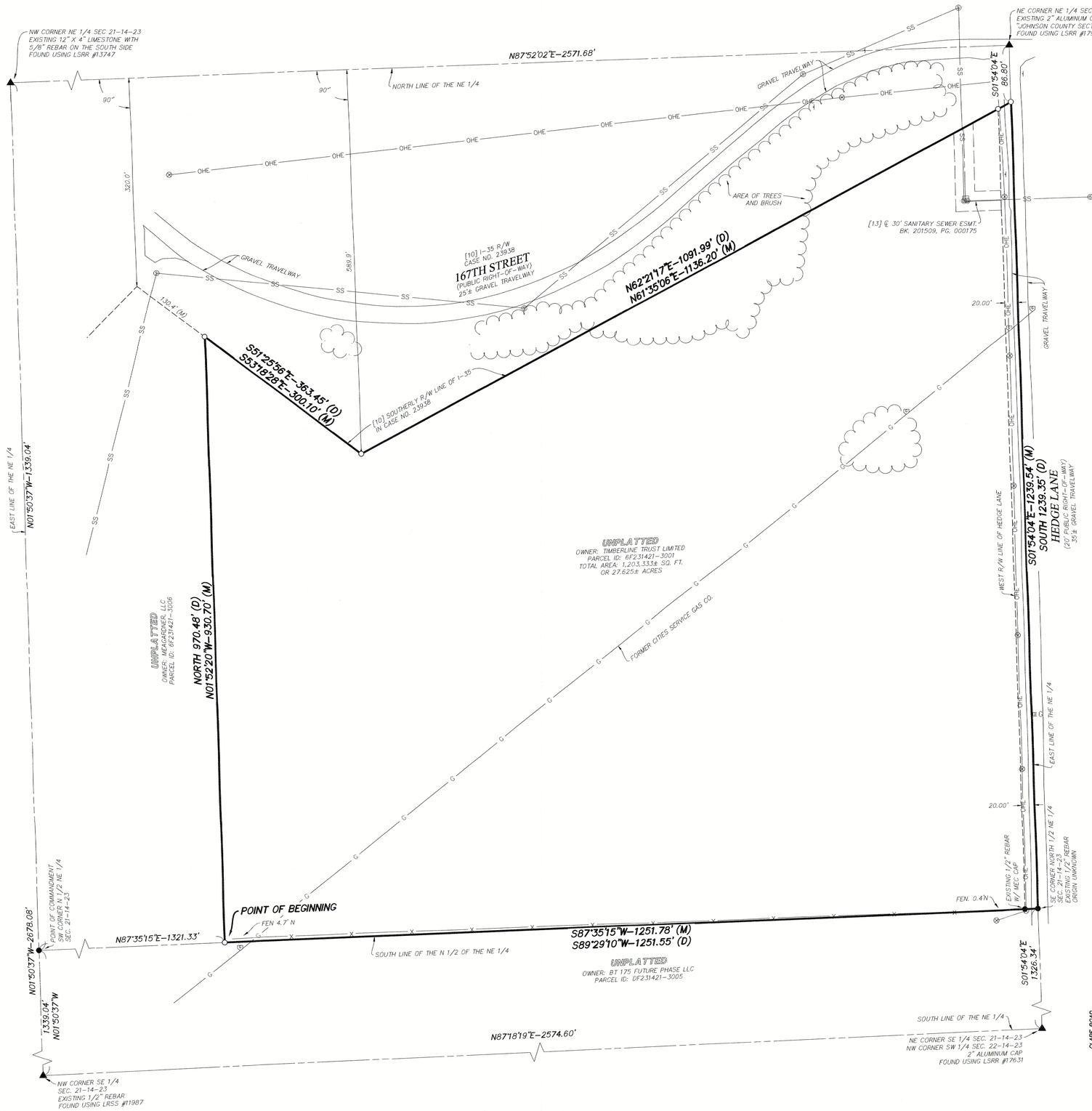
ALTA / NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION PER TITLE COMMITMENT

A PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS DESCRIBED AS:

THAT PART LYING SOUTHERLY OF THE I-35 HIGHWAY RIGHT-OF-WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 WHICH IS 1321.33 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 970.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID I-35 HIGHWAY; THENCE SOUTH 51°25'56" EAST ALONG SAID RIGHT-OF-WAY FOR 363.45 FEET, THENCE NORTH 62°21'17" EAST ALONG SAID RIGHT-OF-WAY FOR 1091.99' TO A POINT ON THE EAST LINE OF SAID NORTH 1/2; THENCE SOUTHERLY ALONG SAID EAST LINE 1239.35' TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE SOUTH 89°29'10" WEST ALONG SAID SOUTH LINE APPROXIMATELY 1251.55' TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

SURVEYORS SUGGESTED LEGAL DESCRIPTION

ALL THAT PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ORIGINAL LEGAL DESCRIPTION BEING PREPARED ON AUGUST 1, 2022, BY ME, CRAIG E. CHANEY, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1141, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21; THENCE SOUTH 87°35'15"EAST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1,321.33 FEET TO THE TRUE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE NORTH 01°52'20" WEST, A DISTANCE OF 930.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35 (167TH STREET) AS NOW ESTABLISHED, SUCH RIGHT-OF-WAY LINE BEING ESTABLISHED BY THAT CERTAIN CONDEMNATION CASE NO. 23938 AND FILED IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS; THENCE SOUTH 53°18'28"EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.10 FEET TO A POINT WHERE SAID SOUTHERLY RIGHT-OF-WAY LINE IS 589.9 FEET SOUTHERLY OF THE NORTH LINE OF SAID QUARTER SECTION, AS MEASURED PERPENDICULARLY TOO SAID NORTH LINE; THENCE NORTH 61°35'06"EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,136.20 FEET TO A POINT ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, SAID POINT BEING 86.80 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, AS MEASURED ALONG SAID EAST LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°54'04"EAST, ALONG SAID EAST LINE, A DISTANCE OF 1239.54 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21; THENCE DEPARTING SAID EAST LINE, SOUTH 87°35'15"WEST, ALONG SAID SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1251.78 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1,203,333 SQUARE FEET OR 27.625 ACRES, MORE OR LESS.

TITLE NOTES:

Title Information shown herein was taken from First American Title Insurance Company's Title Report, File No. NCS-1137325-KCTY, Effective Date: May 10, 2023 at 8:00 AM.

Per the Surveyor's Suggested Legal Description is the same as what is described in the Title Commitment.

Schedule B Items:

8. An Easement to Kansas City Power & Light Company recorded in Book 18, Page 445. (affects subject tract, blanket)

9. A right-of-way to Cities Service Gas Co. in the document recorded as Book 37, Page 293 of Official Records. (affects subject tract, blanket)

10. Easements taken by the State of Kansas for highway purposes, together with lack of abutters rights under Condemnation Case No. 23938. (affects subject tract as shown hereon)

11. Terms and provisions of Resolution No. 10-1018 by the City of Olathe for and/or creating an improvement district for sanitary sewer infrastructure improvements known as Project Number 1-B- 077-10, which may result in special assessments against subject property recorded in Book 201003, Page 007597. (affects, non-survey item)

12. Terms and provisions of Resolution No. 10-1019 by the City of Olathe for and/or creating an improvement district for sanitary sewer infrastructure improvements known as Project Number 10B-086-10, which may result in special assessments against subject property recorded in Book 201003, Page 007598. (affects, non-survey item)

13. A Permanent Sanitary Sewer Easement to the City of Olathe, Kansas, a Municipal Corporation recorded September 01, 2015 in Book 201509, Page 000175. (affects subject tract as shown hereon)

14. A Temporary Construction Easement to the City of Olathe, Kansas, a Municipal Corporation recorded September 01, 2015 in Book 201509, Page 000176 (expired as of August 31, 2016)

GENERAL NOTES

Basis of Bearings: Kansas State Plane, North Zone 1501, U.S. Survey Feet NAD83 [CAF: 0.999940318]

ALTA/NSPS TABLE A NOTES:

1. Monuments are as noted.

2. The subject properties address according to the Johnson County AIMS website. No address has been assigned

3. These properties lies within Flood Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on the National Flood Insurance Program Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for Johnson County, Kansas, Map No. 20091C0107G and dated August 3, 2009.

4. Total Area: 1,203,333± Sq. Ft. 27.625± Acres
   Net Area: 1,178,640± Sq. Ft. 27.058± Acres
   Hedge Lane Area: (20' road easement) 24,693± Sq. Ft. 0.567± Acres

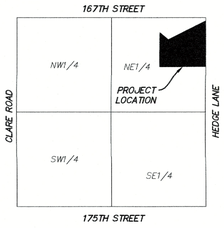
8. Substantial features are as shown.

11(a). The utilities depicted on this document have been located from field survey information and/or records obtained.

13. Adjoining owners according to current tax records are from the Johnson County AIMS website.

14. The subject property is at the intersection of Hedge Lane and 167th Street.

16. At the time of this survey there was no observable evidence of earth moving work, building construction or building additions.



VICINITY MAP
21-14-23

LEGEND

X FIELD FENCE	D = Deed
G GAS	M = Measured
OHE OVERHEAD ELECTRIC	ESMT. = EASEMENT
SS SANITARY SEWER	BK. = BOOK
TREE LINE	PG. = PAGE
SET 1/2" X 24" REBAR W/ MEC CAP	R/W = RIGHT-OF-WAY
FOUND MONUMENT AS NOTED	
SECTION CORNER AS NOTED	
GAS MARKER	
METAL SIGN	
SANITARY SEWER MANHOLE	
UTILITY POLE	

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UTILITY WARNING

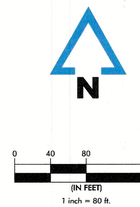
THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

TO: Heartland Coco-Cola Bottling Company, LLC, a Kansas limited liability company 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, 8, 11a, 11b, 13, 14, and 16 of Table A thereof. The field work was completed in July, 2022.

CRAIG E. CHANEY LICENSED LS-1141 7/19/23 KANSAS LAND SURVEYOR

Craig E. Chaney, PS, LS-1141
cchaney@mcclurevision.com



Project Acura
Johnson County, KS
SEC. 21- TWP. 14- RNG. 23 E

2022001052-000
07/28/2022
REVISIONS
Rev. 1 Updated Title 7/12/2023
Rev. 2 Update Cert. 7/19/2023

ENGINEER	DRAWN BY
N/A	B.Massengale
SURVEYOR	CREW CHIEF
C.Chaney	D.Herman
DRAWING NO.	SHEET NO.
01	01/01

DRAWING PATH: P:\2022001052-000\06-Drawings\Survey\2022001052-000 ALTA.dwg PLOT DATE: 07/19/2023 4:12 PM PLOTTED BY: BLAKE MASSENGALE