE WATER LINE AS CONSTRUCTED, EASEMENT BLANKET IN NATURE)
10. RIGHT-OF-WAY EASEMENT GRANTED TO RURAL WATER DISTRICT NO. 5, JOHNSON COUNTY, KANSAS AS SET FORTH IN MISC. BOOK 178 AT PAGE 271. (DOES NOT AFFECT THIS PROPERTY)
11. EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY AS SET FORTH IN BOOK 184 MISC. AT PAGE 129. (SHOWN, DOES NOT AFFECT THIS PROPERTY)
12. EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY AS SET FORTH IN BOOK 1766 AT PAGE 647. (SHOWN, AFFECTS THIS PROPERTY)
13. EASEMENT AS TAKEN BY THE KANSAS CITY POWER & LIGHT COMPANY BY CONDEMNATION PROCEEDINGS IN CASE NO. 17071 AND RECORDED IN BOOK 1805 AT PAGE 829. (SHOWN, AFFECTS THIS PROPERTY)
14. EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY AS SET FORTH IN BOOK 1821 AT PAGE 574. (SHOWN, AFFECTS THIS PROPERTY)
15. RIGHT OF WAY GRANTED TO UNION GAS SYSTEM, INC. AS SET FORTH IN BOOK 2162 AT PAGE 459. (AFFECTS PARCEL 1 TRACT 2, BLANKET IN NATURE)
16. RIGHT OF WAY GRANTED TO UNION GAS SYSTEM, INC. AS SET FORTH IN BOOK 2195 AT PAGE 924. (SHOWN, AFFECTS THIS PROPERTY)
17. TERMS AND PROVISIONS OF RESOLUTION NO. 2697 CONSENTING TO THE ENLARGEMENT OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS RECORDED IN BOOK 4360 AT PAGE 265. (SHOWN, AFFECTS THIS PROPERTY)
18. TERMS AND PROVISIONS OF RESOLUTION NO. WD 94-35 ENLARGING CONSOLIDATED MAIN SEWER MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, TO INCLUDE THE AREA KNOWN AS BLUE RIVER NO. 8, AND IMPLEMENTING A SEWER MAIN EXTENSION PROJECT TO SERVE THE ENLARGEMENT AREA RECORDED IN BOOK 4421 AT PAGE 84. (SHOWN, AFFECTS THIS PROPERTY)
19. EASEMENT AS TAKEN BY THE WATER DISTRICT NO. 1 OF JOHNSON COUNTY (KANSAS) BY CONDEMNATION PROCEEDINGS FILED IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS IN CASE NO. 95CV0490 AND RECORDED IN BOOK 4655 AT PAGE 613. (SHOWN, AFFECTS THIS PROPERTY)
20. EASEMENT GRANTED TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY (KANSAS) AS SET FORTH IN BOOK 4683 AT PAGE 530. (SHOWN, AFFECTS THIS PROPERTY)
21. ACCESS EASEMENT GRANTED TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY (KANSAS) AS SET FORTH IN BOOK 4683 AT PAGE 533. (SHOWN, AFFECTS THIS PROPERTY)
22. EASEMENT AS TAKEN BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AS THE GOVERNING BODY OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS BY CONDEMNATION PROCEEDINGS FILED IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS IN CASE NO. 96CV1061 AND RECORDED IN BOOK 4985 AT PAGE 668. (SHOWN, AFFECTS THIS PROPERTY, TEMPORARY CONSTRUCTION EASEMENT EXPIRED BY TIME)
23. DEDICATION FOR A PUBLIC STREET RECORDED IN BOOK 7139 AT PAGE 637. (SHOWN, AFFECTS THIS PROPERTY)
24. TERMS AND PROVISIONS OF RESOLUTION NO. 02-20 ENLARGING CONSOLIDATED MAIN SEWER MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, TO INCLUDE THE AREA KNOWN AS BLUE RIVER NO. 12, AND IMPLEMENTING A SEWER MAIN EXTENSION PROJECT TO SERVE THE ENLARGEMENT AREA RECORDED IN BOOK 7749 AT PAGE 833. (SHOWN, AFFECTS THIS PROPERTY)
25. EASEMENT AS TAKEN BY CONSOLIDATED MAIN SEWER DISTRICT, KANSAS BY EMMENT DOMAIN RESOLUTION NO. WD 03- 082 AND RECORDED IN BOOK 200312 AT PAGE 005157. (SHOWN, AFFECTS THIS PROPERTY – TEMPORARY CONSTRUCTION EASEMENTS MAY BE EXPIRED)
26. EASEMENT AS TAKEN BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AS THE GOVERNING BODY OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS BY CONDEMNATION PROCEEDINGS FILED IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS IN CASE NO. 04CV02768 AND RECORDED IN BOOK 200404 AT PAGE 008480. (SHOWN, AFFECTS THIS PROPERTY)
27. RIGHT-OF-WAY EASEMENT GRANTED TO CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY AS SET FORTH IN BOOK 200501 AT PAGE 001879. (SHOWN, AFFECTS THIS PROPERTY)
28. TERMS AND PROVISIONS OF MEMORANDUM OF RIGHT OF FIRST PURCHASE BY AND BETWEEN SUNFLOWER FARM, L.P., JOHN H. WILSON AND SUSAN P. WILSON AND RENNER 140, LLC RECORDED IN BOOK 200502 AT PAGE 007609. (AFFECTS THIS PROPERTY – MAY BE EXPIRED)
29. DRAINAGE EASEMENT GRANTED TO CITY OF OLATHE AS SET FORTH IN BOOK 200510 AT PAGE 003214. (SHOWN, AFFECTS THIS PROPERTY)
30. RIGHT-OF-WAY GRANTED TO CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY AS SET FORTH IN BOOK 200510 AT PAGE 003213. (SHOWN, AFFECTS THIS PROPERTY)
31. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY AS SET FORTH IN BOOK 200510 AT PAGE 003216. (SHOWN, AFFECTS THIS PROPERTY – MAY BE EXPIRED)
32. TERMS AND PROVISIONS OF RESOLUTION NO. 08-1126 AUTHORIZING THE CONSTRUCTION OF A REGIONAL DETENTION FACILITY RECORDED IN BOOK 200901 AT PAGE 000213. (DOES NOT AFFECT THIS PROPERTY)

SURVEY NOTES:

1. THERE IS NO PARKING AREA OR PARKING SPACES ON SUBJECT PROPERTY.
2. DISTANCE TO INTERSECTION OF 159TH AND LACKMAN ROAD (AKA BLACK BOB ROAD) IS 950 FEET EAST OF PROPERTY ALONG 159TH STREET.
3. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
4. THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THREE (3) BUILDINGS EXIST ON PARCEL 1, TRACT 2 & 3 OF THE SURVEYED PROPERTY. ONE (1) HOUSE EXISTS ON PARCEL 1, TRACT 1, NOT SHOWN HEREON.
6. CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS AS PROVIDED FROM AMS WEBSITE. (CONTOURS SWITCHED OFF BY REQUEST OF TITLE COMPANY FOR THIS VERSION)
7. THIS PROPERTY ABUTS DEDICATED PUBLIC CITY STREETS ON THE SOUTH SIDE OF 159TH STREET, THE WEST SIDE OF LACKMAN ROAD, THE NORTH EDGE OF TWILIGHT LANE, THE NORTH EDGE OF NUMO TERRACE, THE EAST EDGE OF MUNO STREET, THE EAST EDGE OF 161ST TERRACE AND THE EAST EDGE OF 160TH TERRACE.
8. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN ON THIS SURVEY.
9. THE PROPERTY DESCRIBED AND DEPICTED HEREON, DESCRIBE MATHEMATICALLY CLOSED FIGURES, AND IS THE SAME PROPERTY LEGALLY DESCRIBED IN THE TITLE COMMITMENT THERE IS NO EVIDENCE OF GORES, GAPS, OR OVERLAPS WERE OBSERVED ALONG EXTERIOR BOUNDARIES.

LEGEND

- I = FOUND CURB CUT
- ▲ = FOUND "+" CUT
- ■ = FOUND MAG. NAIL & SHINER
- ● = FOUND SURVEY MONUMENT (WITH PAYNE & BROOKWAY CAP, UNLESS OTHERWISE NOTED)
- □ = SET MAG. NAIL & SHINER, UNLESS OTHERWISE NOTED
- ○ = SET 1/2"x24" REBAR WITH "PHILPS CLS-82" PLASTIC CAP
- BGM △ = BURIED GAS MARKER
- BMJ ⊕ = BENCHMARK
- BWM ⊕ = BURIED WATER MARKER
- C/O ⊙ = CLEAN OUT
- CMH ● = COMMUNICATION MANHOLE
- CR ⊕ = COMMUNICATION RISER
- CV □ = COMMUNICATION VAULT
- ER ○ = ELECTRIC RISER
- ES □ = ELECTRIC SECTIONALIZER
- ET □ = ELECTRIC TRANSFORMER
- FH ▽ = FIRE HYDRANT
- GM ○ = GAS METER
- GP ⊂ = GUARD POST
- GV ⋈ = GAS VALVE
- GW) = GUY WIRE
- LP ⊹ = LIGHT POLE
- LSB □ = LAWN SPRINKLER BOX
- MB ■ = MAIL BOX
- MH ● = MANHOLE
- PP ⊕ = POWER POLE
- PPTR ⊕ = POWER POLE WITH TRANSFORMER(S)
- PVCR ▪ = PVC RISER
- RD □ = ROOF DRAIN
- SS △ = STREET SIGN
- SSMH ● = SANITARY SEWER MANHOLE
- STLB ▪ = STREET LIGHT BOX
- STLMH ● = STREET LIGHT MANHOLE
- STMH ● = STORM SEWER MANHOLE
- WM ⊕ = WATER METER
- WS Ω = WATER SPIGOT
- WV ⊗ = WATER VALVE
- C.I. = CURB INLET
- A.I. = AREA INLET
- J.B. = JUNCTION BOX
- (P) = PLATTED
- (D) = DEEDED
- (M) = MEASURED
- (A) = APPARENT ENCROACHMENT
- = DETECTABLE WARNING SURFACE
- = BURIED COMMUNICATION LINE
- = WATER LINE
- = GAS LINE
- = BURIED ELECTRIC LINE
- = OVERHEAD COMMUNICATION LINE
- = OVERHEAD POWER LINE
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = FENCE LINE
- = TREE LINE

APPARENT ENCROACHMENTS:

1. APPARENT ENCROACHMENT OF ELECTRIC EQUIPMENT LOCATED NEAR THE MOST WESTERLY EXISTING HOUSE AS SHOWN HEREON
2. APPARENT ENCROACHMENT OF BURIED ELECTRIC LINE AROUND THE SOUTHEAST AREA OF PARCEL 1, TRACT 2, SHOWN HEREON

FLOOD NOTE:

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, COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0110G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

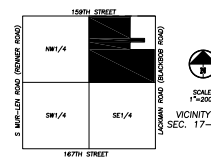
ZONING:

THIS PROPERTY IS ZONED RUR PER JOHNSON COUNTY AMS WEBSITE (RURAL, AGRICULTURAL USES AND SINGLE FAMILY DWELLINGS, 10-ACRE MINIMUM LOT SIZE)

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

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)

1. FOUND JOHNSON COUNTY BENCHMARK #197, NOSE OF ISLAND AT ENTRANCE OF HERITAGE PARK, EAST SIDE OF LACKMAN ELEVATION=1061.27



VICINITY MAP
SEC. 17-14-24

CERTIFICATION:

TO: LAMBE GRAND, LLC, A KANSAS LIMITED LIABILITY COMPANY, JOHN H. WILSON AND SUSAN WILSON A/K/A SUSAN P. WILSON, AS TO PARCEL 1, AND SUNFLOWER FARM, L.P., A MISSOURI LIMITED PARTNERSHIP, AS TO PARCEL 2, SECURITY 1ST TITLE, LLC, AND FIDELITY NATIONAL 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, 5, 7(A), 8, 9, 11(B) AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2023.

PHILPS CORPORATION
PROFESSIONAL SURVEYING
2 NW 11 Highway
Gardner, Kansas 66030
(913) 393-1155
(913) 393-1160
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PHILPS CORPORATION
PROFESSIONAL SURVEYING
INFRASTRUCTURE

ALTA/NSPS LAND TITLE SURVEY

15455 W 159TH STREET, JOHNSON COUNTY KS 66062

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 24 EAST
JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	App.
1.	8/17/23	CONTRACTORED OFF	SGC	SGC
2.	9/12/2023	ADDED TO CERTIFICATION	SGC	SGC
3.	1/10/23	REVISED EAST LINE	SGC	SGC

PROJECT NO. 230534
DATE: 8/17/23
CERTIFICATE OF AUTHORIZATION NO. LS-2-98
CERTIFICATE OF AUTHORIZATION NO. CE-2-0000
CERTIFICATE OF AUTHORIZATION NO. CA-0000-0000-00

SHEET
1
OF 1

\\PHILPS-SERVER\Projects\P\230534\Dwg\230534-ALTA SURVEY.dwg Layout:ALTA Nov 10, 2023 - 11:48am DAVE SAMMER