

DESCRIPTION

The East 408 feet of the North 148.02 feet of the South 10 Acres of the East 30 acres of the Northeast Quarter of the Northeast Quarter of Section 17, Township 14, Range 24, in Johnson County, Kansas, except that part thereof in Lockman Road, as now established.

TITLE NOTE:

The information shown hereon was taken from First American Title Company Commitment for Title Insurance, No. WCS-1223035-WCTV Effective Date: June 17, 2024 at 8:00 A.M.

Schedule B - Exceptions

8. Resolution enlarging Johnson County Consolidated Main Sewer District of Johnson County, Kansas, recorded June 17, 1994 in Book 4360, Page 265 and recorded September 01 1994 in Book 4421, Page 84. [Property not included in description]
9. Easement granted to Rural Water District No. 5 by the instrument, recorded August 25, 1987 in Book 178 Misc. of Page 571. [As shown]
10. Easement granted to Kansas City Power and Light Company by the instrument, recorded March 27, 1948 in Book 184 Misc. of Page 574. [As shown]
11. Easement granted to Kansas City Power and Light Company by the instrument, recorded January 28, 1983 in Book 1831 of Page 574. [Does not affect]
12. Right of Way Contract by and between Helen Louise Meyer and Union Gas System, Inc., Independence, Kansas, successors and assigns, recorded May 23, 1985 in Book 2162, Page 452. [Roster]
13. Right of Way granted to Consolidated Main Sewer District of Johnson County, recorded January 06, 2005 in Book 200501, Page 001880. [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 NAVD88 Datum.

The subject property address is: 16040 S Lockman Road.

At the time of this survey there was observable evidence of earth moving work, building, 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, sump, or sanitary landfill.

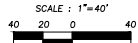
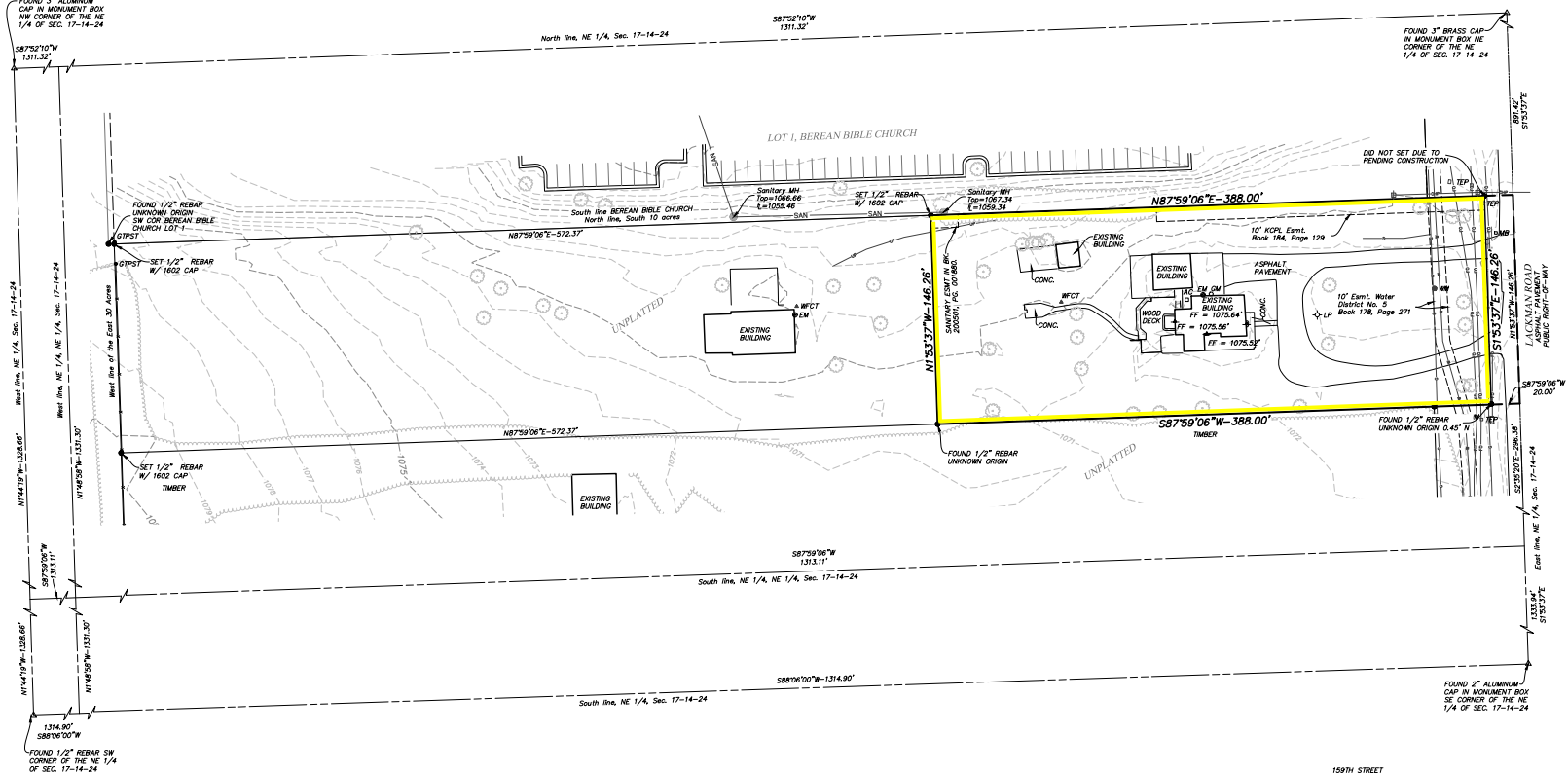
The subject property has 0 regular painted parking spaces, 0 handicapped painted parking spaces for a total of 0 spaces.

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 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Johnson County, Missouri, Map Number 200910101G and dated August 3, 2009.



LEGEND

- | | | | |
|------------|---------------------|---------|--------------------------|
| ○ AC | = AIR CONDITIONER | ○ MB | = MAILBOX |
| ⊙ EM | = ELECTRIC METER | ⊙ PP | = POWER POLE |
| ⊙ M | = MONUMENT AS NOTED | ⊙ SSMH | = SANITARY SEWER MANHOLE |
| FF = 0.00' | = FINISH FLOOR | △ | = SECTION CORNER |
| ⊙ G | = GAS METER | ⊙ TEP | = TELEPHONE PEDESTAL |
| ⊙ GM | = GAS METER | ⊙ WFCST | = WATER FAUCET |
| ⊙ GTPST | = GATE POST | ⊙ WM | = WATER METER |
| ⊙ LP | = LIGHT POLE | | |

Area = 56,749± Sq. Ft. or 1.303± Acres

TO: Heritage Christian Academy, Inc.; Michael David Perdarb and Jennifer A. Perdarb, 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 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, 11(a), 12, 15, 16, 18, and 19 of Table A thereof. The field work was completed on August 22, 2024.

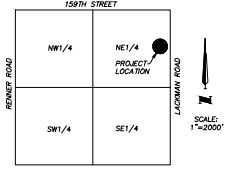
DRAFT

Robert Craig Sandlin KS-PLS 2016000169

Job No. 2024-0071
SEC. 17-14-24
Johnson County, Kansas
2024-0071 NC286



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 the 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, placements, relocation and other miscellaneous work.



VICINITY MAP
SEC. 17-14-24

ALTA/NSPS LAND TITLE SURVEY
16040 S LACKMAN ROAD

CLIENT

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